

# Lagos Reserve Public Improvement District

---

2026 SERVICE AND ASSESSMENT PLAN

JULY 28, 2026



AUSTIN, TX | NORTH RICHLAND HILLS, TX

## TABLE OF CONTENTS

|                                                                    |    |
|--------------------------------------------------------------------|----|
| Table of Contents .....                                            | 1  |
| Introduction .....                                                 | 3  |
| Section I: Definitions .....                                       | 5  |
| Section II: The District .....                                     | 16 |
| Section III: Authorized Improvements.....                          | 16 |
| Section IV: Service Plan .....                                     | 19 |
| Section V: Assessment Plan.....                                    | 19 |
| Section VI: Terms of the Assessments.....                          | 23 |
| Section VII: Assessment Roll .....                                 | 28 |
| Section VIII: Additional Provisions.....                           | 29 |
| List of Exhibits .....                                             | 31 |
| Exhibit A-1 – District Legal Description .....                     | 32 |
| Exhibit A-2 – Improvement Area #1A Legal Description.....          | 37 |
| Exhibit A-3 – Improvement Area #1B Property Description .....      | 43 |
| Exhibit B-1 – District Boundary Map .....                          | 45 |
| Exhibit B-2 – Improvement Areas #1A & #1B Boundary Map .....       | 46 |
| Exhibit C-1 – Authorized Improvements .....                        | 47 |
| Exhibit C-2 – Apportionment of Major Improvements.....             | 48 |
| Exhibit D – Service Plan – Five Years .....                        | 49 |
| Exhibit E – Sources and Uses of Funds .....                        | 50 |
| Exhibit F-1 – Improvement Area #1A Assessment Roll.....            | 51 |
| Exhibit F-2 – Improvement Area #1B Assessment Roll.....            | 57 |
| Exhibit G-1 – Improvement Area #1A Annual Installments .....       | 58 |
| Exhibit G-2 – Improvement Area #1B Annual Installments .....       | 59 |
| Exhibit H – Maximum Assessment and Tax Rate Equivalent .....       | 60 |
| Exhibit I – Maps Depicting Major Improvements .....                | 61 |
| Exhibit J – Maps Depicting Improvement Area #1A Improvements ..... | 64 |
| Exhibit K-1 – Section 1 Phase 2A Plat .....                        | 70 |
| Exhibit K-2 – Lagos Austin Section 2 Phase 1 Plat.....             | 73 |
| Exhibit K-3 – Lagos Austin Section 2 Phase 2 Plat.....             | 78 |



|                                                                                                                  |     |
|------------------------------------------------------------------------------------------------------------------|-----|
| Exhibit K-4 – Lagos Austin Section 1 Phase 1 Plat.....                                                           | 83  |
| Exhibit L - Form of Notice of PID Assessment Lien Termination.....                                               | 88  |
| Exhibit M - Map Depicting Location of Lot Types.....                                                             | 91  |
| Exhibit N – Buyer Disclosures.....                                                                               | 93  |
| Lagos Reserve Public Improvement District – Improvement Area #1A – Lot Type 1 Buyer<br>Disclosure.....           | 94  |
| Lagos Reserve Public Improvement District – Improvement Area #1A – Lot Type 2 Buyer<br>Disclosure.....           | 100 |
| Lagos Reserve Public Improvement District – Improvement Area #1B – Lot Type 3 Buyer<br>Disclosure.....           | 106 |
| Lagos Reserve Public Improvement District – Improvement Area #1A – Improvement Area #1A<br>Remainder Parcel..... | 112 |
| Exhibit O – Buyer Disclosures.....                                                                               | 118 |

*[Remainder of page intentionally left blank.]*

## INTRODUCTION

Capitalized terms used in this 2026 Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2026 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" or an "Exhibit" shall be a reference to a Section of this 2026 Service and Assessment Plan, or an Exhibit attached to and made a part of this 2026 Service and Assessment Plan for all purposes.

On March 31, 2026, the Commissioners Court passed and approved a resolution authorizing the establishment of the Lagos Reserve Public Improvement District in accordance with the PID Act, and, not later than the seventh day after the Commissioners Court adopted the resolution, a copy of the resolution was filed with the county clerk of Travis County as required by the provisions of the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 469.734 acres located entirely within the County and the extraterritorial jurisdiction of the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Improvement Area #1A contains approximately 122.631 acres and is legally described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-1**. Improvement Area #1B contains approximately 2.770 acres and is legally described by metes and bounds on **Exhibit A-3** and depicted on **Exhibit B-1**.

On \_\_\_\_\_, 2026, the County and the TCDA approved and authorized the Improvement Areas #1A & #1B Funding Agreement.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2026 Service and Assessment Plan, which serves to:

- (1) identify the (a) Improvement Area #1A Authorized Improvements, and (b) Improvement Area #1B Authorized Improvements, to be provided by the District;
- (2) levies Improvement Area #1A Assessments for the Improvement Area #1A Assessed Property;
- (3) levies the Improvement Area #1B Assessments for the Improvement Area #1B Assessed Property;
- (5) approves the Improvement Area #1A Assessment Roll;
- (6) approves the Improvement Area #1B Assessment Roll;

The Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements (as updated, from time to time, a "Service Plan"). The Service Plan is contained in **Section IV**.

The Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the property of the District by the Authorized Improvements (as updated, from time to time, a "Assessment Plan"). The Assessment Plan is contained in **Section V**.

The Act requires an Assessment Roll that states the assessment against each Parcel determined by the method chosen by the Commissioners Court (as updated, from time to time and which may be in one or more parts, the "Assessment Roll"). The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll for Improvement Area #1A is included as **Exhibit F-1**. The Assessment Roll for Improvement Area #1B is included as **Exhibit F-2**.

The Act permits the Commissioners Court to enter into an agreement with a corporation created by the County under the Texas Constitution or other law that provides for payment of amounts pledged under the PID Act to such corporation to secure indebtedness issued by the corporation to finance an improvement project, including indebtedness to pay capitalized interest, fund a reserve fund permitted by the PID Act , and pay the corporation's costs of issuance. Additionally, the Commissioners Court may enter into an agreement with a corporation to manage one or more of the County's public improvement districts. Pursuant to the LGC Act, the County has created the TCDA to aid, assist, and act on behalf of the County in the performance of the County's general functions, including but not limited to managing public improvement districts created by the County under the PID Act. Pursuant to the PID Act and the LGC Act, the County and the TCDA have entered into the Management Contract pursuant to which the TCDA agreed to provide management and administrative services for public improvement districts created by the Commissioners Court and, when requested by the Commissioners Court, consider the issuance of PID Bonds. Pursuant to the PID Act and the LGC Act, the County and the TCDA have entered into and intend to enter into one or more Funding Agreements for the transfer of Assessment Revenues to the TCDA for the payment of the Actual Costs of the Authorized Improvements or, if PID Bonds are issued by the TCDA, the payment thereof.

*[Remainder of page intentionally left blank.]*

## SECTION I: DEFINITIONS

**“2026 Service and Assessment Plan”** means this 2026 Service and Assessment Plan as updated, amended, and supplemented from time to time.

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

**“Actual Cost(s)”** means, with respect to each Authorized Improvement, the Managing Developer's demonstrated, reasonable, allocable, and allowable costs of constructing the Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the County and (a) in an amount not to exceed the amount for the Authorized Improvement as set forth in this 2026 Service and Assessment Plan and (b) do not include the costs for any change orders that affect a Community Benefit listed in Exhibit “F” of the Financing Agreement that have not been approved by either the County and the TCDA or by an Applicable Entity, but may include the following costs incurred by or on behalf of the Managing Developer (either directly or through affiliates):

- (1) the cost to plan, design, acquire, construct, install and dedicate the Authorized Improvements to the Applicable Entity,
- (2) the cost to prepare plans, specifications (including bid packages), contracts, and as-built drawings,
- (3) the cost to obtain zoning, licenses, plan approvals, permits, inspections, and other government approvals,
- (4) the cost to acquire easements and other right-of-way,
- (5) the cost to relocate a utility when the relocation costs are not the responsibility of the utility owner,
- (6) the costs for third-party professional consulting services including, but not limited to, engineering, geotechnical, surveying, land planning, architectural, landscaping, legal, accounting and appraisal services,
- (7) the costs of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums,
- (8) fees charged by an Applicable Entity or any other political subdivision or governmental authority, and
- (9) a Construction Management Fee to implement, administer, and manage the activities described in Paragraphs (1) through (8) above and equal to 4% of the costs incurred by or on behalf of the Managing Developer for the construction of such Authorized Improvements,

but excluding (A) the costs described in Paragraphs (3), (6) and (8) and (B) taxes, insurance premiums, and financing costs.

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

**“Additional Interest Rate”** means the 0.50% additional interest rate charged on an Assessment securing PID Bonds, as authorized by Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #1A Reimbursement Obligation or the Improvement Area #1B Reimbursement Obligation.

**“Administrative Reserves”** means the estimated Annual Collection Costs for the first year following the levy of Assessments.

**“Administrator”** means the County or TCDA or the person or independent firm designated by the County or TCDA who shall have the responsibilities provided in this 2026 Service and Assessment Plan, the Indenture, or any other agreement or document approved by the County or TCDA related to the duties and responsibilities of the administration of the District.

**“Annual Collection Costs”** means the actual or budgeted costs and expenses related to collecting the Annual Installments, including, but not limited to, costs and expenses for:

- (1) the Administrator;
- (2) County staff;
- (3) TCDA staff;
- (4) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the County or TCDA;
- (5) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments;
- (6) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates;
- (7) investing or depositing Assessments and Annual Installments;
- (8) complying with this 2026 Service and Assessment Plan and the PID Act;
- (9) the TCDA Depository Bank in connection with reimbursement of the Actual Costs, including their legal counsel; and
- (10) administering the construction of the Authorized Improvements.

**“Annual Installment”** means the annual installment payment on the Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.



**“Annual Service Plan Update”** means an update to this 2026 Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the Commissioners Court.

**“Applicable Entity”** has the meaning given in the Financing Agreement.

**“Assessed Property”** means any Parcel within the District against which an Assessment is levied.

**“Assessment”** means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Order and the provisions herein of this 2026 Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

**“Assessment Order”** means an order adopted by the Commissioners Court in accordance with the PID Act that levies an Assessment.

**“Assessment Plan”** means the portion of the Service Plan that provides for the assessment of the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

**“Assessment Revenues”** means money collected by or on behalf of the County from any one or more of the following: (1) an Assessment levied against the Assessed Property, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**“Assessment Roll”** means any Assessment Roll approved by an Assessment Order that levies Assessments on property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds, or in connection with any Annual Service Plan Updates. The Improvement Area #1A Assessment Roll is included in this 2026 Service and Assessment Plan as **Exhibit F-1**. The Improvement Area #1B Assessment Roll is included in this 2026 Service and Assessment Plan as **Exhibit F-2**.

**“Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act as described in **Section III** and depicted on **Exhibit I** and **Exhibit J**.

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

**“City”** means the City of Austin, Texas.

**“Commissioners Court”** means the governing body of the County.

**“Community Benefit”** has the meaning given in the Financing Agreement.

**“Construction Costs”** mean the actual cost for a selected construction contractor to construct an Authorized Improvement, excluding Preconstruction Costs, Construction Management Fees, and Non-Eligible Costs.

**“Construction Management Fee”** means the costs, incurred by or on behalf of Managing Developer or a third party construction manager, for general oversight of preconstruction and construction of an Authorized Improvement, including testing and materials, inspection, quality assurance/quality control, permitting, change order and claim investigations and resolutions, warranty period monitoring and reporting of deficiencies, and other construction management services and is equal to no more than 4% of Construction Costs.

**“Contract Assessment Revenues”** mean the Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of one or more Funding Agreements for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of Authorized Improvements or, if PID Bonds are issued by the TCDA, in a segregated fund held by the Trustee to be used for the payment of such PID Bonds.

**“County”** means Travis County, Texas, a political subdivision of the State of Texas.

**“Delinquent Collection Costs”** means 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 2026 Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid but excluding amounts representing interest and penalty interest.

**“District”** means the Lagos Reserve Public Improvement District containing approximately 469.734 acres located within the County and the extraterritorial jurisdiction of the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1**.

**“Estimated Buildout Value”** means the estimated buildout value of an Assessed Property, and shall be determined by the Administrator and confirmed by the Commissioners Court 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 information that may impact value.

**“Financing Agreement”** means the Lagos Reserve Public Improvement District Financing Agreement by and among the County, the TCDA, and the Managing Developer effective

\_\_\_\_\_, 2026, that provides for construction and dedication of an Authorized Improvement to the County or the City, as applicable, as such agreement may be amended from time to time.

**“Foreclosure Proceeds”** means the proceeds, including interest and penalty interest, received by the County from the enforcement of the Assessments against any Assessed Property, by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

**“Funding Agreement(s)”** means any Funding Agreement by and between the County and the TCDA under which the County will make or cause to be made payments of Assessment Revenues to the TCDA who will deposit such revenues in a segregated fund held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Authorized Improvements paid by the Managing Developer or, if PID Bonds are issued by the TCDA, in a segregated fund held by the Trustee to be used for the payment of such PID Bonds.

**“Future Improvement Area(s)”** means one or more Improvement Areas to be created within the Remainder Area.

**“Improvement Area” or “Improvement Areas”** means a definable development area within the District, including Improvement Area #1A, Improvement Area #1B and the Future Improvement Area(s).

**“Improvement Area #1A”** means approximately 122.631 acres of land located within the District and shown on **Exhibit B-1** and more specifically described in **Exhibit A-2**.

**“Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement”** means that certain “Lagos Reserve Public Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement” effective \_\_\_\_\_, 2026, entered into by and among the County, the TCDA, and Managing Developer, pursuant to which all or a portion of Actual Costs, plus interest thereon as provided in the agreement, of the Improvement Area #1A Projects and the Improvement Area #1B Projects will be paid to the Managing Developer from Improvement Area #1A Assessment Revenues or Improvement Area #1B Assessment Revenues or proceeds of the Improvement Area #1A – #1B Bonds, if issued, as such agreement may be amended from time to time.

**“Improvement Area #1A Annual Installment”** means the annual installment payment on the Improvement Area #1A Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

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

**“Improvement Area #1A Assessment”** means an Assessment levied against a Parcel within Improvement Area #1A and imposed pursuant to the Improvement Areas #1A & #1B Assessment



Order and the provisions herein, as shown on the Improvement Area #1A Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Areas #1A & #1B Assessment Order”** means the order adopted by the Commissioners Court on \_\_\_\_\_, 2026, that levied the Improvement Area #1A Assessments and Improvement Area #1B Assessments.

**“Improvement Area #1A Assessment Revenues”** means money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #1A Assessment levied against the Improvement Area #1A Assessed Property as defined in this 2026 Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #1A Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment of Improvement Area #1A Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**“Improvement Area #1A Assessment Roll”** means the Assessment Roll for the Improvement Area #1A 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 Annual Service Plan Updates. The Improvement Area #1A Assessment Roll is included in this 2026 Service and Assessment Plan as **Exhibit F-1**.

**“Improvement Area #1A Authorized Improvements”** means the Improvement Area #1A Projects, and the Administrative Reserves and Bond Issuance Costs related to the associated PID Bonds, if issued.

**“Improvement Area #1A Contract Assessment Revenues”** means Improvement Area #1A Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Areas #1A & #1B Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #1A Projects or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Areas #1A & #1B Bonds, if issued.

**“Improvement Areas #1A & #1B Funding Agreement”** means that certain Lagos Reserve Public Improvement District Improvement Areas #1A & #1B Funding Agreement by and between the County and the TCDA relating to Improvement Area #1A and Improvement Area #1B, as such agreement may be amended from time to time.

**“Improvement Area #1A Improvements”** means the Authorized Improvements that solely benefit Improvement Area #1A Assessed Property, as more specifically described in **Section III.B** and shown on **Exhibit C-1** and depicted on **Exhibit J**.

**“Improvement Area #1A Landowners”** means the Managing Developer, RLS (Lagos) LLC, a Delaware limited liability company, Ashton Austin Residential, L.L.C., a Texas limited liability company, Starlight Homes Texas, L.L.C., a Delaware limited liability company, and Tri Pointe Homes Texas, Inc., a Texas corporation and their designated successors and assigns.

**“Improvement Area #1A Projects”** means, collectively, the Improvement Area #1A Improvements and Improvement Area #1A’s allocable share of the Major Improvements.

**“Improvement Area #1A Reimbursement Obligation”** means an amount not to exceed \$15,823,568 secured by Improvement Area #1A Contract Assessment Revenues to be paid to the Managing Developer pursuant to the Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement. The Annual Installments for the Improvement Area #1A Reimbursement Obligation are shown on **Exhibit G-1**.

**“Improvement Areas #1A & #1B Bonds”** means any PID Bonds issued in the future that are payable from Improvement Area #1A Contract Assessment Revenues and Improvement Area #1B Contract Assessment Revenues and are issued to refinance the Improvement Area #1A Reimbursement Obligation and Improvement Area #1B Reimbursement Obligation.

**“Improvement Area #1B”** means approximately 2.770 acres of land located within the District and shown on **Exhibit B-1** and more specifically described in **Exhibit A-3**.

**“Improvement Area #1B Annual Installment”** means the annual installment payment on the Improvement Area #1B Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

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

**“Improvement Area #1B Assessment”** means an Assessment levied against a Parcel within Improvement Area #1B and imposed pursuant to the Improvement Areas #1A & #1B Assessment Order and the provisions herein, as shown on the Improvement Area #1B Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #1B Assessment Revenues”** means money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #1B Assessment levied against the Improvement Area #1B Assessed Property as defined in this 2026 Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #1B Assessment or Annual Installment thereof during any period of

delinquency, (2) a Prepayment of Improvement Area #1B Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**“Improvement Area #1B Assessment Roll”** means the Assessment Roll for the Improvement Area #1B 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 Annual Service Plan Updates. The Improvement Area #1B Assessment Roll is included in this 2026 Service and Assessment Plan as **Exhibit F-2**.

**“Improvement Area #1B Authorized Improvements”** means the Improvement Area #1B Projects, and the Administrative Reserves and Bond Issuance Costs related to the associated PID Bonds, if issued.

**“Improvement Area #1B Contract Assessment Revenues”** means Improvement Area #1B Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Areas #1A & #1B Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #1B Projects or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Areas #1A & #1B Bonds, if issued.

**“Improvement Area #1B Projects”** means Improvement Area #1B’s allocable share of the Major Improvements.

**“Improvement Area #1B Reimbursement Obligation”** means an amount not to exceed \$392,519 secured by Improvement Area #1B Contract Assessment Revenues to be paid to the Managing Developer pursuant to the Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement. The Annual Installments for the Improvement Area #1B Reimbursement Obligation are shown on **Exhibit G-2**.

**“Indenture”** means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the TCDA and the Trustee setting forth terms and conditions related to the PID Bonds.

**“Lagos Austin Section 1 Phase 1 Plat”** means the Lagos Austin Section 1 Phase 1 Final Plat, filed and recorded with the County as document number 202200297, attached hereto as **Exhibit K-4**.

**“Lagos Austin Section 1 Phase 2A Plat”** means the Lagos Austin Section 1 Phase 2A Final Plat attached hereto as **Exhibit K-1**.

**“Lagos Austin Section 2 Phase 1 Plat”** means the Lagos Austin Section 2 Phase 1 Final Plat, filed and recorded with the County as document number 202400095, attached hereto as **Exhibit K-2**.

**“Lagos Austin Section 2 Phase 2 Plat”** means the Lagos Austin Section 2, Phase 2 Final Plat, filed and recorded with the County as document number 202400115, attached hereto as **Exhibit K-3**.

**“Landowner”** means the Managing Developer, Wild Horse Creekside Commercial, L.P., a Texas Limited Partnership, BZ Mila, LLC, a Texas limited liability company, GG Lagos Limited Partnership, a Delaware limited partnership, Tri Pointe Homes Texas, Inc., a Texas corporation, RLS (Lagos) LLC, a Delaware limited liability company, Ashton Austin Residential, L.L.C., a Texas limited liability company, and Starlight Homes Texas, L.L.C., a Delaware limited liability company and their designated successors and assigns.

**“LGC Act”** means subchapter D of Chapter 431, Texas Transportation Code, as amended.

**“Lot”** means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g., commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and approved and confirmed by the Commissioners Court. 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 determined by the Administrator and approved and confirmed by the Commissioners Court.

**“Lot Type 1”** means a Lot designated as a 50’ residential lot within Improvement Area #1A, as shown on **Exhibit M**.

**“Lot Type 2”** means a Lot designated as a 50’ residential lot within Improvement Area #1A, as shown on **Exhibit M**.

**“Lot Type 3”** means Block J Lot 17, comprising the entirety of Improvement Area #1B designated commercial use by the Managing Developer, as shown on **Exhibit M**.

**“Major Improvements”** mean the Authorized Improvements that benefit the entire District and are more specifically described in **Section III.A**.

**“Management Contract”** means that certain Contract for Management and Administrative Services dated April 24, 2018, between the County and the TCDA, relating to the management and administration of public improvement districts created by the Commissioners Court, as such contract may be amended from time to time.



**“Managing Developer”** means 706 Investment Partnership, Ltd., a Texas limited partnership and their designated successors and assigns.

**“Maximum Assessment”** means, for each Lot Type, an Assessment equal to the lesser of: (1) the amount calculated pursuant to **Section VI.A**, and (2) the amount shown on **Exhibit H**. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

**“Non-Assessed Property”** means the area comprised of the Lagos Austin Phase 1 Section 1 Plat, excluding Improvement Area #1B, identified as Block J Lot 17, as shown in **Exhibit K-4**, against which a portion of the costs of the Major Improvements are apportioned based on special conferred benefit which costs will be paid by the Managing Developer without reimbursement from the County or the TCDA.

**“Non-Benefited Property”** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements.

**“Non-Eligible Costs”** means the cost of improvements that are not Authorized Improvements.

**“Parcel”** or **“Parcels”** means specific property, within the boundaries of the District, identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purpose, by metes and bounds 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 County.

**“PID Bonds”** means any bonds issued in accordance with the PID Act that are secured by Assessments.

**“Preconstruction Costs”** means those costs determined by the County to be reasonably necessary to complete the engineering, geotechnical, environmental, survey, utility adjustment, right-of-way-acquisition, submittal fees, recording fees, inspection fees, stormwater pollution prevention plan costs, and similar costs and services that are required before construction of an Authorized Improvement can begin.

**“Prepayment”** means the payment of all or a portion of an Assessment before the due date of the final 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 Assessment.

**“Prepayment Costs”** means accrued interest and Annual Collection Costs to the date of Prepayment.



**“Remainder Area”** means approximately 344.333 acres located within the District and to be developed as Improvement Areas after Improvement Area #1A and Improvement Area #1B, with such area(s) to be described and designated in future Annual Service Plan Updates. The Remainder Area includes all property within the District except Improvement Area #1A and Improvement Area #1B.

**“Service Plan”** covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

**“TCDA”** means Travis County Development Authority, a local government corporation organized under subchapter D of Chapter 431 of the Texas Transportation Code, and its successors and assigns.

**“TCDA Depository Bank”** means the depository bank, with trust powers, selected by TCDA.

**“Trustee”** means a trustee (or successor trustee) under the applicable Indenture.

## SECTION II: THE DISTRICT

The District includes approximately 469.734 acres located within the County and the extraterritorial jurisdiction of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Development of the District is anticipated to include approximately 1,986 single-family units and 31,720 square feet of commercial space.

The Managing Developer intends to develop the District in Improvement Areas. Improvement Area #1A includes approximately 122.631 contiguous acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2**. Improvement Area #1A includes approximately 347 single-family homes, consisting of 207 Lot Type 1 Lots, and 140 Lot Type 2 Lots.

Improvement Area #1B includes approximately 2.770 contiguous acres located within the District, as more particularly described by metes and bounds on **Exhibit A-3** and depicted on **Exhibit B-1**. Improvement Area #1B includes 31,720 square feet of commercial space.

As Future Improvement Areas are developed, this 2026 Service and Assessment Plan will be updated to include such Improvement Area.

## SECTION III: AUTHORIZED IMPROVEMENTS

The Commissioners Court, based on information provided by the Managing Developer and its engineer and after review by the County staff and third-party consultants retained by TCDA, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. The budgets for the Authorized Improvements are shown on **Exhibit C-1** and maps depicting the Major Improvements and the Improvement Area #1A Improvements are shown on **Exhibit I** and **Exhibit J** respectively.

### A. Major Improvements

#### ▪ *Murchison Street*

Roadway improvements include full pavement section per Geotechnical recommendations, earthwork, curbs and gutter, sidewalks, curb ramps and signage. The streets provide access to the single-family, multi-family and commercial properties. This also includes silt fence, concrete washout areas, construction entrances, rock berms, revegetation, inlet protection and irrigation sleeves to the improvement area. Drainage improvements include storm sewer pipe and channels. Complete installation of the enclosed pipe storm sewer system; trenching, reinforced concrete pipe, storm sewer inlets, manholes, trench safety. Improvements will be designed and constructed in

accordance with City of Austin standards and specifications and will be owned and operated by the County unless otherwise indicated.

- *Offsite WWTP - 2nd Expansion & Lift Station*

Including the Wastewater Treatment Plant and Lift Station, PVC wastewater pipe, manholes, trenching, trench safety, service connections and testing. These improvements will provide wastewater service to the single-family, multi-family and commercial properties. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the City of Austin.

- *Soft Costs*

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

## **B. Improvement Area #1A Improvements**

- *Roadway*

Including full pavement section per Geotechnical recommendations, earthwork, curbs and gutter, sidewalks, curb ramps and signage. The streets provide access to the single-family, multi-family and commercial properties. This also includes silt fence, concrete washout areas, construction entrances, rock berms, revegetation, inlet protection and irrigation sleeves to the improvement area. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the County unless otherwise indicated.

- *Wastewater*

Including PVC wastewater pipe, manholes, trenching, trench safety, service connections and testing. These improvements will provide wastewater service to the single-family, multi-family and commercial properties. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the City.

- *Drainage*

Including storm sewer pipe, channels, detention ponds. Complete installation of the enclosed pipe storm sewer system; trenching, reinforced concrete pipe, storm sewer inlets, manholes, trench safety. Also, including earthwork for the channels and detention ponds as well as the concrete structures to control peak runoff. These improvements will convey runoff to the release points in this Improvement Area. Development improvements will be designed and constructed in accordance with City of Austin

standards and specifications and will be owned and operated by the County unless otherwise indicated.

- *Soft Costs*

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

### **C. Bond Issuance Costs**

- *Debt Service Reserve Fund*

Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds includes a fee for underwriter's counsel.

- *Cost of Issuance*

Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, first year trustee fees, appraisal fees, printing costs, publication costs, County costs, TCDA costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

- *Additional Interest Reserve*

Equals the amount of the transfer made by the County from the Lagos Reserve PID Operating Account to fund the Additional Interest Reserve account, as outlined in the Indenture.

### **D. Administrative Reserves**

Equals the estimated Annual Collection Costs for the first year following the levy of Assessments.

## 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 projected costs and annual indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the Commissioners Court. **Exhibit D** summarizes the Service Plan for the District.

**Exhibit E** summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

## SECTION V: ASSESSMENT PLAN

The PID Act requires the Commissioners Court to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received 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 Commissioners Court, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the Commissioners Court that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality or the County and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the Commissioners Court of the assessment methodologies set forth below is the result of the discretionary exercise by the Commissioners Court of its legislative authority and governmental powers and is conclusive and binding on the Managing Developer and all future owners and developers of the Assessed Property.

### A. Assessment Methodology

The Commissioners Court, acting in its legislative capacity based on information provided by the Managing Developer and its engineer and reviewed by the County staff and by third-party consultants retained by the TCDA, has determined that the Authorized Improvements shall be allocated as follows:

- Major Improvements shall be allocated pro rata between the Improvement Area #1A Assessed Property, the Improvement Area #1B Assessed Property, the Remainder Area, and the Non-Assessed Property based on Estimated Buildout Value as determined at the



time the 2026 Service and Assessment Plan was approved by Commissioners Court as shown on **Exhibit C-2**.

- The Actual Costs of the Improvement Area #1A Authorized Improvements are allocated entirely to the Improvement Area #1A Assessed Property.
- The Actual Costs of the Improvement Area #1B Authorized Improvements are allocated entirely to the Improvement Area #1B Assessed Property.

**Section VI** provides the assessment methodology for the reallocation of the Assessments initially allocated to the Improvement Area #1A Assessed Property (i) upon division prior to recording of subdivision plat, (ii) upon subdivision by a recorded subdivision plat, and (iii) consolidation.

**Section VI** provides the assessment methodology for the reallocation of the Assessments initially allocated to the Improvement Area #1B Assessed Property (i) upon division prior to recording of subdivision plat, (ii) upon subdivision by a recorded subdivision plat, and (iii) consolidation.

## **B. Assessments**

Improvement Area #1A Assessments will be levied on the Improvement Area #1A Assessed Property as shown on the Improvement Area #1A Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1A Annual Installments are shown on **Exhibit G-1**. The Maximum Assessments for each Lot Type in Improvement Area #1A is shown on **Exhibit H**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

Improvement Area #1B Assessments will be levied on the Improvement Area #1B Assessed Property as shown on the Improvement Area #1B Assessment Roll, attached hereto as **Exhibit F-2**. The projected Improvement Area #1B Annual Installments are shown on **Exhibit G-2**. The Maximum Assessments for each Lot Type in Improvement Area #1B is shown on **Exhibit H**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

## **C. Findings of Special Benefit**

The Commissioners Court, acting in its legislative capacity based on information provided by the Managing Developer and its engineer and reviewed by the County staff and by third-party consultants retained by the TCDA, has found and determined:

- *Improvement Area #1A*
  - The cost of the Improvement Area #1A Authorized Improvements equal \$26,558,979 as shown on **Exhibit C-1**; and
  - The Improvement Area #1A Assessed Property receives special benefit from the Improvement Area #1A Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1A Authorized Improvements; and

- The Improvement Area #1A Assessed Property will be allocated 100% of the Improvement Area #1A Assessments levied for the Improvement Area #1A Authorized Improvements, which equals \$15,823,568 as shown on the Improvement Area #1A Assessment Roll attached hereto as **Exhibit F-1**; and
  - The special benefit (  $\geq$  \$26,558,979) received by the Improvement Area #1A Assessed Property from the Improvement Area #1A Authorized Improvements is equal to or greater than the amount of the Improvement Area #1A Assessments (\$15,823,568) levied on the Improvement Area #1A Assessed Property for the Improvement Area #1A Authorized Improvements; and
  - At the time the Commissioners Court approved the 2026 Service and Assessment Plan, the Improvement Area #1A Landowners owned 100% of the Improvement Area #1A Assessed Property. The Improvement Area #1A Landowners acknowledged that the Improvement Area #1A Authorized Improvements confer a special benefit on the Improvement Area #1A Assessed Property and consented to the imposition of the Improvement Area #1A Assessments to pay for the Actual Costs associated therewith. The Improvement Area #1A Landowners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described herein and in the Improvement Areas #1A & #1B Assessment Order; (2) the 2026 Service and Assessment Plan and the Improvement Areas #1A & #1B Assessment Order, and (3) the levying of Improvement Area #1A Assessments on the Improvement Area #1A Assessed Property.
- *Improvement Area #1B*
- The cost of the Improvement Area #1B Authorized Improvements equal \$392,519 as shown on **Exhibit C-1**; and
  - The Improvement Area #1B Assessed Property receives special benefit from the Improvement Area #1B Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1B Authorized Improvements; and
  - The Improvement Area #1B Assessed Property will be allocated 100% of the Improvement Area #1B Assessments levied for the Improvement Area #1B Authorized Improvements, which equals \$392,519 as shown on the Improvement Area #1B Assessment Roll attached hereto as **Exhibit F-2**; and
  - The special benefit (  $\geq$  \$392,519) received by the Improvement Area #1B Assessed Property from the Improvement Area #1B Authorized Improvements is equal to or greater than the amount of the Improvement Area #1B Assessments (\$392,519)

levied on the Improvement Area #1B Assessed Property for the Improvement Area #1B Authorized Improvements; and

- At the time the Commissioners Court approved the 2026 Service and Assessment Plan, the Managing Developer owned 100% of the Improvement Area #1B Assessed Property. The Managing Developer acknowledged that the Improvement Area #1B Authorized Improvements confer a special benefit on the Improvement Area #1B Assessed Property and consented to the imposition of the Improvement Area #1B Assessments to pay for the Actual Costs associated therewith. The Managing Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described herein and in the Improvement Areas #1A & #1B Assessment Order; (2) the 2026 Service and Assessment Plan and the Improvement Areas #1A & #1B Assessment Order, and (3) the levying of Improvement Area #1B Assessments on the Improvement Area #1B Assessed Property.

#### **D. Annual Collection Costs**

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. 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. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

#### **E. Interest**

The interest on the Improvement Area #1A Assessment securing the Improvement Area #1A Reimbursement Obligation shall be collected at rates established under the Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement as part of the Improvement Area #1A Annual Installment pursuant to the Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement, which will not include Additional Interest unless and until PID Bonds secured by the Improvement Area #1A Assessment are issued.

The interest on the Improvement Area #1B Assessment securing the Improvement Area #1B Reimbursement Obligation shall be collected at rates established under the Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement as part of the Improvement Area #1B Annual Installment pursuant to the Improvement Areas #1A & #1B Acquisition and Reimbursement Agreement, which will not include Additional

Interest unless and until PID Bonds secured by the Improvement Area #1B Assessment are issued.

#### **F. Funding Agreements**

Concurrently, with the adoption of this 2026 Service and Assessment Plan, the County and TCDA entered into the Improvement Areas #1A & #1B Funding Agreement, under which the County will make or cause to be made payments of Improvement Area #1A Contract Assessment Revenues and Improvement Area #1B Contract Assessment Revenues to the TCDA, which will deposit such revenues in a segregated fund held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Improvement Area #1A Projects and the Improvement Area #1B Projects paid by the Managing Developer or for the payment of the Improvement Areas #1A & #1B Bonds, if issued, in accordance with the provisions of the Improvement Areas #1A & #1B Funding Agreement.

### **SECTION VI: TERMS OF THE ASSESSMENTS**

#### **A. Reallocation of Assessments**

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

Upon the division of any Assessed Property (without the recording of 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 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 an update to this 2026 Service and Assessment Plan approved by the Commissioners Court.

## *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 Assessed Property prior to subdivision

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

Prior to the recording of a subdivision plat, the Managing Developer shall provide the County an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

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 an update to this 2026 Service and Assessment Plan approved by the Commissioners Court.

## *3. Upon Consolidation*

If two or more Lots or Parcels of Assessed Property are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be affirmed and approved by the Commissioners Court in the next Annual Service Plan Update. The Assessment for any resulting lot will not exceed the Maximum Assessment for the applicable Lot Type, and compliance may require a mandatory prepayment of Assessment pursuant to **Section VI.B.**



## **B. True-Up of Assessments if Maximum Assessment Exceeded**

If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the Maximum Assessment, the owner of the Assessed Property requesting the subdivision must partially prepay the Assessment for each Assessed Property that exceeds the Maximum Assessment in an amount sufficient to reduce the Assessment to the Maximum Assessment.

## **C. Mandatory Prepayment of Assessments**

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

## **D. Reduction of Assessments**

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the Commissioners Court shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the project fund relating to the PID Bonds that are not expected to be used for purposes of the project fund, to redeem outstanding PID Bonds, in accordance with the applicable Indenture. Additionally, if PID Bonds are not issued and the costs of the Authorized Improvements relating to an Improvement Area includes Bond Issuance Costs, the County shall reduce the Assessments on each Assessed Parcel within the Improvement Area, on a pro rata basis, by the lesser of (i) an amount equal to the Bond Issuance Costs or (ii) an amount such that the resulting Assessments are equal to the sum of the Actual Cost of the Authorized Improvements allocable to such Improvement Area. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

## **E. Prepayment of Assessments**

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest and Annual Collection Costs through the Prepayment date: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the Commissioners Court as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the County shall provide the owner with a recordable "Notice of PID Assessment Lien Termination" a form of which is attached as **Exhibit L**.

If an Assessment is prepaid in part, with interest through the Prepayment date: (1) the Administrator shall cause the Assessment to be reduced to the extent of the Prepayment made and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the Commissioners Court as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the Prepayment made.

#### **F. Prepayment as a result of Eminent Domain Proceeding or Taking**

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 applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2026 Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the 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 Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment and Annual Installments applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

In all instances the Assessment remaining on the Remaining Property shall not exceed the 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 of 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 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 be \$90 and the Annual Installments adjusted accordingly.

Notwithstanding the previous paragraphs in this subsection, if the owner notifies the County 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 Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

#### **G. Payment of Assessment in Annual Installments**

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

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

The Administrator shall prepare and submit to the Commissioners Court 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. Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #1A and Improvement Area #1B shall not exceed what is shown on **Exhibit G-1** and **Exhibit G-2**. Annual Collection Costs shall be allocated pro rata based on the amount of outstanding Assessments among Parcels for which the Assessments remain unpaid. Annual Installments shall be collected by the County 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 for the County. The Commissioners Court may provide for other means of collecting Annual Installments. 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 the non-delinquent Annual Installments as they become due and payable.

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 Improvement Area #1A Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027. The initial Improvement Area #1B Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027.

#### **H. Allocating Annual Installments if Assessed Property is Sold**

If Assessed Property is sold, the Annual Installment shall be allocated between the buyer and seller in the same manner as property taxes.

### **SECTION VII: ASSESSMENT ROLL**

The Improvement Area #1A Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the Commissioners Court for review and approval, proposed revisions to the Improvement Area #1A Assessment Roll and Improvement Area #1A Annual Installments for each Improvement Area #1A Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #1B Assessment Roll is attached as **Exhibit F-2**. The Administrator shall prepare and submit to the Commissioners Court for review and approval, proposed revisions to the Improvement Area #1B Assessment Roll and Improvement Area #1B Annual Installments for each Improvement Area #1B Assessed Property as part of each Annual Service Plan Update. Per Section 372.017 of the PID Act, not later than the seventh day after the Commissioners Court adopts an Assessment Order, the Commissioners Court shall submit, or cause to be submitted in electronic format, the Assessment Roll(s) for the District to the Travis Central Appraisal District.

## **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 2026 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 1<sup>st</sup> of each year following Commissioners Court approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the Commissioners Court and the owner within 30 days of such referral. The Commissioners Court shall consider the owner's notice of error and the Administrator's response at a meeting of the Commissioners Court, and within 30 days after closing such hearing, the Commissioners Court shall make a final determination as to whether or not an error has been made. If the Commissioners Court determines that an error has been made, the Commissioners Court shall take such corrective action as is authorized by the PID Act, this 2026 Service and Assessment Plan, the Assessment Order, or is otherwise authorized by the discretionary power of the Commissioners Court. The determination by the Commissioners Court as to whether an error has been made, and any corrective action taken by the Commissioners Court, shall be final and binding on the owner and the Administrator.

### **B. Amendments**

Amendments to this 2026 Service and Assessment Plan may be made only by the Commissioners Court in accordance with the PID Act. To the extent permitted by the PID Act, this 2026 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 2026 Service and Assessment Plan.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2026 Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the County and TCDA; and (3) interpret the provisions of this 2026 Service and Assessment Plan. Interpretations of this 2026 Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the Commissioners Court by owners or developers adversely affected by the interpretation. Appeals shall be decided by the Commissioners Court after holding a meeting of the Commissioners Court at which all interested parties have an opportunity



to be heard. Decisions by the Commissioners Court shall be final and binding on the owners and developers and their successors and assigns.

#### **D. Concurrence between County and TCDA**

The County and the TCDA have entered into a contract pursuant to which the TCDA agreed to provide management and administrative services for the public improvement districts created by the Commissioners Court, including the District.

#### **E. Form of Buyer Disclosure**

Per Section 5.014 of the Texas Property Code, as amended, and Section 372.013 of the PID Act, this 2026 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 on **Exhibit N**. Within seven days of approval by the Commissioners Court, the County (1) shall post a copy of this 2026 Service and Assessment Plan, or any future Annual Service Plan Updates, on the County's Internet website, and (2) shall file and record in the real property records of the County the executed order approving this 2026 Service and Assessment Plan, or any future Annual Service Plan Updates. The executed order, including any attachments, approving this 2026 Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

#### **F. Severability**

If any provision of this 2026 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.

## LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this 2026 Service and Assessment Plan for all purposes:

|                    |                                                   |
|--------------------|---------------------------------------------------|
| <b>Exhibit A-1</b> | District Legal Description                        |
| <b>Exhibit A-2</b> | Improvement Area #1A Property Description         |
| <b>Exhibit A-3</b> | Improvement Area #1B Property Description         |
| <b>Exhibit B-1</b> | District Boundary Map                             |
| <b>Exhibit B-2</b> | Improvement Areas #1A & #1B Boundary Map          |
| <b>Exhibit C-1</b> | Authorized Improvements                           |
| <b>Exhibit C-2</b> | Apportionment of Major Improvements               |
| <b>Exhibit D</b>   | Service Plan – Five Years                         |
| <b>Exhibit E</b>   | Sources and Uses of Funds                         |
| <b>Exhibit F-1</b> | Improvement Area #1A Assessment Roll              |
| <b>Exhibit F-2</b> | Improvement Area #1B Assessment Roll              |
| <b>Exhibit G-1</b> | Improvement Area #1A Annual Installments          |
| <b>Exhibit G-2</b> | Improvement Area #1B Annual Installments          |
| <b>Exhibit H</b>   | Maximum Assessment and Tax Rate Equivalent        |
| <b>Exhibit I</b>   | Maps Depicting Major Improvements                 |
| <b>Exhibit J</b>   | Maps Depicting Improvement Area #1A Improvements  |
| <b>Exhibit K-1</b> | Lagos Austin Section 1 Phase 2A Plat              |
| <b>Exhibit K-2</b> | Lagos Austin Section 2 Phase 1 Plat               |
| <b>Exhibit K-3</b> | Lagos Austin Section 2 Phase 2 Plat               |
| <b>Exhibit K-4</b> | Lagos Austin Section 1 Phase 1 Plat               |
| <b>Exhibit L</b>   | Form of Notice of PID Assessment Lien Termination |
| <b>Exhibit M</b>   | Map Depicting Location of Lot Types               |
| <b>Exhibit N</b>   | Buyer Disclosures                                 |
| <b>Exhibit O</b>   | Engineer's Report                                 |

## EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>A LEGAL DESCRIPTION OF<br/>469.734 ACRES OF LAND</b></p> <p><b>BEING A 469.964 ACRE (20,340,957 SQUARE FEET) TRACT OF LAND SITUATED IN CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520 TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY;</b></p> <ul style="list-style-type: none"> <li>• A PORTION OF BLAKE MANOR ROAD;</li> <li>• A PORTION OF F.M. HIGHWAY 973;</li> <li>• A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN AN INSTRUMENT TO 706 INVESTMENT PARTNERSHIP, LTD., IN DOCUMENT NO. 2020114143;</li> <li>• A PORTION OF A CALLED 214.367 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP, IN DOCUMENT NO. 2022137375;</li> <li>• A PORTION A CALLED 148.615 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO TRI POINTE HOMES TEXAS, INC., IN DOCUMENT NO. 2023131729;</li> <li>• A CALLED 4.343 ACRE TRACT, CALLED TRACT 3, AND A CALLED 11.309 ACRE TRACT, CALLED TRACT 4, BOTH DESCRIBED IN AN INSTRUMENT TO RLS (LAGOS) LLC, IN DOCUMENT NO. 2024097589;</li> <li>• ALL OF LAGOS AUSTIN SECTION 2, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202400095;</li> <li>• ALL OF LAGOS AUSTIN SECTION 2, PHASE 2, A PLAT RECORDED IN DOCUMENT NO. 202400115;</li> <li>• ALL OF LOT 1, BLOCK A OF BLAKE MANOR SUBDIVISION, A PLAT RECORDED IN DOCUMENT NO. 202100052;</li> <li>• A CALLED 0.22 ACRE RIGHT-OF-WAY DEDICATION TO BLAKE MANOR ROAD, RECORDED IN DOCUMENT NO. 212100052, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY;</li> <li>• A CALLED PARCEL 1-PART 1-2.47 ACRES, AND A CALLED PARCEL 1-PART 1-2.47 ACRES, CLAUSE NO. C-1-CA-19-005192 TOCC, BOTH RECORDED IN DOCUMENT NO. 2019159445;</li> <li>• AND A PORTION A CALLED 41.897 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO WILD HORSE CREEKSIDE COMMERCIAL, L.P., IN DOCUMENT NUMBER 2004189766;</li> </ul> <p>AND SAID 469.964 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT A POINT FOR THE WESTERLY CORNER OF SAID PARCEL 1-PART 2;</p> <p>THENCE, ALONG THE COMMON LINES OF SAID 706 INVESTMENT PARTNERSHIP LTD. TRACT, SAID 148.615 ACRE TRACT, AND A CALLED 204.329 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO LC MANOR LLC, IN DOCUMENT NO. 2022152930, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:</p> <ol style="list-style-type: none"> <li>1. SOUTH 28°58'59" WEST, 2713.32 FEET TO A POINT FOR CORNER;</li> <li>2. NORTH 69°58'25" WEST, 124.88 FEET TO A POINT FOR CORNER;</li> <li>3. SOUTH 27°39'57" WEST, 4178.82 FEET TO A POINT IN THE NORTHEASTERLY LINE OF EASTWOOD SECTION 4, A PLAT RECORDED IN DOCUMENT NO. 202400052, FOR THE SOUTHWESTERLY CORNER OF SAID 204.329 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID 148.615 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;</li> </ol> <p>THENCE, NORTH 81°48'58" WEST, 1794.68 FEET, ALONG THE COMMON LINES OF SAID 148.615 ACRE TRACT, SAID EASTWOOD SECTION 4, A CALLED 1.930 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO MANVILLE WATER SUPPLY CORPORATION RECORDED IN DOCUMENT NO. 2022013484, OFFICIAL RECORDS OF TRAVIS COUNTY, AND A CALLED 0.553 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO</p> | <p>MANVILLE WATER SUPPLY CORPORATION RECORDED IN DOCUMENT NO. 2022013484 OFFICIAL RECORDS OF TRAVIS COUNTY, TO A POINT, FOR THE SOUTHEASTERLY CORNER OF LAGOS AUSTIN SECTION 1, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202200297, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND THE SOUTHWESTERLY CORNER OF SAID 148.615 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;</p> <p>THENCE, ALONG THE COMMON LINES OF SAID LAGOS AUSTIN SECTION 1, PHASE 1 AND SAID 148.615 ACRE TRACT, THE FOLLOWING THIRTY-TWO (32) COURSES AND DISTANCES:</p> <ol style="list-style-type: none"> <li>1. NORTH 37°57'37" EAST, 289.42 FEET TO A POINT FOR CORNER;</li> <li>2. NORTH 73°47'23" EAST, 28.80 FEET TO A POINT FOR CORNER;</li> <li>3. SOUTH 79°39'52" EAST, 257.42 FEET TO A POINT FOR CORNER;</li> <li>4. NORTH 62°12'54" EAST, 299.21 FEET TO A POINT FOR CORNER;</li> <li>5. NORTH 32°32'38" EAST, 192.12 FEET TO A POINT FOR CORNER;</li> <li>6. NORTH 48°42'35" WEST, 79.26 FEET TO A POINT FOR CORNER;</li> <li>7. IN A NORTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 445.00 FEET, A CHORD NORTH 28°51'48" EAST, 98.71 FEET, A CENTRAL ANGLE OF 08°51'29", AND AN ARC LENGTH OF 66.78 FEET TO A POINT FOR CORNER;</li> <li>8. NORTH 38°38'59" EAST, 148.10 FEET TO A POINT FOR CORNER;</li> <li>9. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 155.00 FEET, A CHORD OF NORTH 48°12'41" EAST, 25.77 FEET, A CENTRAL ANGLE OF 09°32'12", AND AN ARC LENGTH OF 25.80 FEET TO A POINT FOR CORNER;</li> <li>10. NORTH 44°58'17" EAST, 326.82 FEET TO A POINT FOR CORNER;</li> <li>11. NORTH 48°51'43" WEST, 179.80 FEET TO A POINT FOR CORNER;</li> <li>12. SOUTH 44°58'17" WEST, 18.18 FEET TO A POINT FOR CORNER;</li> <li>13. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD SOUTH 89°54'28" WEST, 35.34 FEET, A CENTRAL ANGLE OF 89°57'38", AND AN ARC LENGTH OF 39.25 FEET TO A POINT FOR CORNER;</li> <li>14. NORTH 48°51'43" WEST, 119.89 FEET TO A POINT FOR CORNER;</li> <li>15. NORTH 44°57'59" EAST, 123.82 FEET TO A POINT FOR CORNER;</li> <li>16. NORTH 28°51'28" EAST, 98.77 FEET TO A POINT FOR CORNER;</li> <li>17. NORTH 73°08'34" WEST, 349.18 FEET TO A POINT FOR CORNER;</li> <li>18. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CHORD OF NORTH 88°59'28" WEST, 144.77 FEET, A CENTRAL ANGLE OF 33°39'42", AND AN ARC LENGTH OF 145.88 FEET TO A POINT FOR CORNER;</li> <li>19. SOUTH 73°13'44" WEST, 129.81 FEET TO A POINT FOR CORNER;</li> <li>20. SOUTH 73°47'59" WEST, 46.37 FEET TO A POINT FOR CORNER;</li> <li>21. SOUTH 73°38'47" WEST, 99.86 FEET TO A POINT FOR CORNER;</li> <li>22. NORTH 17°12'19" WEST, 177.86 FEET TO A POINT FOR CORNER;</li> <li>23. SOUTH 73°07'47" WEST, 126.61 FEET TO A POINT FOR CORNER;</li> <li>24. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 61°02'28" WEST, 58.86 FEET, A CENTRAL ANGLE OF 91°39'29", AND AN ARC LENGTH OF 39.99 FEET TO A POINT FOR CORNER;</li> <li>25. NORTH 18°12'44" WEST, 66.59 FEET TO A POINT FOR CORNER;</li> <li>26. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 28°51'33" EAST, 34.26 FEET, A CENTRAL ANGLE OF 86°28'33", AND AN ARC LENGTH OF 37.73 FEET TO A POINT FOR CORNER;</li> <li>27. NORTH 71°18'49" EAST, 16.98 FEET TO A POINT FOR CORNER;</li> <li>28. NORTH 18°46'11" WEST, 78.89 FEET TO A POINT FOR CORNER;</li> <li>29. SOUTH 71°18'49" WEST, 123.73 FEET TO A POINT FOR CORNER;</li> <li>30. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CHORD OF SOUTH 88°08'59" WEST, 126.73 FEET, A CENTRAL ANGLE OF 27°40'03", AND AN ARC LENGTH OF 127.97 FEET TO A POINT FOR CORNER.</li> </ol> <p>SEE PAGE 2 OF 5 FOR CONTINUED LEGAL DESCRIPTION</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

*John G. Mosier*

**JOHN G. MOSIER**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
GREG.MOSIER@KIMLEY-HORN.COM



1/08/2026

**EXHIBIT OF A  
469.734 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES  
MANOR SURVEY NO. 39, ABSTRACT  
NO. 528, THE JAMES H. MANNING  
SURVEY NO. 37, ABSTRACT NO. 520  
TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 Phone: 210-541-9166 Fax: 210-541-9166 www.kimley-horn.com

|        |        |         |         |             |           |
|--------|--------|---------|---------|-------------|-----------|
| Survey | Client | Checked | Date    | Project No. | Sheet No. |
| NEL    | CRC    | JOM     | 1/08/26 | 0602440504  | 1 OF 5    |

CONTINUED LEGAL DESCRIPTION 469.734 ACRES OF LAND

31. NORTH 81°04'08" WEST, 66.91 FEET TO A POINT FOR CORNER;  
32. IN A NORTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 38°58'08" WEST, 35.43 FEET, A CENTRAL ANGLE OF 90°12'00", AND AN ARC LENGTH OF 39.36 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 973, A CALLED 100' WIDE RIGHT-OF-WAY, FOR THE NORTHWESTERLY CORNER OF SAID LAGOS AUSTIN SECTION 1, PHASE 1 AND AN EASTERLY CORNER OF SAID 146.615 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINES OF SAID F.M. HIGHWAY 973 AND SAID 146.615 ACRE TRACT, SAID 4.343 ACRE TRACT, SAID LAGOS AUSTIN SECTION 2, PHASE 1, SAID 11.300 ACRE TRACT, SAID 706 INVESTMENT PARTNERSHIP, LTD TRACT, AND SAID 214.367 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 09°07'39" EAST, 629.41 FEET TO A POINT FOR CORNER;
2. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5679.58 FEET, A CHORD OF NORTH 12°04'09" EAST, 584.89 FEET, A CENTRAL ANGLE OF 05°54'00", AND AN ARC LENGTH OF 584.85 FEET TO A POINT FOR CORNER;
3. NORTH 18°01'18" EAST, 373.39 FEET TO A POINT FOR CORNER;
4. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2915.20 FEET, A CHORD OF NORTH 09°28'59" EAST, 547.09 FEET, A CENTRAL ANGLE OF 10°48'00", AND AN ARC LENGTH OF 547.81 FEET TO A POINT FOR CORNER;
5. NORTH 94°18'59" EAST, 864.36 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86°44'22" WEST, 304.48 FEET, ACROSS SAID F.M. HIGHWAY 973, AND ALONG SAID 41.897 ACRE TRACT AND A CALLED 652.489 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO HEART OF MANOR, LP, RECORDED IN DOCUMENT NO. 2007037703, OFFICIAL RECORDS OF TRAVIS COUNTY TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID 652.489 ACRE TRACT AND SAID 41.897 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 88°07'45" WEST, 197.36 FEET TO A POINT FOR CORNER;
2. NORTH 92°01'32" EAST, 1566.18 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF WILDHORSE CREEK SUBDIVISION SECTION ONE, A PLAT RECORDED IN DOCUMENT NO. 200200143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, THE NORTHEASTERLY CORNER OF SAID 652.489 ACRE TRACT, THE SOUTHWESTERLY CORNER OF LOT 12, BLOCK C OF WILDHORSE CREEK COMMERCIAL, A PLAT RECORDED IN DOCUMENT NO. 200500205, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND THE NORTHEASTERLY CORNER OF SAID 41.897 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 79°42'32" EAST, 396.47 FEET, ALONG THE COMMON LINE OF SAID LOT 12 AND SAID 41.897 ACRE TRACT TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 973, FOR THE SOUTHEASTERLY CORNER OF SAID LOT 12 AND THE NORTHEASTERLY CORNER OF SAID 41.897 ACRE TRACT AND THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID F.M. HIGHWAY 973 AND SAID 41.897 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5779.50 FEET, A CHORD SOUTH 08°55'02" WEST, 534.67 FEET, A CENTRAL ANGLE OF 05°18'00", AND AN ARC LENGTH OF 534.86 FEET TO A POINT FOR CORNER;
2. THENCE, SOUTH 94°18'59" WEST, 126.36 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°01'49" EAST, 727.32 FEET, ACROSS SAID F.M.

HIGHWAY 973 AND ALONG THE COMMON LINE OF LAGOS PHASE 4 & 5 AMENDED PLAT, A PLAT RECORDED IN DOCUMENT NO. 202300036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND SAID 706 INVESTMENT PARTNERSHIP LTD TRACT TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID LAGOS PHASE 4 & 5 AND FINAL PLAT - LAGOS PHASE 3, A PLAT RECORDED IN DOCUMENT NO. 202200231, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND SAID 706 INVESTMENT PARTNERSHIP LTD TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CHORD OF NORTH 89°58'08" EAST, 623.49 FEET, A CENTRAL ANGLE OF 36°16'07", AND AN ARC LENGTH OF 633.91 FEET TO A POINT FOR CORNER;
2. NORTH 81°50'31" EAST, 2826.89 FEET TO A POINT FOR CORNER;

THENCE, ACROSS BLAKE MANOR ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 39°12'18" EAST, 166.08 FEET TO A POINT FOR CORNER;
2. SOUTH 66°42'42" WEST, 66.36 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID 706 INVESTMENT PARTNERSHIP LTD TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 706 INVESTMENT PARTNERSHIP LTD TRACT, SAID 0.22 ACRE TRACT, SAID PARCEL 1-PART 1, AND SAID PARCEL 1-PART 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

3. SOUTH 28°04'06" EAST, 191.75 FEET TO A POINT FOR CORNER;
4. SOUTH 28°51'21" EAST, 1321.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 486.964 ACRES OF LAND IN TRAVIS COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

TOGETHER WITH

A 2.770 ACRE (120,640 SQUARE FEET) TRACT OF LAND SITUATED IN THE JAMES H. MANOR SURVEY NO. 37, ABSTRACT NO. 529 TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 17, BLOCK J OF LAGOS AUSTIN SECTION 1, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202300297, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

FOR A GRAND TOTAL OF 469.734 ACRES OF LAND IN TRAVIS COUNTY, TEXAS.

**EXHIBIT OF A**  
**469.734 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES  
MANOR SURVEY NO. 39, ABSTRACT  
NO. 528, THE JAMES H. MANNING  
SURVEY NO. 37, ABSTRACT NO. 520  
TRAVIS COUNTY, TEXAS

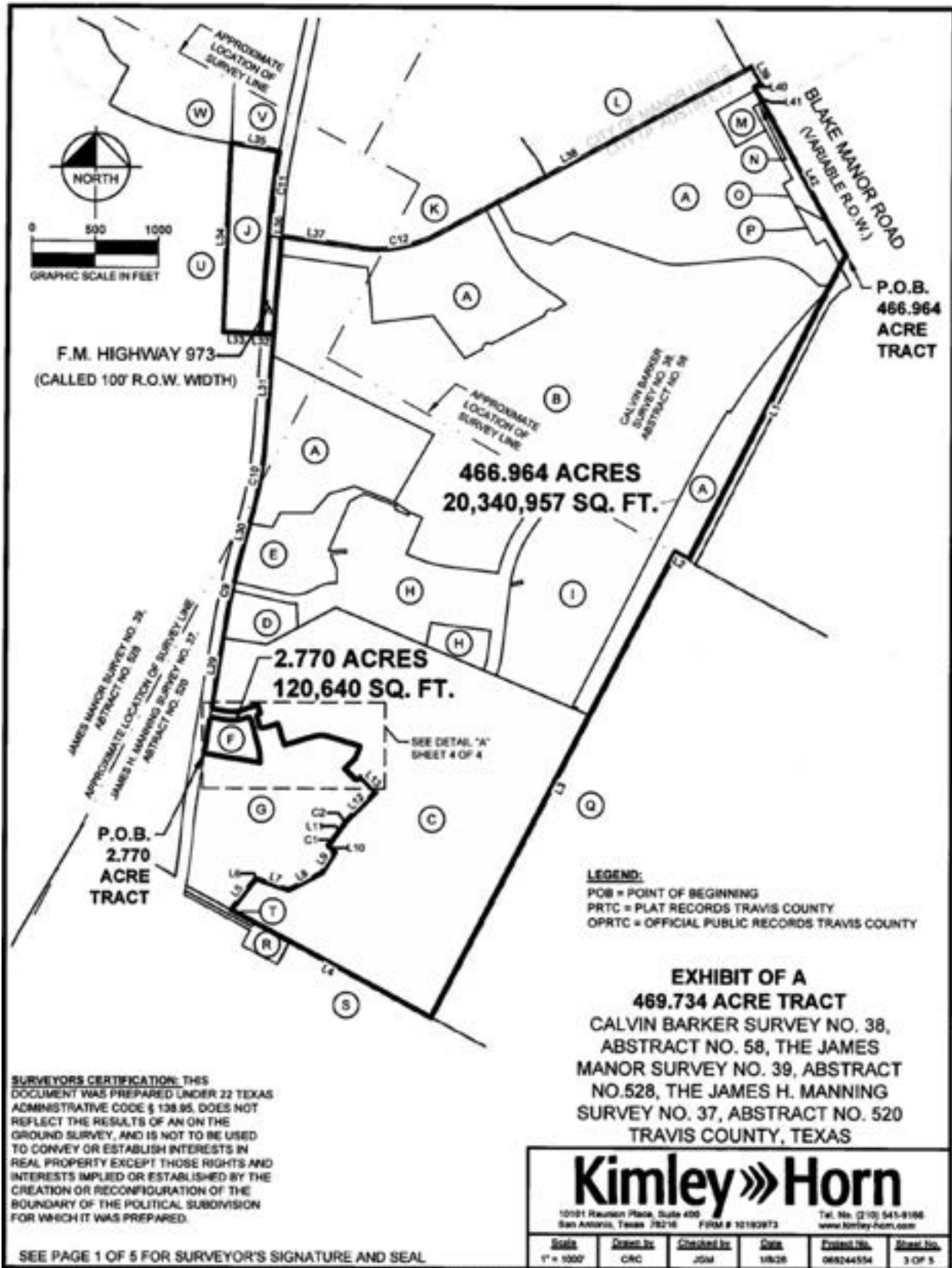
**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216  
Firm # 10100973  
Tel. No. (210) 541-8198  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date   | Project No. | Sheet No. |
|-------|----------|------------|--------|-------------|-----------|
| N/A   | CRC      | JSM        | 1/8/26 | 060246354   | 2 OF 5    |

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL







- (A) REMAINING PORTION OF THOSE CERTAIN TRACTS IN DEED TO 706 INVESTMENT PARTNERSHIP LTD (DOC. NO. 2005114143 OPRTC) (CALLED 675.6978 ACRES IN BOUNDARY SURVEY BY CAPITAL SURVEYING CO. INC. - DATED 09/2005)
- (B) REMAINING PORTION OF A CALLED 214.367 ACRE TRACT GG LAGOS LIMITED PARTNERSHIP (DOC. NO. 2022137375 OPRTC)
- (C) REMAINING PORTION OF A CALLED 146.615 ACRE TRACT TRI POINTE HOMES TEXAS, INC. (DOC. NO. 2023131729 OPRTC)
- (D) A CALLED 4.343 ACRE TRACT CALLED TRACT 3 RLS (LAGOS) LLC (DOC. NO. 2024097589 OPRTC)
- (E) A CALLED 11.300 ACRE TRACT CALLED TRACT 4 RLS (LAGOS) LLC (DOC. NO. 2024097589 OPRTC)
- (F) LOT 17, BLOCK J LAGOS AUSTIN SECTION 1, PHASE 1 (DOC. NO. 202200297 OPRTC)
- (G) LAGOS AUSTIN SECTION 1, PHASE 1 (DOC. NO. 202200297 OPRTC)
- (H) LAGOS AUSTIN SECTION 2, PHASE 1 (DOC. NO. 202400095 OPRTC)
- (I) LAGOS AUSTIN SECTION 2, PHASE 2 (DOC. NO. 202400115 OPRTC)
- (J) REMAINDER OF A CALLED 41.897 ACRES WILD HORSE CREEKSIDE COMMERCIAL, L.P. (DOC. NO. 2004189786 OPRTC)
- (K) LAGOS PHASE 4 & 5 AMENDED PLAT (DOC. NO. 202300036 OPRTC)
- (L) FINAL PLAT - LAGOS PHASE 3 (DOC. NO. 202200231 OPRTC)
- (M) LOT 1 BLOCK A BLAKE MANOR SUBDIVISION (DOC. NO. 202100052 PRTC)
- (N) 0.22 ACRE R.O.W. DEDICATION TO BLAKE MANOR ROAD (DOC. NO. 212100052 OPRTC)
- (O) CALLED PARCEL 1-PART 1-2.471 ACRES CAUSE NO. C-1-CV-19-005192 TCCC (DOC. NO. 2019159445 OPRTC)
- (P) CALLED PARCEL 1-PART 2-2.471 ACRES CAUSE NO. C-1-CV-19-005192 TCCC (DOC. NO. 2019159445 OPRTC)
- (Q) CALLED 204.329 ACRE TRACT LC MANOR LLC (DOC. NO. 2022152930 OPRTC)
- (R) CALLED 1.930 ACRES MANVILLE WATER SUPPLY CORPORATION (DOC. NO. 2022013484 OPRTC)
- (S) EASTWOOD SECTION 4 (DOC. NO. 202400052 OPRTC)

- (T) CALLED 0.553 ACRES MANVILLE WATER SUPPLY CORPORATION (DOC. NO. 2022013484 OPRTC)
- (U) CALLED 652.489 ACRES HEART OF MANOR, LP (DOC. NO. 2007037703 OPRTC)
- (V) LOT 12, BLOCK C WILDHORSE CREEK COMMERCIAL (DOC. NO. 200500205 PRTC)
- (W) WILDHORSE CREEK SUBDIVISION SECTION ONE (DOC. NO. 200200143 OPRTC)

| LINE TABLE |             |          |
|------------|-------------|----------|
| NO.        | BEARING     | LENGTH   |
| L1         | S26°58'59"W | 2713.32' |
| L2         | N60°58'25"W | 124.68'  |
| L3         | S27°28'57"W | 4175.62' |
| L4         | N61°48'58"W | 1795.08' |
| L5         | N37°57'37"E | 299.42'  |
| L6         | N73°43'23"E | 26.93'   |
| L7         | S70°30'52"E | 257.62'  |
| L8         | N52°12'54"E | 299.21'  |
| L9         | N32°22'38"E | 192.12'  |
| L10        | N45°42'35"W | 79.26'   |
| L11        | N35°26'05"E | 148.10'  |
| L12        | N44°58'17"E | 326.62'  |
| L13        | N45°01'43"W | 170.00'  |
| L14        | S44°58'17"W | 19.10'   |
| L15        | N45°01'43"W | 110.89'  |
| L16        | N44°57'05"E | 123.02'  |
| L17        | N20°51'26"E | 99.77'   |
| L18        | N73°06'34"W | 249.18'  |
| L19        | S73°13'44"W | 129.61'  |
| L20        | S72°47'50"W | 46.37'   |
| L21        | S72°38'47"W | 50.00'   |
| L22        | N17°12'10"W | 177.66'  |
| L23        | S73°07'47"W | 120.51'  |
| L24        | N15°12'44"W | 68.59'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| NO.        | BEARING     | LENGTH   |
| L25        | N71°15'49"E | 10.00'   |
| L26        | N18°44'11"W | 70.00'   |
| L27        | S71°15'49"W | 122.73'  |
| L28        | N81°04'08"W | 98.91'   |
| L29        | N09°07'59"E | 620.41'  |
| L30        | N15°01'58"E | 373.30'  |
| L31        | N04°15'59"E | 864.98'  |
| L32        | N86°44'22"W | 204.45'  |
| L33        | N88°07'45"W | 197.26'  |
| L34        | N02°01'32"E | 1500.18' |
| L35        | S79°42'32"E | 366.47'  |
| L36        | S04°16'00"W | 126.26'  |
| L37        | S81°51'49"E | 727.32'  |
| L38        | N61°50'31"E | 2828.89' |
| L39        | S30°12'19"E | 150.08'  |
| L40        | S80°42'42"W | 65.36'   |
| L41        | S29°04'06"E | 191.75'  |
| L42        | S28°51'21"E | 1321.99' |
| L43        | N09°07'59"E | 264.72'  |
| L44        | S81°04'08"E | 99.33'   |
| L45        | N71°15'49"E | 12.54'   |
| L46        | S15°12'44"E | 194.28'  |
| L47        | N80°52'21"W | 449.17'  |

**EXHIBIT OF A  
469.734 ACRE TRACT**

CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520 TRAVIS COUNTY, TEXAS

**SURVEYORS CERTIFICATION:** THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

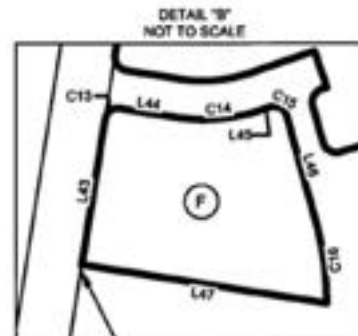
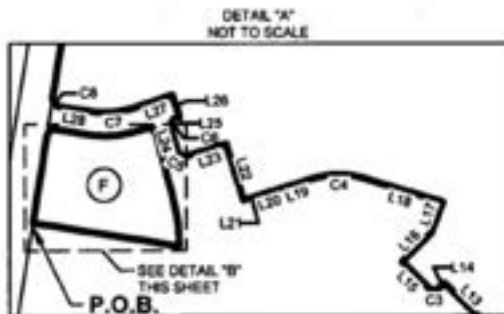
**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78218 FORM # 10162073

Tel. No. (210) 541-6166  
www.kimley-horn.com

|          |            |       |             |           |
|----------|------------|-------|-------------|-----------|
| Drawn By | Checked By | Date  | Project No. | Sheet No. |
| NA       | JCM        | 10/26 | 060244554   | 4 OF 5    |

| CURVE TABLE |           |          |         |               |         |
|-------------|-----------|----------|---------|---------------|---------|
| NO.         | DELTA     | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 8°51'20"  | 445.00'  | 68.78'  | N39°51'45"E   | 68.71'  |
| C2          | 9°32'12"  | 155.00'  | 25.80'  | N40°12'11"E   | 25.77'  |
| C3          | 89°57'38" | 25.00'   | 39.25'  | S89°54'28"W   | 35.34'  |
| C4          | 33°39'42" | 250.00'  | 146.88' | N89°56'25"W   | 144.77' |
| C5          | 91°39'29" | 25.00'   | 39.99'  | N61°02'28"W   | 35.86'  |
| C6          | 86°28'33" | 25.00'   | 37.73'  | N28°01'33"E   | 34.25'  |
| C7          | 27°40'03" | 265.00'  | 127.97' | S85°05'51"W   | 126.73' |
| C8          | 90°12'06" | 25.00'   | 39.36'  | N35°58'05"W   | 35.42'  |
| C9          | 5°54'00"  | 5679.58' | 584.85' | N12°04'50"E   | 584.59' |
| C10         | 10°46'00" | 2915.20' | 547.81' | N09°38'59"E   | 547.00' |
| C11         | 5°18'09"  | 5779.50' | 534.86' | S06°55'02"W   | 534.67' |
| C12         | 36°16'07" | 1000.00' | 633.01' | N80°00'08"E   | 622.49' |
| C13         | 89°47'54" | 25.00'   | 39.18'  | N54°01'55"E   | 35.29'  |
| C14         | 27°40'03" | 335.00'  | 161.77' | N85°05'51"E   | 160.20' |
| C15         | 93°31'27" | 25.00'   | 40.81'  | S61°58'27"E   | 36.43'  |
| C16         | 15°13'49" | 575.00'  | 152.85' | S07°35'49"E   | 152.40' |



**SURVEYOR'S CERTIFICATION:** THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 136.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

**EXHIBIT OF A**  
**469.734 ACRE TRACT**  
 CALVIN BARKER SURVEY NO. 38,  
 ABSTRACT NO. 58, THE JAMES  
 MANOR SURVEY NO. 39, ABSTRACT  
 NO. 528, THE JAMES H. MANNING  
 SURVEY NO. 37, ABSTRACT NO. 520  
 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216

PHONE # 210.582.0773

Tel. No. (210) 541-9166  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date   | Project No. | Sheet No. |
|-------|----------|------------|--------|-------------|-----------|
| NA    | CRC      | JGM        | 1/8/26 | 068244554   | 5 OF 5    |



## EXHIBIT A-2 – IMPROVEMENT AREA #1A LEGAL DESCRIPTION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>A METES AND BOUNDS DESCRIPTION OF A 125.401 ACRES OF LAND</b></p> <p>BEING A 122.631 ACRE (3,341,796 SQUARE FEET) TRACT OF LAND SITUATED IN CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY:</p> <ul style="list-style-type: none"> <li>• A PORTION A CALLED 148.615 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO THE POINTS HOMES TEXAS, INC., IN DOCUMENT NO. 2023131729.</li> <li>• ALL OF A CALLED 4.343 ACRE TRACT, CALLED TRACT 3, AND A CALLED 11.300 ACRE TRACT, CALLED TRACT 4, BOTH DESCRIBED IN AN INSTRUMENT TO RLS (LAGOS) LLC, IN DOCUMENT NO. 2024097589.</li> <li>• ALL OF LAGOS AUSTIN SECTION 2, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202400005.</li> <li>• ALL OF LAGOS AUSTIN SECTION 2, PHASE 2, A PLAT RECORDED IN DOCUMENT NO. 202400115.</li> </ul> <p>AND SAID 122.631 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY 973, A CALLED 130' WIDE RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF LAGOS AUSTIN SECTION 1, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 2022000397, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND THE SOUTHWEST CORNER OF SAID 148.615 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;</p> <p>THENCE, ALONG THE COMMON LINES OF SAID F.M. HIGHWAY 973, SAID 148.615 ACRE TRACT, SAID 4.343 ACRE TRACT, SAID LAGOS AUSTIN SECTION 2, PHASE 1, AND SAID 11.300 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:</p> <ol style="list-style-type: none"> <li>1. NORTH 09°07'59" EAST, 620.41 FEET TO A POINT FOR CORNER;</li> <li>2. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5879.58 FEET, A CHORD OF NORTH 12°04'59" EAST, 584.59 FEET, A CENTRAL ANGLE OF 85°54'00", AND AN ARC LENGTH OF 584.55 FEET TO A POINT FOR CORNER;</li> <li>3. NORTH 15°01'59" EAST, 271.16 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE REMAINING PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN AN INSTRUMENT TO 706 INVESTMENT PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 2005114143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND THE NORTHWEST CORNER OF SAID 11.300 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT; <p>THENCE, ALONG AND WITH THE COMMON LINES OF SAID 148.615 ACRE TRACT, THE REMAINING PORTION OF A CALLED 214.367 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP IN DOCUMENT NO. 2022137326, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 11.300 ACRE TRACT, SAID LAGOS AUSTIN SECTION 2, PHASE 1, AND SAID LAGOS AUSTIN SECTION 2, PHASE 2, THE FOLLOWING TWENTY-SEVEN (27) COURSES:</p> <ol style="list-style-type: none"> <li>1. SOUTH 80°52'47" EAST, 183.88 FEET TO A POINT FOR CORNER;</li> <li>2. NORTH 28°40'12" EAST, 132.87 FEET TO A POINT FOR CORNER;</li> <li>3. NORTH 90°00'00" EAST, 251.38 FEET TO A POINT FOR CORNER;</li> <li>4. NORTH 41°34'11" EAST, 201.49 FEET TO A POINT FOR CORNER;</li> <li>5. NORTH 73°29'35" EAST, 207.75 FEET TO A POINT FOR CORNER;</li> <li>6. SOUTH 88°54'32" EAST, 339.84 FEET TO A POINT FOR THE</li> </ol> </li></ol> | <p>COMMON CORNER OF SAID 706 INVESTMENT PARTNERSHIP LTD. TRACT AND SAID 214.367 ACRE TRACT;</p> <ol style="list-style-type: none"> <li>7. SOUTH 56°19'28" EAST, 146.50 FEET TO A POINT FOR CORNER;</li> <li>8. SOUTH 67°10'47" EAST, 186.38 FEET TO A POINT FOR CORNER;</li> <li>9. SOUTH 23°08'39" WEST, 315.00 FEET TO A POINT FOR CORNER;</li> <li>10. SOUTH 67°10'47" EAST, 67.15 FEET TO A POINT FOR CORNER;</li> <li>11. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1095.00 FEET, A CHORD OF SOUTH 75°12'00" EAST, 297.19 FEET, A CENTRAL ANGLE OF 16°32'20", AND AN ARC LENGTH OF 298.18 FEET TO A POINT;</li> <li>12. SOUTH 83°12'13" EAST, 382.41 FEET TO A POINT FOR CORNER;</li> <li>13. IN A NORTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1105.00 FEET, A CHORD NORTH 24°03'29" EAST, 470.31 FEET, A CENTRAL ANGLE OF 24°34'27", AND AN ARC LENGTH OF 473.94 FEET TO A POINT;</li> <li>14. NORTH 36°20'42" EAST, 385.33 FEET TO A POINT FOR CORNER;</li> <li>15. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 945.00 FEET, A CHORD OF NORTH 32°55'33" EAST, 112.73 FEET, A CENTRAL ANGLE OF 06°50'19", AND AN ARC LENGTH OF 112.79 FEET TO A POINT FOR CORNER;</li> <li>16. SOUTH 65°51'43" EAST, 110.43 FEET TO A POINT FOR THE COMMON CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 1 AND SAID LAGOS AUSTIN SECTION 2, PHASE 2;</li> <li>17. SOUTH 83°08'23" EAST, 9.56 FEET TO A POINT FOR CORNER;</li> <li>18. SOUTH 81°13'09" EAST, 242.80 FEET TO A POINT FOR CORNER;</li> <li>19. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, A CHORD OF SOUTH 70°48'25" EAST, 154.90 FEET, A CENTRAL ANGLE OF 19°10'34", AND AN ARC LENGTH OF 168.63 FEET TO A POINT FOR CORNER;</li> <li>20. SOUTH 80°22'42" EAST, 57.87 FEET TO A POINT FOR CORNER;</li> <li>21. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CHORD OF SOUTH 84°35'41" EAST, 43.94 FEET, A CENTRAL ANGLE OF 08°23'57", AND AN ARC LENGTH OF 43.98 FEET TO A POINT FOR CORNER;</li> <li>22. SOUTH 86°47'39" EAST, 91.42 FEET TO A POINT FOR CORNER;</li> <li>23. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CHORD OF SOUTH 85°09'59" EAST, 65.70 FEET, A CENTRAL ANGLE OF 11°15'19", AND AN ARC LENGTH OF 65.81 FEET TO A POINT FOR CORNER;</li> <li>24. SOUTH 75°04'59" EAST, 26.09 FEET TO A POINT FOR CORNER;</li> <li>25. IN A EASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CHORD SOUTH 65°59'26" EAST, 82.84 FEET, A CENTRAL ANGLE OF 14°12'18", AND AN ARC LENGTH OF 83.06 FEET TO A POINT FOR CORNER;</li> <li>26. NORTH 71°15'51" EAST, 86.90 FEET TO A POINT FOR CORNER;</li> <li>27. SOUTH 63°02'09" EAST, 35.00 FEET TO A POINT IN THE COMMON LINE OF SAID 214.367 ACRE TRACT AND SAID 706 INVESTMENT PARTNERSHIP LTD. FOR THE NORTHEAST CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND OF THE HEREIN DESCRIBED TRACT; <p>THENCE, ALONG THE COMMON LINE OF SAID 706 INVESTMENT PARTNERSHIP LTD AND SAID LAGOS AUSTIN SECTION 2, PHASE 2, THE FOLLOWING THREE (3) COURSES AND DISTANCES:</p> <ol style="list-style-type: none"> <li>1. SOUTH 28°57'51" WEST, 1825.80 FEET TO A POINT FOR CORNER;</li> <li>2. SOUTH 66°59'49" EAST, 40.09 FEET TO A POINT FOR CORNER;</li> <li>3. SOUTH 28°57'51" WEST, 18.41 FEET TO A POINT IN THE NORTHEAST LINE OF SAID 148.615 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND OF THE HEREIN DESCRIBED TRACT;</li> </ol> </li></ol> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**JOHN G. MOSIER**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
GREG.MOSIER@KIMLEY-HORN.COM

1-14-2026

**EXHIBIT OF A**  
**125.401 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

Kimley»Horn

19101 Reunion Place, Suite 400, San Antonio, Texas 78216 | FIRM # 10198073 | Tel. No. (210) 541-4955 | www.kimley-horn.com

|      |          |            |         |             |           |
|------|----------|------------|---------|-------------|-----------|
| Book | Drawn By | Checked By | Date    | Project No. | Sheet No. |
| 50A  | CRC      | JGM        | 1/12/26 | 260244854   | 1 OF 5    |

THENCE, NORTH 87°10'44" WEST, 693.33 FEET, ALONG THE COMMON LINE OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND SAID 146.615 ACRE TRACT TO A POINT, FOR THE SOUTHWEST CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND SOUTHEAST CORNER OF SAID LAGOS SECTION 2, PHASE 1 AND A CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, NORTH 87°10'40" WEST, 10.00 FEET ALONG THE COMMON LINE OF SAID LAGOS AUSTIN SECTION 2, PHASE 1 AND SAID 146.615 ACRE TRACT TO A POINT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, ACROSS SAID 146.615 ACRE TRACT, THE FOLLOWING THIRTY-TWO (32) COURSES AND DISTANCES:

1. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A CHORD SOUTH 29°41'38" WEST, 88.86 FEET, A CENTRAL ANGLE OF 09°48'09", AND AN ARC LENGTH OF 88.97 FEET TO A POINT FOR CORNER;
2. IN A SOUTHERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 10°18'56" EAST, 20.79 FEET, A CENTRAL ANGLE OF 87°45'14", AND AN ARC LENGTH OF 22.96 FEET TO A POINT FOR CORNER;
3. SOUTH 35°50'27" WEST, 10.00 FEET TO A POINT FOR CORNER;
4. SOUTH 42°18'25" WEST, 70.03 FEET TO A POINT FOR CORNER;
5. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 79°55'52" WEST, 18.57 FEET, A CENTRAL ANGLE OF 78°29'35", AND AN ARC LENGTH OF 20.03 FEET TO A POINT FOR CORNER;
6. SOUTH 41°41'55" WEST, 9.78 FEET TO A POINT FOR CORNER;
7. IN A SOUTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CHORD OF SOUTH 56°15'47" WEST, 282.06 FEET, A CENTRAL ANGLE OF 29°11'24", AND AN ARC LENGTH OF 254.92 FEET TO A POINT FOR CORNER;
8. SOUTH 24°11'23" EAST, 134.91 FEET TO A POINT FOR CORNER;
9. NORTH 68°23'39" EAST, 10.59 FEET TO A POINT FOR CORNER;
10. SOUTH 23°38'21" EAST, 50.00 FEET TO A POINT FOR CORNER;
11. IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD SOUTH 21°53'22" WEST, 35.05 FEET, A CENTRAL ANGLE OF 89°00'34", AND AN ARC LENGTH OF 38.84 FEET TO A POINT FOR CORNER;
12. SOUTH 22°36'56" EAST, 100.44 FEET TO A POINT FOR CORNER;
13. SOUTH 67°23'05" WEST, 50.00 FEET TO A POINT FOR CORNER;
14. SOUTH 70°36'00" WEST, 74.12 FEET TO A POINT FOR CORNER;
15. SOUTH 72°29'12" WEST, 45.57 FEET TO A POINT FOR CORNER;
16. SOUTH 72°45'18" WEST, 72.34 FEET TO A POINT FOR CORNER;
17. NORTH 64°45'42" WEST, 49.73 FEET TO A POINT FOR CORNER;
18. SOUTH 05°14'18" WEST, 125.05 FEET TO A POINT FOR CORNER;
19. SOUTH 14°40'03" WEST, 63.83 FEET TO A POINT FOR CORNER;
20. NORTH 78°11'50" WEST, 119.80 FEET TO A POINT FOR CORNER;
21. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.50 FEET, A CHORD SOUTH 23°38'15" WEST, 51.46 FEET, A CENTRAL ANGLE OF 09°02'34", AND AN ARC LENGTH OF 51.53 FEET TO A POINT FOR CORNER;
22. SOUTH 28°06'33" WEST, 7.41 FEET TO A POINT FOR CORNER;
23. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CHORD OF SOUTH 10°19'27" EAST, 35.32 FEET, A CENTRAL ANGLE OF 78°11'50", AND AN ARC LENGTH OF 38.21 FEET TO A POINT FOR CORNER;
24. IN A SOUTHERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CHORD SOUTH 10°58'19" EAST, 75.68 FEET, A CENTRAL ANGLE OF 78°11'55", AND AN ARC LENGTH OF 81.89 FEET TO A POINT FOR CORNER;
25. SOUTH 28°06'33" WEST, 179.85 FEET TO A POINT FOR CORNER;
26. NORTH 61°53'27" WEST, 120.08 FEET TO A POINT FOR CORNER;
27. NORTH 28°06'33" EAST, 217.17 FEET TO A POINT FOR CORNER;
28. NORTH 61°53'27" WEST, 145.65 FEET TO A POINT FOR CORNER;
29. SOUTH 38°08'45" WEST, 57.13 FEET TO A POINT FOR CORNER;
30. SOUTH 43°18'58" WEST, 13.34 FEET TO A POINT FOR CORNER;
31. SOUTH 46°01'43" EAST, 48.29 FEET TO A POINT FOR CORNER;
32. SOUTH 44°58'17" WEST, 44.78 FEET TO A POINT FOR CORNER;

THENCE, NORTH 45°01'43" WEST, 215.00 FEET ACROSS SAID 146.615 ACRE TRACT AND ALONG THE COMMON LINE OF SAID 146.615 ACRE TRACT AND SAID LAGOS AUSTIN SECTION 1, PHASE 1 TO A POINT FOR CORNER.

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID 146.615 ACRE TRACT AND SAID LAGOS AUSTIN SECTION 1, PHASE 1, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

1. SOUTH 44°51'44" WEST, 19.16 FEET TO A POINT FOR CORNER;
2. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD SOUTH 89°58'58" WEST, 35.37 FEET, A CENTRAL ANGLE OF 90°02'38", AND AN ARC LENGTH OF 39.29 FEET TO A POINT FOR CORNER;
3. NORTH 45°01'43" WEST, 110.89 FEET TO A POINT FOR CORNER;
4. NORTH 44°57'05" EAST, 123.02 FEET TO A POINT FOR CORNER;
5. NORTH 20°51'20" EAST, 98.77 FEET TO A POINT FOR CORNER;
6. NORTH 73°08'34" WEST, 249.18 FEET TO A POINT FOR CORNER;
7. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CHORD OF NORTH 89°56'25" WEST, 144.77 FEET, A CENTRAL ANGLE OF 33°39'42", AND AN ARC LENGTH OF 146.88 FEET TO A POINT FOR CORNER;
8. SOUTH 73°08'41" WEST, 225.98 FEET TO A POINT FOR CORNER;
9. NORTH 17°12'10" WEST, 177.66 FEET TO A POINT FOR CORNER;
10. SOUTH 73°07'47" WEST, 120.51 FEET TO A POINT FOR CORNER;
11. IN A NORTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 81°02'28" WEST, 35.80 FEET, A CENTRAL ANGLE OF 91°39'29", AND AN ARC LENGTH OF 39.96 FEET TO A POINT FOR CORNER;
12. NORTH 15°12'44" WEST, 68.59 FEET TO A POINT FOR CORNER;
13. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 26°01'33" EAST, 34.25 FEET, A CENTRAL ANGLE OF 86°28'33", AND AN ARC LENGTH OF 37.73 FEET TO A POINT FOR CORNER;
14. NORTH 71°19'49" EAST, 10.00 FEET TO A POINT FOR CORNER;
15. NORTH 18°44'11" WEST, 70.00 FEET TO A POINT FOR CORNER;
16. SOUTH 71°19'49" WEST, 122.73 FEET TO A POINT FOR CORNER;
17. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CHORD OF SOUTH 80°05'51" WEST, 125.73 FEET, A CENTRAL ANGLE OF 27°40'03", AND AN ARC LENGTH OF 127.67 FEET TO A POINT FOR CORNER;
18. NORTH 81°04'08" WEST, 98.91 FEET TO A POINT FOR CORNER;
19. IN A NORTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 30°58'05" WEST, 35.42 FEET, A CENTRAL ANGLE OF 90°12'05", AND AN ARC LENGTH OF 39.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 122.631 ACRES OF LAND IN TRAVIS COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.96, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

TOGETHER WITH

A 2.770 ACRE (120,840 SQUARE FEET) TRACT OF LAND SITUATED IN THE JAMES H. MANOR SURVEY NO. 37, ABSTRACT NO. 520 TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 17, BLOCK J OF LAGOS AUSTIN SECTION 1, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202200297, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

FOR A GRAND TOTAL OF 125.401 ACRES OF LAND IN TRAVIS COUNTY, TEXAS.

**EXHIBIT OF A**  
**125.401 ACRE TRACT**  
 CALVIN BARKER SURVEY NO. 38,  
 ABSTRACT NO. 58, THE JAMES H.  
 MANNING SURVEY NO. 37, ABSTRACT  
 NO. 520 TRAVIS COUNTY, TEXAS

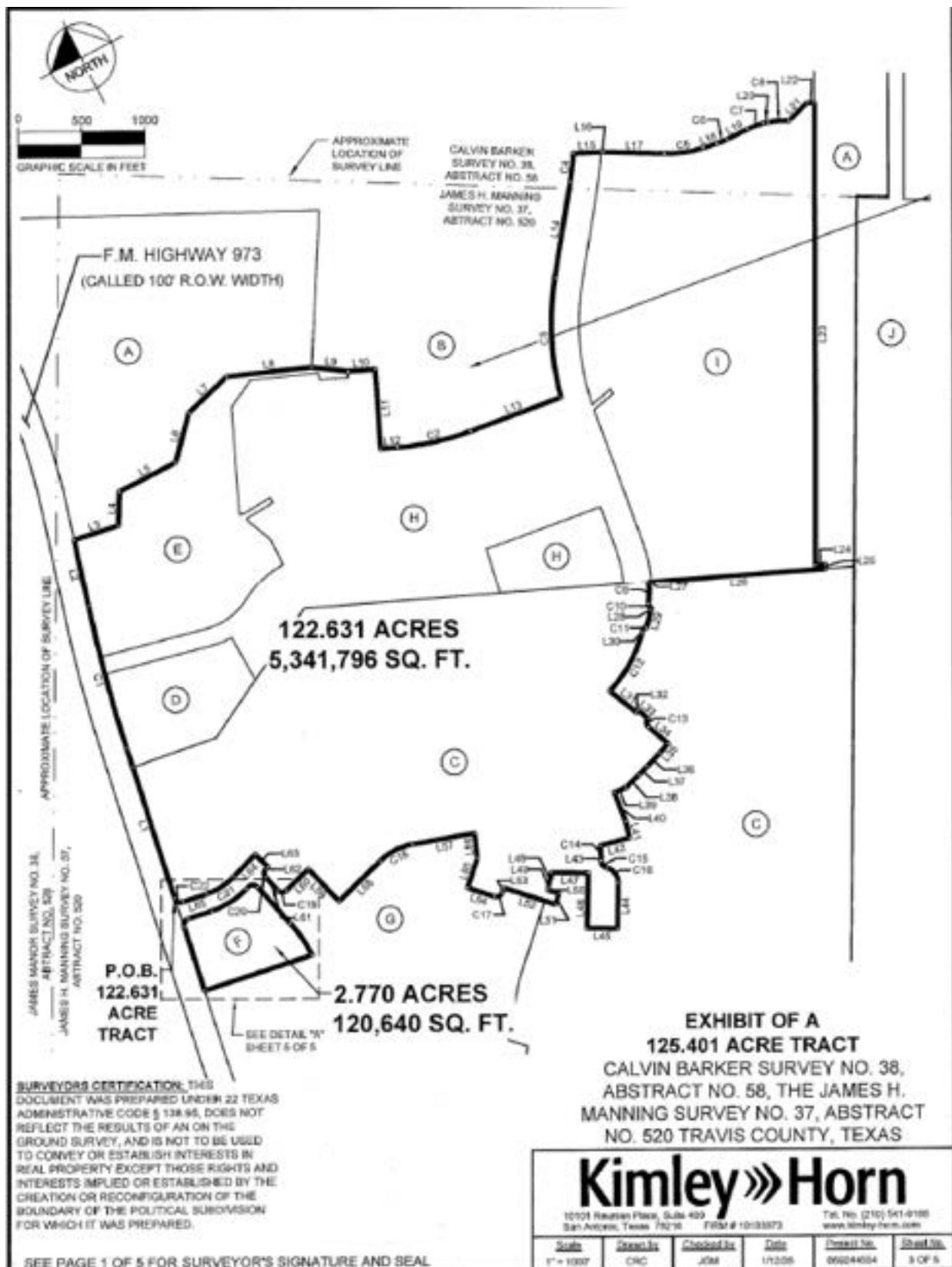
**Kimley»Horn**

10101 Houston Place, Suite 400 San Antonio, Texas 78216 P: 210.541.8168 F: 210.541.8169 www.kimley-horn.com

| Book | Drawn By | Checked By | Date    | Project No. | Sheet No. |
|------|----------|------------|---------|-------------|-----------|
| AKL  | CRC      | JCM        | 1/12/08 | 080244354   | 2 OF 5    |

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL







(A) REMAINING PORTION OF  
THOSE CERTAIN TRACTS IN DEED TO  
706 INVESTMENT PARTNERSHIP LTD  
(DOC. NO. 2005114143 OPRTC)  
(CALLED 675.6978 ACRES IN BOUNDARY SURVEY  
BY CAPITAL SURVEYING CO. INC. - DATED 09/2005)

(B) REMAINING PORTION OF  
A CALLED 214.367 ACRE TRACT  
GG LAGOS LIMITED PARTNERSHIP  
(DOC. NO. 2022137375 OPRTC)

(C) REMAINING PORTION OF  
A CALLED 146.615 ACRE TRACT  
TRI POINTE HOMES TEXAS, INC.  
(DOC. NO. 2023131729 OPRTC)

(D) A CALLED 4.343 ACRE TRACT  
CALLED TRACT 3  
RLS (LAGOS) LLC  
(DOC. NO. 2024097589 OPRTC)

(E) A CALLED 11.300 ACRE TRACT  
CALLED TRACT 4  
RLS (LAGOS) LLC  
(DOC. NO. 2024097589 OPRTC)

(F) LOT 17, BLOCK J  
LAGOS AUSTIN SECTION 1, PHASE 1  
(DOC. NO. 202200297 OPRTC)

(G) LAGOS AUSTIN SECTION 1, PHASE 1  
(DOC. NO. 202200297 OPRTC)

(H) LAGOS AUSTIN SECTION 2, PHASE 1  
(DOC. NO. 202400095 OPRTC)

(I) LAGOS AUSTIN SECTION 2, PHASE 2  
(DOC. NO. 202400115 OPRTC)

(J) CALLED 204.329 ACRE TRACT  
LC MANOR LLC  
(DOC. NO. 2022152930 OPRTC)

CURVE TABLE

| NO. | DELTA     | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
|-----|-----------|----------|---------|---------------|---------|
| C1  | 5°54'00"  | 5679.58' | 584.85' | N12°04'59"E   | 584.59' |
| C2  | 16°02'26" | 1065.00' | 298.16' | S75°12'00"E   | 297.19' |
| C3  | 24°34'27" | 1105.00' | 473.94' | N24°03'29"E   | 470.31' |
| C4  | 6°50'19"  | 945.00'  | 112.79' | N32°55'33"E   | 112.73' |
| C5  | 19°10'34" | 465.00'  | 155.63' | S70°48'25"E   | 154.90' |
| C6  | 8°23'57"  | 300.00'  | 43.98'  | S84°35'41"E   | 43.94'  |
| C7  | 11°15'19" | 335.00'  | 65.61'  | S83°09'59"E   | 65.70'  |
| C8  | 14°12'18" | 335.00'  | 83.06'  | S66°59'26"E   | 82.84'  |
| C9  | 9°48'09"  | 520.00'  | 88.97'  | S28°41'38"W   | 88.86'  |
| C10 | 87°45'14" | 15.00'   | 22.98'  | S10°16'56"E   | 20.79'  |
| C11 | 76°29'35" | 15.00'   | 20.03'  | S79°55'52"W   | 18.57'  |
| C12 | 29°11'24" | 520.00'  | 264.92' | S56°16'47"W   | 262.06' |
| C13 | 89°00'34" | 25.00'   | 38.84'  | S21°53'22"W   | 35.05'  |
| C14 | 9°02'34"  | 326.60'  | 51.53'  | S23°35'16"W   | 51.48'  |
| C15 | 78°11'50" | 28.00'   | 38.21'  | S10°59'21"E   | 35.32'  |
| C16 | 78°11'55" | 60.00'   | 81.89'  | S10°59'19"E   | 75.68'  |
| C17 | 90°02'38" | 25.00'   | 39.29'  | S89°56'58"W   | 35.37'  |
| C18 | 33°39'42" | 250.00'  | 146.88' | N89°56'25"W   | 144.77' |
| C19 | 91°39'29" | 25.00'   | 39.99'  | N61°02'28"W   | 35.86'  |
| C20 | 86°28'33" | 25.00'   | 37.73'  | N28°01'33"E   | 34.25'  |
| C21 | 27°40'03" | 265.00'  | 127.97' | S85°05'51"W   | 126.73' |
| C22 | 90°12'06" | 25.00'   | 39.38'  | N35°58'05"W   | 35.42'  |
| C23 | 89°47'54" | 25.00'   | 39.18'  | N54°01'55"E   | 35.29'  |
| C24 | 27°40'03" | 335.00'  | 161.77' | N85°05'51"E   | 160.20' |
| C25 | 93°31'27" | 25.00'   | 40.81'  | S61°58'27"E   | 36.43'  |
| C26 | 15°13'49" | 575.00'  | 152.85' | S07°35'49"E   | 152.40' |

**SURVEYOR'S CERTIFICATION:** THIS DOCUMENT  
WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE  
CODE § 191.95, DOES NOT REFLECT THE RESULTS  
OF AN ON THE GROUND SURVEY, AND IS NOT TO  
BE USED TO CONVEY OR ESTABLISH INTERESTS IN  
REAL PROPERTY EXCEPT THOSE RIGHTS AND  
INTERESTS IMPLIED OR ESTABLISHED BY THE  
CREATION OR RECONFIGURATION OF THE  
BOUNDARY OF THE POLITICAL SUBDIVISION FOR  
WHICH IT WAS PREPARED.

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

**EXHIBIT OF A**  
**125.401 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

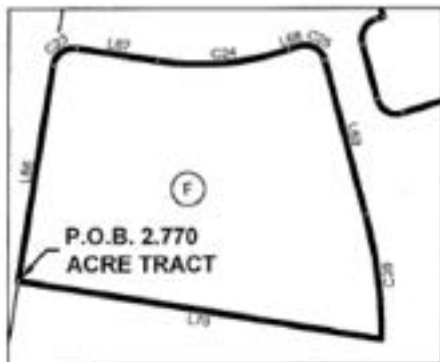
**Kimley»Horn**

16101 Reunion Place, Suite 400  
San Antonio, Texas 78216 TMM # 10193973

Tel. No. (210) 541-9108  
www.kimleyhorn.com

|       |          |            |          |             |           |
|-------|----------|------------|----------|-------------|-----------|
| Scale | Drawn by | Checked by | Date     | Project No. | Sheet No. |
| NA    | CRC      | JOM        | 1/1/2026 | 08204554    | 4 OF 5    |

| LINE TABLE |             |         | LINE TABLE |             |          | LINE TABLE |             |         | LINE TABLE |             |         |
|------------|-------------|---------|------------|-------------|----------|------------|-------------|---------|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH   | NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH  |
| L1         | N09°07'59"E | 620.41' | L21        | N71°57'51"E | 98.90'   | L41        | S14°40'03"W | 63.83'  | L61        | N15°12'44"W | 68.59'  |
| L2         | N15°01'59"E | 271.16' | L22        | S63°02'06"E | 30.00'   | L42        | N78°11'59"W | 119.80' | L62        | N71°15'49"E | 10.00'  |
| L3         | S80°52'43"E | 183.88' | L23        | S26°57'51"W | 1825.80' | L43        | S28°06'33"W | 7.41'   | L63        | N18°44'11"W | 70.00'  |
| L4         | N28°40'13"E | 132.87' | L24        | S86°59'49"E | 40.09'   | L44        | S28°06'33"W | 179.85' | L64        | S71°15'49"W | 122.73' |
| L5         | N90°00'00"E | 251.38' | L25        | S26°57'51"W | 16.41'   | L45        | N61°53'27"W | 120.00' | L65        | N81°04'08"W | 98.91'  |
| L6         | N41°34'11"E | 201.49' | L26        | N67°10'44"W | 693.33'  | L46        | N28°06'33"E | 217.17' | L66        | N00°07'59"E | 264.72' |
| L7         | N73°29'35"E | 207.75' | L27        | N67°10'48"W | 10.00'   | L47        | N61°53'27"W | 145.65' | L67        | S81°04'08"E | 99.33'  |
| L8         | S68°54'32"E | 339.84' | L28        | S35°50'27"W | 10.00'   | L48        | S38°08'45"W | 57.13'  | L68        | N71°15'49"E | 12.54'  |
| L9         | S56°19'28"E | 146.50' | L29        | S42°16'25"W | 70.63'   | L49        | S43°18'55"W | 13.34'  | L69        | S15°12'44"E | 194.28' |
| L10        | S67°10'47"E | 108.38' | L30        | S41°41'05"W | 9.78'    | L50        | S45°01'43"E | 48.29'  | L70        | N80°52'21"W | 449.17' |
| L11        | S23°06'39"W | 315.00' | L31        | S24°11'23"E | 134.91'  | L51        | S44°58'17"W | 44.78'  |            |             |         |
| L12        | S67°10'47"E | 67.10'  | L32        | N66°23'39"E | 10.59'   | L52        | N45°01'43"W | 215.00' |            |             |         |
| L13        | S83°13'13"E | 382.41' | L33        | S23°36'21"E | 50.00'   | L53        | S44°51'44"W | 19.10'  |            |             |         |
| L14        | N38°20'42"E | 385.33' | L34        | S22°36'55"E | 100.44'  | L54        | N45°01'43"W | 110.89' |            |             |         |
| L15        | S65°51'43"E | 110.43' | L35        | S67°23'05"W | 50.00'   | L55        | N44°57'05"E | 123.02' |            |             |         |
| L16        | S63°08'23"E | 9.56'   | L36        | S70°36'00"W | 74.12'   | L56        | N20°51'26"E | 99.77'  |            |             |         |
| L17        | S61°13'09"E | 242.80' | L37        | S72°29'12"W | 45.57'   | L57        | N73°08'34"W | 249.18' |            |             |         |
| L18        | S60°23'42"E | 57.97'  | L38        | S72°45'18"W | 72.34'   | L58        | S73°00'41"W | 225.98' |            |             |         |
| L19        | S68°47'39"E | 91.42'  | L39        | N84°45'42"W | 49.73'   | L59        | N17°12'10"W | 177.66' |            |             |         |
| L20        | S75°04'59"E | 20.09'  | L40        | S05°14'18"W | 125.00'  | L60        | S73°07'47"W | 120.51' |            |             |         |



**SURVEYORS CERTIFICATION:** THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

**EXHIBIT OF A  
125.401 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 PHONE 210.541.8165  
FAX 210.541.8166  
www.kimley-horn.com

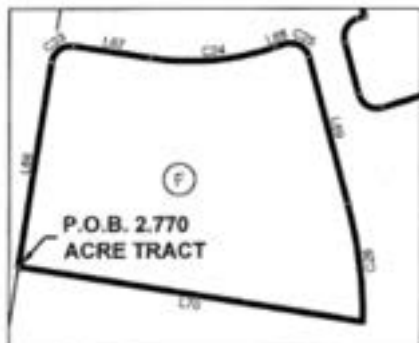
|       |          |            |         |             |           |
|-------|----------|------------|---------|-------------|-----------|
| Scale | Drawn by | Checked by | Date    | Project No. | Sheet No. |
| NA    | CRC      | JOM        | 1/12/25 | 069344054   | 5 OF 5    |

***Save and except:***

Lot 17, Block J of LAGOS AUSTIN PHASE 1, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 202200297 of the Official Public Records of Travis County, Texas.

## EXHIBIT A-3 – IMPROVEMENT AREA #1B PROPERTY DESCRIPTION

| LINE TABLE |             |         | LINE TABLE |             |          | LINE TABLE |             |         | LINE TABLE |             |         |
|------------|-------------|---------|------------|-------------|----------|------------|-------------|---------|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH   | NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH  |
| L1         | N09°07'59"E | 820.41' | L21        | N71°57'51"E | 98.90'   | L41        | S14°40'03"W | 63.83'  | L61        | N15°12'44"W | 68.59'  |
| L2         | N15°01'59"E | 271.16' | L22        | S63°02'09"E | 30.00'   | L42        | N78°11'59"W | 119.80' | L62        | N71°15'49"E | 10.00'  |
| L3         | S80°52'43"E | 183.88' | L23        | S26°57'51"W | 1825.80' | L43        | S28°06'33"W | 7.41'   | L63        | N18°44'11"W | 70.00'  |
| L4         | N28°40'13"E | 132.87' | L24        | S68°59'49"E | 40.09'   | L44        | S28°06'33"W | 179.85' | L64        | S71°15'49"W | 122.73' |
| L5         | N90°00'00"E | 251.38' | L25        | S26°57'51"W | 16.41'   | L45        | N61°53'27"W | 120.00' | L65        | N81°04'08"W | 98.91'  |
| L6         | N41°34'11"E | 201.48' | L26        | N67°10'44"W | 693.33'  | L46        | N28°06'33"E | 217.17' | L66        | N09°07'59"E | 264.72' |
| L7         | N73°29'35"E | 207.78' | L27        | N67°10'48"W | 10.00'   | L47        | N61°53'27"W | 145.65' | L67        | S81°04'08"E | 99.33'  |
| L8         | S68°54'32"E | 339.84' | L28        | S35°50'27"W | 10.00'   | L48        | S38°08'45"W | 57.13'  | L68        | N71°15'49"E | 12.54'  |
| L9         | S56°19'28"E | 146.50' | L29        | S42°18'25"W | 70.63'   | L49        | S43°18'55"W | 13.34'  | L69        | S15°12'44"E | 194.28' |
| L10        | S67°10'47"E | 108.38' | L30        | S41°41'05"W | 9.78'    | L50        | S45°01'43"E | 46.29'  | L70        | N80°52'21"W | 449.17' |
| L11        | S23°08'39"W | 315.00' | L31        | S24°11'23"E | 134.91'  | L51        | S44°58'17"W | 44.78'  |            |             |         |
| L12        | S67°10'47"E | 67.10'  | L32        | N68°23'39"E | 10.59'   | L52        | N45°01'43"W | 215.00' |            |             |         |
| L13        | S83°13'13"E | 382.41' | L33        | S23°36'21"E | 50.00'   | L53        | S44°51'44"W | 19.10'  |            |             |         |
| L14        | N36°20'42"E | 385.33' | L34        | S22°36'55"E | 100.44'  | L54        | N45°01'43"W | 110.89' |            |             |         |
| L15        | S65°51'43"E | 110.43' | L35        | S67°23'05"W | 50.00'   | L55        | N44°57'05"E | 123.02' |            |             |         |
| L16        | S63°08'23"E | 9.56'   | L36        | S70°36'00"W | 74.12'   | L56        | N20°51'26"E | 99.77'  |            |             |         |
| L17        | S61°13'09"E | 242.80' | L37        | S72°29'12"W | 45.57'   | L57        | N73°06'34"W | 249.18' |            |             |         |
| L18        | S80°23'42"E | 57.97'  | L38        | S72°45'18"W | 72.34'   | L58        | S73°00'41"W | 225.98' |            |             |         |
| L19        | S68°47'39"E | 91.42'  | L39        | N84°45'42"W | 49.73'   | L59        | N17°12'10"W | 177.66' |            |             |         |
| L20        | S75°04'59"E | 20.09'  | L40        | S05°14'18"W | 125.00'  | L60        | S73°07'47"W | 120.51' |            |             |         |



**SURVEYOR'S CERTIFICATION:** THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 136.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

**EXHIBIT OF A**  
**125.401 ACRE TRACT**  
 CALVIN BARKER SURVEY NO. 38,  
 ABSTRACT NO. 58, THE JAMES H.  
 MANNING SURVEY NO. 37, ABSTRACT  
 NO. 520 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

11101 Riverfront Place, Suite 400  
 San Antonio, Texas 78215  
 TEL: (210) 543-8100  
 FAX: (210) 543-8101  
 www.kimley-horn.com

| Drawn By | Checked By | Date | Project No. | Sheet No. |
|----------|------------|------|-------------|-----------|
| NA       | CRK        | JGM  | 1/1308      | 000044504 |

5 OF 5



**LEGAL DESCRIPTION OF LAGOS RESERVE PID IMPROVEMENT AREA #1B**

Lot 17, Block J of LAGOS AUSTIN PHASE 1, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document Number 202200297 of the Official Public Records of Travis County, Texas.

**EXHIBIT B-1 – DISTRICT BOUNDARY MAP**

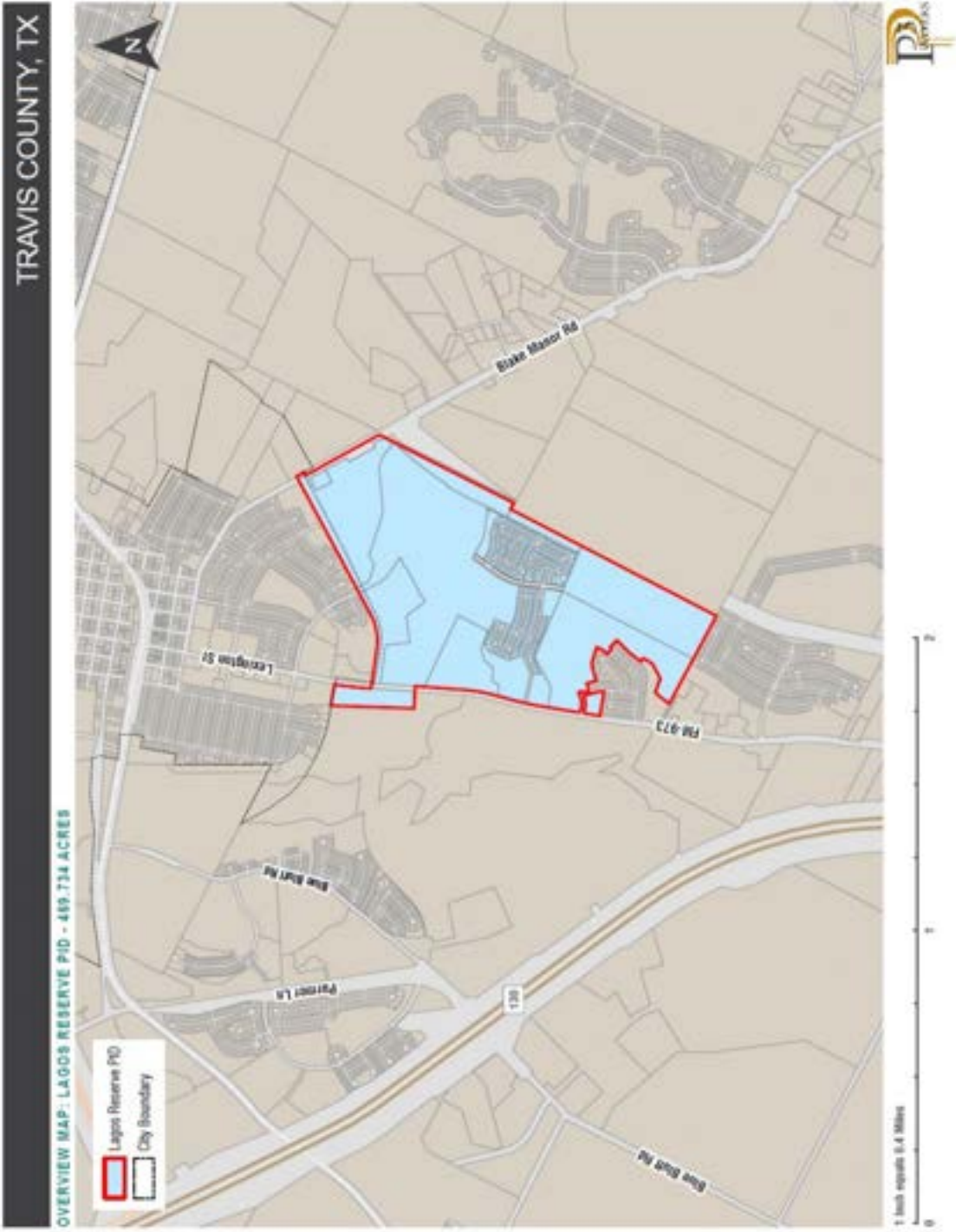
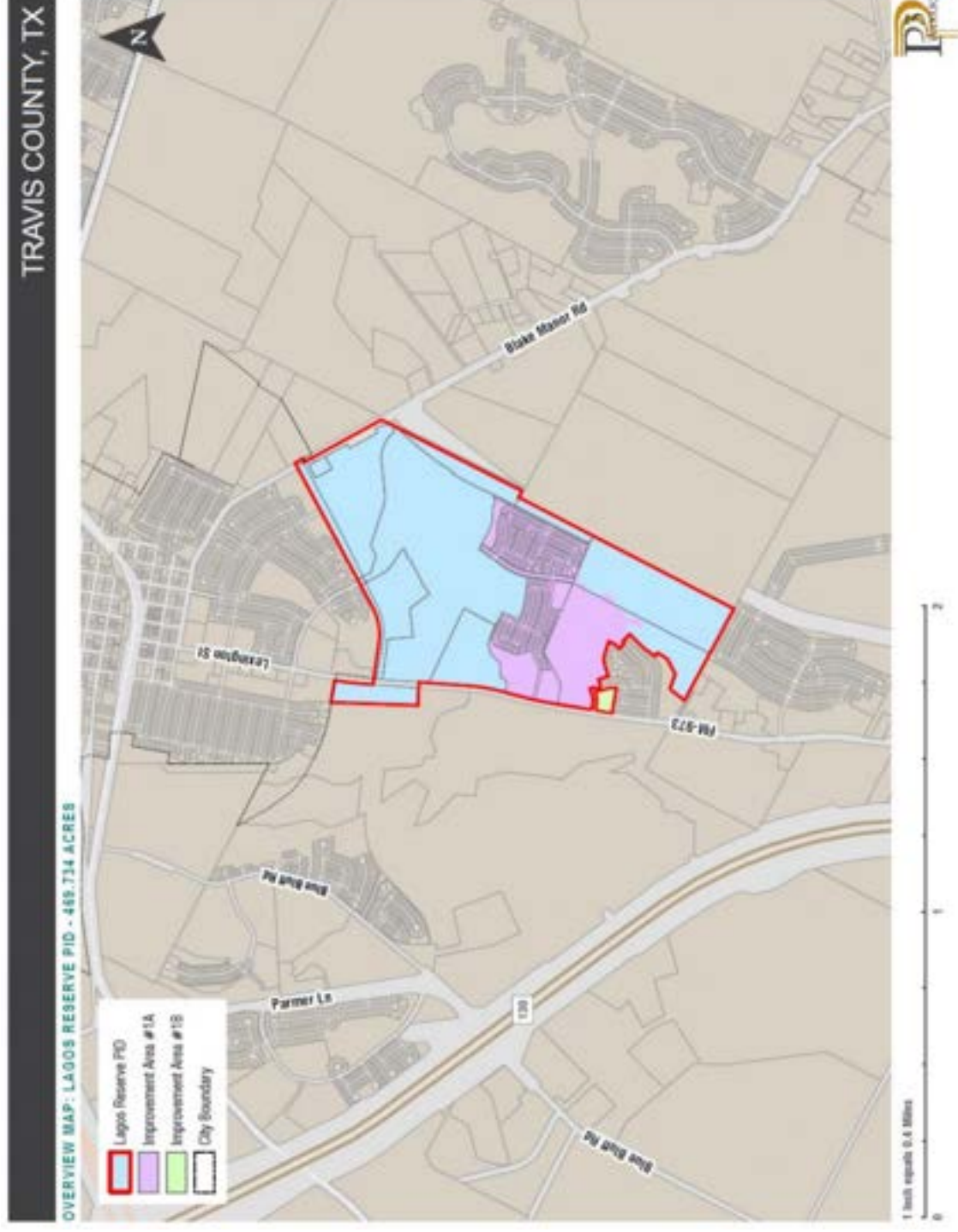


EXHIBIT B-2 – IMPROVEMENT AREAS #1A & #1B BOUNDARY MAP



## EXHIBIT C-1 – AUTHORIZED IMPROVEMENTS

|                                              | Total Costs <sup>[a]</sup> |            | Improvement Area #1A |      | Improvement Area #1B |       | Remainder Area |         | Non-Assessed Property |      |            |
|----------------------------------------------|----------------------------|------------|----------------------|------|----------------------|-------|----------------|---------|-----------------------|------|------------|
|                                              |                            |            | %                    | Cost | %                    | Cost  | %              | Cost    | %                     | Cost |            |
| Major Improvements <sup>[b]</sup>            |                            |            |                      |      |                      |       |                |         |                       |      |            |
| Offsite WWTP - 2nd Expansion & Lift Station  | \$                         | 13,931,666 | 21.63%               | \$   | 3,012,959            | 1.39% | \$             | 193,613 | 69.45%                | \$   | 9,675,441  |
| Murchison Street Improvements <sup>[c]</sup> |                            | 3,507,405  | 21.63%               |      | 758,536              | 1.39% |                | 48,744  | 69.45%                |      | 2,435,867  |
| Contingency <sup>[d]</sup>                   |                            | 2,615,861  | 21.63%               |      | 565,724              | 1.39% |                | 36,353  | 69.45%                |      | 1,816,696  |
| Soft Costs <sup>[d]</sup>                    |                            | 2,615,861  | 21.63%               |      | 565,724              | 1.39% |                | 36,353  | 69.45%                |      | 1,816,696  |
|                                              | \$                         | 22,670,792 |                      | \$   | 4,902,943            |       | \$             | 315,064 |                       | \$   | 15,744,700 |
| Improvement Area #1A Improvements            |                            |            |                      |      |                      |       |                |         |                       |      |            |
| Roadway                                      | \$                         | 6,705,592  | 100.00%              | \$   | 6,705,592            | 0.00% | \$             | -       | 0.00%                 | \$   | -          |
| Drainage                                     |                            | 5,691,937  | 100.00%              |      | 5,691,937            | 0.00% |                | -       | 0.00%                 |      | -          |
| Wastewater                                   |                            | 2,087,644  | 100.00%              |      | 2,087,644            | 0.00% |                | -       | 0.00%                 |      | -          |
| Contingency <sup>[d]</sup>                   |                            | 2,404,889  | 100.00%              |      | 2,404,889            | 0.00% |                | -       | 0.00%                 |      | -          |
| Soft Costs <sup>[d]</sup>                    |                            | 2,172,776  | 100.00%              |      | 2,172,776            | 0.00% |                | -       | 0.00%                 |      | -          |
|                                              | \$                         | 19,062,838 |                      | \$   | 19,062,838           |       | \$             | -       |                       | \$   | -          |
| Bond Issuance Costs <sup>[e]</sup>           |                            |            |                      |      |                      |       |                |         |                       |      |            |
| Debt Service Reserve Fund                    | \$                         | 1,159,729  |                      | \$   | 1,129,076            |       | \$             | 30,653  |                       | \$   | -          |
| Capitalized Interest                         |                            | -          |                      |      | -                    |       |                | -       |                       |      | -          |
| Underwriter Discount <sup>[f]</sup>          |                            | 486,483    |                      |      | 474,707              |       |                | 11,776  |                       |      | -          |
| Cost of Issuance                             |                            | 972,966    |                      |      | 949,414              |       |                | 23,552  |                       |      | -          |
|                                              | \$                         | 2,619,178  |                      | \$   | 2,553,197            |       | \$             | 65,980  |                       | \$   | -          |
| Other Costs <sup>[e]</sup>                   |                            |            |                      |      |                      |       |                |         |                       |      |            |
| Deposit to Administrative Fund               | \$                         | 51,475     |                      | \$   | 40,000               |       | \$             | 11,475  |                       | \$   | -          |
|                                              | \$                         | 51,475     |                      | \$   | 40,000               |       | \$             | 11,475  |                       | \$   | -          |
| Total                                        | \$                         | 44,404,282 |                      | \$   | 26,558,979           |       | \$             | 392,519 |                       | \$   | 15,744,700 |
|                                              |                            |            |                      |      |                      |       |                |         |                       | \$   | 1,708,084  |

### Footnotes:

[a] Per Engineer's Report dated May 27, 2026.

[b] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value as shown on Exhibit C-2.

[c] Includes roadway, drainage and wastewater improvements associated with the completion of Murchison Street.

[d] Contingency & Soft Costs are calculated as 15% of associated hard costs.

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

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



## EXHIBIT C-2 – APPORTIONMENT OF MAJOR IMPROVEMENTS

| Improvement Area      | Estimated Buildout Value | Major Improvements <sup>[a]</sup> |                         | Total Apportionment for Future Funding <sup>[b]</sup> |
|-----------------------|--------------------------|-----------------------------------|-------------------------|-------------------------------------------------------|
|                       |                          | %                                 | Costs                   |                                                       |
| Improvement Area #1A  | \$ 148,085,695.00        | 21.63%                            | \$ 4,902,943.36         |                                                       |
| Improvement Area #1B  | \$ 9,516,000.00          | 1.39%                             | \$ 315,063.58           |                                                       |
| Remainder Area        | \$ 475,543,921.00        | 69.45%                            | \$ 15,744,700.45        | \$ 15,744,700.45                                      |
| Non-Assessed Property | \$ 51,590,000.00         | 7.53%                             | \$ 1,708,084.28         | \$ -                                                  |
| <b>Total</b>          | <b>\$ 684,735,616.00</b> |                                   | <b>\$ 22,670,791.66</b> |                                                       |

**Footnotes:**

[a] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value between Improvement Area #1A, Improvement Area #1B, the Remainder Area and the Non-Assessed Property.

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

## EXHIBIT D – SERVICE PLAN – FIVE YEARS

| Improvement Area #1A                |                              |                        |                        |                        |                        |
|-------------------------------------|------------------------------|------------------------|------------------------|------------------------|------------------------|
| Annual Installment Due              | 1/31/2027                    | 1/31/2028              | 1/31/2029              | 1/31/2030              | 1/31/2031              |
| Principal                           | \$ 219,221.00                | \$ 231,011.00          | \$ 243,461.00          | \$ 256,611.00          | \$ 270,501.00          |
| Interest                            | 909,855.16                   | 897,249.96             | 883,966.82             | 869,967.82             | 855,212.68             |
| Capitalized Interest                | -                            | -                      | -                      | -                      | -                      |
| (1)                                 | \$ 1,129,076.16              | \$ 1,128,260.96        | \$ 1,127,427.82        | \$ 1,126,578.82        | \$ 1,125,713.68        |
| Additional Interest <sup>[a]</sup>  | \$ -                         | \$ -                   | \$ -                   | \$ -                   | \$ -                   |
| (2)                                 |                              |                        |                        |                        |                        |
| Annual Collection Costs             | \$ 40,800.00                 | \$ 41,616.00           | \$ 42,448.32           | \$ 43,297.29           | \$ 44,163.23           |
| (3)                                 |                              |                        |                        |                        |                        |
| <b>Total Annual Installment Due</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 1,169,876.16</b> | <b>\$ 1,169,876.96</b> | <b>\$ 1,169,876.14</b> | <b>\$ 1,169,876.11</b> |
|                                     |                              |                        |                        |                        | <b>\$ 1,169,876.91</b> |

| Improvement Area #1B                |                              |                     |                     |                     |                     |
|-------------------------------------|------------------------------|---------------------|---------------------|---------------------|---------------------|
| Annual Installment Due              | 1/31/2027                    | 1/31/2028           | 1/31/2029           | 1/31/2030           | 1/31/2031           |
| Principal                           | \$ 8,083.00                  | \$ 8,314.00         | \$ 8,553.00         | \$ 8,801.00         | \$ 9,059.00         |
| Interest                            | 22,569.84                    | 22,105.08           | 21,627.02           | 21,135.22           | 20,629.16           |
| Capitalized Interest                | -                            | -                   | -                   | -                   | -                   |
| (1)                                 | \$ 30,652.84                 | \$ 30,419.08        | \$ 30,180.02        | \$ 29,936.22        | \$ 29,688.16        |
| Additional Interest <sup>[a]</sup>  | \$ -                         | \$ -                | \$ -                | \$ -                | \$ -                |
| (2)                                 |                              |                     |                     |                     |                     |
| Annual Collection Costs             | \$ 11,704.50                 | \$ 11,938.59        | \$ 12,177.36        | \$ 12,420.91        | \$ 12,669.33        |
| (3)                                 |                              |                     |                     |                     |                     |
| <b>Total Annual Installment Due</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 42,357.34</b> | <b>\$ 42,357.67</b> | <b>\$ 42,357.38</b> | <b>\$ 42,357.13</b> |
|                                     |                              |                     |                     |                     | <b>\$ 42,357.49</b> |

**Notes:**

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

## EXHIBIT E – SOURCES AND USES OF FUNDS

|                                                   | Improvement Area #1A | Improvement Area #1B<br>Sources of Funds | Remainder Area       | Non-Assessed Property | Total                |
|---------------------------------------------------|----------------------|------------------------------------------|----------------------|-----------------------|----------------------|
| Improvement Area #1A Reimbursement Obligation     | \$ 15,823,568        | \$ -                                     | \$ -                 | \$ -                  | 16,216,087           |
| Improvement Area #1B Reimbursement Obligation     | -                    | 392,519                                  | -                    | -                     | 392,519              |
| Remainder Area Allocation of Costs <sup>[a]</sup> | -                    | -                                        | 15,744,700           | -                     | 15,744,700           |
| Developer Contribution <sup>[b]</sup>             | 10,735,411           | -                                        | -                    | 1,708,084             | 12,443,495           |
| <b>Total Sources of Funds</b>                     | <b>\$ 26,558,979</b> | <b>\$ 392,519</b>                        | <b>\$ 15,744,700</b> | <b>\$ 1,708,084</b>   | <b>\$ 44,404,282</b> |
| <b>Uses of Funds</b>                              |                      |                                          |                      |                       |                      |
| Major Improvements                                | \$ 4,902,943         | \$ 315,064                               | \$ 15,744,700        | \$ 1,708,084          | \$ 22,670,792        |
| Improvement Area #1A Improvements                 | 19,062,838           | -                                        | -                    | -                     | 19,062,838           |
|                                                   | 23,965,782           | 315,064                                  | 15,744,700           | 1,708,084             | 41,733,630           |
| <i>Bond Issuance Costs<sup>[c]</sup></i>          |                      |                                          |                      |                       |                      |
| Debt Service Reserve Fund                         | \$ 1,129,076         | \$ 30,653                                | \$ -                 | \$ -                  | 1,159,729            |
| Capitalized Interest                              | -                    | -                                        | -                    | -                     | -                    |
| Underwriter Discount <sup>[d]</sup>               | 474,707              | 11,776                                   | -                    | -                     | 486,483              |
| Cost of Issuance                                  | 949,414              | 23,552                                   | -                    | -                     | 972,966              |
|                                                   | 2,553,197            | 65,980                                   | -                    | -                     | 2,619,178            |
| <i>Other Costs<sup>[c]</sup></i>                  |                      |                                          |                      |                       |                      |
| Deposit to Administrative Fund                    | \$ 40,000            | \$ 11,475                                | \$ -                 | \$ -                  | 51,475               |
|                                                   | 40,000               | 11,475                                   | -                    | -                     | 51,475               |
| <b>Total Uses of Funds</b>                        | <b>\$ 26,558,979</b> | <b>\$ 392,519</b>                        | <b>\$ 15,744,700</b> | <b>\$ 1,708,084</b>   | <b>\$ 44,404,282</b> |

**Footnotes:**

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

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

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

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

# EXHIBIT F-1 – IMPROVEMENT AREA #1A ASSESSMENT ROLL

| Property ID <sup>[a]</sup> | Lot Type      | Note | Outstanding Assessment | Total Annual Installment Due 1/31/2027 <sup>[b]</sup> |
|----------------------------|---------------|------|------------------------|-------------------------------------------------------|
| 993323                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993324                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993325                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993326                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993327                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993328                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993329                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993330                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993331                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993332                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993333                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993334                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993335                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993336                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993337                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993338                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993339                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993340                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993341                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993342                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993343                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993344                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993345                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993346                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993347                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993348                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993349                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993350                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993351                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993352                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993353                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993354                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993355                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993356                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993357                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993358                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993359                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993360                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993361                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993362                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |



| Property ID <sup>[a]</sup> | Lot Type | Note | Outstanding Assessment | Total Annual Installment Due 1/31/2027 <sup>[b]</sup> |
|----------------------------|----------|------|------------------------|-------------------------------------------------------|
| 993387                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993388                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993389                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993390                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993391                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993392                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993393                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993394                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993395                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993396                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993397                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993398                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993399                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993400                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993401                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993402                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993403                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993404                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993405                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993406                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993407                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993408                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993409                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993410                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993412                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993413                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993414                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993415                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993416                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993417                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993418                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993419                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993420                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993421                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993422                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993423                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993424                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993425                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993426                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993427                     | 1        |      | \$ 49,219.68           | \$ 3,638.93                                           |

| Property ID <sup>[a]</sup> | Lot Type      | Note | Outstanding Assessment | Total Annual Installment Due 1/31/2027 <sup>[b]</sup> |
|----------------------------|---------------|------|------------------------|-------------------------------------------------------|
| 993428                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993429                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993430                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993431                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993432                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993433                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993434                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993435                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993436                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993437                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993452                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993453                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993454                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993455                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993456                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993457                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993458                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993459                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993460                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993461                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993462                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993463                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993464                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993465                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993466                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993467                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993468                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993469                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993470                     | 1             |      | \$ 49,219.68           | \$ 3,638.93                                           |
| 993471                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993472                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993473                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993474                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993859                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993860                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993861                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993862                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993863                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993864                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993865                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |

| Property ID <sup>[a]</sup> | Lot Type      | Note | Outstanding Assessment | Total Annual Installment Due 1/31/2027 <sup>[b]</sup> |
|----------------------------|---------------|------|------------------------|-------------------------------------------------------|
| 993866                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993867                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993868                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993869                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993870                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993871                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993872                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993873                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993874                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993875                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993896                     | Non-Benefited |      | \$ -                   | \$ -                                                  |
| 993897                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993898                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993899                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993900                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993901                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993902                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993903                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993904                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993905                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993906                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993907                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993908                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993910                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993911                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993912                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993913                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993914                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993915                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993916                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993917                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993918                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993919                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993920                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993921                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993922                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993923                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993924                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993925                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993926                     | 2             |      | \$ 40,250.67           | \$ 2,975.83                                           |

| Property ID <sup>[a]</sup> | Lot Type | Note | Outstanding Assessment | Total Annual Installment Due 1/31/2027 <sup>[b]</sup> |
|----------------------------|----------|------|------------------------|-------------------------------------------------------|
| 993927                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993928                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993929                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993930                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993931                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993932                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993933                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993934                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993935                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993936                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993937                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993938                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993939                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993940                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993941                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993942                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993943                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993944                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993945                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993946                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993947                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993948                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993949                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993950                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993951                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993952                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993953                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993954                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993955                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993956                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993957                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993958                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993959                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993960                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993961                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993962                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993963                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993964                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993965                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |
| 993966                     | 2        |      | \$ 40,250.67           | \$ 2,975.83                                           |

| Property ID <sup>[a]</sup> | Lot Type                              | Note | Outstanding Assessment  | Total Annual Installment Due 1/31/2027 <sup>[b]</sup> |
|----------------------------|---------------------------------------|------|-------------------------|-------------------------------------------------------|
| 994007                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994008                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994009                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994010                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994011                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994012                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994013                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994014                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994015                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994016                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994017                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994018                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994019                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994020                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994021                     | 2                                     |      | \$ 40,250.67            | \$ 2,975.83                                           |
| 994022                     | Non-Benefited                         |      | \$ -                    | \$ -                                                  |
| 994023                     | Non-Benefited                         |      | \$ -                    | \$ -                                                  |
| 987892                     | Improvement Area #1A Remainder Parcel |      | \$ 5,020,407.70         | \$ 371,171.36                                         |
| <b>Total</b>               |                                       |      | <b>\$ 15,823,568.00</b> | <b>\$ 1,169,876.16</b>                                |

**Footnotes:**

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

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



## EXHIBIT F-2 – IMPROVEMENT AREA #1B ASSESSMENT ROLL

| Improvement Area #1B Reimbursement Obligation |                      |                         |                                    |                         |                                             |  |
|-----------------------------------------------|----------------------|-------------------------|------------------------------------|-------------------------|---------------------------------------------|--|
| Installment Due 1/31                          | Principal            | Interest <sup>[a]</sup> | Additional Interest <sup>[b]</sup> | Annual Collection Costs | Total Annual Installment Due <sup>[c]</sup> |  |
| 2027                                          | \$ 8,083.00          | \$ 22,569.84            | \$ -                               | \$ 11,704.50            | \$ 42,357.34                                |  |
| 2028                                          | \$ 8,314.00          | \$ 22,105.08            | \$ -                               | \$ 11,938.59            | \$ 42,357.67                                |  |
| 2029                                          | \$ 8,553.00          | \$ 21,627.02            | \$ -                               | \$ 12,177.36            | \$ 42,357.38                                |  |
| 2030                                          | \$ 8,801.00          | \$ 21,135.22            | \$ -                               | \$ 12,420.91            | \$ 42,357.13                                |  |
| 2031                                          | \$ 9,059.00          | \$ 20,629.16            | \$ -                               | \$ 12,669.33            | \$ 42,357.49                                |  |
| 2032                                          | \$ 9,327.00          | \$ 20,108.26            | \$ -                               | \$ 12,922.71            | \$ 42,357.97                                |  |
| 2033                                          | \$ 9,604.00          | \$ 19,571.96            | \$ -                               | \$ 13,181.17            | \$ 42,357.13                                |  |
| 2034                                          | \$ 9,893.00          | \$ 19,019.74            | \$ -                               | \$ 13,444.79            | \$ 42,357.53                                |  |
| 2035                                          | \$ 10,193.00         | \$ 18,450.88            | \$ -                               | \$ 13,713.69            | \$ 42,357.57                                |  |
| 2036                                          | \$ 10,505.00         | \$ 17,864.80            | \$ -                               | \$ 13,987.96            | \$ 42,357.76                                |  |
| 2037                                          | \$ 10,829.00         | \$ 17,260.76            | \$ -                               | \$ 14,267.72            | \$ 42,357.48                                |  |
| 2038                                          | \$ 11,166.00         | \$ 16,638.08            | \$ -                               | \$ 14,553.07            | \$ 42,357.15                                |  |
| 2039                                          | \$ 11,517.00         | \$ 15,996.04            | \$ -                               | \$ 14,844.14            | \$ 42,357.18                                |  |
| 2040                                          | \$ 11,883.00         | \$ 15,333.82            | \$ -                               | \$ 15,141.02            | \$ 42,357.84                                |  |
| 2041                                          | \$ 12,263.00         | \$ 14,650.54            | \$ -                               | \$ 15,443.84            | \$ 42,357.38                                |  |
| 2042                                          | \$ 12,659.00         | \$ 13,945.42            | \$ -                               | \$ 15,752.72            | \$ 42,357.14                                |  |
| 2043                                          | \$ 13,072.00         | \$ 13,217.52            | \$ -                               | \$ 16,067.77            | \$ 42,357.29                                |  |
| 2044                                          | \$ 13,503.00         | \$ 12,465.88            | \$ -                               | \$ 16,389.13            | \$ 42,358.01                                |  |
| 2045                                          | \$ 13,951.00         | \$ 11,689.46            | \$ -                               | \$ 16,716.91            | \$ 42,357.37                                |  |
| 2046                                          | \$ 14,419.00         | \$ 10,887.28            | \$ -                               | \$ 17,051.25            | \$ 42,357.53                                |  |
| 2047                                          | \$ 14,907.00         | \$ 10,058.18            | \$ -                               | \$ 17,392.27            | \$ 42,357.45                                |  |
| 2048                                          | \$ 15,416.00         | \$ 9,201.04             | \$ -                               | \$ 17,740.12            | \$ 42,357.16                                |  |
| 2049                                          | \$ 15,948.00         | \$ 8,314.62             | \$ -                               | \$ 18,094.92            | \$ 42,357.54                                |  |
| 2050                                          | \$ 16,503.00         | \$ 7,397.60             | \$ -                               | \$ 18,456.82            | \$ 42,357.42                                |  |
| 2051                                          | \$ 17,083.00         | \$ 6,448.68             | \$ -                               | \$ 18,825.95            | \$ 42,357.63                                |  |
| 2052                                          | \$ 17,689.00         | \$ 5,466.42             | \$ -                               | \$ 19,202.47            | \$ 42,357.89                                |  |
| 2053                                          | \$ 18,322.00         | \$ 4,449.30             | \$ -                               | \$ 19,586.52            | \$ 42,357.82                                |  |
| 2054                                          | \$ 18,983.00         | \$ 3,395.78             | \$ -                               | \$ 19,978.25            | \$ 42,357.03                                |  |
| 2055                                          | \$ 19,675.00         | \$ 2,304.26             | \$ -                               | \$ 20,377.82            | \$ 42,357.08                                |  |
| 2056                                          | \$ 20,399.00         | \$ 1,172.94             | \$ -                               | \$ 20,785.37            | \$ 42,357.31                                |  |
| <b>Total</b>                                  | <b>\$ 392,519.00</b> | <b>\$ 403,375.58</b>    | <b>\$ -</b>                        | <b>\$ 474,829.09</b>    | <b>\$ 1,270,723.67</b>                      |  |

**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 April 23, 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 – IMPROVEMENT AREA #1A ANNUAL INSTALLMENTS

|                      | Improvement Area #1A Reimbursement Obligation |                         |                                    |                         |                                             |  |
|----------------------|-----------------------------------------------|-------------------------|------------------------------------|-------------------------|---------------------------------------------|--|
| Installment Due 1/31 | Principal                                     | Interest <sup>[a]</sup> | Additional Interest <sup>[b]</sup> | Annual Collection Costs | Total Annual Installment Due <sup>[c]</sup> |  |
| 2027                 | \$ 219,221.00                                 | \$ 909,855.16           | \$ -                               | \$ 40,800.00            | \$ 1,169,876.16                             |  |
| 2028                 | \$ 231,011.00                                 | \$ 897,249.96           | \$ -                               | \$ 41,616.00            | \$ 1,169,876.96                             |  |
| 2029                 | \$ 243,461.00                                 | \$ 883,966.82           | \$ -                               | \$ 42,448.32            | \$ 1,169,876.14                             |  |
| 2030                 | \$ 256,611.00                                 | \$ 869,967.82           | \$ -                               | \$ 43,297.29            | \$ 1,169,876.11                             |  |
| 2031                 | \$ 270,501.00                                 | \$ 855,212.68           | \$ -                               | \$ 44,163.23            | \$ 1,169,876.91                             |  |
| 2032                 | \$ 285,171.00                                 | \$ 839,658.88           | \$ -                               | \$ 45,046.50            | \$ 1,169,876.38                             |  |
| 2033                 | \$ 300,667.00                                 | \$ 823,261.54           | \$ -                               | \$ 45,947.43            | \$ 1,169,875.97                             |  |
| 2034                 | \$ 317,037.00                                 | \$ 805,973.18           | \$ -                               | \$ 46,866.38            | \$ 1,169,876.56                             |  |
| 2035                 | \$ 334,329.00                                 | \$ 787,743.56           | \$ -                               | \$ 47,803.70            | \$ 1,169,876.26                             |  |
| 2036                 | \$ 352,597.00                                 | \$ 768,519.64           | \$ -                               | \$ 48,759.78            | \$ 1,169,876.42                             |  |
| 2037                 | \$ 371,896.00                                 | \$ 748,245.32           | \$ -                               | \$ 49,734.97            | \$ 1,169,876.29                             |  |
| 2038                 | \$ 392,286.00                                 | \$ 726,861.30           | \$ -                               | \$ 50,729.67            | \$ 1,169,876.97                             |  |
| 2039                 | \$ 413,827.00                                 | \$ 704,304.86           | \$ -                               | \$ 51,744.27            | \$ 1,169,876.13                             |  |
| 2040                 | \$ 436,588.00                                 | \$ 680,509.80           | \$ -                               | \$ 52,779.15            | \$ 1,169,876.95                             |  |
| 2041                 | \$ 460,636.00                                 | \$ 655,405.98           | \$ -                               | \$ 53,834.73            | \$ 1,169,876.71                             |  |
| 2042                 | \$ 486,046.00                                 | \$ 628,919.42           | \$ -                               | \$ 54,911.43            | \$ 1,169,876.85                             |  |
| 2043                 | \$ 512,895.00                                 | \$ 600,971.78           | \$ -                               | \$ 56,009.66            | \$ 1,169,876.44                             |  |
| 2044                 | \$ 541,266.00                                 | \$ 571,480.32           | \$ -                               | \$ 57,129.85            | \$ 1,169,876.17                             |  |
| 2045                 | \$ 571,246.00                                 | \$ 540,357.52           | \$ -                               | \$ 58,272.45            | \$ 1,169,875.97                             |  |
| 2046                 | \$ 602,928.00                                 | \$ 507,510.88           | \$ -                               | \$ 59,437.90            | \$ 1,169,876.78                             |  |
| 2047                 | \$ 636,407.00                                 | \$ 472,842.52           | \$ -                               | \$ 60,626.65            | \$ 1,169,876.17                             |  |
| 2048                 | \$ 671,788.00                                 | \$ 436,249.10           | \$ -                               | \$ 61,839.19            | \$ 1,169,876.29                             |  |
| 2049                 | \$ 709,179.00                                 | \$ 397,621.30           | \$ -                               | \$ 63,075.97            | \$ 1,169,876.27                             |  |
| 2050                 | \$ 748,695.00                                 | \$ 356,843.50           | \$ -                               | \$ 64,337.49            | \$ 1,169,875.99                             |  |
| 2051                 | \$ 790,459.00                                 | \$ 313,793.54           | \$ -                               | \$ 65,624.24            | \$ 1,169,876.78                             |  |
| 2052                 | \$ 834,598.00                                 | \$ 268,342.16           | \$ -                               | \$ 66,936.72            | \$ 1,169,876.88                             |  |
| 2053                 | \$ 881,248.00                                 | \$ 220,352.76           | \$ -                               | \$ 68,275.46            | \$ 1,169,876.22                             |  |
| 2054                 | \$ 930,554.00                                 | \$ 169,681.00           | \$ -                               | \$ 69,640.97            | \$ 1,169,875.97                             |  |
| 2055                 | \$ 982,669.00                                 | \$ 116,174.16           | \$ -                               | \$ 71,033.79            | \$ 1,169,876.95                             |  |
| 2056                 | \$ 1,037,751.00                               | \$ 59,670.68            | \$ -                               | \$ 72,454.46            | \$ 1,169,876.14                             |  |
| Total                | \$ 15,823,568.00                              | \$ 17,617,547.14        | \$ -                               | \$ 1,655,177.63         | \$ 35,096,292.77                            |  |

**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 June 4, 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-2 – IMPROVEMENT AREA #1B ANNUAL INSTALLMENTS

| Improvement Area #1B Reimbursement Obligation |                      |                         |                                    |                         |                                             |  |
|-----------------------------------------------|----------------------|-------------------------|------------------------------------|-------------------------|---------------------------------------------|--|
| Installment Due 1/31                          | Principal            | Interest <sup>[a]</sup> | Additional Interest <sup>[b]</sup> | Annual Collection Costs | Total Annual Installment Due <sup>[c]</sup> |  |
| 2027                                          | \$ 8,083.00          | \$ 22,569.84            | \$ -                               | \$ 11,704.50            | \$ 42,357.34                                |  |
| 2028                                          | \$ 8,314.00          | \$ 22,105.08            | \$ -                               | \$ 11,938.59            | \$ 42,357.67                                |  |
| 2029                                          | \$ 8,553.00          | \$ 21,627.02            | \$ -                               | \$ 12,177.36            | \$ 42,357.38                                |  |
| 2030                                          | \$ 8,801.00          | \$ 21,135.22            | \$ -                               | \$ 12,420.91            | \$ 42,357.13                                |  |
| 2031                                          | \$ 9,059.00          | \$ 20,629.16            | \$ -                               | \$ 12,669.33            | \$ 42,357.49                                |  |
| 2032                                          | \$ 9,327.00          | \$ 20,108.26            | \$ -                               | \$ 12,922.71            | \$ 42,357.97                                |  |
| 2033                                          | \$ 9,604.00          | \$ 19,571.96            | \$ -                               | \$ 13,181.17            | \$ 42,357.13                                |  |
| 2034                                          | \$ 9,893.00          | \$ 19,019.74            | \$ -                               | \$ 13,444.79            | \$ 42,357.53                                |  |
| 2035                                          | \$ 10,193.00         | \$ 18,450.88            | \$ -                               | \$ 13,713.69            | \$ 42,357.57                                |  |
| 2036                                          | \$ 10,505.00         | \$ 17,864.80            | \$ -                               | \$ 13,987.96            | \$ 42,357.76                                |  |
| 2037                                          | \$ 10,829.00         | \$ 17,260.76            | \$ -                               | \$ 14,267.72            | \$ 42,357.48                                |  |
| 2038                                          | \$ 11,166.00         | \$ 16,638.08            | \$ -                               | \$ 14,553.07            | \$ 42,357.15                                |  |
| 2039                                          | \$ 11,517.00         | \$ 15,996.04            | \$ -                               | \$ 14,844.14            | \$ 42,357.18                                |  |
| 2040                                          | \$ 11,883.00         | \$ 15,333.82            | \$ -                               | \$ 15,141.02            | \$ 42,357.84                                |  |
| 2041                                          | \$ 12,263.00         | \$ 14,650.54            | \$ -                               | \$ 15,443.84            | \$ 42,357.38                                |  |
| 2042                                          | \$ 12,659.00         | \$ 13,945.42            | \$ -                               | \$ 15,752.72            | \$ 42,357.14                                |  |
| 2043                                          | \$ 13,072.00         | \$ 13,217.52            | \$ -                               | \$ 16,067.77            | \$ 42,357.29                                |  |
| 2044                                          | \$ 13,503.00         | \$ 12,465.88            | \$ -                               | \$ 16,389.13            | \$ 42,358.01                                |  |
| 2045                                          | \$ 13,951.00         | \$ 11,689.46            | \$ -                               | \$ 16,716.91            | \$ 42,357.37                                |  |
| 2046                                          | \$ 14,419.00         | \$ 10,887.28            | \$ -                               | \$ 17,051.25            | \$ 42,357.53                                |  |
| 2047                                          | \$ 14,907.00         | \$ 10,058.18            | \$ -                               | \$ 17,392.27            | \$ 42,357.45                                |  |
| 2048                                          | \$ 15,416.00         | \$ 9,201.04             | \$ -                               | \$ 17,740.12            | \$ 42,357.16                                |  |
| 2049                                          | \$ 15,948.00         | \$ 8,314.62             | \$ -                               | \$ 18,094.92            | \$ 42,357.54                                |  |
| 2050                                          | \$ 16,503.00         | \$ 7,397.60             | \$ -                               | \$ 18,456.82            | \$ 42,357.42                                |  |
| 2051                                          | \$ 17,083.00         | \$ 6,448.68             | \$ -                               | \$ 18,825.95            | \$ 42,357.63                                |  |
| 2052                                          | \$ 17,689.00         | \$ 5,466.42             | \$ -                               | \$ 19,202.47            | \$ 42,357.89                                |  |
| 2053                                          | \$ 18,322.00         | \$ 4,449.30             | \$ -                               | \$ 19,586.52            | \$ 42,357.82                                |  |
| 2054                                          | \$ 18,983.00         | \$ 3,395.78             | \$ -                               | \$ 19,978.25            | \$ 42,357.03                                |  |
| 2055                                          | \$ 19,675.00         | \$ 2,304.26             | \$ -                               | \$ 20,377.82            | \$ 42,357.08                                |  |
| 2056                                          | \$ 20,399.00         | \$ 1,172.94             | \$ -                               | \$ 20,785.37            | \$ 42,357.31                                |  |
| <b>Total</b>                                  | <b>\$ 392,519.00</b> | <b>\$ 403,375.58</b>    | <b>\$ -</b>                        | <b>\$ 474,829.09</b>    | <b>\$ 1,270,723.67</b>                      |  |

**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 April 23, 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.

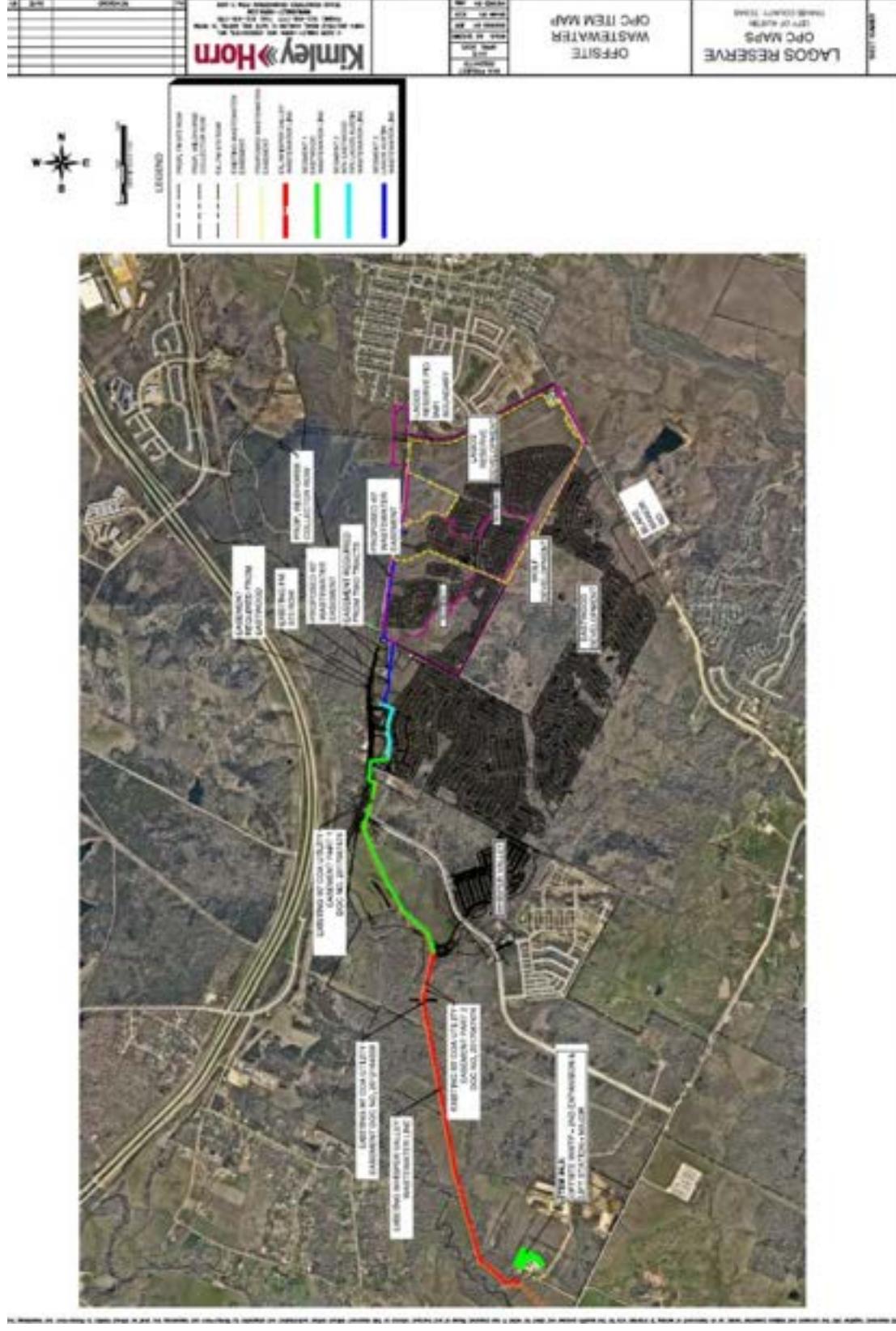
## EXHIBIT H – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

| Lot Type             | Units/SqFt | Estimated Buildout Value <sup>[a]</sup> |                | Assessment    |               | Average Annual Installment |              | PID TRE   |
|----------------------|------------|-----------------------------------------|----------------|---------------|---------------|----------------------------|--------------|-----------|
|                      |            | Per Unit/Sqft                           | Total          | Per Unit/Sqft | Total         | Per Unit/Sqft              | Total        |           |
| Improvement Area #1A |            |                                         |                |               |               |                            |              |           |
| Lot Type 1           | 207        | \$ 460,625                              | \$ 95,349,375  | \$ 49,219.68  | \$ 10,188,474 | \$ 3,638.94                | \$ 753,260   | \$ 0.7900 |
| Lot Type 2           | 140        | 376,688                                 | 52,736,320     | 40,250.67     | 5,635,094     | 2,975.83                   | 416,617      | 0.7900    |
| IA#1A Subtotal       | 347        | \$                                      | \$ 148,085,695 |               | \$ 15,823,568 |                            | \$ 1,169,876 | \$ 0.7900 |
| Improvement Area #1B |            |                                         |                |               |               |                            |              |           |
| Lot Type 3           | 31,720     | \$ 300.00                               | \$ 9,516,000   | \$ 12.37      | \$ 392,519    | \$ 1.34                    | \$ 42,357    | \$ 0.4451 |
| IA#1B Subtotal       | 31,720     | \$                                      | \$ 9,516,000   |               | \$ 392,519    |                            | \$ 42,357    | \$ 0.4451 |

**Footnotes:**

[a] As provided in the Market Study dated May 27, 2026

## EXHIBIT I – MAPS DEPICTING MAJOR IMPROVEMENTS





















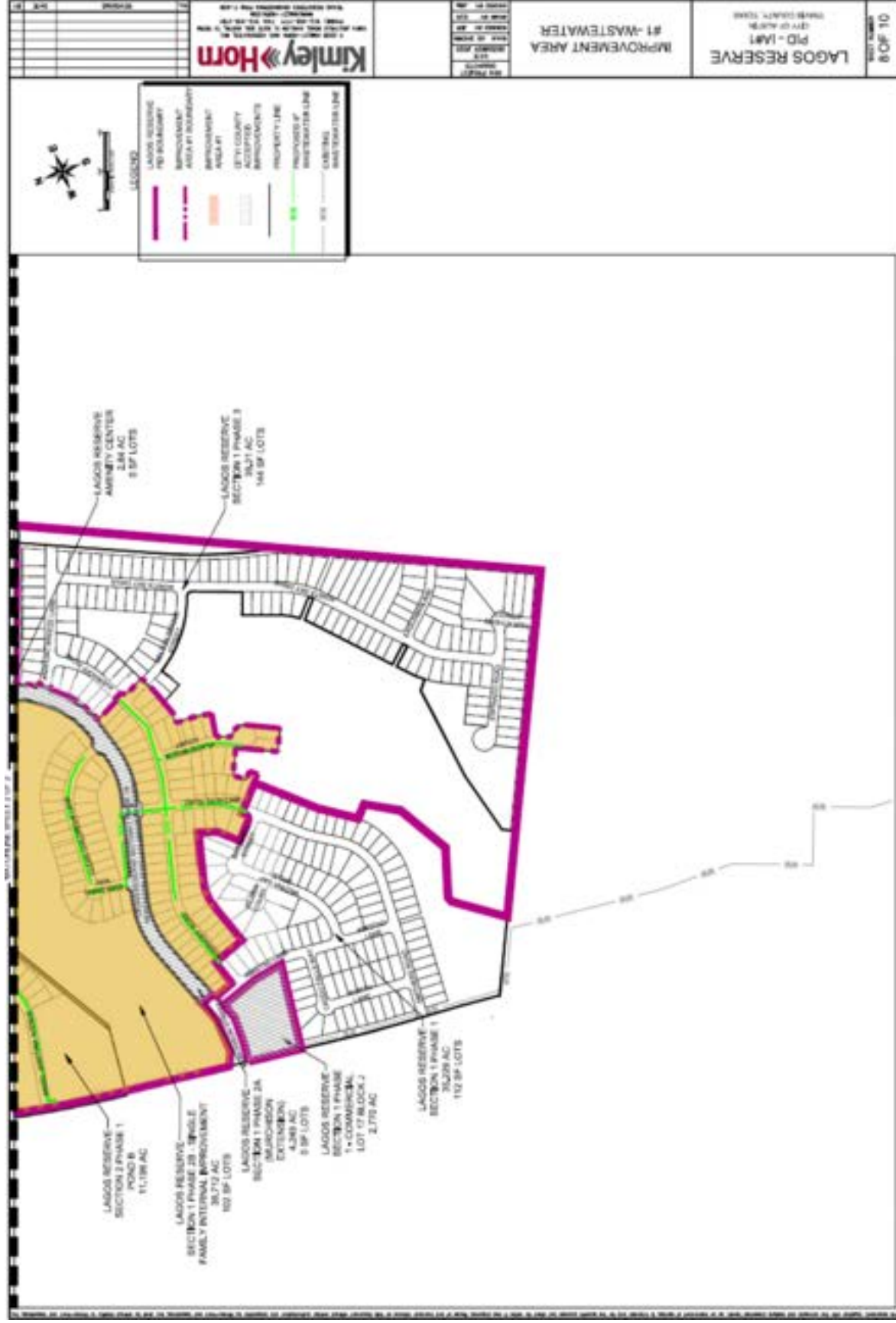








EXHIBIT K-1 – SECTION 1 PHASE 2A PLAT

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS  
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT  
IS INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING  
ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY  
BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE  
DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY  
ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN  
THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE  
CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE  
AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF  
DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR  
THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL  
NEIGHBORHOOD.



**FINAL PLAT ESTABLISHING**  
**LAGOS AUSTIN**  
**SECTION 1 PHASE 2A**  
**MURCHISON STREET**  
**SUBDIVISION**

BEING 4.286 ACRES (100,000 SQUARE FEET)  
OUT OF THE JAMES H. MORRIS SURVEY NO. 37 ABSTRACT NO.  
152 AND BEING THE REMAINING PORTION OF SAID CERTAIN  
TRACT CONVEYED TO THE INVESTMENT PARTNERSHIP LTD., AS  
RECORDED IN DOCUMENT NO. 200511481 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY CITY OF AUSTIN TEXAS.

**VICINITY MAP**  
NOT TO SCALE

CASE NO. C8J-2018-0065-3A

**Kimley»Horn**

|                     |                 |                |                     |                 |                |
|---------------------|-----------------|----------------|---------------------|-----------------|----------------|
| DATE<br>NOV 15 2018 | DESIGNED<br>JCH | CHECKED<br>JCH | DATE<br>NOV 15 2018 | DESIGNED<br>JCH | CHECKED<br>JCH |
| BY<br>JCH           | BY<br>JCH       | BY<br>JCH      | BY<br>JCH           | BY<br>JCH       | BY<br>JCH      |





[illegible]

EXHIBIT K-2 – LAGOS AUSTIN SECTION 2 PHASE 1 PLAT

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS  
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT  
IS INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME DEPENDING  
ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY  
BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE  
DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY  
ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN  
THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.  
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE  
CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE  
AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF  
DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR  
THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL  
NEIGHBORHOOD.



FINAL PLAT ESTABLISHING  
LAGOS ALSTIN

SECTION 2 PHASE 1 SUBDIVISION

BEING PART OF THE LAGOS ALSTIN SUBDIVISION, TRAVIS COUNTY, TEXAS, AND CONTAINING A  
PORTION OF THAT CERTAIN PLAT AUSTIN TRACT DESCRIBED IN INSTRUMENT TO THE LAGOS  
LIMITED PARTNERSHIP, A DOCUMENT NO. 2007-0174, AND PORTION OF TRAVIS COUNTY  
TRACTS IN ACRES TO THE SUBDIVISION PARCELS, AS DESCRIBED IN DOCUMENT NO.  
2007-0174, BEING THE LAGOS ALSTIN SUBDIVISION, TRAVIS COUNTY, TEXAS.

CASE NO. CBU-2022-0273.1A

**Kimley-Horn**

1970 Avenue New York, Suite 100  
San Antonio, Texas 78201  
Phone: 214.555.1111  
Fax: 214.555.1111  
www.kimley-horn.com

| DATE | REVISION | BY | DATE | REVISION | BY | DATE | REVISION | BY |
|------|----------|----|------|----------|----|------|----------|----|
|      |          |    |      |          |    |      |          |    |





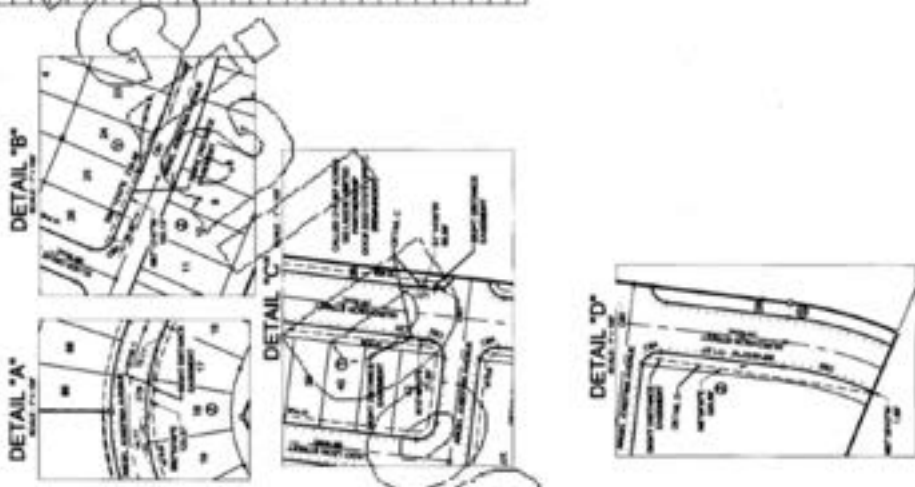




## FINAL PLAT ESTABLISHING

## LAGOS AUSTIN

## SECTION 2 PHASE 1 SUBDIVISION

[illegible][illegible][illegible][illegible][illegible]

CASE NO. CRL-2022-0273-1A

Kimlev»Horn

|       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |        |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| 10-01 | 10-02 | 10-03 | 10-04 | 10-05 | 10-06 | 10-07 | 10-08 | 10-09 | 10-10 | 10-11 | 10-12 | 10-13 | 10-14 | 10-15 | 10-16 | 10-17 | 10-18 | 10-19 | 10-20 | 10-21 | 10-22 | 10-23 | 10-24 | 10-25 | 10-26 | 10-27 | 10-28 | 10-29 | 10-30 | 10-31 | 10-32 | 10-33 | 10-34 | 10-35 | 10-36 | 10-37 | 10-38 | 10-39 | 10-40 | 10-41 | 10-42 | 10-43 | 10-44 | 10-45 | 10-46 | 10-47 | 10-48 | 10-49 | 10-50 | 10-51 | 10-52 | 10-53 | 10-54 | 10-55 | 10-56 | 10-57 | 10-58 | 10-59 | 10-60 | 10-61 | 10-62 | 10-63 | 10-64 | 10-65 | 10-66 | 10-67 | 10-68 | 10-69 | 10-70 | 10-71 | 10-72 | 10-73 | 10-74 | 10-75 | 10-76 | 10-77 | 10-78 | 10-79 | 10-80 | 10-81 | 10-82 | 10-83 | 10-84 | 10-85 | 10-86 | 10-87 | 10-88 | 10-89 | 10-90 | 10-91 | 10-92 | 10-93 | 10-94 | 10-95 | 10-96 | 10-97 | 10-98 | 10-99 | 10-100 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|















**202400115**

**LAGOS RESERVE 2026 SERVICE AND ASSESSMENT PLAN**

**SECTION 2 PHASE 2 SUBDIVISION**

**FINAL PLAT ESTABLISHING**

**LAGOS AUSTIN**

**SECTION 2 PHASE 2 SUBDIVISION**

**CASE NO. C8J-2022-0273.2A**

**Kimley»Horn**

10000 Riverside Plaza, Suite 1000, Dallas, Texas 75243-1000  
 Tel. No. 214.241.4000  
 Fax No. 214.241.4001  
 Email: info@kimleyhorn.com

**SECTION 2 PHASE 2 SUBDIVISION**

**FINAL PLAT ESTABLISHING**

**LAGOS AUSTIN**

**SECTION 2 PHASE 2 SUBDIVISION**

**CASE NO. C8J-2022-0273.2A**

**Kimley»Horn**

10000 Riverside Plaza, Suite 1000, Dallas, Texas 75243-1000  
 Tel. No. 214.241.4000  
 Fax No. 214.241.4001  
 Email: info@kimleyhorn.com

**SECTION 2 PHASE 2 SUBDIVISION**

**FINAL PLAT ESTABLISHING**

**LAGOS AUSTIN**

**SECTION 2 PHASE 2 SUBDIVISION**

**CASE NO. C8J-2022-0273.2A**

**Kimley»Horn**

10000 Riverside Plaza, Suite 1000, Dallas, Texas 75243-1000  
 Tel. No. 214.241.4000  
 Fax No. 214.241.4001  
 Email: info@kimleyhorn.com

**SECTION 2 PHASE 2 SUBDIVISION**

**FINAL PLAT ESTABLISHING**

**LAGOS AUSTIN**

**SECTION 2 PHASE 2 SUBDIVISION**

**CASE NO. C8J-2022-0273.2A**

**Kimley»Horn**

10000 Riverside Plaza, Suite 1000, Dallas, Texas 75243-1000  
 Tel. No. 214.241.4000  
 Fax No. 214.241.4001  
 Email: info@kimleyhorn.com



**EXHIBIT K-4 – LAGOS AUSTIN SECTION 1 PHASE 1 PLAT**

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS  
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT  
IS INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING  
ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY  
BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE  
DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY  
ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN  
THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

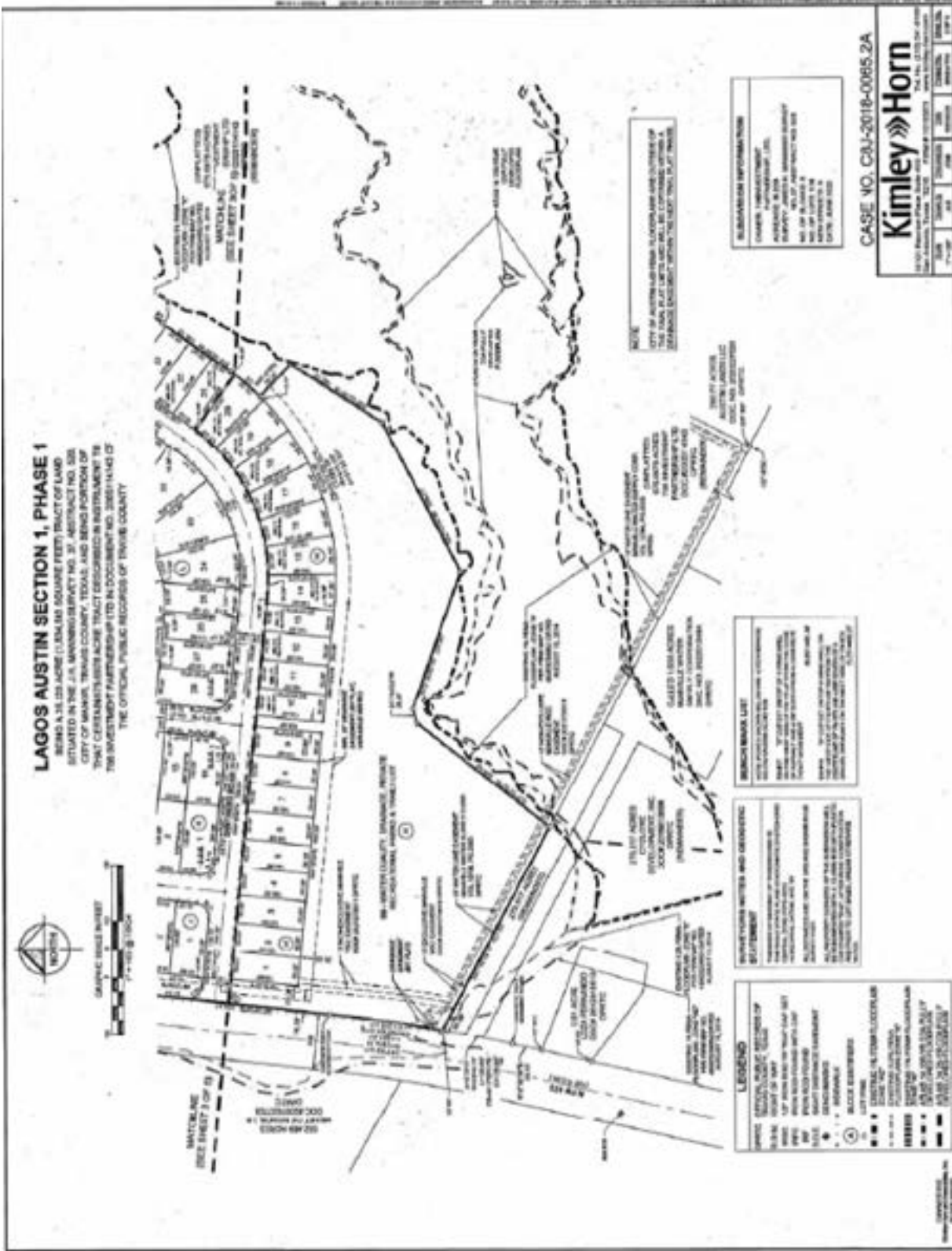
DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE  
CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE  
AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF  
DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR  
THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL  
NEIGHBORHOOD.



**LAGOS AUSTIN SECTION 1, PHASE 1**

|                                          |                      |
|------------------------------------------|----------------------|
| CASE NO. CSJ-2018-0063.2A                |                      |
| <b>Kimley»Horn</b>                       |                      |
| DATE: 10/1/2018                          | BY: [Signature]      |
| PROJECT: LAGOS AUSTIN SECTION 1, PHASE 1 | CLIENT: [Name]       |
| PREPARED FOR: [Name]                     | APPROVED FOR: [Name] |
| DATE: 10/1/2018                          | BY: [Signature]      |











[illegible]



## EXHIBIT L - FORM OF NOTICE OF PID ASSESSMENT LIEN TERMINATION



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

---

[DATE]

Honorable Dyana Limon-Mercado  
Travis County Clerk  
PO Box 149325  
Austin, TX 78714

**Re: Travis County Lien Release documents for filing**

Dear Ms. Limon-Mercado,

Enclosed is a lien release that Travis County is requesting to be filed in your office. Lien release for [LEGAL DESCRIPTION], created by Document/Instrument No. [PLAT NO.] of the Official Public Records of Travis County. Please forward copies of the filed documents below:

Travis County Planning & Budget Office  
Attn: Sally McFeron, PID Managing Director  
700 Lavaca Street, Suite 1560  
Austin, TX 78701

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

Sincerely,

P3Works, LLC  
(817) 393-0353  
[admin@p3-works.com](mailto:admin@p3-works.com)  
[www.p3-works.com](http://www.p3-works.com)

**AFTER RECORDING RETURN TO:**

Travis County Planning & Budget Office  
Attn: Sally McFeron, PID Managing Director  
700 Lavaca Street, Suite 1560  
Austin, TX 78701

**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   | § |                                 |
|                  | § | KNOW ALL MEN BY THESE PRESENTS: |
| COUNTY OF TRAVIS | § |                                 |

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this "Full Release") is executed and delivered as of the Effective Date by Travis County, Texas.

**RECITALS**

**WHEREAS**, the governing body (hereinafter the "Commissioners Court") of the Travis County, Texas (herein the "County"), is authorized by Chapter 372, Texas Local Government Code, as amended, to create public improvement districts within the County; and

**WHEREAS**, on or about \_\_\_\_\_, the Commissioners Court for the County approved creating the Lagos Reserve Public Improvement District; and

**WHEREAS**, on or about \_\_\_\_\_, the Commissioners Court approved an order (herein the "Assessment Order") approving a service and assessment plan and assessment roll for the property within Improvement Area #\_\_ of the Lagos Reserve Public Improvement District; and

**WHEREAS**, the Assessment Order, imposed an assessment in the amount of [AMOUNT DESCRIPTION (\$ AMOUNT)] (herein the "Lien Amount") for the following property:

[LEGAL DESCRIPTION], a subdivision according to the Plat Records of Travis County, Texas in Document No. [PLAT NO.] of the Official Public Records of Travis County, Texas (herein the "Property"); and

**WHEREAS**, the property owners of the Property have paid unto the County the Lien Amount.

**RELEASE**

**NOW THEREFORE**, the County, the owner and holder of the Lien in the amount of the Lien Amount against the Property releases and discharges, the above-described Property from said lien held by the County securing said indebtedness.

**EXECUTED** to be **EFFECTIVE** this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**TRAVIS COUNTY, TEXAS**

By: \_\_\_\_\_  
Andy Brown  
Travis County Judge

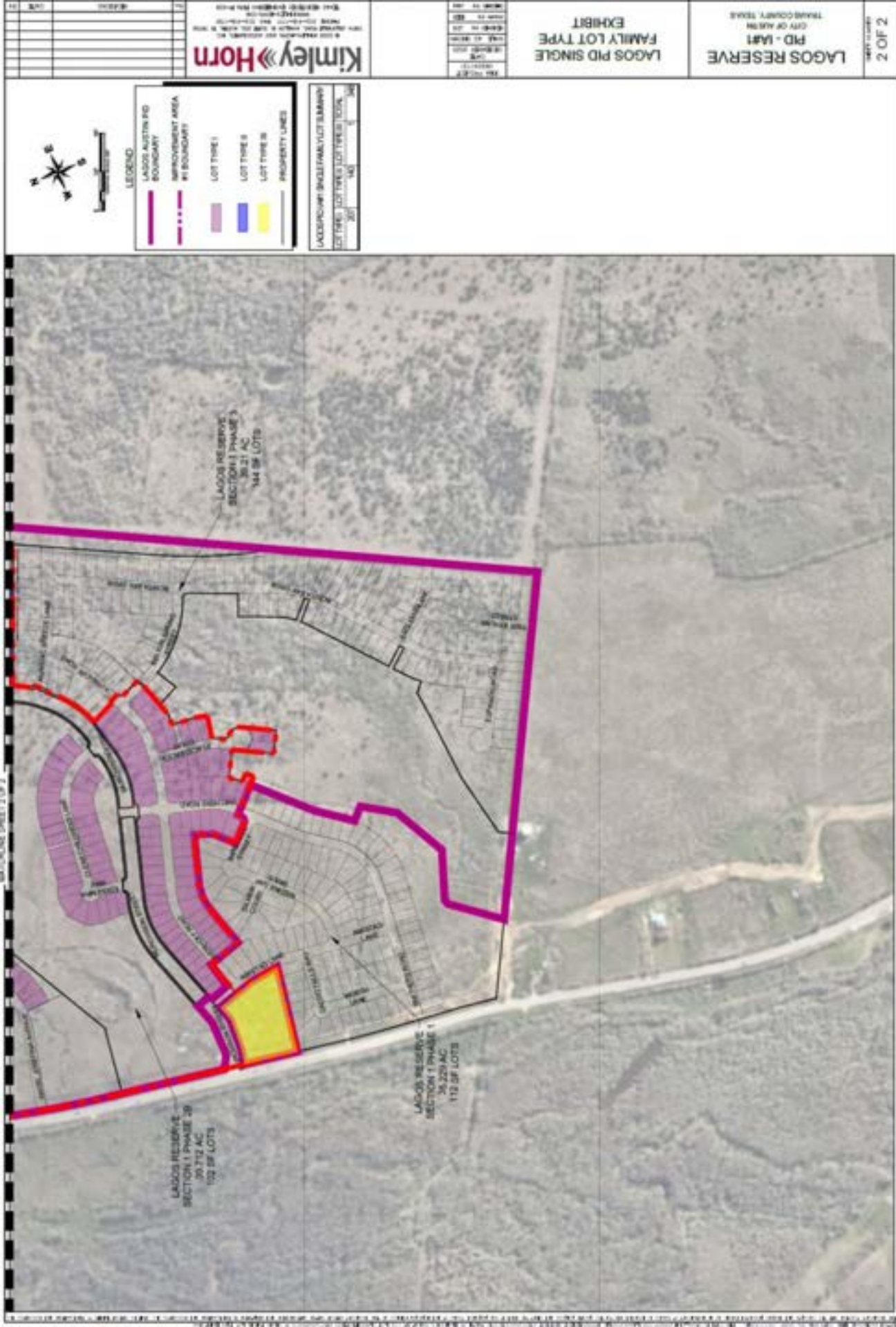
**STATE OF TEXAS**                   §  
                                             §  
**COUNTY OF TRAVIS**           §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Andy Brown, County Judge of Travis County, Texas, on behalf of said county.

\_\_\_\_\_  
Notary Public, State of Texas







## **EXHIBIT N – BUYER DISCLOSURES**

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area #1A
  - Lot Type 1
  - Lot Type 2
- Improvement Area #1B
  - Lot Type 3

## **LAGOS RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1A – LOT TYPE 1 BUYER 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<sup>1</sup> RETURN TO:

Travis County Planning & Budget Office  
Attn: Sally McFeron, PID Managing Director  
700 Lavaca Street, Suite 1560  
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
TRAVIS COUNTY, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

---

PROPERTY ADDRESS

**IMPROVEMENT AREA #1A LOT TYPE 1 PRINCIPAL ASSESSMENT: \$49,219.68**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Lagos Reserve Public Improvement District*** (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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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.

---

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment. **Please do not alter the "after recording return to" address provided.**



[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]<sup>2</sup>

---

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.

[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]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1A LOT TYPE 1

| Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Annual<br>Collection<br>Costs | Total Annual<br>Installment<br>Due <sup>[c]</sup> |
|-------------------------|---------------------|-------------------------|---------------------------------------|-------------------------------|---------------------------------------------------|
| 2027                    | \$ 681.89           | \$ 2,830.13             | \$ -                                  | \$ 126.91                     | \$ 3,638.93                                       |
| 2028                    | \$ 718.57           | \$ 2,790.92             | \$ -                                  | \$ 129.45                     | \$ 3,638.94                                       |
| 2029                    | \$ 757.29           | \$ 2,749.61             | \$ -                                  | \$ 132.04                     | \$ 3,638.93                                       |
| 2030                    | \$ 798.20           | \$ 2,706.06             | \$ -                                  | \$ 134.68                     | \$ 3,638.93                                       |
| 2031                    | \$ 841.40           | \$ 2,660.16             | \$ -                                  | \$ 137.37                     | \$ 3,638.94                                       |
| 2032                    | \$ 887.03           | \$ 2,611.78             | \$ -                                  | \$ 140.12                     | \$ 3,638.94                                       |
| 2033                    | \$ 935.23           | \$ 2,560.78             | \$ -                                  | \$ 142.92                     | \$ 3,638.93                                       |
| 2034                    | \$ 986.15           | \$ 2,507.00             | \$ -                                  | \$ 145.78                     | \$ 3,638.94                                       |
| 2035                    | \$ 1,039.94         | \$ 2,450.30             | \$ -                                  | \$ 148.69                     | \$ 3,638.94                                       |
| 2036                    | \$ 1,096.76         | \$ 2,390.50             | \$ -                                  | \$ 151.67                     | \$ 3,638.94                                       |
| 2037                    | \$ 1,156.79         | \$ 2,327.44             | \$ -                                  | \$ 154.70                     | \$ 3,638.94                                       |
| 2038                    | \$ 1,220.22         | \$ 2,260.92             | \$ -                                  | \$ 157.80                     | \$ 3,638.94                                       |
| 2039                    | \$ 1,287.22         | \$ 2,190.76             | \$ -                                  | \$ 160.95                     | \$ 3,638.93                                       |
| 2040                    | \$ 1,358.02         | \$ 2,116.75             | \$ -                                  | \$ 164.17                     | \$ 3,638.94                                       |
| 2041                    | \$ 1,432.82         | \$ 2,038.66             | \$ -                                  | \$ 167.45                     | \$ 3,638.94                                       |
| 2042                    | \$ 1,511.86         | \$ 1,956.27             | \$ -                                  | \$ 170.80                     | \$ 3,638.94                                       |
| 2043                    | \$ 1,595.38         | \$ 1,869.34             | \$ -                                  | \$ 174.22                     | \$ 3,638.94                                       |
| 2044                    | \$ 1,683.62         | \$ 1,777.61             | \$ -                                  | \$ 177.70                     | \$ 3,638.93                                       |
| 2045                    | \$ 1,776.88         | \$ 1,680.80             | \$ -                                  | \$ 181.26                     | \$ 3,638.93                                       |
| 2046                    | \$ 1,875.43         | \$ 1,578.63             | \$ -                                  | \$ 184.88                     | \$ 3,638.94                                       |
| 2047                    | \$ 1,979.56         | \$ 1,470.79             | \$ -                                  | \$ 188.58                     | \$ 3,638.93                                       |
| 2048                    | \$ 2,089.62         | \$ 1,356.97             | \$ -                                  | \$ 192.35                     | \$ 3,638.94                                       |
| 2049                    | \$ 2,205.92         | \$ 1,236.81             | \$ -                                  | \$ 196.20                     | \$ 3,638.94                                       |
| 2050                    | \$ 2,328.84         | \$ 1,109.97             | \$ -                                  | \$ 200.12                     | \$ 3,638.93                                       |
| 2051                    | \$ 2,458.75         | \$ 976.06               | \$ -                                  | \$ 204.13                     | \$ 3,638.94                                       |
| 2052                    | \$ 2,596.04         | \$ 834.69               | \$ -                                  | \$ 208.21                     | \$ 3,638.94                                       |
| 2053                    | \$ 2,741.15         | \$ 685.41               | \$ -                                  | \$ 212.37                     | \$ 3,638.94                                       |
| 2054                    | \$ 2,894.52         | \$ 527.80               | \$ -                                  | \$ 216.62                     | \$ 3,638.93                                       |
| 2055                    | \$ 3,056.62         | \$ 361.36               | \$ -                                  | \$ 220.95                     | \$ 3,638.94                                       |
| 2056                    | \$ 3,227.96         | \$ 185.61               | \$ -                                  | \$ 225.37                     | \$ 3,638.93                                       |
| <b>Total</b>            | <b>\$ 49,219.68</b> | <b>\$ 54,799.91</b>     | <b>\$ -</b>                           | <b>\$ 5,148.48</b>            | <b>\$ 109,168.07</b>                              |

**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 June 4, 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.



**LAGOS RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1A –  
LOT TYPE 2 BUYER 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<sup>1</sup> RETURN TO:  
Travis County Planning & Budget Office  
Attn: Sally McFeron, PID Managing Director  
700 Lavaca Street, Suite 1560  
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
TRAVIS COUNTY, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

---

PROPERTY ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$40,250.67**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Lagos Reserve Public Improvement District*** (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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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.

---

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment. **Please do not alter the "after recording return to" address provided.**

[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]<sup>2</sup>

---

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.



[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]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1A LOT TYPE 2

| Installment Due 1/31 | Principal           | Interest <sup>[a]</sup> | Additional Interest <sup>[b]</sup> | Annual Collection Costs | Total Annual Installment Due <sup>[c]</sup> |
|----------------------|---------------------|-------------------------|------------------------------------|-------------------------|---------------------------------------------|
| 2027                 | \$ 557.64           | \$ 2,314.41             | \$ -                               | \$ 103.78               | \$ 2,975.83                                 |
| 2028                 | \$ 587.63           | \$ 2,282.35             | \$ -                               | \$ 105.86               | \$ 2,975.84                                 |
| 2029                 | \$ 619.30           | \$ 2,248.56             | \$ -                               | \$ 107.98               | \$ 2,975.83                                 |
| 2030                 | \$ 652.75           | \$ 2,212.95             | \$ -                               | \$ 110.14               | \$ 2,975.83                                 |
| 2031                 | \$ 688.08           | \$ 2,175.42             | \$ -                               | \$ 112.34               | \$ 2,975.84                                 |
| 2032                 | \$ 725.39           | \$ 2,135.85             | \$ -                               | \$ 114.59               | \$ 2,975.83                                 |
| 2033                 | \$ 764.81           | \$ 2,094.14             | \$ -                               | \$ 116.88               | \$ 2,975.83                                 |
| 2034                 | \$ 806.45           | \$ 2,050.17             | \$ -                               | \$ 119.21               | \$ 2,975.83                                 |
| 2035                 | \$ 850.44           | \$ 2,003.80             | \$ -                               | \$ 121.60               | \$ 2,975.83                                 |
| 2036                 | \$ 896.91           | \$ 1,954.90             | \$ -                               | \$ 124.03               | \$ 2,975.83                                 |
| 2037                 | \$ 946.00           | \$ 1,903.32             | \$ -                               | \$ 126.51               | \$ 2,975.83                                 |
| 2038                 | \$ 997.86           | \$ 1,848.93             | \$ -                               | \$ 129.04               | \$ 2,975.84                                 |
| 2039                 | \$ 1,052.66         | \$ 1,791.55             | \$ -                               | \$ 131.62               | \$ 2,975.83                                 |
| 2040                 | \$ 1,110.56         | \$ 1,731.02             | \$ -                               | \$ 134.26               | \$ 2,975.84                                 |
| 2041                 | \$ 1,171.73         | \$ 1,667.17             | \$ -                               | \$ 136.94               | \$ 2,975.83                                 |
| 2042                 | \$ 1,236.36         | \$ 1,599.79             | \$ -                               | \$ 139.68               | \$ 2,975.83                                 |
| 2043                 | \$ 1,304.66         | \$ 1,528.70             | \$ -                               | \$ 142.47               | \$ 2,975.83                                 |
| 2044                 | \$ 1,376.83         | \$ 1,453.68             | \$ -                               | \$ 145.32               | \$ 2,975.83                                 |
| 2045                 | \$ 1,453.09         | \$ 1,374.52             | \$ -                               | \$ 148.23               | \$ 2,975.83                                 |
| 2046                 | \$ 1,533.68         | \$ 1,290.96             | \$ -                               | \$ 151.19               | \$ 2,975.83                                 |
| 2047                 | \$ 1,618.84         | \$ 1,202.78             | \$ -                               | \$ 154.22               | \$ 2,975.83                                 |
| 2048                 | \$ 1,708.84         | \$ 1,109.69             | \$ -                               | \$ 157.30               | \$ 2,975.83                                 |
| 2049                 | \$ 1,803.95         | \$ 1,011.44             | \$ -                               | \$ 160.45               | \$ 2,975.83                                 |
| 2050                 | \$ 1,904.47         | \$ 907.71               | \$ -                               | \$ 163.66               | \$ 2,975.83                                 |
| 2051                 | \$ 2,010.70         | \$ 798.20               | \$ -                               | \$ 166.93               | \$ 2,975.83                                 |
| 2052                 | \$ 2,122.98         | \$ 682.59               | \$ -                               | \$ 170.27               | \$ 2,975.83                                 |
| 2053                 | \$ 2,241.64         | \$ 560.51               | \$ -                               | \$ 173.67               | \$ 2,975.83                                 |
| 2054                 | \$ 2,367.07         | \$ 431.62               | \$ -                               | \$ 177.15               | \$ 2,975.83                                 |
| 2055                 | \$ 2,499.63         | \$ 295.51               | \$ -                               | \$ 180.69               | \$ 2,975.84                                 |
| 2056                 | \$ 2,639.74         | \$ 151.79               | \$ -                               | \$ 184.30               | \$ 2,975.83                                 |
| <b>Total</b>         | <b>\$ 40,250.67</b> | <b>\$ 44,814.04</b>     | <b>\$ -</b>                        | <b>\$ 4,210.30</b>      | <b>\$ 89,275.01</b>                         |

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 June 4, 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.

Annual Installment Schedule to Notice  
of Obligation to Pay Public Improvement District Assessment

## **LAGOS RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1B – LOT TYPE 3 BUYER 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<sup>1</sup> RETURN TO:  
Travis County Planning & Budget Office  
Attn: Sally McFeron, PID Managing Director  
700 Lavaca Street, Suite 1560  
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
TRAVIS COUNTY, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

---

PROPERTY ADDRESS

**IMPROVEMENT AREA #1B - LOT TYPE 3 PRINCIPAL ASSESSMENT: \$392,519.00**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 *Lagos Reserve Public Improvement District* (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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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.

---

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment. **Please do not alter the "after recording return to" address provided.**



[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]<sup>2</sup>

---

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.

[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]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.

### ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1B LOT TYPE 3

| Installment<br>Due 1/31 | Principal            | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Annual<br>Collection<br>Costs | Total Annual<br>Installment<br>Due <sup>[c]</sup> |
|-------------------------|----------------------|-------------------------|---------------------------------------|-------------------------------|---------------------------------------------------|
| 2027                    | \$ 8,083.00          | \$ 22,569.84            | \$ -                                  | \$ 11,704.50                  | \$ 42,357.34                                      |
| 2028                    | \$ 8,314.00          | \$ 22,105.08            | \$ -                                  | \$ 11,938.59                  | \$ 42,357.67                                      |
| 2029                    | \$ 8,553.00          | \$ 21,627.02            | \$ -                                  | \$ 12,177.36                  | \$ 42,357.38                                      |
| 2030                    | \$ 8,801.00          | \$ 21,135.22            | \$ -                                  | \$ 12,420.91                  | \$ 42,357.13                                      |
| 2031                    | \$ 9,059.00          | \$ 20,629.16            | \$ -                                  | \$ 12,669.33                  | \$ 42,357.49                                      |
| 2032                    | \$ 9,327.00          | \$ 20,108.26            | \$ -                                  | \$ 12,922.71                  | \$ 42,357.97                                      |
| 2033                    | \$ 9,604.00          | \$ 19,571.96            | \$ -                                  | \$ 13,181.17                  | \$ 42,357.13                                      |
| 2034                    | \$ 9,893.00          | \$ 19,019.74            | \$ -                                  | \$ 13,444.79                  | \$ 42,357.53                                      |
| 2035                    | \$ 10,193.00         | \$ 18,450.88            | \$ -                                  | \$ 13,713.69                  | \$ 42,357.57                                      |
| 2036                    | \$ 10,505.00         | \$ 17,864.80            | \$ -                                  | \$ 13,987.96                  | \$ 42,357.76                                      |
| 2037                    | \$ 10,829.00         | \$ 17,260.76            | \$ -                                  | \$ 14,267.72                  | \$ 42,357.48                                      |
| 2038                    | \$ 11,166.00         | \$ 16,638.08            | \$ -                                  | \$ 14,553.07                  | \$ 42,357.15                                      |
| 2039                    | \$ 11,517.00         | \$ 15,996.04            | \$ -                                  | \$ 14,844.14                  | \$ 42,357.18                                      |
| 2040                    | \$ 11,883.00         | \$ 15,333.82            | \$ -                                  | \$ 15,141.02                  | \$ 42,357.84                                      |
| 2041                    | \$ 12,263.00         | \$ 14,650.54            | \$ -                                  | \$ 15,443.84                  | \$ 42,357.38                                      |
| 2042                    | \$ 12,659.00         | \$ 13,945.42            | \$ -                                  | \$ 15,752.72                  | \$ 42,357.14                                      |
| 2043                    | \$ 13,072.00         | \$ 13,217.52            | \$ -                                  | \$ 16,067.77                  | \$ 42,357.29                                      |
| 2044                    | \$ 13,503.00         | \$ 12,465.88            | \$ -                                  | \$ 16,389.13                  | \$ 42,358.01                                      |
| 2045                    | \$ 13,951.00         | \$ 11,689.46            | \$ -                                  | \$ 16,716.91                  | \$ 42,357.37                                      |
| 2046                    | \$ 14,419.00         | \$ 10,887.28            | \$ -                                  | \$ 17,051.25                  | \$ 42,357.53                                      |
| 2047                    | \$ 14,907.00         | \$ 10,058.18            | \$ -                                  | \$ 17,392.27                  | \$ 42,357.45                                      |
| 2048                    | \$ 15,416.00         | \$ 9,201.04             | \$ -                                  | \$ 17,740.12                  | \$ 42,357.16                                      |
| 2049                    | \$ 15,948.00         | \$ 8,314.62             | \$ -                                  | \$ 18,094.92                  | \$ 42,357.54                                      |
| 2050                    | \$ 16,503.00         | \$ 7,397.60             | \$ -                                  | \$ 18,456.82                  | \$ 42,357.42                                      |
| 2051                    | \$ 17,083.00         | \$ 6,448.68             | \$ -                                  | \$ 18,825.95                  | \$ 42,357.63                                      |
| 2052                    | \$ 17,689.00         | \$ 5,466.42             | \$ -                                  | \$ 19,202.47                  | \$ 42,357.89                                      |
| 2053                    | \$ 18,322.00         | \$ 4,449.30             | \$ -                                  | \$ 19,586.52                  | \$ 42,357.82                                      |
| 2054                    | \$ 18,983.00         | \$ 3,395.78             | \$ -                                  | \$ 19,978.25                  | \$ 42,357.03                                      |
| 2055                    | \$ 19,675.00         | \$ 2,304.26             | \$ -                                  | \$ 20,377.82                  | \$ 42,357.08                                      |
| 2056                    | \$ 20,399.00         | \$ 1,172.94             | \$ -                                  | \$ 20,785.37                  | \$ 42,357.31                                      |
| <b>Total</b>            | <b>\$ 392,519.00</b> | <b>\$ 403,375.58</b>    | <b>\$ -</b>                           | <b>\$ 474,829.09</b>          | <b>\$ 1,270,723.67</b>                            |

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 June 4, 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.



**LAGOS RESERVE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1A –  
IMPROVEMENT AREA #1A REMAINDER PARCEL**

**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<sup>1</sup> RETURN TO:  
Travis County Planning & Budget Office  
Attn: Sally McFeron, PID Managing Director  
700 Lavaca Street, Suite 1560  
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
TRAVIS COUNTY, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

---

PROPERTY ADDRESS

**IMPROVEMENT AREA #1A REMAINDER PARCEL PRINCIPAL ASSESSMENT:  
\$5,020,407.70**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 *Lagos Reserve Public Improvement District* (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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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.

---

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment. **Please do not alter the "after recording return to" address provided.**

[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]<sup>2</sup>

---

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.



[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]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Texas Property Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County, Texas.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1A REMAINDER PARCEL

| Installment<br>Due 1/31 | Principal              | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Annual<br>Collection<br>Costs | Total Annual<br>Installment Due <sup>[c]</sup> |
|-------------------------|------------------------|-------------------------|---------------------------------------|-------------------------------|------------------------------------------------|
| 2027                    | \$ 69,553.14           | \$ 288,673.44           | \$ -                                  | \$ 12,944.78                  | \$ 371,171.36                                  |
| 2028                    | \$ 73,293.80           | \$ 284,674.14           | \$ -                                  | \$ 13,203.68                  | \$ 371,171.62                                  |
| 2029                    | \$ 77,243.86           | \$ 280,459.74           | \$ -                                  | \$ 13,467.75                  | \$ 371,171.36                                  |
| 2030                    | \$ 81,416.01           | \$ 276,018.22           | \$ -                                  | \$ 13,737.11                  | \$ 371,171.34                                  |
| 2031                    | \$ 85,822.95           | \$ 271,336.80           | \$ -                                  | \$ 14,011.85                  | \$ 371,171.60                                  |
| 2032                    | \$ 90,477.36           | \$ 266,401.98           | \$ -                                  | \$ 14,292.09                  | \$ 371,171.43                                  |
| 2033                    | \$ 95,393.84           | \$ 261,199.53           | \$ -                                  | \$ 14,577.93                  | \$ 371,171.30                                  |
| 2034                    | \$ 100,587.62          | \$ 255,714.38           | \$ -                                  | \$ 14,869.49                  | \$ 371,171.49                                  |
| 2035                    | \$ 106,073.92          | \$ 249,930.60           | \$ -                                  | \$ 15,166.87                  | \$ 371,171.39                                  |
| 2036                    | \$ 111,869.88          | \$ 243,831.35           | \$ -                                  | \$ 15,470.21                  | \$ 371,171.44                                  |
| 2037                    | \$ 117,992.95          | \$ 237,398.83           | \$ -                                  | \$ 15,779.62                  | \$ 371,171.40                                  |
| 2038                    | \$ 124,462.17          | \$ 230,614.24           | \$ -                                  | \$ 16,095.21                  | \$ 371,171.62                                  |
| 2039                    | \$ 131,296.57          | \$ 223,457.66           | \$ -                                  | \$ 16,417.11                  | \$ 371,171.35                                  |
| 2040                    | \$ 138,518.05          | \$ 215,908.11           | \$ -                                  | \$ 16,745.46                  | \$ 371,171.61                                  |
| 2041                    | \$ 146,147.85          | \$ 207,943.32           | \$ -                                  | \$ 17,080.36                  | \$ 371,171.54                                  |
| 2042                    | \$ 154,209.79          | \$ 199,539.82           | \$ -                                  | \$ 17,421.97                  | \$ 371,171.58                                  |
| 2043                    | \$ 162,728.28          | \$ 190,672.76           | \$ -                                  | \$ 17,770.41                  | \$ 371,171.45                                  |
| 2044                    | \$ 171,729.66          | \$ 181,315.88           | \$ -                                  | \$ 18,125.82                  | \$ 371,171.36                                  |
| 2045                    | \$ 181,241.54          | \$ 171,441.43           | \$ -                                  | \$ 18,488.34                  | \$ 371,171.30                                  |
| 2046                    | \$ 191,293.42          | \$ 161,020.04           | \$ -                                  | \$ 18,858.10                  | \$ 371,171.56                                  |
| 2047                    | \$ 201,915.43          | \$ 150,020.67           | \$ -                                  | \$ 19,235.26                  | \$ 371,171.37                                  |
| 2048                    | \$ 213,140.91          | \$ 138,410.52           | \$ -                                  | \$ 19,619.97                  | \$ 371,171.40                                  |
| 2049                    | \$ 225,004.10          | \$ 126,154.93           | \$ -                                  | \$ 20,012.37                  | \$ 371,171.40                                  |
| 2050                    | \$ 237,541.50          | \$ 113,217.19           | \$ -                                  | \$ 20,412.62                  | \$ 371,171.31                                  |
| 2051                    | \$ 250,792.14          | \$ 99,558.55            | \$ -                                  | \$ 20,820.87                  | \$ 371,171.56                                  |
| 2052                    | \$ 264,796.30          | \$ 85,138.01            | \$ -                                  | \$ 21,237.29                  | \$ 371,171.59                                  |
| 2053                    | \$ 279,597.13          | \$ 69,912.22            | \$ -                                  | \$ 21,662.03                  | \$ 371,171.38                                  |
| 2054                    | \$ 295,240.65          | \$ 53,835.38            | \$ -                                  | \$ 22,095.27                  | \$ 371,171.30                                  |
| 2055                    | \$ 311,775.39          | \$ 36,859.05            | \$ -                                  | \$ 22,537.18                  | \$ 371,171.61                                  |
| 2056                    | \$ 329,251.48          | \$ 18,931.96            | \$ -                                  | \$ 22,987.92                  | \$ 371,171.36                                  |
| <b>Total</b>            | <b>\$ 5,020,407.70</b> | <b>\$ 5,589,590.75</b>  | <b>\$ -</b>                           | <b>\$ 525,144.93</b>          | <b>\$ 11,135,143.37</b>                        |

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 June 4, 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 O – BUYER DISCLOSURES**

*[Remainder of page intentionally left blank.]*

## ENGINEER'S REPORT

### Lagos Reserve Public Improvement District Improvement Area #1 A & 1B FM 973 and E Brenham Street Austin, Texas

*Date:* May 27, 2026

*Prepared For:*

**706 Investment Partnership, LTD**  
9900 Highway 290 East,  
Manor, TX 78653

*Prepared By:*

**Kimley-Horn**  
10814 Jollyville Road, Campus IV, Suite 200  
Austin, TX 78759

**TEXAS REGISTRATION #928**



5/27/2026

## **TABLE OF CONTENTS**

---

**I. INTRODUCTION**

**II. DEVELOPMENT COSTS**

**III. DEVELOPMENT IMPROVEMENTS**

**IV. APPENDICES**

**APPENDIX 1: IMPROVEMENT AREA 1 MAP**

**APPENDIX 2: DETAILED IMPROVEMENT AREA 1 MAPS**

**APPENDIX 3: OPCs & UNIT PRICE BID FORMS**

**APPENDIX 4: LEGAL DESCRIPTION**



## **I. INTRODUCTION**

The proposed Lagos Reserve Public Improvement District – Improvement Area #1 is located near the southeast corner of FM-973 and Blake Manor Road, and south of the Lagos Manor Subdivision, within the Austin (ETJ), Texas.

This report includes supporting documentation for the formation of the PID and the issuance of bonds by the County. The bonds are anticipated to be used to finance public infrastructure projects that are vital for development within the PID.

## **II. DEVELOPMENT COSTS**

Engineer's opinion of probable costs (OPC), Unit Price Bid Forms, and/or Contractor's Pay Approvals have been included in the appendix for all infrastructure for Improvement Area #1. Dry utilities, water infrastructure served by Manville Water Supply, and private costs have been excluded from the OPC and total construction costs.

## **III. DEVELOPMENT IMPROVEMENTS – SINGLE-FAMILY - INTERNAL**

Internal development improvements include:

- **Roadway:** Including full pavement section per Geotechnical recommendations, earthwork, curbs and gutter, sidewalks, curb ramps and signage. The streets provide access to the single-family, multi-family and commercial properties. This also includes silt fence, concrete washout areas, construction entrances, rock berms, revegetation, inlet protection and irrigation sleeves to the improvement area. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the County unless otherwise indicated.
- **Drainage:** Including storm sewer pipe, channels, detention ponds. Complete installation of the enclosed pipe storm sewer system; trenching, reinforced concrete pipe, storm sewer inlets, manholes, trench safety. Also, including earthwork for the channels and detention ponds as well as the concrete structures to control peak runoff. These improvements will convey runoff to the release points in this Improvement Area. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the County unless otherwise indicated.
- **Wastewater:** Including PVC wastewater pipe, manholes, trenching, trench safety, service connections and testing. These improvements will provide wastewater service to the single-family, multi-family and commercial properties. Development



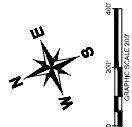
improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the City.

#### **IV. DEVELOPMENT IMPROVEMENTS – MURCHISON/WWTP/LS - MAJOR**

Major development improvements include: Murchison Street, Wastewater Treatment Plant and Lift station.

- **Roadway:** Including full pavement section per Geotechnical recommendations, earthwork, curbs and gutter, sidewalks, curb ramps and signage. The streets provide access to the single-family, multi-family and commercial properties. This also includes silt fence, concrete washout areas, construction entrances, rock berms, revegetation, inlet protection and irrigation sleeves to the improvement area. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the County unless otherwise indicated.
- **Drainage:** Including storm sewer pipe, channels, detention ponds. Complete installation of the enclosed pipe storm sewer system; trenching, reinforced concrete pipe, storm sewer inlets, manholes, trench safety. Also, including earthwork for the channels and detention ponds as well as the concrete structures to control peak runoff. These improvements will convey runoff to the release points in this Improvement Area. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the County unless otherwise indicated.
- **Wastewater:** Including the Wastewater Treatment Plant and Lift Station, PVC wastewater pipe, manholes, trenching, trench safety, service connections and testing. These improvements will provide wastewater service to the single-family, multi-family and commercial properties. Development improvements will be designed and constructed in accordance with City of Austin standards and specifications and will be owned and operated by the City.

## **APPENDIX 1 IMPROVEMENT AREA #1 MAP**





| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

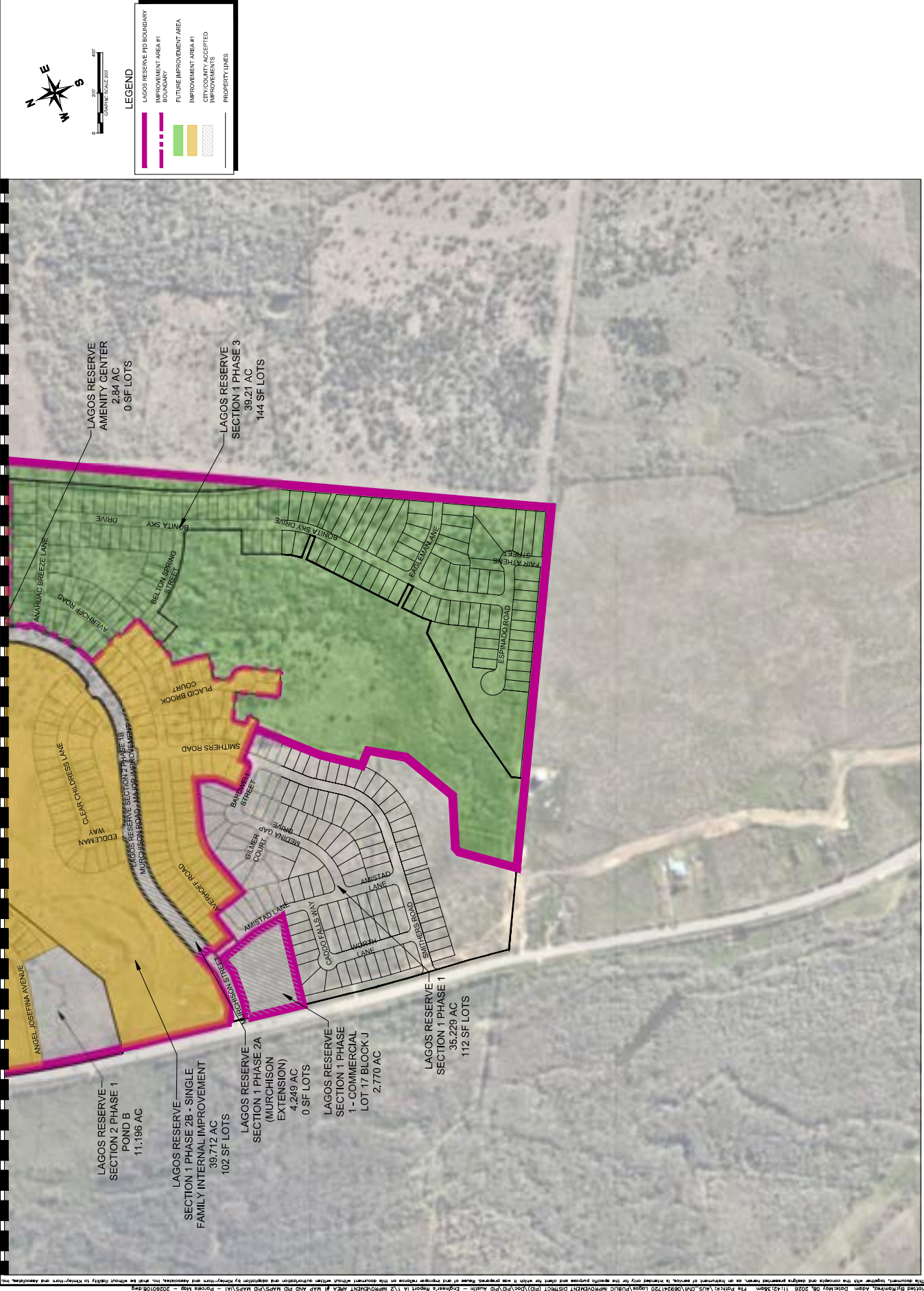


© 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVALE ROAD, ARLINGTON, TX 76010, USA  
 PHONE: 817-418-1771 FAX: 817-418-1791  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM # 9208

|             |               |
|-------------|---------------|
| KHA PROJECT | 0826241731    |
| DATE        | DECEMBER 2025 |
| SCALE       | AS SHOWN      |
| DESIGNED BY | JDR           |
| CHECKED BY  | EER           |
| DRAWN BY    | JWM           |

SITE PLAN,  
PHASING PLAN AND  
IMPROVEMENT  
AREA #1 MAP

LAGOS RESERVE  
PID - 1A#1  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

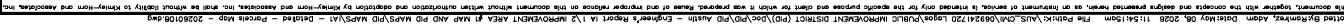


This document, together with the contracts and designs presented herewith, is for the use of the client and is not to be used for any other purpose without the written consent of Kimley-Horn and Associates, Inc. The drawings, design, and data are the property of Kimley-Horn and Associates, Inc. and shall remain confidential. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Kimley-Horn and Associates, Inc. The drawings, design, and data are the property of Kimley-Horn and Associates, Inc. and shall remain confidential. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Kimley-Horn and Associates, Inc.



## **APPENDIX 2**

### **DETAILED IMPROVEMENT AREA #1 MAPS**





| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

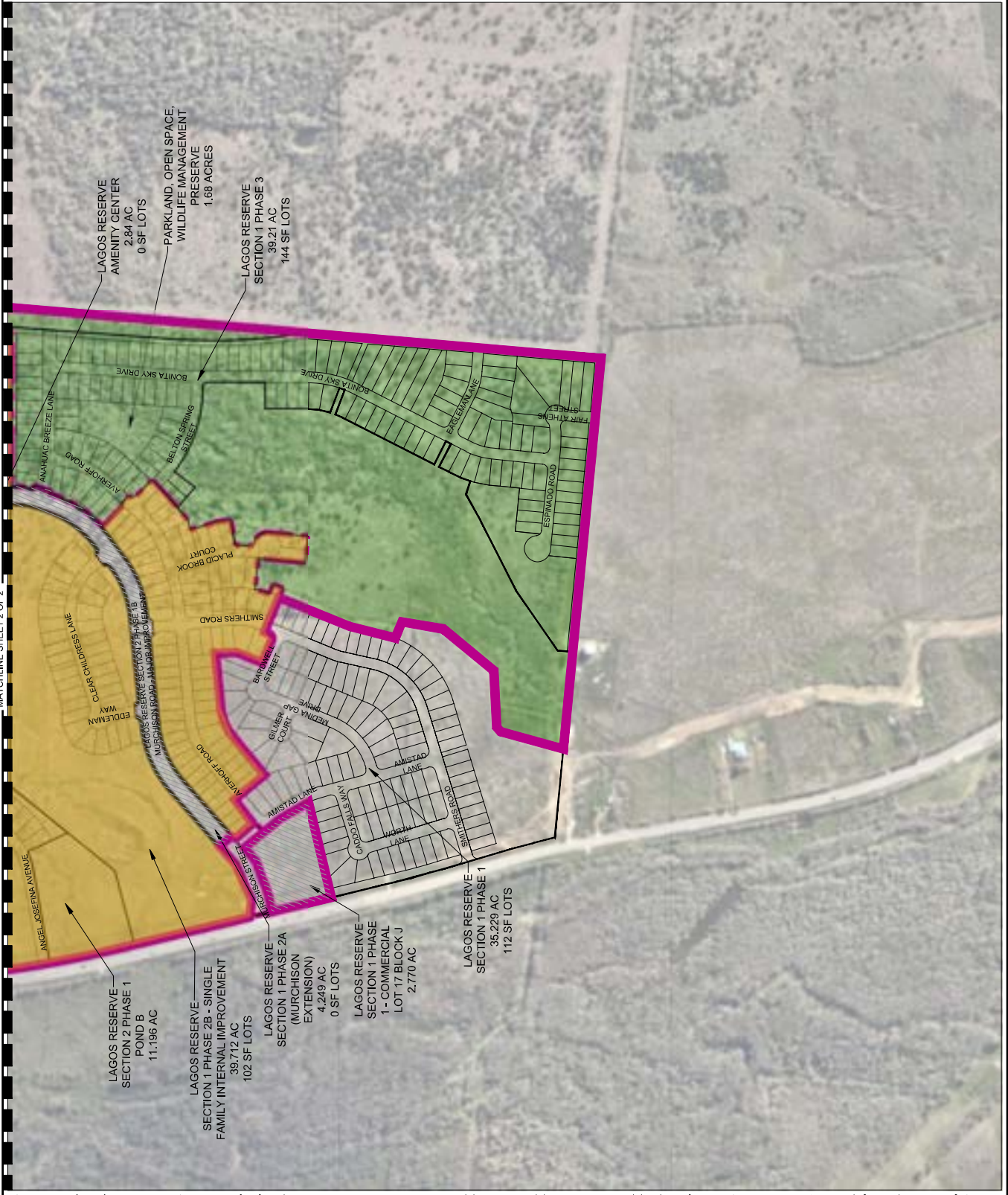


TEXAS REGISTERED ENGINEERING FIRM F-928  
 PHONE: 512-418-1771 FAX: 512-418-1791  
 10814 JOLLYVALE ROAD, AUSTON TX, 78708  
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.

|             |               |
|-------------|---------------|
| KHA PROJECT | 0826241731    |
| DATE        | DECEMBER 2025 |
| SCALE       | AS SHOWN      |
| DESIGNED BY | JDR           |
| CHECKED BY  | EER           |
| DRAWN BY    | JWM           |

IMPROVEMENT  
AREA #1 MAP -  
LAND USE

LAGOS RESERVE  
PID - 1A#1  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS



MATCHLINE SHEET 2 OF 2

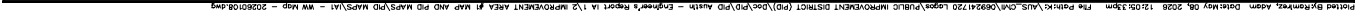
This document, together with the contracts and designs presented herewith, are on payment of service, is prepared for the specific purpose and client for whom it was prepared. It is not to be used for any other purpose without the written authorization and approval of Kimley-Horn and Associates, Inc. The drawings, design, data, and/or information herein are the property of Kimley-Horn and Associates, Inc. and shall remain confidential. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Kimley-Horn and Associates, Inc.





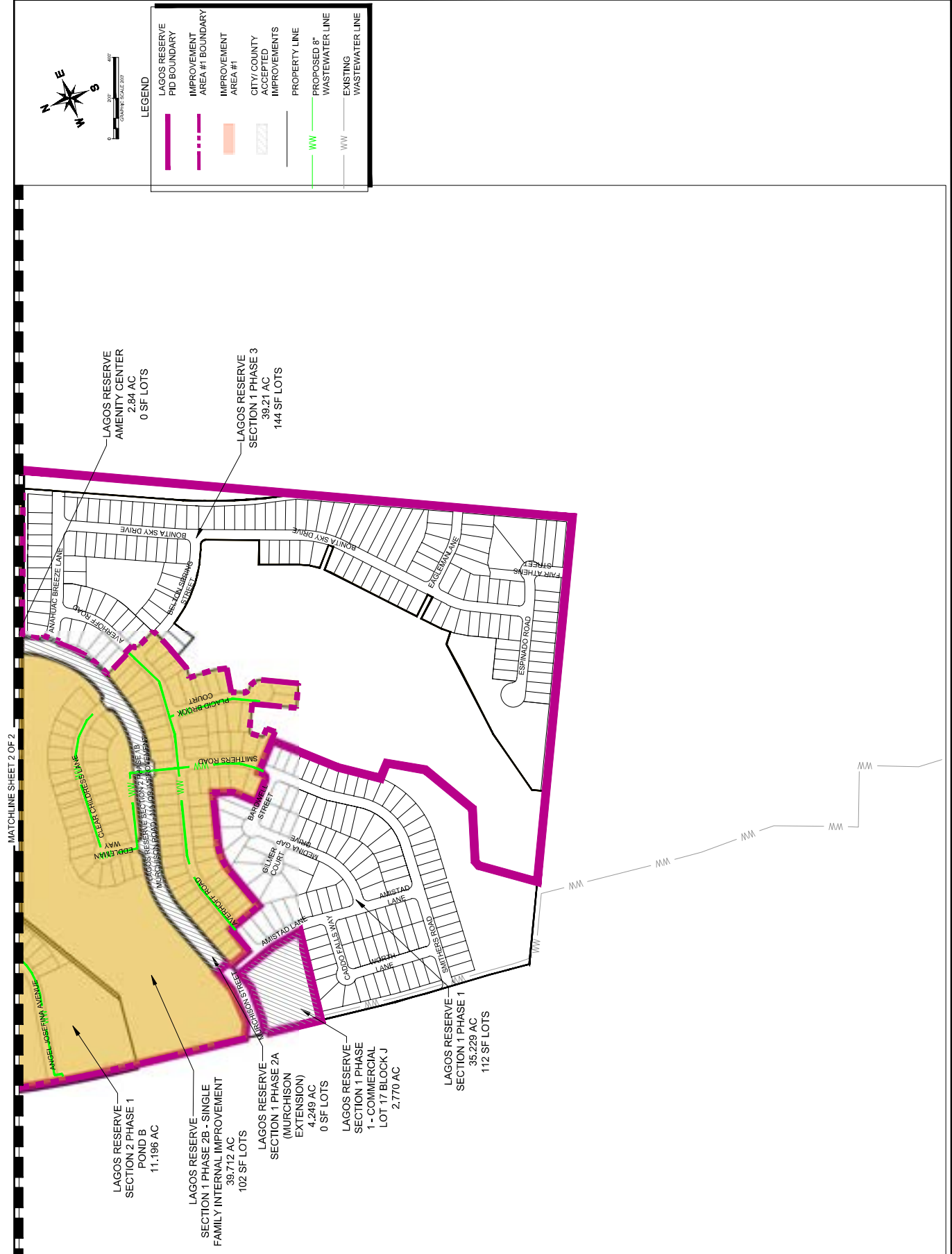






|             |               |                |                  |               |                 |
|-------------|---------------|----------------|------------------|---------------|-----------------|
| KHA PROJECT | DATE          | SCALE AS SHOWN | DESIGNED BY: JDR | DRAWN BY: EER | CHECKED BY: JWM |
| 0692241731  | DECEMBER 2025 |                |                  |               |                 |

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
80814 JOLLYVILLE ROAD, AVALON, TX 78750  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM E-928

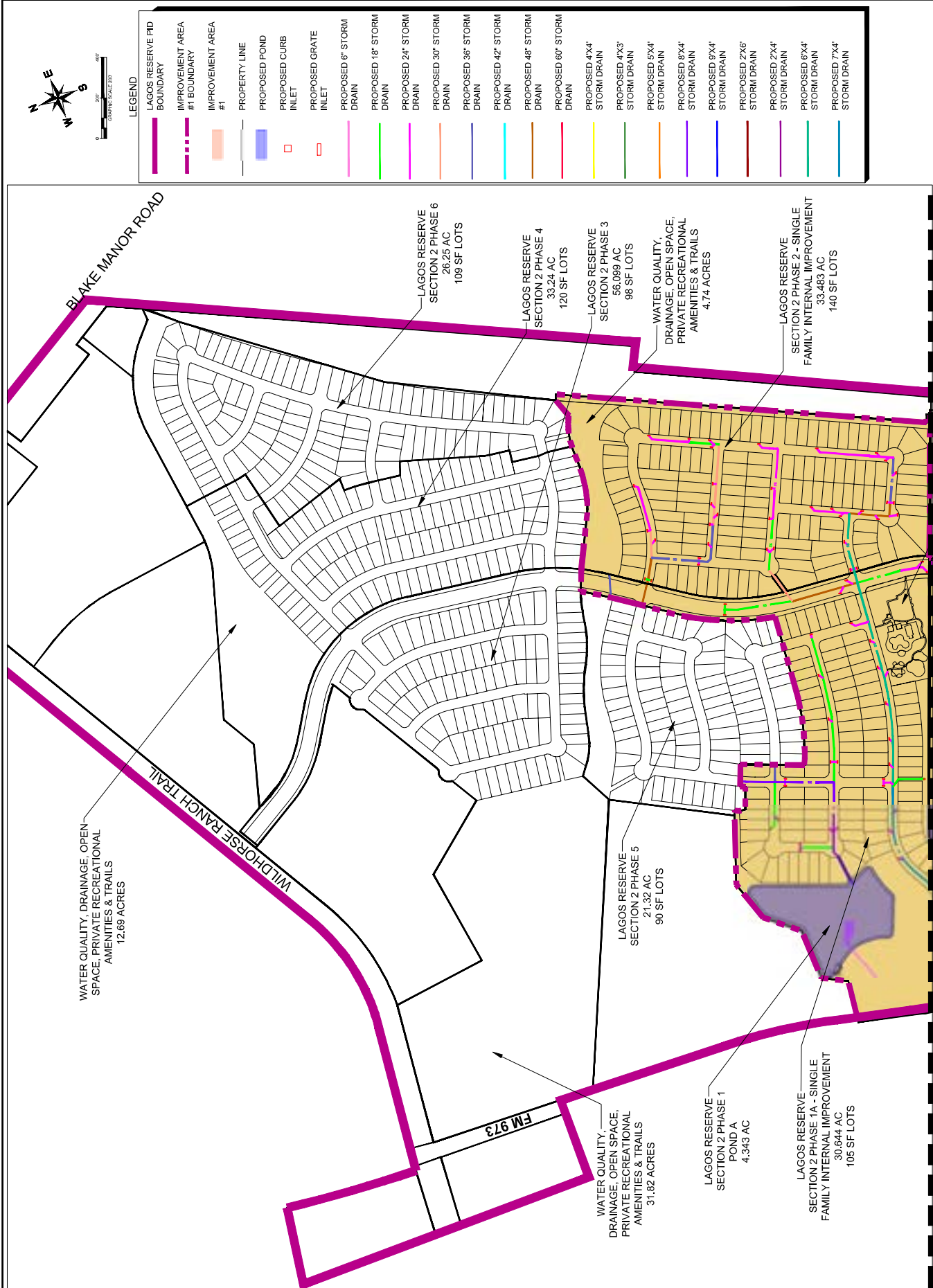
[illegible]

LAGOS RESERVE  
PID - 1A#1  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

IMPROVEMENT AREA #1 - STORM DRAIN

|             |               |                |                  |               |                 |
|-------------|---------------|----------------|------------------|---------------|-----------------|
| KHA PROJECT | DATE          | SCALE AS SHOWN | DESIGNED BY: JDR | DRAWN BY: EER | CHECKED BY: JWM |
| 0692241731  | DECEMBER 2025 |                |                  |               |                 |

**Kimley-Horn**  
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928

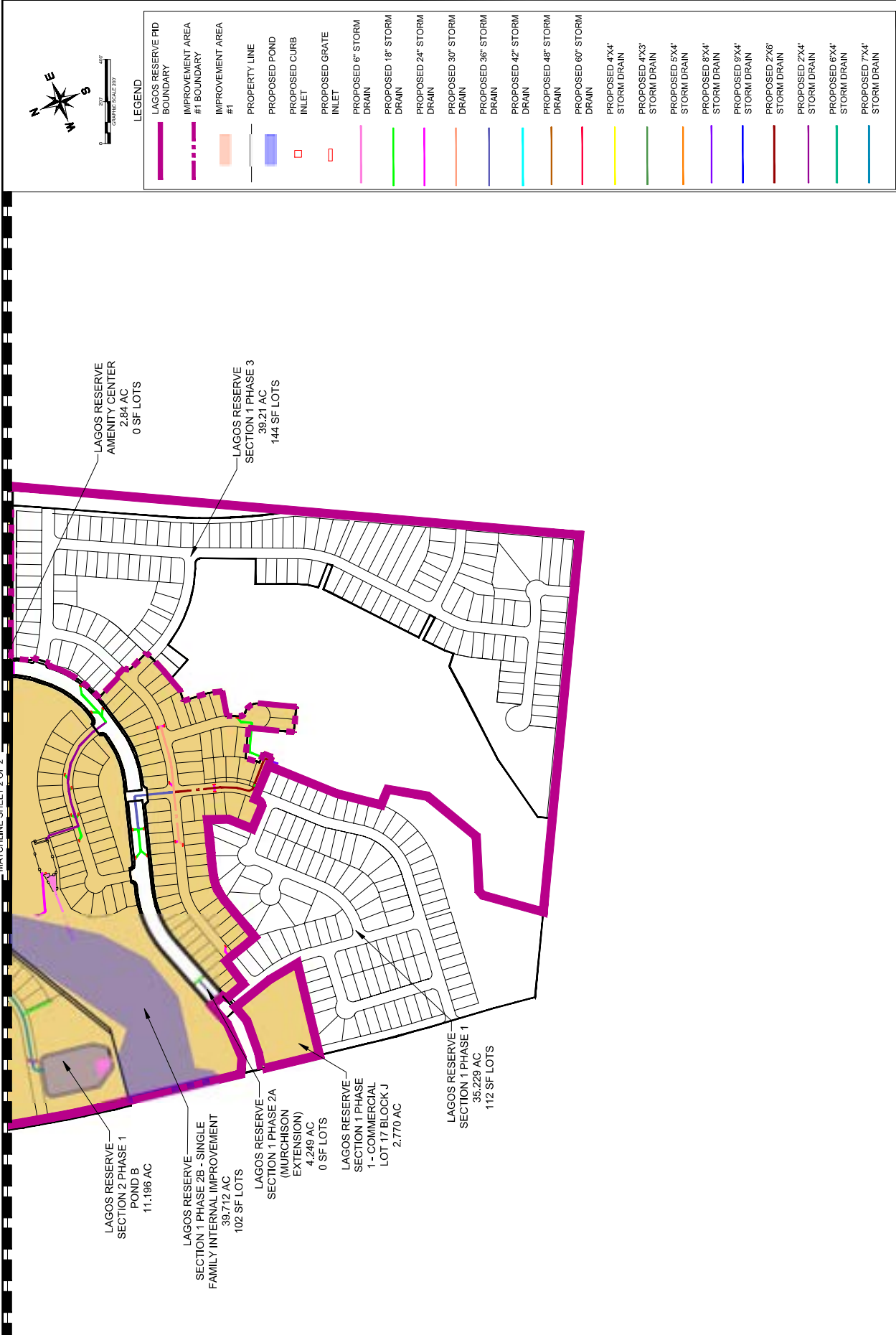
[illegible]

LAGOS RESERVE  
PID - 1A#1  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

IMPROVEMENT AREA #1 - STORM DRAIN

|             |               |                |                  |               |                 |
|-------------|---------------|----------------|------------------|---------------|-----------------|
| KHA PROJECT | DATE          | SCALE AS SHOWN | DESIGNED BY: JDR | DRAWN BY: EER | CHECKED BY: JWM |
| 0692241731  | DECEMBER 2025 |                |                  |               |                 |

**Kimley-Horn**  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
80814 JOLLYVILLE ROAD, AVALON, TX 78750  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM E-928

[illegible]



|                  |
|------------------|
| KHA PROJECT      |
| DATE             |
| APRIL 2025       |
| SCALE: AS SHOWN  |
| DESIGNED BY: JDR |
| CHECKED BY: EER  |
| DRAWN BY: JWM    |

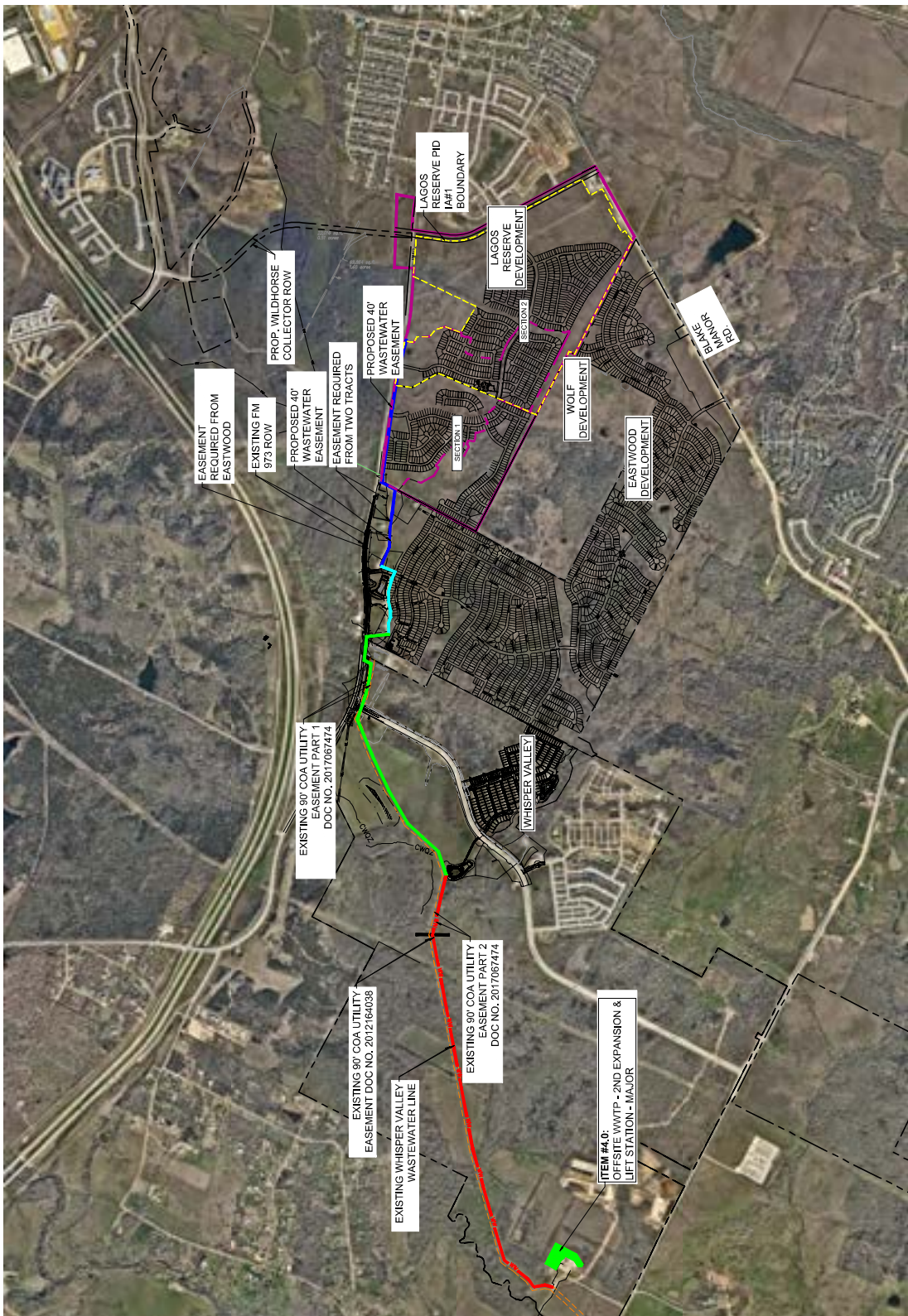
**Kimley-Horn**  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVALE ROAD, AUSTON TX, SUITE 200, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM # 928

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |



LEGEND

- PROP. FM 973 ROW
- PROP. WILDHORSE COLLECTOR ROW
- EX. FM 973 ROW
- EXISTING WASTEWATER EASEMENT
- PROPOSED WASTEWATER EASEMENT
- EX. WHISPER VALLEY WASTEWATER LINE
- SEGMENT 1 EASTWOOD WASTEWATER LINE
- SEGMENT 2 90% EASTWOOD WASTEWATER LINE
- SEGMENT 3 LAGOS AUSTIN WASTEWATER LINE



ITEM #4.0  
OFFSITE WWT-P-2ND EXPANSION &  
LIFT STATION-MAJOR

## **APPENDIX 3**

### **OPCs AND UNIT PRICE BID FORMS**

Date: 5.8.2026

**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE PUBLIC IMPROVEMENT DISTRICT**  
**LAGOS RESERVE MASTER PLAN COMMUNITY - AUSTIN (ETJ), TEXAS**  
**IMPROVEMENT AREA #1a SUMMARY**

| Item No.                                                                                                                            | Description                                            | Pay App/Cost Estimate | Manville Waterline/Non-PID Costs | Total Cost (not incl Manville/Non-PID) | Lagos Percentage Benefit (based on AV) | Lagos Percentage Cost | Included Perf & Pay Bond or (1.5%) | Total Plus Contingency (15%) | Total Plus Eng. And Soft Costs (15%) |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------|----------------------------------|----------------------------------------|----------------------------------------|-----------------------|------------------------------------|------------------------------|--------------------------------------|
| <b>SUMMARY</b>                                                                                                                      |                                                        |                       |                                  |                                        |                                        |                       |                                    |                              |                                      |
| 1.2b                                                                                                                                | LAGOS RESERVE SECTION 1 - PHASE 2B - SF - INTERNAL     | \$ 4,828,433          | \$ 583,131                       | \$ 4,241,302.90                        | 100.00%                                | \$ 4,241,302          | \$ 4,304,922                       | \$ 4,950,660                 | \$ 5,693,259                         |
| 2.1a                                                                                                                                | LAGOS RESERVE SECTION 2 - PHASE 1A - SF - INTERNAL     | \$ 7,805,819          | \$ 1,185,018                     | \$ 6,640,601.19                        | 100.00%                                | \$ 6,640,601          | \$ 6,740,210                       | \$ 7,751,242                 | \$ 8,913,928                         |
| 2.1b                                                                                                                                | LAGOS RESERVE SECTION 2 - PHASE 1B - MURCHISON - MAJOR | \$ 1,515,932          | \$ 108,528                       | \$ 1,407,404.90                        | 19.99%                                 | \$ 281,389            | \$ 283,610                         | \$ 328,451                   | \$ 377,719                           |
| 2.2                                                                                                                                 | LAGOS RESERVE SECTION 2 - PHASE 2 - SF - INTERNAL      | \$ 5,339,234          | \$ 1,503,851                     | \$ 3,835,382.89                        | 100.00%                                | \$ 3,835,383          | \$ 3,892,914                       | \$ 4,478,851                 | \$ 5,148,378                         |
| 4.0                                                                                                                                 | OFFSITE WWTP - 2ND EXPANSION & LIFT STATION - MAJOR    | \$ 13,931,666         | -                                | \$ 13,931,666.61                       | 19.99%                                 | \$ 2,785,423          | \$ 2,827,205                       | \$ 3,252,285                 | \$ 3,788,878                         |
| <b>Summary Total</b>                                                                                                                |                                                        |                       |                                  |                                        |                                        | \$ 17,764,099         | \$ 18,050,860                      | \$ 20,758,489                | \$ 23,872,263                        |
| <b>Notes:</b>                                                                                                                       |                                                        |                       |                                  |                                        |                                        |                       |                                    |                              |                                      |
| 1. Major improvements: Murchison and Offsite WWTP - 2nd Expansion & Lift Station: The allocated share per base year assessed value. |                                                        |                       |                                  |                                        |                                        |                       |                                    |                              |                                      |

Date: 5.8.2026

**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE PUBLIC IMPROVEMENT DISTRICT**  
**LAGOS RESERVE MASTER PLAN COMMUNITY - AUSTIN (ETJ), TEXAS**  
**IMPROVEMENT AREA #1b SUMMARY**

| Item No.                                                                                                                            | Description                                            | Pay App/Cost Estimate | Manville Waterline/Non-PID Costs | Total Cost (not incl Manville/Non-PID) | Lagos Percentage Benefit (based on AV) | Lagos Percentage Cost | Included Perf & Pay Bond or (1.5%) | Total Plus Contingency (15%) | Total Plus Eng. And Soft Costs (15%) |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------|----------------------------------|----------------------------------------|----------------------------------------|-----------------------|------------------------------------|------------------------------|--------------------------------------|
| <b>SUMMARY</b>                                                                                                                      |                                                        |                       |                                  |                                        |                                        |                       |                                    |                              |                                      |
| 2.1b                                                                                                                                | LAGOS RESERVE SECTION 2 - PHASE 1B - MURCHISON - MAJOR | \$ 1,515,932          | \$ 108,528                       | \$ 1,407,404.90                        | 1.12%                                  | \$ 18,528             | \$ 18,801                          | \$ 21,621                    | \$ 24,854                            |
| 2.3b                                                                                                                                | LAGOS RESERVE SECTION 2 - PHASE 3B - MURCHISON - MAJOR | \$ 2,100,000          | -                                | \$ 2,100,000.00                        | 1.12%                                  | \$ 27,619             | \$ 28,059                          | \$ 32,363                    | \$ 37,100                            |
| 4.0                                                                                                                                 | OFFSITE WWTP - 2ND EXPANSION & LIFT STATION - MAJOR    | \$ 13,931,666         | -                                | \$ 13,931,666.61                       | 1.12%                                  | \$ 181,958            | \$ 186,308                         | \$ 214,034                   | \$ 246,129                           |
| <b>Summary Total</b>                                                                                                                |                                                        |                       |                                  |                                        |                                        | \$ 229,105            | \$ 232,862                         | \$ 267,802                   | \$ 308,091                           |
| <b>Notes:</b>                                                                                                                       |                                                        |                       |                                  |                                        |                                        |                       |                                    |                              |                                      |
| 1. Major improvements: Murchison and Offsite WWTP - 2nd Expansion & Lift Station: The allocated share per base year assessed value. |                                                        |                       |                                  |                                        |                                        |                       |                                    |                              |                                      |



**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE  
PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1):**

**ITEM NO. 1.2b: LAGOS RESERVE SECTION 1 PHASE 2B – SF  
INTERNAL**



# 1.2B LAGOS RESERVE SECTION 1 - PHASE 2B

| LAGOS RESERVE - STORMWATER RESERVE OF TARRANT - PRELIMINARY APPROXIMATE PROBABILE COST - PHASE 2B                                                  |              |            |                 |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|-----------------|-----------------|
| WILEY-FORRY AND ASSOCIATES                                                                                                                         |              |            |                 |                 |
| PROJECT NAME:                                                                                                                                      | NET ACRES:   | 38.71      | NO. OF SF LOTS: | 102             |
| CITY:                                                                                                                                              | GROSS ACRES: | 38.71      | CREATED BY:     |                 |
| JOB NUMBER:                                                                                                                                        | CREATED:     | 6/25/2024  | CHECKED BY:     |                 |
| FILE NAME:                                                                                                                                         | REVISED:     |            | REVISED BY:     |                 |
| <b>A. WATER</b>                                                                                                                                    |              |            |                 |                 |
| DESCRIPTION                                                                                                                                        | UNIT         | QUANTITIES | UNIT PRICE      | TOTAL AMOUNT    |
| 8" P.V.C. WATERLINE (2" DIA. & 10' LENGTH) (SEE PLAN)                                                                                              | LF           | 2,220      | \$ 15.00        | \$ 33,300.00    |
| 8" PLUG                                                                                                                                            | EA           | 2          | \$ 5,000.00     | \$ 10,000.00    |
| 8" P.V.C. WATERLINE (2" DIA. & 10' LENGTH) (SEE PLAN)                                                                                              | LF           | 9,140      | \$ 15.00        | \$ 137,100.00   |
| 8" PLUG                                                                                                                                            | EA           | 1          | \$ 400.00       | \$ 400.00       |
| MANVILLE SERVICE CONNECTION (SEE PLAN)                                                                                                             | EA           | 1          | \$ 2,000.00     | \$ 2,000.00     |
| MANVILLE SERVICE CONNECTION (SEE PLAN)                                                                                                             | EA           | 40         | \$ 1,000.00     | \$ 40,000.00    |
| MANVILLE SERVICE CONNECTION (SEE PLAN)                                                                                                             | EA           | 5          | \$ 7,000.00     | \$ 35,000.00    |
| TRENCH SAFETY                                                                                                                                      | LF           | 2,220      | \$ 1.00         | \$ 2,220.00     |
| TRENCH SAFETY                                                                                                                                      | LF           | 9,140      | \$ 1.00         | \$ 9,140.00     |
| TRENCH SAFETY                                                                                                                                      | EA           | 2          | \$ 1,000.00     | \$ 2,000.00     |
| TOTAL WATER                                                                                                                                        |              |            |                 | \$ 282,840.00   |
| <b>B. WASTEWATER</b>                                                                                                                               |              |            |                 |                 |
| DESCRIPTION                                                                                                                                        | UNIT         | QUANTITIES | UNIT PRICE      | TOTAL AMOUNT    |
| 8" PVC WASTEWATER LINE                                                                                                                             | LF           | 3,930      | \$ 47.00        | \$ 184,710.00   |
| 8" PLUG                                                                                                                                            | EA           | -          | \$ 45.00        | \$ 0.00         |
| SINGLE SEWER SERVICE                                                                                                                               | EA           | 19         | \$ 2,165.00     | \$ 41,135.00    |
| DOUBLE SEWER SERVICE                                                                                                                               | EA           | 42         | \$ 3,235.00     | \$ 135,870.00   |
| 4" DIA. MANHOLE                                                                                                                                    | EA           | 23         | \$ 6,725.00     | \$ 154,675.00   |
| 16" STEEL ENCASUREMENT PIPE                                                                                                                        | LF           | 80         | \$ 170.00       | \$ 13,600.00    |
| REMOVE EXISTING WW STUB AND CONNECT TO EXISTING WW MH AT STUBS INVERT ELEVATION                                                                    | EA           | 1          | \$ 3,300.00     | \$ 3,300.00     |
| TRENCH SAFETY PROTECTION                                                                                                                           | LF           | 3,930      | \$ 1.00         | \$ 3,930.00     |
| CAMERA TEST                                                                                                                                        | LF           | 3,930      | \$ 1.00         | \$ 3,930.00     |
| TESTING                                                                                                                                            | LF           | 3,930      | \$ 1.00         | \$ 3,930.00     |
| TOTAL WASTEWATER                                                                                                                                   |              |            |                 | \$ 545,080.00   |
| <b>C. STORM WATER MANAGEMENT</b>                                                                                                                   |              |            |                 |                 |
| DESCRIPTION                                                                                                                                        | UNIT         | QUANTITIES | UNIT PRICE      | TOTAL AMOUNT    |
| 18" RCP                                                                                                                                            | LF           | 670        | \$ 59.00        | \$ 39,530.00    |
| 24" RCP                                                                                                                                            | LF           | 2,123      | \$ 75.00        | \$ 158,225.00   |
| 24" RCP (CLASS 4)                                                                                                                                  | LF           | 60         | \$ 80.00        | \$ 4,800.00     |
| 30" RCP                                                                                                                                            | LF           | 843        | \$ 91.00        | \$ 76,713.00    |
| 36" RCP                                                                                                                                            | LF           | 1,460      | \$ 139.00       | \$ 202,940.00   |
| 42" RCP                                                                                                                                            | LF           | 20         | \$ 182.00       | \$ 3,640.00     |
| 4" STORM DRAIN MANHOLE                                                                                                                             | EA           | 37         | \$ 3,915.00     | \$ 144,855.00   |
| 10' CURB INLET                                                                                                                                     | EA           | 23         | \$ 5,575.00     | \$ 128,225.00   |
| ROCK RIP RAP PER DTL 508S-20                                                                                                                       | SY           | 83         | \$ 54.00        | \$ 4,464.00     |
| BAFFLES, OVERFLOW WEIR, SPLITTER BOX, SPLITTER BOX INLET, 6" UNDERDRAIN PIPES, 8" TYPE II DRIVEWAY AND POND PIPE GATE AT POND ACCESS PATH ENTRANCE | EA           | 1          | \$ 500,000.00   | \$ 500,000.00   |
| TYPE II DRIVEWAY AND POND PIPE GATE AT POND ACCESS PATH ENTRANCE                                                                                   | EA           | 1          | \$ 5,775.00     | \$ 5,775.00     |
| 3-1 SLOPED CONCRETE HEADWALL                                                                                                                       | EA           | 1          | \$ 10,125.00    | \$ 10,125.00    |
| TxDOT SET-PD 24" HEADWALL WITH 6:1 MITER                                                                                                           | EA           | 2          | \$ 3,320.00     | \$ 6,640.00     |
| TOTAL STORM WATER MANAGEMENT                                                                                                                       |              |            |                 | \$ 1,286,928.40 |
| <b>D. EROSION CONTROL / CLEARING / ROUGH CUT</b>                                                                                                   |              |            |                 |                 |
| DESCRIPTION                                                                                                                                        | UNIT         | QUANTITIES | UNIT PRICE      | TOTAL AMOUNT    |
| CLEARING AND GRUBBING                                                                                                                              | AC           | 38.71      | \$ 2,950.00     | \$ 117,150.40   |
| EXCAVATION                                                                                                                                         | CY           | 65,000     | \$ 2.25         | \$ 146,250.00   |
| EMBANKMENT, ALL UTILITY SPOILS ARE SUBSIDIARY TO THIS ITEM                                                                                         | CY           | 65,000     | \$ 2.00         | \$ 130,000.00   |
| HYDROMULCH (ROW AND EASEMENT AREAS ONLY, EXCLUDING SF LOTS)                                                                                        | SY           | 85,125     | \$ 2.00         | \$ 170,250.00   |
| CURLEX EROSION MATTING ON ALL 3:1 OR STEEPER SLOPES                                                                                                | SY           | 5,000      | \$ 1.75         | \$ 8,750.00     |
| SILT FENCE                                                                                                                                         | LF           | 6,571      | \$ 3.00         | \$ 19,713.00    |
| INLET PROTECTION                                                                                                                                   | EA           | 23         | \$ 125.00       | \$ 2,875.00     |
| ROCK BERM                                                                                                                                          | LF           | 80         | \$ 14.00        | \$ 1,120.00     |
| RESTORATION (LOC CLEAN-UP FEE)                                                                                                                     | EA           | 38,71      | \$ 3,000.00     | \$ 116,136.00   |
| TEMPORARY POND SKIMMER FOR DEWATERING POND                                                                                                         | EA           | 1          | \$ 2,015.00     | \$ 2,015.00     |
| CONCRETE WASHOUT AREA                                                                                                                              | EA           | 1          | \$ 865.00       | \$ 865.00       |
| CONSTRUCTION ENTRANCE                                                                                                                              | LS           | 2          | \$ 1,000.00     | \$ 2,000.00     |
| TOTAL EROSION CONTROL / CLEARING / ROUGH CUT                                                                                                       |              |            |                 | \$ 740,624.40   |
| <b>E. PAVEMENT &amp; APPURTENANCES</b>                                                                                                             |              |            |                 |                 |
| DESCRIPTION                                                                                                                                        | UNIT         | QUANTITIES | UNIT PRICE      | TOTAL AMOUNT    |
| SUBGRADE PREP (3' BEHIND BACK OF CURB)                                                                                                             | SY           | 27,893     | \$ 2.50         | \$ 69,732.50    |
| LOCAL STREET - TENSAR TX-130S GEOGRID, COMPLETE IN PLACE (3' BEHIND BACK OF CURB)                                                                  | SY           | 15,525     | \$ 2.50         | \$ 38,812.50    |
| LOCAL STREET - 12" CRUSHED LESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE (3' BEHIND BACK OF CURB)                                              | SY           | 15,525     | \$ 15.25        | \$ 236,756.25   |
| LOCAL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 2", TYPE D                                                                                       | SY           | 11,798     | \$ 18.50        | \$ 218,263.00   |
| RES. COLL. STREET - TENSAR TX-130S GEOGRID, COMPLETE IN PLACE (3' BEHIND BACK OF CURB)                                                             | SY           | 12,368     | \$ 2.50         | \$ 30,920.00    |
| RES. COLL. STREET - 20" CRUSHED LESTONE BASE, COMPLETE IN PLACE (3' BEHIND BACK OF CURB)                                                           | SY           | 12,368     | \$ 25.50        | \$ 315,384.00   |
| RES. COLL. STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 2", TYPE D                                                                                  | SY           | 10,136     | \$ 16.50        | \$ 167,244.00   |
| 4" CONCRETE SIDEWALK (DEVELOPER BUILT SIDEWALK ONLY)                                                                                               | LF           | 5,000      | \$ 29.00        | \$ 145,000.00   |
| 4" CONCRETE SIDEWALK (RESIDENTIAL)                                                                                                                 | LF           | 6,517      | \$ 29.00        | \$ 189,000.00   |
| 6" CONCRETE STANDARD BARRIER CURB AND GUTTER                                                                                                       | LF           | 10,981     | \$ 17.25        | \$ 189,422.25   |
| CONCRETE VALLEY GUTTERS                                                                                                                            | EA           | 5          | \$ 4,555.00     | \$ 22,775.00    |
| BARRICADES                                                                                                                                         | EA           | 2          | \$ 2,050.00     | \$ 4,100.00     |
| SIDEWALK CURB RAMP, COMPLETE IN PLACE                                                                                                              | EA           | 20         | \$ 1,485.00     | \$ 29,700.00    |
| SIGNING AND STRIPING                                                                                                                               | LS           | 1          | \$ 9,775.00     | \$ 9,775.00     |
| CONNECT TO EXISTING ROADWAY                                                                                                                        | EA           | 4          | \$ 505.00       | \$ 2,020.00     |
| TOTAL PAVEMENT & APPURTENANCES                                                                                                                     |              |            |                 | \$ 1,689,169.50 |
| <b>TOTAL EXCLUDING MANVILLE WATERLINES = \$4,241,302.30</b>                                                                                        |              |            |                 |                 |

TOTAL EXCLUDING  
MANVILLE WATERLINES =  
\$4,241,302.30



**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE  
PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1):**

**ITEM NO. 2.1a: LAGOS RESERVE SECTION 2 PHASE 1A – SF  
INTERNAL**

LAGOS RESERVE - OPINION OF PROBABLE COST  
SECTION 2 PHASE 1A - INTERNAL  
KIMLEY-HORN AND ASSOCIATES

| A<br>Item<br>No.                 | B<br>Description of Work                                                                                                                      | Unit | QTY      | UNIT<br>PRICE | C<br>Scheduled<br>Value |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------|----------|---------------|-------------------------|
| <b>A. WATER</b>                  |                                                                                                                                               |      |          |               |                         |
|                                  | <i>DESCRIPTION</i>                                                                                                                            |      | -        |               |                         |
| 1                                | 8" P.V.C., WATERLINE (C-900) & FITTINGS (ON-SITE ONLY)                                                                                        | LF   | 2,539.00 | \$45.00       | \$ 114,255.00           |
| 2                                | 8" X 2" TAPPING CAP WITH 2" GALVANIZED FLUSH VALVE                                                                                            | EA   | 3.00     | \$550.00      | \$ 1,650.00             |
| 3                                | 8"X8" TEE                                                                                                                                     | EA   | 1.00     | \$650.00      | \$ 650.00               |
| 4                                | 8"X8" CROSS                                                                                                                                   | EA   | 2.00     | \$750.00      | \$ 1,500.00             |
| 5                                | 8"X12" TEE                                                                                                                                    | EA   | 2.00     | \$950.00      | \$ 1,900.00             |
| 6                                | 12"X12" TEE                                                                                                                                   | EA   | 1.00     | \$1,400.00    | \$ 1,400.00             |
| 7                                | 8" GATE VALVE                                                                                                                                 | EA   | 14.00    | \$2,950.00    | \$ 41,300.00            |
| 8                                | 12" P.V.C., WATERLINE (C-900) & FITTINGS (ON-SITE ONLY)                                                                                       | LF   | 2,479.00 | \$70.00       | \$ 173,530.00           |
| 9                                | 12" X 2" TAPPING CAP WITH 2" GALVANIZED FLUSH VALVE                                                                                           | EA   | 1.00     | \$950.00      | \$ 950.00               |
| 10                               | 12" PLUG                                                                                                                                      | EA   |          | \$650.00      | \$                      |
| 11                               | 12" GATE VALVE                                                                                                                                | EA   | 8.00     | \$4,800.00    | \$ 38,400.00            |
| 12                               | 30" STEEL ENCASEMENT WITH SPACERS (OVER EXISTING 16" MANHOLE LINE)                                                                            | LF   | 100.00   | \$258.00      | \$ 25,800.00            |
| 13                               | CONNECT TO EXISTING 16" LINE WITH 16"X12" CUT-IN TEE (Smith & Blair 623 MJ Tapping Sleeve)                                                    | EA   | 1.00     | \$8,050.00    | \$ 8,050.00             |
| 14                               | SINGLE SERVICE CONNECTION W/ METER BOX                                                                                                        | EA   | 23.00    | \$2,560.00    | \$ 58,880.00            |
| 15                               | DOUBLE SERVICE CONNECTION W/ METER BOX                                                                                                        | EA   | 41.00    | \$2,790.00    | \$ 114,390.00           |
| 16                               | FIRE HYDRANT ASSEMBLY INCLUDING 8" GATE VALVE, 6" FIRE LEAD, AND PAVEMENT MARKINGS                                                            | EA   | 11.00    | \$8,000.00    | \$ 88,000.00            |
| 17                               | TRENCH SAFETY                                                                                                                                 | LF   | 5,018.00 | \$1.00        | \$ 5,018.00             |
| 18                               | TESTING (HYDROSTATIC) & CHLORINATION                                                                                                          | LF   | 5,018.00 | \$2.75        | \$ 13,799.50            |
| 19                               | CONNECT TO EXISTING 12" STUB (PHASE 2A CONNECTION POINT)(SEE NOTE 6)                                                                          | EA   |          | \$3,700.00    | \$                      |
| 20                               | 1.5" IRRIGATION METER ASSEMBLY WITH BACKFLOW PREVENTER, SERVICE CONNECTION & PLUG WITH FITTINGS                                               | EA   | 2.00     | \$9,150.00    | \$ 18,300.00            |
| 21                               | 6" IRRIGATION SLEEVES                                                                                                                         | LF   | 350.00   | \$19.50       | \$ 6,825.00             |
| 22                               | 4" IRRIGATION SLEEVES                                                                                                                         | LF   | 700.00   | \$15.50       | \$ 10,850.00            |
|                                  | <b>TOTAL WATER</b>                                                                                                                            |      |          |               |                         |
| <b>B. WASTEWATER</b>             |                                                                                                                                               |      |          |               |                         |
|                                  | <i>DESCRIPTION</i>                                                                                                                            |      | -        |               | \$ -                    |
| 23                               | 8" PVC WASTEWATER LINE AND FITTINGS (0-8)                                                                                                     | LF   | 136.00   | \$35.00       | \$ 4,760.00             |
| 24                               | 8" PVC WASTEWATER LINE AND FITTINGS (8-10)                                                                                                    | LF   | 438.00   | \$37.00       | \$ 16,206.00            |
| 25                               | 8" PVC WASTEWATER LINE AND FITTINGS (10-12)                                                                                                   | LF   | 757.00   | \$38.00       | \$ 28,766.00            |
| 26                               | 8" PVC WASTEWATER LINE AND FITTINGS (12-14)                                                                                                   | LF   | 1,014.00 | \$40.00       | \$ 40,560.00            |
| 27                               | 8" PVC WASTEWATER LINE AND FITTINGS (14-16)                                                                                                   | LF   | 717.00   | \$42.00       | \$ 30,114.00            |
| 28                               | 8" PVC WASTEWATER LINE AND FITTINGS (16-18)                                                                                                   | LF   | 1,471.00 | \$51.00       | \$ 75,021.00            |
| 29                               | 8" PVC WASTEWATER LINE AND FITTINGS (18-20)                                                                                                   | LF   | 560.00   | \$67.00       | \$ 37,520.00            |
| 30                               | 8" END, PLUG AND CLEANOUT                                                                                                                     | EA   | 3.00     | \$1,550.00    | \$ 4,650.00             |
| 31                               | SINGLE SEWER SERVICE                                                                                                                          | EA   | 32.00    | \$2,450.00    | \$ 78,400.00            |
| 32                               | DOUBLE SEWER SERVICE                                                                                                                          | EA   | 37.00    | \$2,650.00    | \$ 98,050.00            |
| 33                               | 4' DIA. WASTEWATER MANHOLE (0-8' DEEP)                                                                                                        | EA   | 29.00    | \$6,025.00    | \$ 174,725.00           |
| 34                               | EXTRA DEPTH MANHOLE                                                                                                                           | VF   | 225.00   | \$495.00      | \$ 111,375.00           |
| 35                               | 16" STEEL ENCASEMENT WITH SPACERS (PER DETAIL 501 AW-01)                                                                                      | LF   | 138.00   | \$167.00      | \$ 23,046.00            |
| 36                               | CEMENT STABILIZED SAND EMBEDMENT FOR WASTERWATER LINE UNDER WATER CROSSING                                                                    | LF   | 162.00   | \$35.00       | \$ 5,670.00             |
| 37                               | WASTERWATER LINE PRESURE RATED TO 150 PSI UNDER WATER CROSSING                                                                                | LF   | 162.00   | \$55.00       | \$ 8,910.00             |
| 38                               | CORE DRILL AND CONNECT TO EXISTING 5' DIA MH ON EXISTING 18" WW LINE (REFORM INVERT AND RECOAT MH)(ADD INTERNAL DROP INSIDE EXISTING MANHOLE) | EA   | 1.00     | \$12,150.00   | \$ 12,150.00            |
| 39                               | TRENCH SAFETY PROTECTION                                                                                                                      | LF   | 5,093.00 | \$1.00        | \$ 5,093.00             |
| 40                               | CAMERA TEST                                                                                                                                   | LF   | 5,093.00 | \$1.50        | \$ 7,639.50             |
| 41                               | TESTING                                                                                                                                       | LF   | 5,093.00 | \$1.50        | \$ 7,639.50             |
| 42                               | <b>TOTAL WASTEWATER</b>                                                                                                                       |      |          |               | \$ 770,295.00           |
| <b>C. STORM WATER MANAGEMENT</b> |                                                                                                                                               |      |          |               |                         |
|                                  | <i>DESCRIPTION</i>                                                                                                                            |      |          |               |                         |
| 44                               | 18" RCP                                                                                                                                       | LF   | 769.00   | \$59.00       | \$ 45,371.00            |
| 45                               | 18" CLASS IV RCP                                                                                                                              | LF   | 100.00   | \$65.00       | \$ 6,500.00             |
| 46                               | 24" RCP                                                                                                                                       | LF   | 1,123.00 | \$74.00       | \$ 83,102.00            |
| 47                               | 24" CLASS IV RCP                                                                                                                              | LF   | 319.00   | \$85.00       | \$ 27,115.00            |
| 48                               | 30" RCP                                                                                                                                       | LF   | 35.00    | \$95.00       | \$ 3,325.00             |
| 49                               | 36" RCP                                                                                                                                       | LF   | 91.00    | \$130.00      | \$ 11,830.00            |
| 50                               | 48" RCP                                                                                                                                       | LF   | -        | \$204.00      | \$ -                    |
| 51                               | 6' x 4' RCB                                                                                                                                   | LF   | 985.00   | \$460.00      | \$ 453,100.00           |
| 52                               | 7' x 4' RCB                                                                                                                                   | LF   | 991.00   | \$585.00      | \$ 579,735.00           |
| 53                               | 8' x 4' RCB                                                                                                                                   | LF   | 995.00   | \$715.00      | \$ 711,425.00           |
| 54                               | 8' X 8' JUNCTION BOX*                                                                                                                         | EA   | 6.00     | \$14,900.00   | \$ 89,400.00            |
| 55                               | 10' X 10' JUNCTION BOX*                                                                                                                       | EA   | 4.00     | \$20,550.00   | \$ 82,200.00            |
| 56                               | 4' STORM DRAIN MANHOLE                                                                                                                        | EA   | 4.00     | \$4,850.00    | \$ 19,400.00            |
| 57                               | 5' STORM DRAIN MANHOLE                                                                                                                        | EA   | 1.00     | \$5,950.00    | \$ 5,950.00             |
| 58                               | 6' STORM DRAIN MANHOLE                                                                                                                        | EA   | -        | \$7,400.00    | \$ -                    |
| 59                               | 10' CURB INLET                                                                                                                                | EA   | 26.00    | \$5,500.00    | \$ 143,000.00           |
| 60                               | 4'X4' AREA INLET PER COA DETAIL 508S-9                                                                                                        | EA   | 4.00     | \$7,050.00    | \$ 28,200.00            |

**LAGOS RESERVE - OPINION OF PROBABLE COST**  
**SECTION 2 PHASE 1A - INTERNAL**  
**KIMLEY-HORN AND ASSOCIATES**

| A        | B                                                                                                                                                                                                                                                                                                                                                                                                                |      |           |              | C                      |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|--------------|------------------------|
| Item No. | Description of Work                                                                                                                                                                                                                                                                                                                                                                                              | Unit | QTY       | UNIT PRICE   | Scheduled Value        |
| 61       | 6X6" AREA INLET PER COA DETAIL 508S-9                                                                                                                                                                                                                                                                                                                                                                            | EA   | 1.00      | \$20,550.00  | \$ 20,550.00           |
| 62       | 6X6" GRATE INLET PER COA DETAIL 508S-9                                                                                                                                                                                                                                                                                                                                                                           | EA   | -         | \$14,450.00  | \$ -                   |
| 63       | BIOFILTRATION AND DETENTION POND C (INCLUDING 4 ROWS OF NATIVE TALLBUNCH GRASSES, LEVEL SPREADER AT END OF OVERFLOW WEIR, FLEXAMAT, SPLASH PAD WITH HYDROMULCH NATIVE SEED PER COA 609S, STILLING BASIN, CONCRETE OVERFLOW WEIR, SPLITTER BOX, 8'X4' RCB CONNECTION INTO SPLITTER BOX, SPLITTER BOX INLET, TRASH RACK AND RISER PIPE, 6" UNDERDRAIN PIPES, 8" UNDERDRAIN OUTFALL PIPE, CLEANOUTS, PLANTINGS, ETC | EA   | 1.00      | \$323,650.00 | \$ 323,650.00          |
| 64       | BIOFILTRATION AND DETENTION POND B (INCLUDING FLEXAMAT, SPLASH PAD WITH HYDROMULCH NATIVE SEED PER COA 609S, STILLING BASIN, CONCRETE OVERFLOW WEIR, SPLITTER BOX, 7'X4' RCB CONNECTION INTO SPLITTER BOX, SPLITTER BOX INLET, TRASH RACK AND RISER PIPE 6" UNDERDRAIN PIPES, 8" UNDERDRAIN OUTFALL PIPE, CLEANOUTS, PLANTINGS, 20" WIER NOTCH OUT, 6" ORIFICE THROUGH WALL, ETC                                 | EA   | 1.00      | \$190,000.00 | \$ 190,000.00          |
| 65       | 12' POND MAINTENANCE PATH PER COA DETAIL 662S-2 (INCLUDING RAMPS TO POND BASINS)                                                                                                                                                                                                                                                                                                                                 | LF   | 3,423.00  | \$30.50      | \$ 104,401.50          |
| 66       | POND MAINTENANCE TYPE II DRIVEWAY                                                                                                                                                                                                                                                                                                                                                                                | EA   | 2.00      | \$2,250.00   | \$ 4,500.00            |
| 67       | POND ACCESS GATES PER COA DETAIL 662S-1                                                                                                                                                                                                                                                                                                                                                                          | EA   | 2.00      | \$2,950.00   | \$ 5,900.00            |
| 68       | POND AND CEF SIGNAGE                                                                                                                                                                                                                                                                                                                                                                                             | LS   | 1.00      | \$500.00     | \$ 500.00              |
| 69       | 4' CONCRETE PILOT CHANNEL INSIDE PONDS                                                                                                                                                                                                                                                                                                                                                                           | LF   | 1,180.00  | \$50.40      | \$ 59,472.00           |
| 70       | POND WALLS (POND B) PER ROSCH'S STRUCTURAL DESIGN FROM ADDENDUM 1                                                                                                                                                                                                                                                                                                                                                | SFF  | 6,171.00  | \$42.70      | \$ 263,501.70          |
| 71       | POND WALLS (POND C) PER ROSCH'S STRUCTURAL DESIGN FROM ADDENDUM 1                                                                                                                                                                                                                                                                                                                                                | SFF  | 6,150.00  | \$31.50      | \$ 193,725.00          |
| 72       | MURCHISON AND ANGEL JOSEFINA CULVERT 18" HEADWALL WITH 6:1 MITER (PER TXDOT SET-PD DETAIL)                                                                                                                                                                                                                                                                                                                       | EA   | 2.00      | \$3,950.00   | \$ 7,900.00            |
| 73       | 8" D50 RIP RAP PER COA DTL 508S-20                                                                                                                                                                                                                                                                                                                                                                               | SY   | 482.00    | \$45.00      | \$ 21,690.00           |
| 74       | 3:1 SLOPED 6" HEADWALL & 6" THREADED CAP W/ 3" ORIFICE (INCLUDING 4 ROWS OF NATIVE TALLBUNCH GRASSES, LEVEL SPREADER AT OUTFALL)                                                                                                                                                                                                                                                                                 | EA   | 2.00      | \$1,700.00   | \$ 3,400.00            |
| 75       | AT OUTFALL)                                                                                                                                                                                                                                                                                                                                                                                                      | EA   | 1.00      | \$2,950.00   | \$ 2,950.00            |
| 76       | 6" CLEANOUT WITH RAISED OUTLET PIPE AT POND C WQ OUTFALL                                                                                                                                                                                                                                                                                                                                                         | EA   | 1.00      | \$1,025.00   | \$ 1,025.00            |
| 77       | 18" CONCRETE HEADWALL AT POND C                                                                                                                                                                                                                                                                                                                                                                                  | EA   | 4.00      | \$3,750.00   | \$ 15,000.00           |
| 78       | NATIVE SEED ENHANCEMENT PER COA 609S TABLE FOR CEF MITIGATION POND C WQ OUTFALL                                                                                                                                                                                                                                                                                                                                  | SF   | 3,199.00  | \$0.44       | \$ 1,407.56            |
|          | <b>TOTAL STORM WATER MANAGEMENT</b>                                                                                                                                                                                                                                                                                                                                                                              |      |           |              | <b>\$ 3,509,225.76</b> |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                  |      |           |              |                        |
|          | <b>D. EROSION CONTROL / CLEARING</b>                                                                                                                                                                                                                                                                                                                                                                             |      |           |              |                        |
|          | <i>DESCRIPTION</i>                                                                                                                                                                                                                                                                                                                                                                                               |      |           |              |                        |
| 79       | CLEARING AND GRUBBING                                                                                                                                                                                                                                                                                                                                                                                            | AC   | 41.44     | \$2,445.00   | \$ 101,320.80          |
| 80       | HYDROMULCH (ROW AND EASEMENT AREAS ONLY, EXCLUDING SF LOTS)                                                                                                                                                                                                                                                                                                                                                      | SY   | 59,847.00 | \$1.00       | \$ 59,847.00           |
| 81       | CURLEX EROSION CONTROL MATTING ON ALL 3:1 OR STEEPER SLOPES                                                                                                                                                                                                                                                                                                                                                      | SY   | 4,329.00  | \$1.35       | \$ 5,844.15            |
| 82       | MULCH LOG                                                                                                                                                                                                                                                                                                                                                                                                        | LF   | 806.00    | \$8.00       | \$ 6,448.00            |
| 83       | SILT FENCE (INCLUDING TURN BACKS/J-HOOKS)                                                                                                                                                                                                                                                                                                                                                                        | LF   | 7,702.00  | \$4.40       | \$ 33,888.80           |
| 84       | INLET PROTECTION                                                                                                                                                                                                                                                                                                                                                                                                 | EA   | 30.00     | \$125.00     | \$ 3,750.00            |
| 85       | ROCK BERM                                                                                                                                                                                                                                                                                                                                                                                                        | LF   | 360.00    | \$30.00      | \$ 10,800.00           |
| 86       | TEMPORARY DEWATERING SKIMMER                                                                                                                                                                                                                                                                                                                                                                                     | EA   | 2.00      | \$5,750.00   | \$ 11,500.00           |
| 87       | TEMPORARY STOCKPILE, STAGING, AND CONCRETE WASHOUT AREA                                                                                                                                                                                                                                                                                                                                                          | EA   | 1.00      | \$2,450.00   | \$ 2,450.00            |
| 88       | CONSTRUCTION ENTRANCE                                                                                                                                                                                                                                                                                                                                                                                            | EA   | 2.00      | \$2,700.00   | \$ 5,400.00            |
|          | <b>TOTAL EROSION CONTROL / CLEARING</b>                                                                                                                                                                                                                                                                                                                                                                          |      |           |              | <b>\$ 241,248.75</b>   |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                  |      |           |              |                        |
|          | <b>E. PAVEMENT &amp; APPURTENANCES</b>                                                                                                                                                                                                                                                                                                                                                                           |      |           |              |                        |
|          | <i>DESCRIPTION</i>                                                                                                                                                                                                                                                                                                                                                                                               |      |           |              |                        |
| 89       | SUBGRADE PREP (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                                                              | SY   | 21,018.00 | \$2.85       | \$ 59,901.30           |
| 90       | LOCAL STREET - TENSAR TX-6 GEOGRID, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                      | SY   | 21,018.00 | \$3.05       | \$ 64,104.90           |
| 91       | LOCAL STREET - 12" LIME STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                           | SY   | 21,018.00 | \$15.15      | \$ 318,422.70          |
| 92       | LOCAL STREET - 12" CRUSHED LIMESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                             | SY   | 21,018.00 | \$15.35      | \$ 322,626.30          |
| 93       | LOCAL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 2", TYPE D (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                                        | SY   | 15,769.00 | \$16.45      | \$ 259,400.05          |
| 94       | RES. COLL. STREET - TENSAR TX-5 GEOGRID, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                 | SY   | -         | \$3.05       | \$ -                   |
| 95       | RES. COLL. STREET - 24" LIME STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                      | SY   | -         | \$26.50      | \$ -                   |
| 96       | RES. COLL. STREET - 14" CRUSHED LIMESTONE BASE, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                          | SY   | -         | \$17.75      | \$ -                   |
| 97       | RES COLL. STREET HOT MIX ASPHALT CONCRETE PAVEMENT 3.5" TYPE D                                                                                                                                                                                                                                                                                                                                                   | SY   | -         | \$28.40      | \$ -                   |
| 98       | RES. COLL. STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 3.5", TYPE D (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                                 | LF   | -         | \$25.25      | \$ -                   |
| 99       | CONCRETE CURB AND GUTTER (PER COA DETAIL 430 S-2)                                                                                                                                                                                                                                                                                                                                                                | LF   | 10,260.00 | \$20.60      | \$ 211,356.00          |
| 100      | EXCAVATION                                                                                                                                                                                                                                                                                                                                                                                                       | CY   | 43,615.00 | \$4.40       | \$ 191,906.00          |
| 101      | EMBANKMENT (UTILITY AND ROAD SPOILS SUBSIDIARY TO THIS LINE ITEM)                                                                                                                                                                                                                                                                                                                                                | CY   | 56,628.00 | \$3.85       | \$ 218,017.80          |
| 102      | IMPORT OFFSITE (ASSUMES 15% SHRINKAGE FOR OVERALL ONSITE EXCAVATION)                                                                                                                                                                                                                                                                                                                                             | EA   | 3,331.00  | \$8.25       | \$ 27,480.75           |
| 103      | CONCRETE VALLEY GUTTERS (PER COA DETAIL 436S-2)                                                                                                                                                                                                                                                                                                                                                                  | EA   | 6.00      | \$6,150.00   | \$ 36,900.00           |
| 104      | SIDEWALK CURB RAMP, COMPLETE IN PLACE                                                                                                                                                                                                                                                                                                                                                                            | EA   | 36.00     | \$1,150.00   | \$ 41,400.00           |
| 105      | SAWCUT AND CONNECT INTO EXISTING ROADWAY                                                                                                                                                                                                                                                                                                                                                                         | EA   | 1.00      | \$700.00     | \$ 700.00              |
| 106      | BARRICADES                                                                                                                                                                                                                                                                                                                                                                                                       | EA   | 2.00      | \$1,300.00   | \$ 2,600.00            |
| 107      | LAYDOWN CURB AT CONNECTIONS TO FM 973 (PER COA DETAIL 430 S-2)                                                                                                                                                                                                                                                                                                                                                   | LF   | 200.00    | \$21.00      | \$ 4,200.00            |
| 108      | TRAFFIC SIGNAGE AND STRIPING                                                                                                                                                                                                                                                                                                                                                                                     | LS   | 1.00      | \$5,750.00   | \$ 5,750.00            |
| 109      | STOP SIGNS                                                                                                                                                                                                                                                                                                                                                                                                       | EA   | 8.00      | \$525.00     | \$ 4,200.00            |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                  |      | 14.00     | \$160.00     | \$ 2,240.00            |
|          | <b>TOTAL PAVEMENT &amp; APPURTENANCES</b>                                                                                                                                                                                                                                                                                                                                                                        |      |           |              | <b>\$ 1,771,205.80</b> |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                  |      |           |              |                        |
|          | <b>F. MISCELLANEOUS</b>                                                                                                                                                                                                                                                                                                                                                                                          |      |           |              |                        |
|          | <i>DESCRIPTION</i>                                                                                                                                                                                                                                                                                                                                                                                               |      |           |              |                        |
| 110      | MOBILIZATION                                                                                                                                                                                                                                                                                                                                                                                                     | LS   | 1.00      | \$77,000.00  | \$ 77,000.00           |



LAGOS RESERVE - OPINION OF PROBABLE COST  
SECTION 2 PHASE 1A - INTERNAL  
KIMLEY-HORN AND ASSOCIATES

| A        | B                                                                                                                                |      |          |                     | C                       |
|----------|----------------------------------------------------------------------------------------------------------------------------------|------|----------|---------------------|-------------------------|
| Item No. | Description of Work                                                                                                              | Unit | QTY      | UNIT PRICE          | Scheduled Value         |
| 111      | CONCRETE RETAINING WALLS OUTSIDE OF PONDS                                                                                        | SFF  | 1,350.00 | \$13.00             | \$ 17,550.00            |
| 112      | HANDRAIL PER COA DETAIL 707S-1                                                                                                   | LF   | 100.00   | <del>\$165.00</del> | <del>\$ 16,500.00</del> |
| 113      | MAIL BOX KIOSKS (INCLUDES CONCRETE SLAB) (IN BETWEEN LOT 1&26 BLOCK Y)                                                           | EA   | 1.00     | \$16,800.00         | \$ 16,800.00            |
|          | TOTAL MISCELLANEOUS                                                                                                              |      |          |                     |                         |
|          |                                                                                                                                  |      |          |                     |                         |
|          | G. DRY UTILITY                                                                                                                   |      |          |                     |                         |
|          | DESCRIPTION                                                                                                                      |      |          |                     |                         |
| 114      | INSTALL PROPOSED CIVIL ITEMS ASSOCIATED WITH ELECTRIC PER BEC PLAN AND SPECS (BEC PLANS INCLUDED)                                | LS   | 1.00     | \$266,550.00        | \$ 266,550.00           |
| 115      | INSTALL STREETLIGHT BASES PER BEC DETAIL UM1-SP (CATALOG NUMBER MUST MATCH NUMBER FOUND ON UM1-SP)                               | EA   | 18.00    | \$1,500.00          | \$ 27,000.00            |
|          | TOTAL DRY UTILITIES                                                                                                              |      |          |                     |                         |
|          |                                                                                                                                  |      |          |                     |                         |
|          | H. TXDOT IMPROVEMENTS                                                                                                            |      |          |                     |                         |
|          | DESCRIPTION                                                                                                                      |      |          |                     |                         |
| 116      | SUBGRADE PREP (3' BEHIND BACK OF CURB) (FM 973 SHOULDER WIDENING SEE NOTE 4)                                                     | SY   | 506.00   | \$7.00              | \$ 3,542.00             |
| 117      | RES, COLL, STREET - TENSAR TX-130S GEOGRID, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (FM 973 SHOULDER WIDENING SEE NOTE 4)     | SY   | 506.00   | \$4.00              | \$ 2,024.00             |
| 118      | RES, COLL, STREET - 20" CRUSHED LIMESTONE BASE, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (FM 973 SHOULDER WIDENING SEE NOTE 4) | SY   | 506.00   | \$29.50             | \$ 14,927.00            |
| 119      | RES, COLL, STREET - HOT MK ASPHALT CONCRETE PAVEMENT, 2", TYPE D (FM 973 SHOULDER WIDENING SEE NOTE 4)                           | SY   | 362.00   | \$29.25             | \$ 10,588.50            |
| 120      | TRAFFIC CONTROL PLAN                                                                                                             | LG   | 1.00     | \$2,100.00          | \$ 2,100.00             |
|          | TOTAL TXDOT IMPROVEMENTS                                                                                                         |      |          |                     | \$ 33,181.50            |
|          |                                                                                                                                  |      |          |                     |                         |
|          | H. ADD ALTERNATE ITEMS P&P BONDS CO 2                                                                                            |      |          |                     |                         |
|          | DESCRIPTION                                                                                                                      |      |          |                     |                         |
| 122      | PERFORMANCE AND PAYMENT BOND                                                                                                     | LS   | 1.00     | \$182,500.00        | \$ 182,500.00           |
|          | TOTAL ADD ALTERNATE ITEMS                                                                                                        |      |          |                     | \$ 182,500.00           |
|          |                                                                                                                                  |      |          |                     |                         |
| 123      | I. CO 1 PLAN CHECK                                                                                                               |      |          |                     |                         |
|          | 10' X 8' JUNCTION BOX                                                                                                            | EA   | 1        | \$16,800.00         | \$ 16,800.00            |
|          | 7' X 4' WYE                                                                                                                      | EA   | 3        | \$7,500.00          | \$ 22,500.00            |
|          | 8' X 8' JUNCTION BOX                                                                                                             | EA   | -3       | \$14,900.00         | \$ (44,700.00)          |
|          | 6' X 4' RCB                                                                                                                      | LF   | 24       | \$460.00            | \$ 11,040.00            |
|          | 4' X 4' AREA INLET                                                                                                               | EA   | -2       | \$7,050.00          | \$ (14,100.00)          |
|          | 8' X 4' SET AND CLOSURE                                                                                                          | EA   | 1        | \$15,500.00         | \$ 15,500.00            |
|          | 6' X 6' AREA INLET                                                                                                               | EA   | -1       | \$20,550.00         | \$ (20,550.00)          |
|          | 36" SET (3.1)                                                                                                                    | EA   | 1        | \$4,950.00          | \$ 4,950.00             |
|          | 24" CLASS IV RCP                                                                                                                 | LF   | 16       | \$85.00             | \$ 1,360.00             |
|          | 18" RCP                                                                                                                          | LF   | 8        | \$59.00             | \$ 472.00               |
|          | 12" X 8" TEE                                                                                                                     | EA   | -1       | \$950.00            | \$ (950.00)             |
|          | 8" GATE VALVE                                                                                                                    | EA   | -1       | \$2,950.00          | \$ (2,950.00)           |
|          | 8" PVC WATERLINE (C900) & FITTINGS (ONSITE ONLY)                                                                                 | LF   | -45      | \$45.00             | \$ (2,025.00)           |
|          | 4" C900 DR18 (STUB TO FUTURE AMENITY) (WITH FITTINGS)                                                                            | LF   | 45       | \$70.00             | \$ 3,150.00             |
|          | 4" GATE VALVE                                                                                                                    | EA   | 1        | \$1,800.00          | \$ 1,800.00             |
|          | CONCRETE COLLAR GATE VALVES                                                                                                      | EA   | 20       | \$275.00            | \$ 5,500.00             |
|          | 16" STEEL ENCASEMENT WITH SPACERS                                                                                                | LF   | 40       | \$167.00            | \$ 6,680.00             |
|          | 4' DIAMETER WASTEWATER MANHOLE                                                                                                   | EA   | 4        | \$6,025.00          | \$ 24,100.00            |
|          | EXTRA DEPTH MANHOLE                                                                                                              | VF   | 19       | \$495.00            | \$ 9,405.00             |
|          | 8" WASTEWATER LINE AND FITTINGS (10-12)                                                                                          | LF   | 198      | \$38.00             | \$ 7,524.00             |
|          | 8" WASTEWATER LINE AND FITTINGS (12-14)                                                                                          | LF   | 138      | \$40.00             | \$ 5,520.00             |
|          | 8" WASTEWATER LINE AND FITTINGS (14-16)                                                                                          | LF   | 125      | \$42.00             | \$ 5,250.00             |
|          | 8" WASTEWATER LINE AND FITTINGS (16-18)                                                                                          | LF   | 130      | \$51.00             | \$ 6,630.00             |
|          | 8" WASTEWATER LINE AND FITTINGS (10-12)                                                                                          | LF   | -91      | \$38.00             | \$ (3,458.00)           |
|          | 8" WASTEWATER LINE AND FITTINGS (12-14)                                                                                          | LF   | -176     | \$40.00             | \$ (7,040.00)           |
|          | 8" WASTEWATER LINE AND FITTINGS (14-16)                                                                                          | LF   | -146     | \$42.00             | \$ (6,132.00)           |
|          | 8" WASTEWATER LINE AND FITTINGS (16-18)                                                                                          | LF   | -178     | \$51.00             | \$ (9,078.00)           |
|          | 2" SCH 40 CONDUIT FOR STREET LIGHT                                                                                               | LF   | 380      | \$7.00              | \$ 2,660.00             |
|          | 3" SCH 40 CONDUIT                                                                                                                | LF   | 440      | \$9.00              | \$ 3,960.00             |
|          | TRANSFORMER PAD                                                                                                                  | EA   | 4        | \$1,250.00          | \$ 5,000.00             |
|          | TRENCH EXCAVATION                                                                                                                | LF   | 520      | \$15.00             | \$ 7,800.00             |
|          | STREET LIGHT                                                                                                                     | EA   | 2        | \$1,500.00          | \$ 3,000.00             |
|          | SPEED LIMIT SIGN                                                                                                                 | EA   | -1       | \$525.00            | \$ (525.00)             |
|          | WW B PLUG                                                                                                                        | EA   | -3       | \$650.00            | \$ (1,950.00)           |
|          | STREET END BARRICADES                                                                                                            | EA   | -2       | \$1,300.00          | \$ (2,600.00)           |
|          |                                                                                                                                  |      |          |                     | \$ 39,923.00            |
| 124      | K. CO 3 WW UPSIZE                                                                                                                |      |          |                     |                         |
|          | DESCRIPTION                                                                                                                      |      |          |                     |                         |
|          | WW UPSIZE                                                                                                                        | LS   | 1.00     | \$83,331.00         | \$ 83,331.00            |
|          | TOTAL CO 3 WW UPSIZE                                                                                                             |      |          |                     | \$ 83,331.00            |
|          |                                                                                                                                  |      |          |                     |                         |
| 125      | L. CO 4 JB REVISIONS                                                                                                             |      |          |                     |                         |

LAGOS RESERVE - OPINION OF PROBABLE COST  
**SECTION 2 PHASE 1A - INTERNAL**  
KIMLEY-HORN AND ASSOCIATES

| A        | B                                     |      |      |             | C               |
|----------|---------------------------------------|------|------|-------------|-----------------|
| Item No. | Description of Work                   | Unit | QTY  | UNIT PRICE  | Scheduled Value |
|          | <i>DESCRIPTION</i>                    |      |      |             |                 |
|          | JB REVISIONS                          | LS   | 1.00 | \$5,775.00  | \$ 5,775.00     |
|          | TOTAL CO 4 JB REVISIONS               |      |      |             | \$ 5,775.00     |
| 126      | L, CO 5 Revised Street Sections       |      |      |             |                 |
|          | <i>DESCRIPTION</i>                    |      |      |             |                 |
|          | REVISED STREET SECTIONS               | LS   | 1.00 | \$3,915.38  | \$ 3,915.38     |
|          | TOTAL CO 5 REVISED STREET SECTIONS    |      |      |             | \$ 3,915.38     |
| 127      | L, CO 6 BBE CHANGES                   |      |      |             |                 |
|          | <i>DESCRIPTION</i>                    |      |      |             |                 |
|          | BBE CHANGES                           | LS   | -    | \$19,282.00 | \$ -            |
|          | TOTAL CO 6 BBE CHANGES                |      |      |             | \$ -            |
| 128      | L, CO 7 POLYMER MANHOLE               |      |      |             |                 |
|          | <i>DESCRIPTION</i>                    |      |      |             |                 |
|          | POLYMER MANHOLE                       | LS   | -    | \$20,460.00 | \$ -            |
|          | TOTAL CO 7 POLYMER MANHOLE            |      |      |             | \$ -            |
|          | TOTAL W/ ALTERNATES AND CHANGE ORDERS |      |      |             | \$ 6,640,601.19 |
|          |                                       |      |      |             |                 |



**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE  
PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1):**

**ITEM NO. 2.1b: LAGOS RESERVE SECTION 2 PHASE 1B –  
MURCHISON MAJOR**

LAGOS RESERVE - OPINION OF PROBABLE COST  
**SECTION 2 PHASE 1B**  
KIMLEY-HORN AND ASSOCIATES

| A<br>Item<br>No.                 | B<br>Description of Work                                                                                                                      | Unit | QTY    | UNIT<br>PRICE | C<br>Scheduled<br>Value |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------|--------|---------------|-------------------------|
| <b>A. WATER</b>                  |                                                                                                                                               |      |        |               |                         |
|                                  | DESCRIPTION                                                                                                                                   |      | -      |               |                         |
| 1                                | 8" P.V.C., WATERLINE (C-900) & FITTINGS (ON-SITE ONLY)                                                                                        | LF   | 414.00 | \$45.00       | \$ 18,630.00            |
| 2                                | 8" X 2" TAPPING CAP WITH 2" GALVANIZED FLUSH VALVE                                                                                            | EA   | -      | \$550.00      | \$ -                    |
| 3                                | 8"X8" TEE                                                                                                                                     | EA   | -      | \$650.00      | \$ -                    |
| 4                                | 8"X8" CROSS                                                                                                                                   | EA   | -      | \$750.00      | \$ -                    |
| 5                                | 8"X12" TEE                                                                                                                                    | EA   | 1.00   | \$950.00      | \$ 950.00               |
| 6                                | 12"X12" TEE                                                                                                                                   | EA   | 1.00   | \$1,400.00    | \$ 1,400.00             |
| 7                                | 8" GATE VALVE                                                                                                                                 | EA   | -      | \$2,950.00    | \$ -                    |
| 8                                | 12" P.V.C., WATERLINE (C-900) & FITTINGS (ON-SITE ONLY)                                                                                       | LF   | 472.00 | \$70.00       | \$ 33,040.00            |
| 9                                | 12" X 2" TAPPING CAP WITH 2" GALVANIZED FLUSH VALVE                                                                                           | EA   | -      | \$950.00      | \$ -                    |
| 10                               | 12" PLUG                                                                                                                                      | EA   | 3.00   | \$650.00      | \$ 1,950.00             |
| 11                               | 12" GATE VALVE                                                                                                                                | EA   | 1.00   | \$4,800.00    | \$ 4,800.00             |
| 12                               | 30" STEEL ENCASMENT WITH SPACERS (OVER EXISTING 16" MANVILLE LINE)                                                                            | LF   | -      | \$258.00      | \$ -                    |
| 13                               | CONNECT TO EXISTING 16" LINE WITH 16"X12" CUT-IN TEE (Smith & Blair 623 MJ Tapping Sleeve)                                                    | EA   | -      | \$8,050.00    | \$ -                    |
| 14                               | SINGLE SERVICE CONNECTION W/ METER BOX                                                                                                        | EA   | -      | \$2,560.00    | \$ -                    |
| 15                               | DOUBLE SERVICE CONNECTION W/ METER BOX                                                                                                        | EA   | -      | \$2,790.00    | \$ -                    |
| 16                               | FIRE HYDRANT ASSEMBLY INCLUDING 6" GATE VALVE, 6" FIRE LEAD, AND PAVEMENT MARKINGS                                                            | EA   | 1.00   | \$8,000.00    | \$ 8,000.00             |
| 17                               | TRENCH SAFETY                                                                                                                                 | LF   | 886.00 | \$1.00        | \$ 886.00               |
| 18                               | TESTING (HYDROSTATIC) & CHLORINATION                                                                                                          | LF   | 886.00 | \$2.75        | \$ 2,436.50             |
| 19                               | CONNECT TO EXISTING 12" STUB (PHASE 2A CONNECTION POINT)(SEE NOTE 6)                                                                          | EA   | 1.00   | \$3,700.00    | \$ 3,700.00             |
| 20                               | 1.5" IRRIGATION METER ASSEMBLY WITH BACKFLOW PREVENTER, SERVICE CONNECTION & PLUG WITH FITTINGS                                               | EA   | -      | \$9,150.00    | \$ -                    |
| 21                               | 6" IRRIGATION SLEEVES                                                                                                                         | LF   | 470.00 | \$19.50       | \$ 9,165.00             |
| 22                               | 4" IRRIGATION SLEEVES                                                                                                                         | LF   | 940.00 | \$15.50       | \$ 14,570.00            |
|                                  | <b>TOTAL WATER</b>                                                                                                                            |      |        |               |                         |
| <b>B. WASTEWATER</b>             |                                                                                                                                               |      |        |               |                         |
|                                  | DESCRIPTION                                                                                                                                   |      | -      |               | \$ -                    |
| 23                               | 8" PVC WASTEWATER LINE AND FITTINGS (0-8)                                                                                                     | LF   | -      | \$35.00       | \$ -                    |
| 24                               | 8" PVC WASTEWATER LINE AND FITTINGS (8-10)                                                                                                    | LF   | -      | \$37.00       | \$ -                    |
| 25                               | 8" PVC WASTEWATER LINE AND FITTINGS (10-12)                                                                                                   | LF   | -      | \$38.00       | \$ -                    |
| 26                               | 8" PVC WASTEWATER LINE AND FITTINGS (12-14)                                                                                                   | LF   | -      | \$40.00       | \$ -                    |
| 27                               | 8" PVC WASTEWATER LINE AND FITTINGS (14-16)                                                                                                   | LF   | 75.00  | \$42.00       | \$ 3,150.00             |
| 28                               | 8" PVC WASTEWATER LINE AND FITTINGS (16-18)                                                                                                   | LF   | -      | \$51.00       | \$ -                    |
| 29                               | 8" PVC WASTEWATER LINE AND FITTINGS (18-20)                                                                                                   | LF   | -      | \$67.00       | \$ -                    |
| 30                               | 8" END, PLUG AND CLEANOUT                                                                                                                     | EA   | 1.00   | \$1,550.00    | \$ 1,550.00             |
| 31                               | SINGLE SEWER SERVICE                                                                                                                          | EA   | -      | \$2,450.00    | \$ -                    |
| 32                               | DOUBLE SEWER SERVICE                                                                                                                          | EA   | -      | \$2,650.00    | \$ -                    |
| 33                               | 4' DIA. WASTEWATER MANHOLE (0-8' DEEP)                                                                                                        | EA   | 1.00   | \$6,025.00    | \$ 6,025.00             |
| 34                               | EXTRA DEPTH MANHOLE                                                                                                                           | VF   | 7.00   | \$495.00      | \$ 3,465.00             |
| 35                               | 16" STEEL ENCASMENT WITH SPACERS (PER DETAIL 501 AW-01)                                                                                       | LF   | -      | \$167.00      | \$ -                    |
| 36                               | CEMENT STABILIZED SAND EMBEDMENT FOR WASTERWATER LINE UNDER WATER CROSSING                                                                    | LF   | -      | \$35.00       | \$ -                    |
| 37                               | WASTERWATER LINE PRESURE RATED TO 150 PSI UNDER WATER CROSSING                                                                                | LF   | -      | \$55.00       | \$ -                    |
| 38                               | CORE DRILL AND CONNECT TO EXISTING 5' DIA MH ON EXISTING 18" WW LINE (REFORM INVERT AND RECOAT MH)(ADD INTERNAL DROP INSIDE EXISTING MANHOLE) | EA   | -      | \$12,150.00   | \$ -                    |
| 39                               | TRENCH SAFETY PROTECTION                                                                                                                      | LF   | 75.00  | \$1.00        | \$ 75.00                |
| 40                               | CAMERA TEST                                                                                                                                   | LF   | 75.00  | \$1.50        | \$ 112.50               |
| 41                               | TESTING                                                                                                                                       | LF   | 75.00  | \$1.50        | \$ 112.50               |
| 42                               | <b>TOTAL WASTEWATER</b>                                                                                                                       |      |        |               | \$ 14,490.00            |
| <b>C. STORM WATER MANAGEMENT</b> |                                                                                                                                               |      |        |               |                         |
|                                  | DESCRIPTION                                                                                                                                   |      |        |               |                         |
| 44                               | 18" RCP                                                                                                                                       | LF   | 349.00 | \$59.00       | \$ 20,591.00            |
| 45                               | 18" CLASS IV RCP                                                                                                                              | LF   | -      | \$65.00       | \$ -                    |
| 46                               | 24" RCP                                                                                                                                       | LF   | 609.00 | \$74.00       | \$ 45,066.00            |
| 47                               | 24" CLASS IV RCP                                                                                                                              | LF   | -      | \$85.00       | \$ -                    |
| 48                               | 30" RCP                                                                                                                                       | LF   | 53.00  | \$95.00       | \$ 5,035.00             |
| 49                               | 36" RCP                                                                                                                                       | LF   | -      | \$130.00      | \$ -                    |
| 50                               | 48" RCP                                                                                                                                       | LF   | 453.00 | \$204.00      | \$ 92,412.00            |
| 51                               | 6' x 4' RCB                                                                                                                                   | LF   | 80.00  | \$460.00      | \$ 36,800.00            |
| 52                               | 7' x 4' RCB                                                                                                                                   | LF   | -      | \$585.00      | \$ -                    |
| 53                               | 8' x 4' RCB                                                                                                                                   | LF   | -      | \$715.00      | \$ -                    |
| 54                               | 8' X 8' JUNCTION BOX*                                                                                                                         | EA   | 1.00   | \$14,900.00   | \$ 14,900.00            |
| 55                               | 10' X 10' JUNCTION BOX*                                                                                                                       | EA   | -      | \$20,550.00   | \$ -                    |
| 56                               | 4' STORM DRAIN MANHOLE                                                                                                                        | EA   | 2.00   | \$4,850.00    | \$ 9,700.00             |
| 57                               | 5' STORM DRAIN MANHOLE                                                                                                                        | EA   | -      | \$5,950.00    | \$ -                    |
| 58                               | 6' STORM DRAIN MANHOLE                                                                                                                        | EA   | 2.00   | \$7,400.00    | \$ 14,800.00            |
| 59                               | 10' CURB INLET                                                                                                                                | EA   | 6.00   | \$5,500.00    | \$ 33,000.00            |
| 60                               | 4"X4" AREA INLET PER COA DETAIL 508S-9                                                                                                        | EA   | -      | \$7,050.00    | \$ -                    |



## LAGOS RESERVE - OPINION OF PROBABLE COST

## SECTION 2 PHASE 1B

KIMLEY-HORN AND ASSOCIATES

| A        | B                                                                                                                                                                                                                                                                                                                                                                                                                | Unit | QTY       | UNIT PRICE   | C                      |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------|--------------|------------------------|
| Item No. | Description of Work                                                                                                                                                                                                                                                                                                                                                                                              |      |           |              | Scheduled Value        |
| 61       | 6X6" AREA INLET PER COA DETAIL 508S-9                                                                                                                                                                                                                                                                                                                                                                            | EA   | -         | \$20,550.00  | \$ -                   |
| 62       | 6X6" GRATE INLET PER COA DETAIL 508S-9                                                                                                                                                                                                                                                                                                                                                                           | EA   | 1.00      | \$14,450.00  | \$ 14,450.00           |
| 63       | BIOFILTRATION AND DETENTION POND C (INCLUDING 4 ROWS OF NATIVE TALLBUNCH GRASSES, LEVEL SPREADER AT END OF OVERFLOW WEIR, FLEXAMAT, SPLASH PAD WITH HYDROMULCH NATIVE SEED PER COA 609S, STILLING BASIN, CONCRETE OVERFLOW WEIR, SPLITTER BOX, 8'X4' RCB CONNECTION INTO SPLITTER BOX, SPLITTER BOX INLET, TRASH RACK AND RISER PIPE, 6" UNDERDRAIN PIPES, 8" UNDERDRAIN OUTFALL PIPE, CLEANOUTS, PLANTINGS, ETC | EA   | -         | \$323,650.00 | \$ -                   |
| 64       | BIOFILTRATION AND DETENTION POND B (INCLUDING FLEXAMAT, SPLASH PAD WITH HYDROMULCH NATIVE SEED PER COA 609S, STILLING BASIN, CONCRETE OVERFLOW WEIR, SPLITTER BOX, 7'X4' RCB CONNECTION INTO SPLITTER BOX, SPLITTER BOX INLET, TRASH RACK AND RISER PIPE, 6" UNDERDRAIN PIPES, 8" UNDERDRAIN OUTFALL PIPE, CLEANOUTS, PLANTINGS, 20' WIER NOTCH OUT, 6" ORIFICE THROUGH WALL, ETC                                | EA   | -         | \$190,000.00 | \$ -                   |
| 65       | 12' POND MAINTENANCE PATH PER COA DETAIL 662S-2 (INCLUDING RAMPS TO POND BASINS)                                                                                                                                                                                                                                                                                                                                 | LF   | -         | \$30.50      | \$ -                   |
| 66       | POND MAINTENANCE TYPE II DRIVEWAY                                                                                                                                                                                                                                                                                                                                                                                | EA   | -         | \$2,250.00   | \$ -                   |
| 67       | POND ACCESS GATES PER COA DETAIL 662S-1                                                                                                                                                                                                                                                                                                                                                                          | EA   | -         | \$2,950.00   | \$ -                   |
| 68       | POND AND CEF SIGNAGE                                                                                                                                                                                                                                                                                                                                                                                             | LS   | -         | \$500.00     | \$ -                   |
| 69       | 4' CONCRETE PILOT CHANNEL INSIDE PONDS                                                                                                                                                                                                                                                                                                                                                                           | LF   | -         | \$50.40      | \$ -                   |
| 70       | POND WALLS (POND B) PER ROSCH'S STRUCTURAL DESIGN FROM ADDENDUM 1                                                                                                                                                                                                                                                                                                                                                | SFF  | -         | \$42.70      | \$ -                   |
| 71       | POND WALLS (POND C) PER ROSCH'S STRUCTURAL DESIGN FROM ADDENDUM 1                                                                                                                                                                                                                                                                                                                                                | SFF  | -         | \$31.50      | \$ -                   |
| 72       | MURCHISON AND ANGEL JOSEFINA CULVERT 18" HEADWALL WITH 6:1 MITER (PER TXDOT SET-PD DETAIL)                                                                                                                                                                                                                                                                                                                       | EA   | 2.00      | \$3,950.00   | \$ 7,900.00            |
| 73       | 8" D50 RIP RAP PER COA DTL 508S-20                                                                                                                                                                                                                                                                                                                                                                               | SY   | 18.00     | \$45.00      | \$ 810.00              |
| 74       | 3:1 SLOPED 6" HEADWALL & 6" THREADED CAP W/ 3" ORIFICE (INCLUDING 4 ROWS OF NATIVE TALLBUNCH GRASSES, LEVEL SPREADER AT OUTFALL)                                                                                                                                                                                                                                                                                 | EA   | -         | \$1,700.00   | \$ -                   |
| 75       | AT OUTFALL)                                                                                                                                                                                                                                                                                                                                                                                                      | EA   | -         | \$2,950.00   | \$ -                   |
| 76       | 6" CLEANOUT WITH RAISED OUTLET PIPE AT POND C WQ OUTFALL                                                                                                                                                                                                                                                                                                                                                         | EA   | -         | \$1,025.00   | \$ -                   |
| 77       | 18" CONCRETE HEADWALL AT POND C                                                                                                                                                                                                                                                                                                                                                                                  | EA   | -         | \$3,750.00   | \$ -                   |
| 78       | NATIVE SEED ENHANCEMENT PER COA 609S TABLE FOR CEF MITIGATION POND C WQ OUTFALL                                                                                                                                                                                                                                                                                                                                  | SF   | -         | \$0.44       | \$ -                   |
|          | <b>TOTAL STORM WATER MANAGEMENT</b>                                                                                                                                                                                                                                                                                                                                                                              |      |           |              | <b>\$ 295,464.00</b>   |
|          | <b>D. EROSION CONTROL / CLEARING</b>                                                                                                                                                                                                                                                                                                                                                                             |      |           |              |                        |
|          | <i>DESCRIPTION</i>                                                                                                                                                                                                                                                                                                                                                                                               |      |           |              |                        |
| 79       | CLEARING AND GRUBBING                                                                                                                                                                                                                                                                                                                                                                                            | AC   | 4.41      | \$2,445.00   | \$ 10,782.45           |
| 80       | HYDROMULCH (ROW AND EASEMENT AREAS ONLY, EXCLUDING SF LOTS)                                                                                                                                                                                                                                                                                                                                                      | SY   | 15,310.00 | \$1.00       | \$ 15,310.00           |
| 81       | CURLEX EROSION CONTROL MATTING ON ALL 3:1 OR STEEPER SLOPES                                                                                                                                                                                                                                                                                                                                                      | SY   | -         | \$1.35       | \$ -                   |
| 82       | MULCH LOG                                                                                                                                                                                                                                                                                                                                                                                                        | LF   | -         | \$8.00       | \$ -                   |
| 83       | SILT FENCE (INCLUDING TURN BACKS/J-HOOKS)                                                                                                                                                                                                                                                                                                                                                                        | LF   | 3,013.00  | \$4.40       | \$ 13,257.20           |
| 84       | INLET PROTECTION                                                                                                                                                                                                                                                                                                                                                                                                 | EA   | 8.00      | \$125.00     | \$ 1,000.00            |
| 85       | ROCK BERM                                                                                                                                                                                                                                                                                                                                                                                                        | LF   | -         | \$30.00      | \$ -                   |
| 86       | TEMPORARY DEWATERING SKIMMER                                                                                                                                                                                                                                                                                                                                                                                     | EA   | -         | \$5,750.00   | \$ -                   |
| 87       | TEMPORARY STOCKPILE, STAGING, AND CONCRETE WASHOUT AREA                                                                                                                                                                                                                                                                                                                                                          | EA   | -         | \$2,450.00   | \$ -                   |
| 88       | CONSTRUCTION ENTRANCE                                                                                                                                                                                                                                                                                                                                                                                            | EA   | -         | \$2,700.00   | \$ -                   |
|          | <b>TOTAL EROSION CONTROL / CLEARING</b>                                                                                                                                                                                                                                                                                                                                                                          |      |           |              | <b>\$ 40,349.65</b>    |
|          | <b>E. PAVEMENT &amp; APPURTENANCES</b>                                                                                                                                                                                                                                                                                                                                                                           |      |           |              |                        |
|          | <i>DESCRIPTION</i>                                                                                                                                                                                                                                                                                                                                                                                               |      |           |              |                        |
| 89       | SUBGRADE PREP (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                                                              | SY   | -         | \$2.85       | \$ -                   |
| 90       | LOCAL STREET - TENSAR TX-5 GEOGRID, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                      | SY   | -         | \$3.05       | \$ -                   |
| 91       | LOCAL STREET - 12" LIME STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                           | SY   | -         | \$15.15      | \$ -                   |
| 92       | LOCAL STREET - 12" CRUSHED LIMESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                             | SY   | -         | \$15.35      | \$ -                   |
| 93       | LOCAL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 2", TYPE D (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                                        | SY   | -         | \$16.45      | \$ -                   |
| 94       | RES. COLL. STREET - TENSAR TX-5 GEOGRID, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                 | SY   | 11,171.00 | \$3.05       | \$ 34,071.55           |
| 95       | RES. COLL. STREET - 24" LIME STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                      | SY   | 11,171.00 | \$26.50      | \$ 296,031.50          |
| 96       | RES. COLL. STREET - 14" CRUSHED LIMESTONE BASE, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (SEE NOTE 8)                                                                                                                                                                                                                                                                                                          | SY   | 11,171.00 | \$17.75      | \$ 198,285.25          |
| 97       | RES. COLL. STREET HOT MIX ASPHALT CONCRETE PAVEMENT 3.5" TYPE D                                                                                                                                                                                                                                                                                                                                                  | SY   | 9,129.00  | \$28.40      | \$ 259,263.60          |
| 98       | RES. COLL. STREET - HOT MX ASPHALT CONCRETE PAVEMENT, 3.5", TYPE D (SEE NOTE 8)                                                                                                                                                                                                                                                                                                                                  | LF   | 6,002.00  | \$25.25      | \$ 151,550.50          |
| 99       | CONCRETE CURB AND GUTTER (PER COA DETAIL 430 S-2)                                                                                                                                                                                                                                                                                                                                                                | LF   | 3,416.00  | \$20.60      | \$ 70,369.60           |
| 100      | EXCAVATION                                                                                                                                                                                                                                                                                                                                                                                                       | CY   | 657.00    | \$4.40       | \$ 2,890.80            |
| 101      | EMBANKMENT (UTILITY AND ROAD SPOILS SUBSIDIARY TO THIS LINE ITEM)                                                                                                                                                                                                                                                                                                                                                | CY   | 1,997.00  | \$3.85       | \$ 7,688.45            |
| 102      | IMPORT OFFSITE (ASSUMES 15% SHRINKAGE FOR OVERALL ONSITE EXCAVATION)                                                                                                                                                                                                                                                                                                                                             | EA   | -         | \$8.25       | \$ -                   |
| 103      | CONCRETE VALLEY GUTTERS (PER COA DETAIL 436S-2)                                                                                                                                                                                                                                                                                                                                                                  | EA   | 3.00      | \$6,150.00   | \$ 18,450.00           |
| 104      | SIDEWALK CURB RAMP, COMPLETE IN PLACE                                                                                                                                                                                                                                                                                                                                                                            | EA   | 8.00      | \$1,150.00   | \$ 9,200.00            |
| 105      | SAWCUT AND CONNECT INTO EXISTING ROADWAY                                                                                                                                                                                                                                                                                                                                                                         | EA   | 1.00      | \$700.00     | \$ 700.00              |
| 106      | BARRICADES                                                                                                                                                                                                                                                                                                                                                                                                       | EA   | 5.00      | \$1,300.00   | \$ 6,500.00            |
| 107      | LAYDOWN CURB AT CONNECTIONS TO FM 973 (PER COA DETAIL 430 S-2)                                                                                                                                                                                                                                                                                                                                                   | LF   | -         | \$21.00      | \$ -                   |
| 108      | TRAFFIC SIGNAGE AND STRIPING                                                                                                                                                                                                                                                                                                                                                                                     | LS   | -         | \$5,750.00   | \$ -                   |
| 109      | STOP SIGNS                                                                                                                                                                                                                                                                                                                                                                                                       | EA   | 4.00      | \$525.00     | \$ 2,100.00            |
|          |                                                                                                                                                                                                                                                                                                                                                                                                                  |      | -         | \$160.00     | \$ -                   |
|          | <b>TOTAL PAVEMENT &amp; APPURTENANCES</b>                                                                                                                                                                                                                                                                                                                                                                        |      |           |              | <b>\$ 1,057,101.25</b> |
|          | <b>F. MISCELLANEOUS</b>                                                                                                                                                                                                                                                                                                                                                                                          |      |           |              |                        |
|          | <i>DESCRIPTION</i>                                                                                                                                                                                                                                                                                                                                                                                               |      |           |              |                        |
| 110      | MOBILIZATION                                                                                                                                                                                                                                                                                                                                                                                                     | LS   | -         | \$77,000.00  | \$ -                   |

LAGOS RESERVE - OPINION OF PROBABLE COST  
**SECTION 2 PHASE 1B**  
KIMLEY-HORN AND ASSOCIATES

| A<br>Item<br>No. | B<br>Description of Work                                                                                                         | Unit | QTY  | UNIT<br>PRICE | C<br>Scheduled<br>Value |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|------|------|---------------|-------------------------|
| 111              | CONCRETE RETAINING WALLS OUTSIDE OF PONDS                                                                                        | SFF  | -    | \$13.00       | \$ -                    |
| 112              | HANDRAIL PER COA DETAIL 707S-1                                                                                                   | LF   | -    | \$165.00      | \$ -                    |
| 113              | MAIL BOX KIOSKS (INCLUDES CONCRETE SLAB) (INBETWEEN LOT 1&26 BLOCK Y)                                                            | EA   | -    | \$16,800.00   | \$ -                    |
|                  | <b>TOTAL MISCELLANEOUS</b>                                                                                                       |      |      |               | \$ -                    |
|                  |                                                                                                                                  |      |      |               |                         |
|                  | <b>G. DRY UTILITY</b>                                                                                                            |      |      |               |                         |
|                  | <i>DESCRIPTION</i>                                                                                                               |      |      |               |                         |
| 114              | INSTALL PROPOSED CIVIL ITEMS ASSOCIATED WITH ELECTRIC PER BEC PLAN AND SPECS(BEC PLANS INCLUDED)                                 | LS   | -    | \$266,550.00  | \$ -                    |
| 115              | INSTALL STREETLIGHT BASES PER BEC DETAIL UM1-SP (CATALOG NUMBER MUST MATCH NUMBER FOUND ON-UM1-SP)                               | EA   | 6.00 | \$1,500.00    | \$ 9,000.00             |
|                  | <b>TOTAL DRY UTILITIES</b>                                                                                                       |      |      |               |                         |
|                  |                                                                                                                                  |      |      |               |                         |
|                  | <b>H. TXDOT IMPROVEMENTS</b>                                                                                                     |      |      |               |                         |
|                  | <i>DESCRIPTION</i>                                                                                                               |      |      |               |                         |
| 116              | SUBGRADE PREP (3' BEHIND BACK OF CURB) (FM 973 SHOULDER WIDENING SEE NOTE 4)                                                     | SY   | -    | \$7.00        | \$ -                    |
| 117              | RES. COLL. STREET - TENSAR TX-130S GEOGRID, COMPLETE IN PLACE(3' BEHIND BACK OF CURB) (FM 973 SHOULDER WIDENING SEE NOTE 4)      | SY   | -    | \$4.00        | \$ -                    |
| 118              | RES. COLL. STREET - 20" CRUSHED LIMESTONE BASE, COMPLETE IN PLACE (3' BEHIND BACK OF CURB) (FM 973 SHOULDER WIDENING SEE NOTE 4) | SY   | -    | \$29.50       | \$ -                    |
| 119              | RES. COLL. STREET - HOT MK ASPHALT CONCRETE PAVEMENT, 2", TYPE D (FM 973 SHOULDER WIDENING SEE NOTE 4)                           | SY   | -    | \$29.25       | \$ -                    |
| 120              | TRAFFIC CONTROL PLAN                                                                                                             | LG   | -    | \$2,100.00    | \$ -                    |
|                  | <b>TOTAL TXDOT IMPROVEMENTS</b>                                                                                                  |      |      |               | \$ -                    |
|                  |                                                                                                                                  |      |      |               |                         |
|                  | <b>H. ADD ALTERNATE ITEMS P&amp;P BONDS CO 2</b>                                                                                 |      |      |               |                         |
|                  | <i>DESCRIPTION</i>                                                                                                               |      |      |               |                         |
| 122              | PERFORMANCE AND PAYMENT BOND                                                                                                     | LS   | -    | \$182,500.00  | \$ -                    |
|                  | <b>TOTAL ADD ALTERNATE ITEMS</b>                                                                                                 |      |      |               | \$ -                    |
|                  |                                                                                                                                  |      |      |               |                         |
| 123              | <b>I. CO 1 PLAN CHECK</b>                                                                                                        |      |      |               |                         |
|                  | 10' X 8' JUNCTION BOX                                                                                                            | EA   |      | \$16,800.00   | \$ -                    |
|                  | 7' X 4' WYE                                                                                                                      | EA   |      | \$7,500.00    | \$ -                    |
|                  | 8' X 8' JUNCTION BOX                                                                                                             | EA   |      | \$14,900.00   | \$ -                    |
|                  | 6' X 4' RCB                                                                                                                      | LF   |      | \$460.00      | \$ -                    |
|                  | 4' X 4' AREA INLET                                                                                                               | EA   |      | \$7,050.00    | \$ -                    |
|                  | 8' X 4' SET AND CLOSURE                                                                                                          | EA   |      | \$15,500.00   | \$ -                    |
|                  | 6' X 6' AREA INLET                                                                                                               | EA   |      | \$20,550.00   | \$ -                    |
|                  | 36" SET (3.1)                                                                                                                    | EA   |      | \$4,950.00    | \$ -                    |
|                  | 24" CLASS IV RCP                                                                                                                 | LF   |      | \$85.00       | \$ -                    |
|                  | 18" RCP                                                                                                                          | LF   |      | \$59.00       | \$ -                    |
|                  | 12" X 8" TEE                                                                                                                     | EA   |      | \$950.00      | \$ -                    |
|                  | 8" GATE VALVE                                                                                                                    | EA   |      | \$2,950.00    | \$ -                    |
|                  | 8" PVC WATERLINE (C900) & FITTINGS (ONSITE ONLY)                                                                                 | LF   |      | \$45.00       | \$ -                    |
|                  | 4" C900 DR18 (STUB TO FUTURE AMENITY) (WITH FITTINGS)                                                                            | LF   |      | \$70.00       | \$ -                    |
|                  | 4" GATE VALVE                                                                                                                    | EA   |      | \$1,800.00    | \$ -                    |
|                  | CONCRETE COLLAR GATE VALVES                                                                                                      | EA   |      | \$275.00      | \$ -                    |
|                  | 16" STEEL ENCASEMENT WITH SPACERS                                                                                                | LF   |      | \$167.00      | \$ -                    |
|                  | 4' DIAMETER WASTEWATER MANHOLE                                                                                                   | EA   |      | \$6,025.00    | \$ -                    |
|                  | EXTRA DEPTH MANHOLE                                                                                                              | VF   |      | \$495.00      | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS(10-12)                                                                                           | LF   |      | \$38.00       | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS(12-14)                                                                                           | LF   |      | \$40.00       | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS(14-16)                                                                                           | LF   |      | \$42.00       | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS (16-18)                                                                                          | LF   |      | \$51.00       | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS(10-12)                                                                                           | LF   |      | \$38.00       | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS(12-14)                                                                                           | LF   |      | \$40.00       | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS(14-16)                                                                                           | LF   |      | \$42.00       | \$ -                    |
|                  | 8" WASTEWATER LINE AND FITTINGS(16-18)                                                                                           | LF   |      | \$51.00       | \$ -                    |
|                  | 2" SCH 40 CONDUIT FOR STREET LIGHT                                                                                               | LF   |      | \$7.00        | \$ -                    |
|                  | 3" SCH 40 CONDUIT                                                                                                                | LF   |      | \$9.00        | \$ -                    |
|                  | TRANSFORMER PAD                                                                                                                  | EA   |      | \$1,250.00    | \$ -                    |
|                  | TRENCH EXCAVATION                                                                                                                | LF   |      | \$15.00       | \$ -                    |
|                  | STREET LIGHT                                                                                                                     | EA   |      | \$1,500.00    | \$ -                    |
|                  | SPEED LIMIT SIGN                                                                                                                 | EA   |      | \$525.00      | \$ -                    |
|                  | WW B PLUG                                                                                                                        | EA   |      | \$650.00      | \$ -                    |
|                  | STREET END BARRICADES                                                                                                            | EA   |      | \$1,300.00    | \$ -                    |
|                  |                                                                                                                                  |      |      |               | \$ -                    |
| 124              | <b>K. CO 3 WW UPSIZE</b>                                                                                                         |      |      |               |                         |
|                  | <i>DESCRIPTION</i>                                                                                                               |      |      |               |                         |
|                  | WW UPSIZE                                                                                                                        | LS   | -    | \$83,331.00   | \$ -                    |
|                  | <b>TOTAL CO 3 WW UPSIZE</b>                                                                                                      |      |      |               | \$ -                    |
|                  |                                                                                                                                  |      |      |               |                         |
| 125              | <b>L. CO 4 JB REVISIONS</b>                                                                                                      |      |      |               |                         |

LAGOS RESERVE - OPINION OF PROBABLE COST  
**SECTION 2 PHASE 1B**  
KIMLEY-HORN AND ASSOCIATES

| A        | B                                            |      |     |             | C               |
|----------|----------------------------------------------|------|-----|-------------|-----------------|
| Item No. | Description of Work                          | Unit | QTY | UNIT PRICE  | Scheduled Value |
|          | <i>DESCRIPTION</i>                           |      |     |             |                 |
|          | JB REVISIONS                                 | LS   | -   | \$5,775.00  | \$ -            |
|          | TOTAL CO 4 JB REVISIONS                      |      |     |             | \$ -            |
| 126      | L, CO 5 Revised Street Sections              |      |     |             |                 |
|          | <i>DESCRIPTION</i>                           |      |     |             |                 |
|          | REVISED STREET SECTIONS                      | LS   | -   | \$3,915.38  | \$ -            |
|          | TOTAL CO 5 REVISED STREET SECTIONS           |      |     |             | \$ -            |
| 127      | L, CO 6 BBE CHANGES                          |      |     |             |                 |
|          | <i>DESCRIPTION</i>                           |      |     |             |                 |
|          | BBE CHANGES                                  | LS   | -   | \$19,282.00 | \$ -            |
|          | TOTAL CO 6 BBE CHANGES                       |      |     |             | \$ -            |
| 128      | L, CO 7 POLYMER MANHOLE                      |      |     |             |                 |
|          | <i>DESCRIPTION</i>                           |      |     |             |                 |
|          | POLYMER MANHOLE                              | LS   | -   | \$20,460.00 | \$ -            |
|          | TOTAL CO 7 POLYMER MANHOLE                   |      |     |             | \$ -            |
|          | <b>TOTAL W/ ALTERNATES AND CHANGE ORDERS</b> |      |     |             | \$ 1,407,404.90 |
|          |                                              |      |     |             | \$ 1,407,404.90 |



**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE  
PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1):**

**ITEM NO. 2.2: LAGOS RESERVE SECTION 2 PHASE 2 – SF  
INTERNAL**

2.2 LAGOS RESERVE SECTION 2 - PHASE 2

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:

Ashton Woods  
10721 Research Blvd. B-210  
Austin, TX 78759  
FROM CONTRACTOR:  
C. C. CARLTON IND., LTD.  
3102 BEE CAVE RD., SUITE 200  
AUSTIN, TEXAS 78746

PROJECT:

Lagos Reserve Section 2 - Phase 2

VIA ENGINEER:

Kimley-Horn  
10814 Jollyville Road Campus IV, Suit 200  
Austin, TX 78759

APPLICATION #:

8  
PERIOD TO: 10/31/25  
PROJECT NOS: 24-028

|    |            |
|----|------------|
| X  | Owner      |
| X  | Const. Mgr |
| X  | Engineer   |
| 8  |            |
| 19 |            |

CONTRACT DATE:

3/3/2025  
WEATHER DAYS THIS MONTH:  
WEATHER DAYS TO DATE:

CONTRACT FOR: Lagos of Austin PH 2

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               | 5,143,173.64 |
| 2. Net change by Change Orders         | 196,060.00   |
| 3. CONTRACT SUM TO DATE (Line 1 +/- 2) | 5,339,233.64 |
| 4. TOTAL COMPLETED & STORED TO DATE    | 3,632,768.70 |

(Column G on Continuation Sheet)

5. RETAINAGE:

|                                                                   |            |
|-------------------------------------------------------------------|------------|
| a. 10.0% of Completed Work<br>(Columns D+E on Continuation Sheet) | 363,276.87 |
| b. of Stored Material<br>(Column F on Continuation Sheet)         |            |

Total Retainage (Line 5a + 5b or

|                                         |              |
|-----------------------------------------|--------------|
| Total in Column I of Continuation Sheet | 363,276.87   |
| 6. TOTAL EARNED LESS RETAINAGE          | 3,269,491.84 |

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

|                                 |              |
|---------------------------------|--------------|
| (Line 6 from prior Certificate) | 3,080,710.99 |
| 8. CURRENT PAYMENT DUE          | 188,780.85   |

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

| CHANGE ORDER SUMMARY                               | ADDITIONS    | DEDUCTIONS   |
|----------------------------------------------------|--------------|--------------|
| Total changes approved in previous months by Owner | \$196,060.00 |              |
| Total approved this Month                          |              |              |
| TOTALS                                             | \$196,060.00 |              |
| NET CHANGES by Change Order                        |              | \$196,060.00 |

Total excluding Manville  
Waterlines/Non-PID Items  
= \$3,835,382.89

CONTRACTOR:

By: Date: 10/26/25

State of: TEXAS  
County of: WILLIAMSON

Subscribed and sworn to before  
me this 28th day of SEPTEMBER 2025

Notary Public: *Daisy Guevara*  
My Commission expires: 8/29/29

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

(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:

*Jacob Kondo*

By:

Date:

11/04/2025

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.



[illegible]

COMMUNICATION SHEET  
ATTACHMENT TO PLAN APPLICATION  
PROJECT:

APPLICATION NUMBER: 8  
APPLICATION DATE: 10/24/2025  
PERIOD TO: 10/31/2025  
ARCHITECT'S PROJECT NO: 24-028

| A<br>Item<br>No. | B<br>Description of Work                                                                                                   | C<br>Unit  | D<br>QTY | E<br>UNIT PRICE | F<br>SCHEDULED<br>VALUE | G<br>PREVIOUS<br>AMOUNT | H<br>THIS<br>PERIOD | I<br>AMOUNT<br>TO DATE | J<br>%<br>[G/I] | K<br>BALANCE<br>TO FINISH<br>[C-G] | L<br>REMARKS |
|------------------|----------------------------------------------------------------------------------------------------------------------------|------------|----------|-----------------|-------------------------|-------------------------|---------------------|------------------------|-----------------|------------------------------------|--------------|
| 1                | OFFSITE DRAINAGE CHANNEL<br>TOTAL TOWN WATER MAINTENANCE                                                                   | LF         | 1300     | \$56.00         | \$72,800.00             | \$44,000.00             | \$28,800.00         | \$72,800.00            | 100%            | \$0.00                             |              |
| 2                | EROSION CONTROL CLEANING                                                                                                   | QUANTITIES |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 3                | DESCRIPTION                                                                                                                |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 4                | CLEARING AND GRUBBING                                                                                                      | AG         | 33       | \$2,445.00      | \$80,685.00             | \$0.00                  | \$80,685.00         | \$80,685.00            | 100%            | \$0.00                             |              |
| 5                | HYDROLOGICAL ROW AND DRAINAGE AREAS ONLY EXCLUDING BP LOTS                                                                 | SY         | 26072.39 | \$1.00          | \$26,072.39             | \$0.00                  | \$26,072.39         | \$26,072.39            | 100%            | \$0.00                             |              |
| 6                | CONCRETE CURB AND GUTTER (PER DETAIL 438-1)                                                                                | EA         | 1247     | \$15.00         | \$18,705.00             | \$0.00                  | \$18,705.00         | \$18,705.00            | 100%            | \$0.00                             |              |
| 7                | CONCRETE VALLEY GUTTERS (PER DETAIL 438-2)                                                                                 | EA         | 30       | \$1,500.00      | \$45,000.00             | \$0.00                  | \$45,000.00         | \$45,000.00            | 100%            | \$0.00                             |              |
| 8                | ROCK BERM                                                                                                                  | LF         | 250      | \$33.00         | \$8,250.00              | \$0.00                  | \$8,250.00          | \$8,250.00             | 100%            | \$0.00                             |              |
| 9                | CONSTRUCTION ENTRANCE                                                                                                      | LS         | 1        | \$2,700.00      | \$2,700.00              | \$0.00                  | \$2,700.00          | \$2,700.00             | 100%            | \$0.00                             |              |
| 10               | INTERIOR LINE                                                                                                              | LF         | 1890     | \$8.40          | \$15,876.00             | \$0.00                  | \$15,876.00         | \$15,876.00            | 100%            | \$0.00                             |              |
| 11               | TOTAL DRAINAGE CONTROL CLEANING                                                                                            | QUANTITIES |          |                 | \$214,771.79            | \$0.00                  | \$214,771.79        | \$214,771.79           | 100%            | \$0.00                             |              |
| 12               | DESCRIPTION                                                                                                                |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 13               | PAVEMENT & APPURTENANCES                                                                                                   |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 14               | SUBGRADE PREP (2' BEHIND BACK OF CURB)                                                                                     | SY         | 21844    | \$2.85          | \$61,655.40             | \$0.00                  | \$61,655.40         | \$61,655.40            | 100%            | \$0.00                             |              |
| 15               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB)                                           | SY         | 20924    | \$1.05          | \$21,970.20             | \$0.00                  | \$21,970.20         | \$21,970.20            | 100%            | \$0.00                             |              |
| 16               | LOCAL STREET - 12" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE                                           | SY         | 20924    | \$15.15         | \$31,698.60             | \$0.00                  | \$31,698.60         | \$31,698.60            | 100%            | \$0.00                             |              |
| 17               | LOCAL STREET - 12" CRUSHED LESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE                                               | SY         | 20924    | \$15.35         | \$32,118.40             | \$0.00                  | \$32,118.40         | \$32,118.40            | 100%            | \$0.00                             |              |
| 18               | LOCAL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT (2" TYPE D) (SEE NOTE 5)                                                  | SY         | 19634    | \$16.45         | \$323,779.30            | \$0.00                  | \$323,779.30        | \$323,779.30           | 100%            | \$0.00                             |              |
| 19               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                              | SY         | 720      | \$3.00          | \$2,160.00              | \$0.00                  | \$2,160.00          | \$2,160.00             | 100%            | \$0.00                             |              |
| 20               | RIES COLL STREET - 24" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5) | SY         | 720      | \$16.50         | \$11,880.00             | \$0.00                  | \$11,880.00         | \$11,880.00            | 100%            | \$0.00                             |              |
| 21               | RIES COLL STREET - 14" CRUSHED LESTONE BASE, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                       | SY         | 720      | \$17.75         | \$12,780.00             | \$0.00                  | \$12,780.00         | \$12,780.00            | 100%            | \$0.00                             |              |
| 22               | RIES COLL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 3.0" TYPE D (SEE NOTE 5)                                             | SY         | 605      | \$28.40         | \$17,042.00             | \$0.00                  | \$17,042.00         | \$17,042.00            | 100%            | \$0.00                             |              |
| 23               | CONCRETE CURB AND GUTTER (PER DETAIL 438-1)                                                                                | EA         | 253      | \$25.25         | \$6,388.25              | \$0.00                  | \$6,388.25          | \$6,388.25             | 100%            | \$0.00                             |              |
| 24               | CONCRETE VALLEY GUTTERS (PER DETAIL 438-2)                                                                                 | EA         | 8479     | \$20.60         | \$174,681.40            | \$0.00                  | \$174,681.40        | \$174,681.40           | 100%            | \$0.00                             |              |
| 25               | SUBWALK CURB RAMP COMPLETE IN PLACE                                                                                        | EA         | 2        | \$1,150.00      | \$2,300.00              | \$0.00                  | \$2,300.00          | \$2,300.00             | 100%            | \$0.00                             |              |
| 26               | SWALCUT AND CONNECT INTO EXISTING ROADWAY                                                                                  | EA         | 2        | \$700.00        | \$1,400.00              | \$0.00                  | \$1,400.00          | \$1,400.00             | 100%            | \$0.00                             |              |
| 27               | STREET SIGNS                                                                                                               | CV         | 13       | \$160.00        | \$2,080.00              | \$0.00                  | \$2,080.00          | \$2,080.00             | 100%            | \$0.00                             |              |
| 28               | EXCAVATION                                                                                                                 | CY         | 30261    | \$1.85          | \$55,972.85             | \$0.00                  | \$55,972.85         | \$55,972.85            | 100%            | \$0.00                             |              |
| 29               | EMBANKMENT UTILITY AND ROAD SPOILS SUBSIDY TO THIS LINE ITEM                                                               | CY         | 86502    | \$1.85          | \$159,938.70            | \$0.00                  | \$159,938.70        | \$159,938.70           | 100%            | \$0.00                             |              |
| 30               | IMPORT OFFSITE ASSUMES 13% SHRINKAGE FOR OVERALL ONSITE EXCAVATION                                                         | LS         | 35000    | \$5.70          | \$199,500.00            | \$0.00                  | \$199,500.00        | \$199,500.00           | 100%            | \$0.00                             |              |
| 31               | TOTAL SUBGRADE & PAVEMENT                                                                                                  | QUANTITIES |          |                 | \$1,033,940.10          | \$0.00                  | \$1,033,940.10      | \$1,033,940.10         | 100%            | \$0.00                             |              |
| 32               | DESCRIPTION                                                                                                                |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 33               | PAVEMENT & APPURTENANCES                                                                                                   |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 34               | PAVEMENT PREP (2' BEHIND BACK OF CURB)                                                                                     | SY         | 21844    | \$2.85          | \$61,655.40             | \$0.00                  | \$61,655.40         | \$61,655.40            | 100%            | \$0.00                             |              |
| 35               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB)                                           | SY         | 20924    | \$1.05          | \$21,970.20             | \$0.00                  | \$21,970.20         | \$21,970.20            | 100%            | \$0.00                             |              |
| 36               | LOCAL STREET - 12" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE                                           | SY         | 20924    | \$15.15         | \$31,698.60             | \$0.00                  | \$31,698.60         | \$31,698.60            | 100%            | \$0.00                             |              |
| 37               | LOCAL STREET - 12" CRUSHED LESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE                                               | SY         | 20924    | \$15.35         | \$32,118.40             | \$0.00                  | \$32,118.40         | \$32,118.40            | 100%            | \$0.00                             |              |
| 38               | LOCAL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT (2" TYPE D) (SEE NOTE 5)                                                  | SY         | 19634    | \$16.45         | \$323,779.30            | \$0.00                  | \$323,779.30        | \$323,779.30           | 100%            | \$0.00                             |              |
| 39               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                              | SY         | 720      | \$3.00          | \$2,160.00              | \$0.00                  | \$2,160.00          | \$2,160.00             | 100%            | \$0.00                             |              |
| 40               | RIES COLL STREET - 24" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5) | SY         | 720      | \$16.50         | \$11,880.00             | \$0.00                  | \$11,880.00         | \$11,880.00            | 100%            | \$0.00                             |              |
| 41               | RIES COLL STREET - 14" CRUSHED LESTONE BASE, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                       | SY         | 720      | \$17.75         | \$12,780.00             | \$0.00                  | \$12,780.00         | \$12,780.00            | 100%            | \$0.00                             |              |
| 42               | RIES COLL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 3.0" TYPE D (SEE NOTE 5)                                             | SY         | 605      | \$28.40         | \$17,042.00             | \$0.00                  | \$17,042.00         | \$17,042.00            | 100%            | \$0.00                             |              |
| 43               | CONCRETE CURB AND GUTTER (PER DETAIL 438-1)                                                                                | EA         | 253      | \$25.25         | \$6,388.25              | \$0.00                  | \$6,388.25          | \$6,388.25             | 100%            | \$0.00                             |              |
| 44               | CONCRETE VALLEY GUTTERS (PER DETAIL 438-2)                                                                                 | EA         | 8479     | \$20.60         | \$174,681.40            | \$0.00                  | \$174,681.40        | \$174,681.40           | 100%            | \$0.00                             |              |
| 45               | SUBWALK CURB RAMP COMPLETE IN PLACE                                                                                        | EA         | 2        | \$1,150.00      | \$2,300.00              | \$0.00                  | \$2,300.00          | \$2,300.00             | 100%            | \$0.00                             |              |
| 46               | SWALCUT AND CONNECT INTO EXISTING ROADWAY                                                                                  | EA         | 2        | \$700.00        | \$1,400.00              | \$0.00                  | \$1,400.00          | \$1,400.00             | 100%            | \$0.00                             |              |
| 47               | STREET SIGNS                                                                                                               | CV         | 13       | \$160.00        | \$2,080.00              | \$0.00                  | \$2,080.00          | \$2,080.00             | 100%            | \$0.00                             |              |
| 48               | EXCAVATION                                                                                                                 | CY         | 30261    | \$1.85          | \$55,972.85             | \$0.00                  | \$55,972.85         | \$55,972.85            | 100%            | \$0.00                             |              |
| 49               | EMBANKMENT UTILITY AND ROAD SPOILS SUBSIDY TO THIS LINE ITEM                                                               | CY         | 86502    | \$1.85          | \$159,938.70            | \$0.00                  | \$159,938.70        | \$159,938.70           | 100%            | \$0.00                             |              |
| 50               | IMPORT OFFSITE ASSUMES 13% SHRINKAGE FOR OVERALL ONSITE EXCAVATION                                                         | LS         | 35000    | \$5.70          | \$199,500.00            | \$0.00                  | \$199,500.00        | \$199,500.00           | 100%            | \$0.00                             |              |
| 51               | TOTAL SUBGRADE & PAVEMENT                                                                                                  | QUANTITIES |          |                 | \$1,033,940.10          | \$0.00                  | \$1,033,940.10      | \$1,033,940.10         | 100%            | \$0.00                             |              |
| 52               | DESCRIPTION                                                                                                                |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 53               | PAVEMENT & APPURTENANCES                                                                                                   |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 54               | PAVEMENT PREP (2' BEHIND BACK OF CURB)                                                                                     | SY         | 21844    | \$2.85          | \$61,655.40             | \$0.00                  | \$61,655.40         | \$61,655.40            | 100%            | \$0.00                             |              |
| 55               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB)                                           | SY         | 20924    | \$1.05          | \$21,970.20             | \$0.00                  | \$21,970.20         | \$21,970.20            | 100%            | \$0.00                             |              |
| 56               | LOCAL STREET - 12" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE                                           | SY         | 20924    | \$15.15         | \$31,698.60             | \$0.00                  | \$31,698.60         | \$31,698.60            | 100%            | \$0.00                             |              |
| 57               | LOCAL STREET - 12" CRUSHED LESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE                                               | SY         | 20924    | \$15.35         | \$32,118.40             | \$0.00                  | \$32,118.40         | \$32,118.40            | 100%            | \$0.00                             |              |
| 58               | LOCAL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT (2" TYPE D) (SEE NOTE 5)                                                  | SY         | 19634    | \$16.45         | \$323,779.30            | \$0.00                  | \$323,779.30        | \$323,779.30           | 100%            | \$0.00                             |              |
| 59               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                              | SY         | 720      | \$3.00          | \$2,160.00              | \$0.00                  | \$2,160.00          | \$2,160.00             | 100%            | \$0.00                             |              |
| 60               | RIES COLL STREET - 24" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5) | SY         | 720      | \$16.50         | \$11,880.00             | \$0.00                  | \$11,880.00         | \$11,880.00            | 100%            | \$0.00                             |              |
| 61               | RIES COLL STREET - 14" CRUSHED LESTONE BASE, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                       | SY         | 720      | \$17.75         | \$12,780.00             | \$0.00                  | \$12,780.00         | \$12,780.00            | 100%            | \$0.00                             |              |
| 62               | RIES COLL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 3.0" TYPE D (SEE NOTE 5)                                             | SY         | 605      | \$28.40         | \$17,042.00             | \$0.00                  | \$17,042.00         | \$17,042.00            | 100%            | \$0.00                             |              |
| 63               | CONCRETE CURB AND GUTTER (PER DETAIL 438-1)                                                                                | EA         | 253      | \$25.25         | \$6,388.25              | \$0.00                  | \$6,388.25          | \$6,388.25             | 100%            | \$0.00                             |              |
| 64               | CONCRETE VALLEY GUTTERS (PER DETAIL 438-2)                                                                                 | EA         | 8479     | \$20.60         | \$174,681.40            | \$0.00                  | \$174,681.40        | \$174,681.40           | 100%            | \$0.00                             |              |
| 65               | SUBWALK CURB RAMP COMPLETE IN PLACE                                                                                        | EA         | 2        | \$1,150.00      | \$2,300.00              | \$0.00                  | \$2,300.00          | \$2,300.00             | 100%            | \$0.00                             |              |
| 66               | SWALCUT AND CONNECT INTO EXISTING ROADWAY                                                                                  | EA         | 2        | \$700.00        | \$1,400.00              | \$0.00                  | \$1,400.00          | \$1,400.00             | 100%            | \$0.00                             |              |
| 67               | STREET SIGNS                                                                                                               | CV         | 13       | \$160.00        | \$2,080.00              | \$0.00                  | \$2,080.00          | \$2,080.00             | 100%            | \$0.00                             |              |
| 68               | EXCAVATION                                                                                                                 | CY         | 30261    | \$1.85          | \$55,972.85             | \$0.00                  | \$55,972.85         | \$55,972.85            | 100%            | \$0.00                             |              |
| 69               | EMBANKMENT UTILITY AND ROAD SPOILS SUBSIDY TO THIS LINE ITEM                                                               | CY         | 86502    | \$1.85          | \$159,938.70            | \$0.00                  | \$159,938.70        | \$159,938.70           | 100%            | \$0.00                             |              |
| 70               | IMPORT OFFSITE ASSUMES 13% SHRINKAGE FOR OVERALL ONSITE EXCAVATION                                                         | LS         | 35000    | \$5.70          | \$199,500.00            | \$0.00                  | \$199,500.00        | \$199,500.00           | 100%            | \$0.00                             |              |
| 71               | TOTAL SUBGRADE & PAVEMENT                                                                                                  | QUANTITIES |          |                 | \$1,033,940.10          | \$0.00                  | \$1,033,940.10      | \$1,033,940.10         | 100%            | \$0.00                             |              |
| 72               | DESCRIPTION                                                                                                                |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 73               | PAVEMENT & APPURTENANCES                                                                                                   |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 74               | PAVEMENT PREP (2' BEHIND BACK OF CURB)                                                                                     | SY         | 21844    | \$2.85          | \$61,655.40             | \$0.00                  | \$61,655.40         | \$61,655.40            | 100%            | \$0.00                             |              |
| 75               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB)                                           | SY         | 20924    | \$1.05          | \$21,970.20             | \$0.00                  | \$21,970.20         | \$21,970.20            | 100%            | \$0.00                             |              |
| 76               | LOCAL STREET - 12" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE                                           | SY         | 20924    | \$15.15         | \$31,698.60             | \$0.00                  | \$31,698.60         | \$31,698.60            | 100%            | \$0.00                             |              |
| 77               | LOCAL STREET - 12" CRUSHED LESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE                                               | SY         | 20924    | \$15.35         | \$32,118.40             | \$0.00                  | \$32,118.40         | \$32,118.40            | 100%            | \$0.00                             |              |
| 78               | LOCAL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT (2" TYPE D) (SEE NOTE 5)                                                  | SY         | 19634    | \$16.45         | \$323,779.30            | \$0.00                  | \$323,779.30        | \$323,779.30           | 100%            | \$0.00                             |              |
| 79               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                              | SY         | 720      | \$3.00          | \$2,160.00              | \$0.00                  | \$2,160.00          | \$2,160.00             | 100%            | \$0.00                             |              |
| 80               | RIES COLL STREET - 24" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5) | SY         | 720      | \$16.50         | \$11,880.00             | \$0.00                  | \$11,880.00         | \$11,880.00            | 100%            | \$0.00                             |              |
| 81               | RIES COLL STREET - 14" CRUSHED LESTONE BASE, COMPLETE IN PLACE (2' BEHIND BACK OF CURB) (SEE NOTE 5)                       | SY         | 720      | \$17.75         | \$12,780.00             | \$0.00                  | \$12,780.00         | \$12,780.00            | 100%            | \$0.00                             |              |
| 82               | RIES COLL STREET - HOT MIX ASPHALT CONCRETE PAVEMENT, 3.0" TYPE D (SEE NOTE 5)                                             | SY         | 605      | \$28.40         | \$17,042.00             | \$0.00                  | \$17,042.00         | \$17,042.00            | 100%            | \$0.00                             |              |
| 83               | CONCRETE CURB AND GUTTER (PER DETAIL 438-1)                                                                                | EA         | 253      | \$25.25         | \$6,388.25              | \$0.00                  | \$6,388.25          | \$6,388.25             | 100%            | \$0.00                             |              |
| 84               | CONCRETE VALLEY GUTTERS (PER DETAIL 438-2)                                                                                 | EA         | 8479     | \$20.60         | \$174,681.40            | \$0.00                  | \$174,681.40        | \$174,681.40           | 100%            | \$0.00                             |              |
| 85               | SUBWALK CURB RAMP COMPLETE IN PLACE                                                                                        | EA         | 2        | \$1,150.00      | \$2,300.00              | \$0.00                  | \$2,300.00          | \$2,300.00             | 100%            | \$0.00                             |              |
| 86               | SWALCUT AND CONNECT INTO EXISTING ROADWAY                                                                                  | EA         | 2        | \$700.00        | \$1,400.00              | \$0.00                  | \$1,400.00          | \$1,400.00             | 100%            | \$0.00                             |              |
| 87               | STREET SIGNS                                                                                                               | CV         | 13       | \$160.00        | \$2,080.00              | \$0.00                  | \$2,080.00          | \$2,080.00             | 100%            | \$0.00                             |              |
| 88               | EXCAVATION                                                                                                                 | CY         | 30261    | \$1.85          | \$55,972.85             | \$0.00                  | \$55,972.85         | \$55,972.85            | 100%            | \$0.00                             |              |
| 89               | EMBANKMENT UTILITY AND ROAD SPOILS SUBSIDY TO THIS LINE ITEM                                                               | CY         | 86502    | \$1.85          | \$159,938.70            | \$0.00                  | \$159,938.70        | \$159,938.70           | 100%            | \$0.00                             |              |
| 90               | IMPORT OFFSITE ASSUMES 13% SHRINKAGE FOR OVERALL ONSITE EXCAVATION                                                         | LS         | 35000    | \$5.70          | \$199,500.00            | \$0.00                  | \$199,500.00        | \$199,500.00           | 100%            | \$0.00                             |              |
| 91               | TOTAL SUBGRADE & PAVEMENT                                                                                                  | QUANTITIES |          |                 | \$1,033,940.10          | \$0.00                  | \$1,033,940.10      | \$1,033,940.10         | 100%            | \$0.00                             |              |
| 92               | DESCRIPTION                                                                                                                |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 93               | PAVEMENT & APPURTENANCES                                                                                                   |            |          |                 |                         |                         |                     |                        |                 |                                    |              |
| 94               | PAVEMENT PREP (2' BEHIND BACK OF CURB)                                                                                     | SY         | 21844    | \$2.85          | \$61,655.40             | \$0.00                  | \$61,655.40         | \$61,655.40            | 100%            | \$0.00                             |              |
| 95               | LOCAL STREET - TENSAR TX-5 GEOTEXTILE COMPLETE IN PLACE (2' BEHIND BACK OF CURB)                                           | SY         | 20924    | \$1.05          | \$21,970.20             | \$0.00                  | \$21,970.20         | \$21,970.20            | 100%            | \$0.00                             |              |
| 96               | LOCAL STREET - 12" LINE STABILIZED SUBGRADE - PER SQUARE YARD, COMPLETE IN PLACE                                           | SY         | 20924    | \$15.15         | \$31,698.60             | \$0.00                  | \$31,698.60         | \$31,698.60            | 100%            | \$0.00                             |              |
| 97               | LOCAL STREET - 12" CRUSHED LESTONE BASE - PER SQUARE YARD, COMPLETE IN PLACE                                               | SY         | 20924    | \$15.35         | \$32,118.40             | \$0.00                  |                     |                        |                 |                                    |              |

CONTINUATION SHEET  
ATTACHMENT TO PAY APPLICATION  
PROJECT:

APPLICATION NUMBER: 8  
APPLICATION DATE: 10/28/2025  
PERIOD TO: 10/31/2025  
ARCHITECT'S PROJECT NO: 24-428

| A<br>Item<br>No. | B<br>Description of Work | Unit | QTY | UNIT PRICE | C<br>Scheduled<br>Value |          | D<br>QUANTITY COMPLETED<br>PREVIOUS |          | E<br>TO DATE |          | F<br>PREVIOUS<br>AMOUNT | G<br>AMOUNT<br>THIS<br>PERIOD | H<br>AMOUNT<br>TO DATE | I<br>Balance<br>To Finish<br>(C - G) | J<br>Retainage |
|------------------|--------------------------|------|-----|------------|-------------------------|----------|-------------------------------------|----------|--------------|----------|-------------------------|-------------------------------|------------------------|--------------------------------------|----------------|
|                  |                          |      |     |            | THIS PERIOD             | PREVIOUS | THIS PERIOD                         | PREVIOUS | THIS PERIOD  | PREVIOUS |                         |                               |                        |                                      |                |

5. LANDSCAPE PLANS ARE STILL BEING DESIGNED. THEREFORE, LANDSCAPE IMPROVEMENTS EXCLUDING IRRIGATION ELEMENTS AND IRRIGATION SYSTEMS NOT PART OF THIS BD.  
6. IF LAGOS AUSTIN SECTION 2 PHASE 1 IS CONSTRUCTED BEFORE LAGOS AUSTIN SECTION 1, PHASE 2A, THEN LINE ITEM "CONNECT TO EXISTING 12" STUB PHASE 2A CONNECTION POINT" (SEE NOTE 6), WILL BE REPLACED WITH A 12" PLUS  
7. INSURE CONDITION OF LOT NOT PART OF THIS BD.  
8. INTERNAL ROAD PAVEMENT DESIGN CROSS-SECTIONS WERE BASED ON LAGOS AUSTIN SECTION 2 PAVEMENT RECOMMENDATIONS FROM M&L LABS, INC. (DATED MARCH 2022)



**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE  
PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1):**

**ITEM NO. 2.3b: LAGOS RESERVE SECTION 2 PHASE 3B –  
MURCHISON MAJOR**

| LAGOS RESERVE SECTION 2 - PHASE 3B - MURCHISON - PRELIMINARY OPINION OF PROBABLE COST |                                                        |              |            |                        |     |
|---------------------------------------------------------------------------------------|--------------------------------------------------------|--------------|------------|------------------------|-----|
| KIMLEY-HORN AND ASSOCIATES                                                            |                                                        |              |            |                        |     |
| PROJECT NAME:                                                                         | LAGOS RESERVE SECTION 2 - PHASE 3B - MURCHISON - MAJOR | NET ACRES:   |            | NO. OF SF LOTS:        |     |
| CITY:                                                                                 | AUSTIN (ETJ), TEXAS                                    | GROSS ACRES: |            | CREATED BY:            | JDR |
| JOB NUMBER:                                                                           | 069241731                                              | CREATED:     | 5,27,2026  | CHECKED BY:            | RJS |
| FILE NAME:                                                                            |                                                        | REVISED:     |            | REVISED BY:            | JDR |
| <b>A. LAGOS RESERVE SECTION 2 - PHASE 3B - MURCHISON - MAJOR</b>                      |                                                        |              |            |                        |     |
| DESCRIPTION                                                                           | UNIT                                                   | QUANTITIES   | UNIT PRICE | TOTAL AMOUNT           |     |
| LAGOS RESERVE SECTION 2 - PHASE 3B - MURCHISON - MAJOR                                | LF                                                     | 2,400        | \$ 875.00  | \$ 2,100,000.00        |     |
| <b>TOTAL</b>                                                                          |                                                        |              |            | <b>\$ 2,100,000.00</b> |     |

Notes:

1) The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.





**PRELIMINARY OPINION OF PROBABLE COST FOR LAGOS RESERVE  
PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1):**

**ITEM NO. 4: OFFSITE WWTP – 2<sup>ND</sup> EXPANSION & LIFT STATION -  
MAJOR**

# 4.0 OFFSITE WWTP - 2ND EXPANSION AND LIFT STATION

706 Investment Partnership, LTD  
Construction Pay Estimate

Estimate # 21 Work Period: 10/1/2025 To: 10/31/2025 Invoice Date: 11/4/2025

Project Name: Taylor Lane Wastewater Treatment Plant - Expansion to 0.6 MGD  
Project Start Date: 3/14/2024 Alloted Days for SC: 805 Used: 596  
Est. Completion Date: 5/28/2026 Rain Days: Holidays: 4

Contractor:  
CRT GC, Inc. dba Caprock Construction Phone: 979-492-0425  
1555 Greens Prairie Rd., Fax:  
College Station, Texas 77845 Contact: Jesse Durden

Original Contract Amount: \$ 11,479,820.00

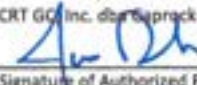
| Approved Change Orders                     | Date       | Amount                 |
|--------------------------------------------|------------|------------------------|
| Change Order No. 1                         | 7/18/2024  | \$ (89,703.00)         |
| Change Order No. 2                         | 3/31/2025  | \$ 20,012.00           |
| Change Order No. 3                         | 9/16/2024  | \$ 63,773.00           |
| Change Order No. 4                         | 10/21/2024 | \$ 2,189,422.00        |
| Change Order No. 5                         | 3/31/2025  | \$ 22,323.00           |
| Change Order No. 6 -- To Be Funded by AWU  | 4/1/2025   | \$ 12,421.00           |
| Change Order No. 7                         | 4/21/2025  | \$ 5,319.00            |
| Change Order No. 8                         | 7/10/2025  | \$ 52,688.00           |
| Change Order No. 9                         | 7/10/2025  | \$ 11,166.00           |
| Change Order No. 10 -- To Be Funded by AWU |            | \$ 7,108.00            |
| Change Order No. 11                        |            | \$ 157,316.61          |
| <b>Total Change Orders to Date</b>         |            | <b>\$ 2,451,845.61</b> |

| Payment History               |                       |                      |                        |
|-------------------------------|-----------------------|----------------------|------------------------|
| CE #1 \$ 368,802.41           | CE #5 \$ 214,278.59   | CE #9 \$ 330,499.18  | CE #13 \$ 438,716.83   |
| CE #2 \$ 61,925.96            | CE #6 \$ 486,065.09   | CE #10 \$ 232,959.75 | CE #14 \$ 464,541.73   |
| CE #3 \$ 367,010.07           | CE #7 \$ 324,081.77   | CE #11 \$ 592,710.67 | CE #15 \$ 693,548.35   |
| CE #4 \$ 227,567.20           | CE #8 \$ 1,088,587.22 | CE #12 \$ 471,447.51 | CE #16 \$ 1,203,858.51 |
| CE #17 \$ 1,074,876.25        | CE #21                |                      |                        |
| CE #18 \$ 152,604.54          | CE #22                |                      |                        |
| CE #19 \$ 297,759.75          | CE #23                |                      |                        |
| CE #20 \$ 352,809.08          | CE #24                |                      |                        |
| <b>Total Payments to Date</b> |                       |                      | <b>\$ 9,444,650.46</b> |

Adjusted Contract Amount by Change Orders \$ 13,931,665.61

| Task                                                                   |                      |
|------------------------------------------------------------------------|----------------------|
| 1. Total Cost of Work Performed to Date                                | \$ 10,526,311.22     |
| 2. Materials Stored at Close of this Period (attach detailed schedule) | \$ -                 |
| Revised to Max Retainage of \$688,717.45-->                            |                      |
| Net Amount Earned (#1 plus #2):                                        | \$ 10,526,311.22     |
| Less 40% Retainage:                                                    | \$ 688,717.45        |
| Subtotal                                                               | \$ 9,837,593.77      |
| Less Amount of Previous Payments:                                      | \$ 9,444,650.46      |
| Balance:                                                               | \$ 392,943.31        |
| % Complete of Total Contract                                           | 76%                  |
| <b>Amount Due this Estimate</b>                                        | <b>\$ 392,943.31</b> |

Submitted by:  
CRT GC, Inc. dba Caprock Construction

  
Signature of Authorized Representative

Date: 11/4/25

Recommended by:  
Kimley-Horn and Associates, Inc.

  
Andrew Kanewski, P.E.

Date: 11/4/2025

Approved for Payment:  
706 Investment Partnership, LTD

Signature of Authorized Representative

Date: \_\_\_\_\_

## **APPENDIX 4 LEGAL DESCRIPTION**

**A METES AND BOUNDS  
DESCRIPTION OF  
A 125.401 ACRES OF LAND**

BEING A 122.631 ACRE (5,341,796 SQUARE FEET) TRACT OF LAND SITUATED IN CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY:

- A PORTION A CALLED 146.615 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO TRI POINTE HOMES TEXAS, INC., IN DOCUMENT NO. 2023131729,
- ALL OF A CALLED 4.343 ACRE TRACT, CALLED TRACT 3, AND A CALLED 11.300 ACRE TRACT, CALLED TRACT 4, BOTH DESCRIBED IN AN INSTRUMENT TO RLS (LAGOS) LLC, IN DOCUMENT NO. 2024097589,
- ALL OF LAGOS AUSTIN SECTION 2, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202400095,
- ALL OF LAGOS AUSTIN SECTION 2, PHASE 2, A PLAT RECORDED IN DOCUMENT NO. 202400115;

AND SAID 122.631 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY 973, A CALLED 100' WIDE RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF LAGOS AUSTIN SECTION 1, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202200297, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND THE SOUTHWEST CORNER OF SAID 146.615 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINES OF SAID F.M. HIGHWAY 973, SAID 146.615 ACRE TRACT, SAID 4.343 ACRE TRACT, SAID LAGOS AUSTIN SECTION 2, PHASE 1, AND SAID 11.300 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 09°07'59" EAST, 620.41 FEET TO A POINT FOR CORNER;
2. IN A NORTHERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5679.58 FEET, A CHORD OF NORTH 12°04'59" EAST, 584.59 FEET, A CENTRAL ANGLE OF 06°54'00", AND AN ARC LENGTH OF 584.85 FEET TO A POINT FOR CORNER;
3. NORTH 15°01'59" EAST, 271.16 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE REMAINING PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN AN INSTRUMENT TO 706 INVESTMENT PARTNERSHIP, LTD., RECORDED IN DOCUMENT NO. 2005114143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND THE NORTHWEST CORNER OF SAID 11.300 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH THE COMMON LINES OF SAID 146.615 ACRE TRACT, THE REMAINING PORTION OF A CALLED 214.367 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO GG LAGOS LIMITED PARTNERSHIP IN DOCUMENT NO. 2022137375, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAID 11.300 ACRE TRACT, SAID LAGOS AUSTIN SECTION 2, PHASE 1, AND SAID LAGOS AUSTIN SECTION 2, PHASE 2, THE FOLLOWING TWENTY-SEVEN (27) COURSES:

1. SOUTH 80°52'43" EAST, 183.88 FEET TO A POINT FOR CORNER;
2. NORTH 28°40'13" EAST, 132.87 FEET TO A POINT FOR CORNER;
3. NORTH 90°00'00" EAST, 251.38 FEET TO A POINT FOR CORNER;
4. NORTH 41°34'11" EAST, 201.49 FEET TO A POINT FOR CORNER;
5. NORTH 73°29'35" EAST, 207.75 FEET TO A POINT FOR CORNER;
6. SOUTH 68°54'32" EAST, 339.84 FEET TO A POINT FOR THE

COMMON CORNER OF SAID 706 INVESTMENT PARTNERSHIP LTD. TRACT AND SAID 214.367 ACRE TRACT;

7. SOUTH 56°19'28" EAST, 146.50 FEET TO A POINT FOR CORNER;
8. SOUTH 67°10'47" EAST, 108.38 FEET TO A POINT FOR CORNER;
9. SOUTH 23°06'39" WEST, 315.00 FEET TO A POINT FOR CORNER;
10. SOUTH 67°10'47" EAST, 67.10 FEET TO A POINT FOR CORNER;
11. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1095.00 FEET, A CHORD OF SOUTH 75°12'00" EAST, 297.19 FEET, A CENTRAL ANGLE OF 16°02'26", AND AN ARC LENGTH OF 298.16 FEET TO A POINT;
12. SOUTH 83°13'13" EAST, 382.41 FEET TO A POINT FOR CORNER;
13. IN A NORTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1105.00 FEET, A CHORD NORTH 24°03'29" EAST, 470.31 FEET, A CENTRAL ANGLE OF 24°34'27", AND AN ARC LENGTH OF 473.94 FEET TO A POINT;
14. NORTH 36°20'42" EAST, 385.33 FEET TO A POINT FOR CORNER;
15. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 945.00 FEET, A CHORD OF NORTH 32°55'33" EAST, 112.73 FEET, A CENTRAL ANGLE OF 06°50'19", AND AN ARC LENGTH OF 112.79 FEET TO A POINT FOR CORNER;
16. SOUTH 65°51'43" EAST, 110.43 FEET TO A POINT FOR THE COMMON CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 1 AND SAID LAGOS AUSTIN SECTION 2, PHASE 2;
17. SOUTH 63°08'23" EAST, 9.56 FEET TO A POINT FOR CORNER;
18. SOUTH 61°13'09" EAST, 242.80 FEET TO A POINT FOR CORNER;
19. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET, A CHORD OF SOUTH 70°48'25" EAST, 154.90 FEET, A CENTRAL ANGLE OF 19°10'34", AND AN ARC LENGTH OF 155.63 FEET TO A POINT FOR CORNER;
20. SOUTH 80°23'42" EAST, 57.97 FEET TO A POINT FOR CORNER;
21. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CHORD OF SOUTH 84°35'41" EAST, 43.94 FEET, A CENTRAL ANGLE OF 08°23'57", AND AN ARC LENGTH OF 43.98 FEET TO A POINT FOR CORNER;
22. SOUTH 88°47'30" EAST, 91.42 FEET TO A POINT FOR CORNER;
23. IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CHORD OF SOUTH 83°09'59" EAST, 65.70 FEET, A CENTRAL ANGLE OF 11°15'19", AND AN ARC LENGTH OF 65.81 FEET TO A POINT FOR CORNER;
24. SOUTH 75°04'59" EAST, 20.09 FEET TO A POINT FOR CORNER;
25. IN A EASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CHORD SOUTH 68°59'26" EAST, 82.84 FEET, A CENTRAL ANGLE OF 14°12'18", AND AN ARC LENGTH OF 83.06 FEET TO A POINT FOR CORNER;
26. NORTH 71°57'51" EAST, 98.90 FEET TO A POINT FOR CORNER;
27. SOUTH 63°02'09" EAST, 30.00 FEET TO A POINT IN THE COMMON LINE OF SAID 214.367 ACRE TRACT AND SAID 706 INVESTMENT PARTNERSHIP LTD. FOR THE NORTHEAST CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 706 INVESTMENT PARTNERSHIP LTD AND SAID LAGOS AUSTIN SECTION 2, PHASE 2, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 26°57'51" WEST, 1825.80 FEET TO A POINT FOR CORNER;
2. SOUTH 68°59'49" EAST, 40.09 FEET TO A POINT FOR CORNER;
3. SOUTH 26°57'51" WEST, 16.41 FEET TO A POINT IN THE NORTHEAST LINE OF SAID 146.615 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND OF THE HEREIN DESCRIBED TRACT;

*John G. Mosier*

JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
GREG.MOSIER@KIMLEY-HORN.COM



1-14-2026

**EXHIBIT OF A  
125.401 ACRE TRACT**

CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date    | Project No. | Sheet No. |
|-------|----------|------------|---------|-------------|-----------|
| N/A   | CRC      | JCM        | 1/12/26 | 069244554   | 1 OF 5    |



THENCE, NORTH 67°10'44" WEST, 693.33 FEET, ALONG THE COMMON LINE OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND SAID 146.615 ACRE TRACT TO A POINT, FOR THE SOUTHWEST CORNER OF SAID LAGOS AUSTIN SECTION 2, PHASE 2 AND SOUTHEAST CORNER OF SAID LAGOS SECTION 2, PHASE 1 AND A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 67°10'48" WEST, 10.00 FEET ALONG THE COMMON LINE OF SAID LAGOS AUSTIN SECTION 2, PHASE 1 AND SAID 146.615 ACRE TRACT TO A POINT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ACROSS SAID 146.615 ACRE TRACT, THE FOLLOWING THIRTY-TWO (32) COURSES AND DISTANCES:

1. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CHORD SOUTH 28°41'38" WEST, 88.86 FEET, A CENTRAL ANGLE OF 09°48'09", AND AN ARC LENGTH OF 88.97 FEET TO A POINT FOR CORNER;
2. IN A SOUTHERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 10°16'56" EAST, 20.79 FEET, A CENTRAL ANGLE OF 87°45'14", AND AN ARC LENGTH OF 22.98 FEET TO A POINT FOR CORNER;
3. SOUTH 35°50'27" WEST, 10.00 FEET TO A POINT FOR CORNER;
4. SOUTH 42°16'25" WEST, 70.63 FEET TO A POINT FOR CORNER;
5. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CHORD SOUTH 79°55'52" WEST, 18.57 FEET, A CENTRAL ANGLE OF 76°29'35", AND AN ARC LENGTH OF 20.03 FEET TO A POINT FOR CORNER;
6. SOUTH 41°41'05" WEST, 9.78 FEET TO A POINT FOR CORNER;
7. IN A SOUTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CHORD OF SOUTH 56°16'47" WEST, 262.06 FEET, A CENTRAL ANGLE OF 29°11'24", AND AN ARC LENGTH OF 264.92 FEET TO A POINT FOR CORNER;
8. SOUTH 24°11'23" EAST, 134.91 FEET TO A POINT FOR CORNER;
9. NORTH 66°23'39" EAST, 10.59 FEET TO A POINT FOR CORNER;
10. SOUTH 23°36'21" EAST, 50.00 FEET TO A POINT FOR CORNER;
11. IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD SOUTH 21°53'22" WEST, 35.05 FEET, A CENTRAL ANGLE OF 89°00'34", AND AN ARC LENGTH OF 38.84 FEET TO A POINT FOR CORNER;
12. SOUTH 22°36'55" EAST, 100.44 FEET TO A POINT FOR CORNER;
13. SOUTH 67°23'05" WEST, 50.00 FEET TO A POINT FOR CORNER;
14. SOUTH 70°36'00" WEST, 74.12 FEET TO A POINT FOR CORNER;
15. SOUTH 72°29'12" WEST, 45.57 FEET TO A POINT FOR CORNER;
16. SOUTH 72°45'18" WEST, 72.34 FEET TO A POINT FOR CORNER;
17. NORTH 84°45'42" WEST, 49.73 FEET TO A POINT FOR CORNER;
18. SOUTH 05°14'18" WEST, 125.00 FEET TO A POINT FOR CORNER;
19. SOUTH 14°40'03" WEST, 63.83 FEET TO A POINT FOR CORNER;
20. NORTH 78°11'59" WEST, 119.80 FEET TO A POINT FOR CORNER;
21. IN A SOUTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 326.50 FEET, A CHORD SOUTH 23°35'16" WEST, 51.48 FEET, A CENTRAL ANGLE OF 09°02'35", AND AN ARC LENGTH OF 51.53 FEET TO A POINT FOR CORNER;
22. SOUTH 28°06'33" WEST, 7.41 FEET TO A POINT FOR CORNER;
23. IN A SOUTHERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CHORD OF SOUTH 10°59'21" EAST, 35.32 FEET, A CENTRAL ANGLE OF 78°11'50", AND AN ARC LENGTH OF 38.21 FEET TO A POINT FOR CORNER;
24. IN A SOUTHERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CHORD SOUTH 10°59'19" EAST, 75.68 FEET, A CENTRAL ANGLE OF 78°11'55", AND AN ARC LENGTH OF 81.89 FEET TO A POINT FOR CORNER;
25. SOUTH 28°06'33" WEST, 179.85 FEET TO A POINT FOR CORNER;
26. NORTH 61°53'27" WEST, 120.00 FEET TO A POINT FOR CORNER;
27. NORTH 28°06'33" EAST, 217.17 FEET TO A POINT FOR CORNER;
28. NORTH 61°53'27" WEST, 145.65 FEET TO A POINT FOR CORNER;
29. SOUTH 38°08'45" WEST, 57.13 FEET TO A POINT FOR CORNER;
30. SOUTH 43°18'55" WEST, 13.34 FEET TO A POINT FOR CORNER;
31. SOUTH 45°01'43" EAST, 46.29 FEET TO A POINT FOR CORNER;
32. SOUTH 44°58'17" WEST, 44.78 FEET TO A POINT FOR CORNER;

THENCE, NORTH 45°01'43" WEST, 215.00 FEET ACROSS SAID 146.615 ACRE TRACT AND ALONG THE COMMON LINE OF SAID 146.615 ACRE TRACT AND SAID LAGOS AUSTIN SECTION 1, PHASE 1 TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID 146.615 ACRE TRACT AND SAID LAGOS AUSTIN SECTION 1, PHASE 1, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

1. SOUTH 44°51'44" WEST, 19.10 FEET TO A POINT FOR CORNER;
2. IN A WESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD SOUTH 89°56'58" WEST, 35.37 FEET, A CENTRAL ANGLE OF 90°02'38", AND AN ARC LENGTH OF 39.29 FEET TO A POINT FOR CORNER;
3. NORTH 45°01'43" WEST, 110.89 FEET TO A POINT FOR CORNER;
4. NORTH 44°57'05" EAST, 123.02 FEET TO A POINT FOR CORNER;
5. NORTH 20°51'26" EAST, 99.77 FEET TO A POINT FOR CORNER;
6. NORTH 73°06'34" WEST, 249.18 FEET TO A POINT FOR CORNER;
7. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CHORD OF NORTH 89°56'25" WEST, 144.77 FEET, A CENTRAL ANGLE OF 33°39'42", AND AN ARC LENGTH OF 146.88 FEET TO A POINT FOR CORNER;
8. SOUTH 73°00'41" WEST, 225.98 FEET TO A POINT FOR CORNER;
9. NORTH 17°12'10" WEST, 177.66 FEET TO A POINT FOR CORNER;
10. SOUTH 73°07'47" WEST, 120.51 FEET TO A POINT FOR CORNER;
11. IN A NORTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 61°02'28" WEST, 35.86 FEET, A CENTRAL ANGLE OF 91°39'29", AND AN ARC LENGTH OF 39.99 FEET TO A POINT FOR CORNER;
12. NORTH 15°12'44" WEST, 68.59 FEET TO A POINT FOR CORNER;
13. IN A NORTHEASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 28°01'33" EAST, 34.25 FEET, A CENTRAL ANGLE OF 86°28'33", AND AN ARC LENGTH OF 37.73 FEET TO A POINT FOR CORNER;
14. NORTH 71°15'49" EAST, 10.00 FEET TO A POINT FOR CORNER;
15. NORTH 18°44'11" WEST, 70.00 FEET TO A POINT FOR CORNER;
16. SOUTH 71°15'49" WEST, 122.73 FEET TO A POINT FOR CORNER;
17. IN A WESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET, A CHORD OF SOUTH 85°05'51" WEST, 126.73 FEET, A CENTRAL ANGLE OF 27°40'03", AND AN ARC LENGTH OF 127.97 FEET TO A POINT FOR CORNER;
18. NORTH 81°04'08" WEST, 98.91 FEET TO A POINT FOR CORNER;
19. IN A NORTHWESTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF NORTH 35°58'05" WEST, 35.42 FEET, A CENTRAL ANGLE OF 90°12'06", AND AN ARC LENGTH OF 39.36 FEET TO THE POINT OF BEGINNING, AND CONTAINING 122.631 ACRES OF LAND IN TRAVIS COUNTY, TEXAS.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

TOGETHER WITH

A 2.770 ACRE (120,840 SQUARE FEET) TRACT OF LAND SITUATED IN THE JAMES H. MANOR SURVEY NO. 37, ABSTRACT NO. 520 TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 17, BLOCK J OF LAGOS AUSTIN SECTION 1, PHASE 1, A PLAT RECORDED IN DOCUMENT NO. 202200297, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

FOR A GRAND TOTAL OF 125.401 ACRES OF LAND IN TRAVIS COUNTY, TEXAS.

**EXHIBIT OF A**  
**125.401 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date    | Project No. | Sheet No. |
|-------|----------|------------|---------|-------------|-----------|
| N/A   | CRC      | JGM        | 1/12/26 | 069244554   | 2 OF 5    |

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL





0 500 1000  
GRAPHIC SCALE IN FEET

APPROXIMATE  
LOCATION OF  
SURVEY LINE

GALVIN BARKER  
SURVEY NO. 38,  
ABSTRACT NO. 58

JAMES H. MANNING  
SURVEY NO. 37,  
ABSTRACT NO. 520

F.M. HIGHWAY 973  
(CALLED 100' R.O.W. WIDTH)

122.631 ACRES  
5,341,796 SQ. FT.

2.770 ACRES  
120,640 SQ. FT.

P.O.B.  
122.631  
ACRE  
TRACT

SEE DETAIL "A"  
SHEET 5 OF 5

**SURVEYORS CERTIFICATION:** THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

EXHIBIT OF A  
**125.401 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

| Scale      | Drawn by | Checked by | Date    | Project No. | Sheet No. |
|------------|----------|------------|---------|-------------|-----------|
| 1" = 1000' | CRC      | JGM        | 1/12/26 | 069244554   | 3 OF 5    |

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

(A) REMAINING PORTION OF  
THOSE CERTAIN TRACTS IN DEED TO  
706 INVESTMENT PARTNERSHIP LTD  
(DOC. NO. 2005114143 OPRTC)  
(CALLED 675.6978 ACRES IN BOUNDARY SURVEY  
BY CAPITAL SURVEYING CO. INC. - DATED 09/2005)

(B) REMAINING PORTION OF  
A CALLED 214.367 ACRE TRACT  
GG LAGOS LIMITED PARTNERSHIP  
(DOC. NO. 2022137375 OPRTC)

(C) REMAINING PORTION OF  
A CALLED 146.615 ACRE TRACT  
TRI POINTE HOMES TEXAS, INC.  
(DOC. NO. 2023131729 OPRTC)

(D) A CALLED 4.343 ACRE TRACT  
CALLED TRACT 3  
RLS (LAGOS) LLC  
(DOC. NO. 2024097589 OPRTC)

(E) A CALLED 11.300 ACRE TRACT  
CALLED TRACT 4  
RLS (LAGOS) LLC  
(DOC. NO. 2024097589 OPRTC)

(F) LOT 17, BLOCK J  
LAGOS AUSTIN SECTION 1, PHASE 1  
(DOC. NO. 202200297 OPRTC)

(G) LAGOS AUSTIN SECTION 1, PHASE 1  
(DOC. NO. 202200297 OPRTC)

(H) LAGOS AUSTIN SECTION 2, PHASE 1  
(DOC. NO. 202400095 OPRTC)

(I) LAGOS AUSTIN SECTION 2, PHASE 2  
(DOC. NO. 202400115 OPRTC)

(J) CALLED 204.329 ACRE TRACT  
LC MANOR LLC  
(DOC. NO. 2022152930 OPRTC)

## CURVE TABLE

| NO. | DELTA     | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
|-----|-----------|----------|---------|---------------|---------|
| C1  | 5°54'00"  | 5679.58' | 584.85' | N12°04'59"E   | 584.59' |
| C2  | 16°02'26" | 1065.00' | 298.16' | S75°12'00"E   | 297.19' |
| C3  | 24°34'27" | 1105.00' | 473.94' | N24°03'29"E   | 470.31' |
| C4  | 6°50'19"  | 945.00'  | 112.79' | N32°55'33"E   | 112.73' |
| C5  | 19°10'34" | 465.00'  | 155.63' | S70°48'25"E   | 154.90' |
| C6  | 8°23'57"  | 300.00'  | 43.98'  | S84°35'41"E   | 43.94'  |
| C7  | 11°15'19" | 335.00'  | 65.81'  | S83°09'59"E   | 65.70'  |
| C8  | 14°12'18" | 335.00'  | 83.06'  | S66°59'26"E   | 82.84'  |
| C9  | 9°48'09"  | 520.00'  | 88.97'  | S28°41'38"W   | 88.86'  |
| C10 | 87°45'14" | 15.00'   | 22.98'  | S10°16'56"E   | 20.79'  |
| C11 | 76°29'35" | 15.00'   | 20.03'  | S79°55'52"W   | 18.57'  |
| C12 | 29°11'24" | 520.00'  | 264.92' | S56°16'47"W   | 262.06' |
| C13 | 89°00'34" | 25.00'   | 38.84'  | S21°53'22"W   | 35.05'  |
| C14 | 9°02'34"  | 326.50'  | 51.53'  | S23°35'16"W   | 51.48'  |
| C15 | 78°11'50" | 28.00'   | 38.21'  | S10°59'21"E   | 35.32'  |
| C16 | 78°11'55" | 60.00'   | 81.89'  | S10°59'19"E   | 75.68'  |
| C17 | 90°02'38" | 25.00'   | 39.29'  | S89°56'58"W   | 35.37'  |
| C18 | 33°39'42" | 250.00'  | 146.88' | N89°56'25"W   | 144.77' |
| C19 | 91°39'29" | 25.00'   | 39.99'  | N61°02'28"W   | 35.86'  |
| C20 | 86°28'33" | 25.00'   | 37.73'  | N28°01'33"E   | 34.25'  |
| C21 | 27°40'03" | 265.00'  | 127.97' | S85°05'51"W   | 126.73' |
| C22 | 90°12'06" | 25.00'   | 39.36'  | N35°58'05"W   | 35.42'  |
| C23 | 89°47'54" | 25.00'   | 39.18'  | N54°01'55"E   | 35.29'  |
| C24 | 27°40'03" | 335.00'  | 161.77' | N85°05'51"E   | 160.20' |
| C25 | 93°31'27" | 25.00'   | 40.81'  | S61°58'27"E   | 36.43'  |
| C26 | 15°13'49" | 575.00'  | 152.85' | S07°35'49"E   | 152.40' |

**SURVEYORS CERTIFICATION:** THIS DOCUMENT  
WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE  
CODE § 138.95, DOES NOT REFLECT THE RESULTS  
OF AN ON THE GROUND SURVEY, AND IS NOT TO  
BE USED TO CONVEY OR ESTABLISH INTERESTS IN  
REAL PROPERTY EXCEPT THOSE RIGHTS AND  
INTERESTS IMPLIED OR ESTABLISHED BY THE  
CREATION OR RECONFIGURATION OF THE  
BOUNDARY OF THE POLITICAL SUBDIVISION FOR  
WHICH IT WAS PREPARED.

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

## EXHIBIT OF A

### 125.401 ACRE TRACT

CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

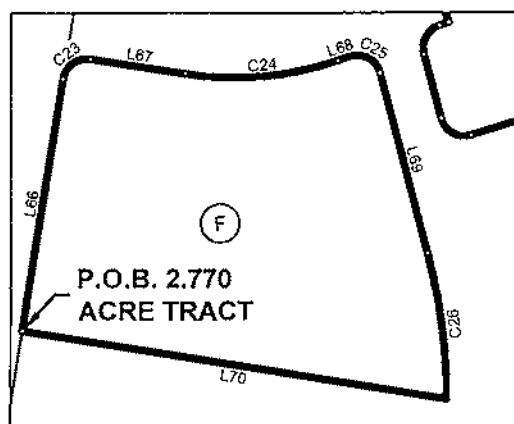
# Kimley»Horn

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

|             |                 |                   |                 |                          |                     |
|-------------|-----------------|-------------------|-----------------|--------------------------|---------------------|
| Scale<br>NA | Drawn by<br>CRC | Checked by<br>JGM | Date<br>1/12/26 | Project No.<br>069244554 | Sheet No.<br>4 OF 5 |
|-------------|-----------------|-------------------|-----------------|--------------------------|---------------------|

| LINE TABLE |             |         | LINE TABLE |             |          | LINE TABLE |             |         | LINE TABLE |             |         |
|------------|-------------|---------|------------|-------------|----------|------------|-------------|---------|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH   | NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH  |
| L1         | N09°07'59"E | 620.41' | L21        | N71°57'51"E | 98.90'   | L41        | S14°40'03"W | 63.83'  | L61        | N15°12'44"W | 68.59'  |
| L2         | N15°01'59"E | 271.16' | L22        | S63°02'09"E | 30.00'   | L42        | N78°11'59"W | 119.80' | L62        | N71°15'49"E | 10.00'  |
| L3         | S80°52'43"E | 183.88' | L23        | S26°57'51"W | 1825.80' | L43        | S28°06'33"W | 7.41'   | L63        | N18°44'11"W | 70.00'  |
| L4         | N28°40'13"E | 132.87' | L24        | S66°59'49"E | 40.09'   | L44        | S28°06'33"W | 179.85' | L64        | S71°15'49"W | 122.73' |
| L5         | N90°00'00"E | 251.38' | L25        | S26°57'51"W | 16.41'   | L45        | N61°53'27"W | 120.00' | L65        | N81°04'08"W | 98.91'  |
| L6         | N41°34'11"E | 201.49' | L26        | N67°10'44"W | 693.33'  | L46        | N28°06'33"E | 217.17' | L66        | N09°07'59"E | 264.72' |
| L7         | N73°29'35"E | 207.75' | L27        | N67°10'48"W | 10.00'   | L47        | N61°53'27"W | 145.65' | L67        | S81°04'08"E | 99.33'  |
| L8         | S68°54'32"E | 339.84' | L28        | S35°50'27"W | 10.00'   | L48        | S38°08'45"W | 57.13'  | L68        | N71°15'49"E | 12.54'  |
| L9         | S56°19'28"E | 146.50' | L29        | S42°16'25"W | 70.63'   | L49        | S43°18'55"W | 13.34'  | L69        | S15°12'44"E | 194.28' |
| L10        | S67°10'47"E | 108.38' | L30        | S41°41'05"W | 9.78'    | L50        | S45°01'43"E | 46.29'  | L70        | N80°52'21"W | 449.17' |
| L11        | S23°06'39"W | 315.00' | L31        | S24°11'23"E | 134.91'  | L51        | S44°58'17"W | 44.78'  |            |             |         |
| L12        | S67°10'47"E | 67.10'  | L32        | N66°23'39"E | 10.59'   | L52        | N45°01'43"W | 215.00' |            |             |         |
| L13        | S83°13'13"E | 382.41' | L33        | S23°36'21"E | 50.00'   | L53        | S44°51'44"W | 19.10'  |            |             |         |
| L14        | N36°20'42"E | 385.33' | L34        | S22°36'55"E | 100.44'  | L54        | N45°01'43"W | 110.89' |            |             |         |
| L15        | S65°51'43"E | 110.43' | L35        | S67°23'05"W | 50.00'   | L55        | N44°57'05"E | 123.02' |            |             |         |
| L16        | S63°08'23"E | 9.56'   | L36        | S70°36'00"W | 74.12'   | L56        | N20°51'26"E | 99.77'  |            |             |         |
| L17        | S61°13'09"E | 242.80' | L37        | S72°29'12"W | 45.57'   | L57        | N73°06'34"W | 249.18' |            |             |         |
| L18        | S80°23'42"E | 57.97'  | L38        | S72°45'18"W | 72.34'   | L58        | S73°00'41"W | 225.98' |            |             |         |
| L19        | S88°47'39"E | 91.42'  | L39        | N84°45'42"W | 49.73'   | L59        | N17°12'10"W | 177.66' |            |             |         |
| L20        | S75°04'59"E | 20.09'  | L40        | S05°14'18"W | 125.00'  | L60        | S73°07'47"W | 120.51' |            |             |         |



**SURVEYORS CERTIFICATION:** THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SEE PAGE 1 OF 5 FOR SURVEYOR'S SIGNATURE AND SEAL

**EXHIBIT OF A**  
**125.401 ACRE TRACT**  
CALVIN BARKER SURVEY NO. 38,  
ABSTRACT NO. 58, THE JAMES H.  
MANNING SURVEY NO. 37, ABSTRACT  
NO. 520 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date    | Project No. | Sheet No. |
|-------|----------|------------|---------|-------------|-----------|
| NA    | CRC      | JGM        | 1/12/26 | 069244554   | 5 OF 5    |