

Irrevocable Standby Letter of Credit No. 101268878-1 **City of Dripping Springs**

To: City of Dripping Springs, Texas
Date: June 7, 2022
511 Mercer Street
Dripping Springs, Texas 78620

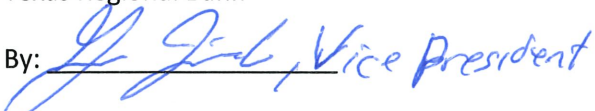
We have established this date our Irrevocable Standby Letter of Credit in the total amount of \$458,852.00 for the account of Hidden Oaks at Dripping Springs, LLC whose address is 1459 W Highway 290, Dripping Springs, Texas 78620. We have made this commitment with the understanding that the City of Dripping Springs, Development Services Department can draw any part of all of the total amount when and if the Director of the Development Services Department determines it is necessary in order for repairs to the roadway located within the project as defined by the Site Development Permit associated with File Number SD2019-0011, located at 1459 W Highway 290, Dripping Springs, Texas 78620. We also understand and agree that the only requirement necessary for the drawing any part or all of the total amount of this credit is a letter of request from the City of Dripping Springs, signed by the Director of the Development Services Department, stating that the City of Dripping Springs considers such a drawing on this credit amount necessary. No further substantiation of the necessity of the draw is required by this credit.

Request for the draw of funds under this credit must be received prior to the expiration of two years following the date of this credit and we agree to honor all requests within five (5) days of presentation.

We further state and agree that this credit is irrevocable prior to the expiration date unless all parties (including the City of Dripping Springs) consent to such a revocation in writing.

This Letter of Credit is subject to the International Standby Practices 1998, International Chamber of Commerce Publication No. 590, and as to matters not governed by the ISP98, shall be governed by and construed in accordance with the laws of the State of Texas and applicable federal law.

Texas Regional Bank

By:  Vice President

Name: Greg Lick

Title: Vice President