Mustang Valley
Public Improvement District

2025 SERVICE AND ASSESSMENT PLAN

DECEMBER 3, 2025

P3 WORKS

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INTRODUCTION

Capitalized terms used in this 2025 Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 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 2025 Service and Assessment Plan, or an Exhibit attached to and made a part of this 2025 Service and Assessment Plan for all purposes.

On June 7, 2023, the City passed and approved Resolution No. 2023-22 authorizing the creation of the District in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 136.904 acres located within the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

On _____, 2025, the City Council passed and approved an Ordinance authorizing the levy of Assessments on Assessed Property within the District and approving the 2025 Service and Assessment Plan for the District.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2025 Service and Assessment Plan, which serves the purposes of (1) levying Improvement Area #1 Assessments, and (2) approving the Improvement Area #1 Assessment Roll.

The PID Act requires a Service Plan for the District. The Service Plan is contained in **Section V**.

The PID 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 District by the Authorized Improvements. The Assessment Plan is contained in **Section VI**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay its share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1.**

SECTION I: DEFINITIONS

"2025 Service and Assessment Plan" means this 2025 Service and Assessment Plan passed and approved by the City Council on _____, 2025, by an Ordinance which serves the purposes of (1) levying the Improvement Area #1 Assessments, and (2) approving the Improvement Area #1 Assessment Roll.

"Actual Costs" means, with respect to the Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the amount collected by application of the Additional Interest Rate if PID Bonds are issued.

"Additional Interest Rate" means the 0.50% additional interest charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #1 Reimbursement Obligation.

"**Administrative Reserves**" means the estimated Annual Collection Costs associated with the first year of the District.

"Administrator" means the City, or the person or independent firm designated by the City who shall have the responsibility provided in this 2025 Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

"Annual Collection Costs" means the actual or budgeted costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and

other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds, if issued; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2025 Service and Assessment Plan and the Act with respect to the administration of the District, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, if issued;, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Appraisal District" means Travis Central Appraisal District.

"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 Ordinance and the provisions herein, 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 Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section VI.**

"Assessment Roll" means one or more assessment rolls for the Assessed Property within the District, 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 #1 Assessment Roll is included as **Exhibit F-1.**

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including Improvement Area #1 Improvements, the Major Improvements, Administrative Reserves and Bond Issuance Costs as more specifically described in **Section III**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs,

publication costs, City 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, if bonds are issued. The Bond Issuance Costs shown in **Exhibit C-1** are estimates, and subject to change upon the issuance of PID Bonds.

"City" means the City of Manor, Texas.

"City Council" means the governing body of the City.

"County" means Travis County, Texas.

"Delinquent Collection Costs" means, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 Service and Assessment Plan, including costs and expenses to foreclose liens.

"District" means the Mustang Valley Public Improvement District containing approximately 136.904 acres located within 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 at the time Assessments are levied, and shall be determined by the Administrator and confirmed by the City Council 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.

"Future Improvement Area" means approximately 76.484 acres located within the District and developed as an individual phase after Improvement Area #1, with such area(s) to be described and designated in future Annual Service Plan Updates. The Future Improvement Area Includes all property within the District except Improvement Area #1.

"Improvement Area #1" means approximately 60.42 acres located within the District, as shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

"Improvement Area #1 Annual Installment" means the annual installment payment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, and (3) Annual Collection Costs.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against Improvement Area #1 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein,

as shown on the Improvement Area #1 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 #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property and included in this 2025 Service and Assessment Plan as **Exhibit F-1,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, if issued; or in connection with any Annual Service Plan Update.

"Improvement Area #1 Authorized Improvements" means the Improvement Area #1 Projects, Administrative Reserves, and Bond Issuance Costs as shown on **Exhibit C-1**.

"Improvement Area #1 Bonds" mean any PID Bonds issued in the future to refinance the Improvement Area #1 Reimbursement Obligation, if such bonds are issued.

"Improvement Area #1 Improvements" means those Authorized Improvements that only benefit Improvement Area #1, more specifically described in **Section III.A** and depicted on **Exhibit I-1**.

"Improvement Area #1 Projects" means the Improvement Area #1 Improvements and Improvement Area #1's allocable share of the Major Improvements.

"Improvement Area #1 Reimbursement Agreement" means that certain "PID Construction, Financing, and Reimbursement Agreement Mustang Valley Public Improvement District" effective April 3, 2024, entered into by and between the City and Owner, whereby all or a portion of the Actual Costs not paid to Owner from PID Bonds, will be paid to the Owner from Improvement Area #1 Assessments to reimburse the Owner for Actual Costs paid by the Owner, plus interest, that are eligible to be paid with Improvement Area #1 Assessments.

"Improvement Area #1 Reimbursement Obligation" means an amount not to exceed $2,366,000 secured by the Improvement Area #1 Assessments to be paid to Owner pursuant to the Improvement Area #1 Reimbursement Agreement, but excluding any payments from the net proceeds of PID Bonds. The Annual Installments for the Improvement Area #1 Reimbursement Obligation are shown on **Exhibit F-2**. The Improvement Area #1 Reimbursement Obligation is anticipated to be satisfied and financed by a portion of the Improvement Area #1 Bonds. At the time that PID Bonds are issued, the Bonds will be sized so that the Tax Rate Equivalent will not exceed $0.45.

"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 City and a Trustee setting forth terms and conditions related to PID Bonds, if issued.

"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 confirmed and approved by the City Council. 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 confirmed and approved by the City Council.

"Lot Type 1" means a Lot within Improvement Area #1 designated as a 60' single-family residential lot by the Owner, as shown on the maps attached in **Exhibit H**.

"Major Improvements" means those Authorized Improvements described in **Section III.B** that benefit all areas within the District.

"Maximum Assessment" means, for each Lot within Improvement Area #1, the amount shown for each Lot Type on **Exhibit G**. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

"Owner" means either KB Home Lone Star Inc. or any successor and assigns.

"Parcel(s)" means a property within the District, identified by either a tax map identification number assigned by the Appraisal District for real property tax purposes, 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 City.

"Phase 1 Plat" means the Final Plat of Holley-Smith Phase 1, recorded with the County on October 26, 2023, and attached as **Exhibit B-3**.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" means bonds issued by the City to finance the Actual Costs of the Authorized Improvements.

"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 Annual Installment of the Assessment.

"Prepayment Costs" means interest and Annual Collection Costs incurred up to the date of Prepayment.

"Private Improvements" means those electric improvements, which are not Authorized Improvements and are necessary to deliver finished lots within Improvement Area #1. Private Improvements are not eligible for reimbursement, and will be paid by the Owner, as shown in **Exhibit E**.

"Property ID" means a unique number assigned to each Parcel by the Appraisal District.

"Service and Assessment Plan" means any Service and Assessment Plan as amended, modified, and updated from time to time.

"Service Plan" means a plan approved by the City Council that covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section V**.

"Tax Rate Equivalent" means the equivalent tax rate of the average Annual Installment of the Assessment per $100 of Estimated Buildout Value of the respective Lot, as shown on **Exhibit G**. The Assessment is not a tax.

"Trustee" means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 136.904 contiguous acres located within the corporate limits 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 357 single-family units.

Improvement Area #1 includes approximately 60.42 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2.** Development of Improvement Area #1 is anticipated to include approximately 135 single-family units.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Improvement Area #1 Improvements, Major Improvements, Administrative Reserves and Bond Issuance Costs are Authorized Improvements and confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit C-1**, and maps depicting the Authorized Improvements are shown on **Exhibit I-1 and Exhibit I-3**.

A. Improvement Area #1 Improvements

- *Streets*

  Improvements including subgrade stabilization, road base, asphalt, concrete and reinforcing steel for roadways, testing, sidewalks, handicapped ramps, and streetlights. All related demolition, tree removal, clearing and grubbing, earthwork, excavation, retaining walls, intersections, signage and striping, and re-vegetation of all disturbed areas within the right-of-way are included. Improvements including erosion control measures (e.g., erosion matting, rock berms, silt fence, inlet protection), construction entrance, SWPPP sign and inspections, and re-vegetation of all disturbed areas within the proposed District are included to provide road access to each Lot within Improvement Area #1.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, storm sewer piping and boxes, headwalls, manholes, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1.

- *Potable Water*

  Improvements including trench excavation and embankment, trench safety, PVC piping, encasement, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Wastewater*

  Improvements including trench excavation and embankment, trench safety, PVC piping, encasing, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, inspection fees, engineering, material testing, survey, and legal.

B. Major Improvements

- *Streets*

  Improvements including subgrade stabilization, road base, asphalt, concrete and reinforcing steel for roadways, testing, sidewalks, handicapped ramps, and streetlights. All related demolition, tree removal, clearing and grubbing, earthwork, excavation, and re- vegetation of all disturbed areas within the right-of-way are included. Improvements including erosion control measures (e.g., erosion matting, rock berms, silt fence, inlet protection), construction entrance, SWPPP sign and inspections, and re-vegetation of all disturbed areas within the proposed District are included. The erosion control improvements will provide benefit to all Lots within the District. The street improvements will provide benefit to each lot for all PID areas proposed for Mustang Valley as well as Improvement Area #1.

- *Drainage*

  Improvements including storm sewer piping and boxes, headwalls, manholes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for each lot for all PID areas proposed for Mustang Valley as well as Improvement Area #1.

- *Potable Water*

Improvements including trench excavation and embankment, trench safety, PVC piping, encasement, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to all Lots for all PID areas proposed for Mustang Valley as well as Improvement Area #1.

- *Wastewater*

  Improvements including trench excavation and embankment, trench safety, PVC piping, encasing, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots for all PID areas proposed for Mustang Valley as well as Improvement Area #1.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount required to fund a reserve under the Indenture in connection with the issuance of PID Bonds, if issued. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Capitalized Interest*

  Equals the amount of capitalized interest available for payment of interest on PID Bonds, if issued, as reflected in the Indenture. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds, if issued, and includes a fee for underwriter's counsel. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

- *Cost of Issuance*

  Costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

D. Administrative Reserves

- *First Year Annual Collection Costs*
  The estimated Annual Collection Costs associated with the first year of the District.

SECTION IV: PRIVATE IMPROVEMENTS

The City Council, based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Private Improvements are not Authorized Improvements. The budget for the Private Improvements is shown on **Exhibit C-1**, and maps depicting the Private Improvements are shown on **Exhibit I-2**.

A. Private Improvements

- *Electric*

  Improvement Area #1 of the District was built with electric service provided to all single-family homes, streetlights, and landscaping.

SECTION V: 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 annual projected costs and 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 City Council. **Exhibit D** summarizes the Service Plan for the District.

PID Bonds may be issued by the City to pay all or a portion of the Improvement Area #1 Reimbursement Obligation owed under the Improvement Area #1 Reimbursement Agreement. If and when PID Bonds are issued, the PID Bonds will fund costs of issuance of the PID Bonds and other costs set forth in **Section III** above. Assessments may be collected in an amount sufficient to pay principal, interest, and Additional Interest on the PID Bonds, costs of issuance of the PID Bonds, and to fund the debt service reserve requirement, as defined in the applicable Indenture.

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 VI: ASSESSMENT PLAN

The PID Act allows the City Council 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 City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City

Council 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 reasonable classifications and formulas for the apportionment of the cost between the municipality or the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

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

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated as follows:

- The Improvement Area #1 Improvements shall be allocated entirely to the Improvement Area #1 Assessed Property.
- Major Improvements shall be allocated between Improvement Area #1 and the Future Improvement Areas based on Estimated Buildout Value, as shown in **Exhibit C-2**.
- Bond Issuance Costs and Administrative Reserves shall be allocated entirely to the Assessed Property securing the applicable PID Bond.

B. Assessments

Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**, subject to revisions made during any Annual Service Plan Update.

Upon subdivisions of Assessed Property within an Improvement Area by final plat, the Maximum Assessment for each Lot Type is shown on **Exhibit G**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*
    1. The costs of Improvement Area #1 Authorized Improvements equal $7,025,972, as shown on **Exhibit C-1**; and

2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Authorized Improvements equal to or greater than the Actual Costs of the Improvement Area #1 Authorized Improvements; and
3. The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property for Improvement Area #1 Authorized Improvements, which equal $2,366,000, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
4. The special benefit (≥ $7,025,972) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessments ($2,366,000) levied on the Improvement Area #1 Assessed Property; and
5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the Owner owned 68.89% of the Improvement Area #1 Assessed Property. The Owner acknowledged that Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Authorized Improvements associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 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 Assessed Property. 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.

E. Additional Interest

Additional Interest will not be collected as part of the Improvement Area #1 Reimbursement Obligation. If PID Bonds are issued, the interest rate on Assessments levied on the Assessed Property may exceed the interest rate on the PID Bonds by the Additional Interest Rate. If and when PID Bonds are issued, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

F. Interest

The interest on the Improvement Area #1 Assessment securing the Improvement Area #1 Reimbursement Obligation shall be collected at rates established under the Improvement Area #1 Reimbursement Agreement as part of the Improvement Area #1 Annual Installment pursuant to the Improvement Area #1 Reimbursement Agreement.

SECTION VII: 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 2025 Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat and a Property ID has been assigned by the Appraisal District, 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 Parcel 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 Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

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 2025 Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels 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 approved by the City Council in the next Annual Service Plan Update.

B. True-Up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat

without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

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, 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, the City Council 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. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

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. Interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. 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 Prepayment Costs: (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 City Council 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 City shall provide the owner with a recordable "Notice of PID Assessment Lien Termination," a form of which is attached hereto as **Exhibit J**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council 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

Subject to applicable law, 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 2025 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 Assessment 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 of the Remaining Property 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 applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remaining Property.

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.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City 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. Said 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.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirement on all outstanding PID Bonds, if issued.

G. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the projected Improvement Area #1 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. Until a plat has been recorded on a Parcel and a Property ID has been assigned by the Appraisal District within Improvement Area #1 or the Major Improvement Area, the Annual Installment will be allocated to each Property ID within the Improvement Area #1 Assessed Property, and Major Improvement Area Assessed Property, respectively, based on the Appraisal District acreage for billing purposes only.

The Administrator shall prepare and submit to the City Council for its review and approval, with a copy provided to the Developer contemporaneously therewith, 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. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be collected 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 City. The City Council 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.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

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 Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2026.

SECTION VIII: ASSESSMENT ROLL

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

SECTION IX: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 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 1st of each year following City Council 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 City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2025 Service and Assessment Plan, the applicable ordinance authorizing the PID Bonds, or the Indenture, or is otherwise authorized by

the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2025 Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 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 2025 Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 Service and Assessment Plan. Interpretations of this 2025 Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this 2025 Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosure is attached hereto in **Exhibit L.** Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this 2025 Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2025 Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in the real property records of the County in its entirety.

E. Severability

If any provision of this 2025 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 2025 Service and Assessment Plan for all purposes:

Exhibit A-1	District Legal Description
Exhibit A-2	Improvement Area #1 Legal Description
Exhibit B-1	District Boundary Map
Exhibit B-2	Improvement Area #1 Boundary Map
Exhibit B-3	Phase 1 Plat
Exhibit C-1	Authorized Improvements
Exhibit C-2	Exhibit about Allocation of Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installment Schedule
Exhibit G	Maximum Assessment and Tax Rate Equivalent
Exhibit H	Lot Type Classification Maps
Exhibit I-1	Maps of Improvement Area #1 Improvements
Exhibit I-2	Map of Private Improvements
Exhibit I-3	Map of Major Improvements
Exhibit J	Notice of PID Assessment Lien Termination
Exhibit K	Annual Installment Schedule for Improvement Area #1 Reimbursement Obligation
Exhibit L	Buyer Disclosures

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

Exhibit A
Description of the Property

42.921 ACRES
(1,869,634 SQ. FT.)
SUMNER BACON SURVEY, ABSTRACT NO. 63
TRAVIS COUNTY TEXAS
HOLLEY TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS ALL OF A CALLED 25.585 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found, being in the south right-of-way line of Anderson Road (R.O.W. Varies), also being in the southeast line of a called 40.00 acre tract of land conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas, being also a northwest corner of said 25.585 acre tract for a northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common line of said 25.585 acre tract and said Anderson Road (ROW Varies), the following two (2) courses and distances, numbered 1 and 2

1.) N62°25'38"E, a distance of 55.03 feet to a 1/2 inch iron rod found, for corner, and
2.) S63°17'54"E, a distance of 5.96' to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", for corner, being the westernmost corner of a called 35.469 acre tract conveyed to Hau Wu and Lanfang Zhang in Document Number 2014104874 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found bears N27°03'02"E, a distance of 1034.56 feet, being the northernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 12.000 acre tract of land conveyed to Olmer Orellana in Document Number 2014160204 of the Official Public Records of Travis County, Texas

THENCE, with the common line of said 25.585 acre tract and said 35.469 acre tract the following three (3) courses and distances, numbered 1 through 3,

1.) S61°52'16"E, a distance of 742.87 feet to a 1/2 capped inch iron rod found, stamped "BRYAN TECH", for corner,
2.) S61°40'48"E, passing at a distance of 33.53 feet and 1.6 feet to the left a 1/2 inch iron rod found, and continuing for a total distance of 285.29 feet to a 1/2 capped inch iron rod found, for corner and
3.) S61°37'58"E, passing at a distance of 128.53 feet and 2.3 feet to the right a 1/2 inch iron rod found, and continuing for a total distance of 439.53 feet to a 4" concrete monument found, being the southernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 6.789 acre tract conveyed to Vladimir M. Haviar in Document Number 2009019842 of the Official Public Records of Travis County, Texas,

THENCE, with the common line of said 25.585 acre tract and said 6.789 acre tract, S62°05'57"E, a distance of 162.99 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, being the easternmost corner of said 25.585 acre tract and being also the northernmost corner of a called 14.044 acres conveyed to Don Bayer and Jimmy Bayer in Document Number 2009122122 of the Official Public Records of Travis County, Texas,

42.921 ACRES
(1,869,634 SQ. FT.)
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THENCE, with the common line of said 25.585 acre tract, said 14.044 acre tract, and a called 19.000 acre tract conveyed to Benny Gundy in Document Number 2009017772, Official Public Records of Travis County, Texas, S51°49'49"W, passing at a distance of 690.10 feet a capped 1/2 inch iron found, being the northernmost corner of said 19.000 acre tract, same being the westernmost corner of said 14.044 acre tract and continuing for a total distance of 828.24 feet to a capped 1/2 inch iron rod found, being a northwest corner of said 19.000 acre tract, same being a northeast corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667 of the Official Public Records of Travis County, Texas, for corner,

THENCE, with the common line of said 25.585 acre tract and said 12.334 acre tract, N60°12'14"W, a distance of 299.26 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for corner, same being the northernmost corner of said 12.334 acre tract and the westernmost corner of the remainder of said 29.682 acre tract,

THENCE, with the common line of said 12.334 acre tract and the remainder of said 29.682 acre tract, S27°51'07"W, a distance of 734.09 feet to a capped 1/2 inch iron rod found stamped "BRYAN TECH", for the southernmost corner of the herein described tract of land, being the westernmost corner of said 12.334 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the northeast line of a called 39.135 acre tract (Tract Two) conveyed to Mary Ruth Holley in Document Number 2009125123 of the Official Public Records of Travis County, Texas and described in Volume 4234, Page 732, Deed Records of Travis County , Texas

THENCE, with the common line of said 39.135 acre tract and the remainder of said 29.682 acre tract, N62°13'53"W, a distance of 1005.54 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for the westernmost corner of the herein described tract of land, same being the northernmost corner of said 39.125 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the southeast line of a said 40.00 acre tract,

THENCE, with the common line of said 40.00 acre tract and the remainder of said 29.682 acre tract, N26°47'53"E, passing at a distance of 765.16 feet a capped 1/2 inch iron rod found, stamped "BRYAN TECH", also passing at a distance of 926.85 feet and 0.32 feet to the right of a capped 1/2 inch iron rod found, stamped "BRUSSEL", and continuing for a total distance of 1446.99 feet to the **POINT OF BEGINNING** and containing 42.921 acres (1,869,634 SQ. FT.) of land.

93.983 ACRES
(4,093,912 SQ. FT.)
SUMNER BACON SURVEY, ABSTRACT NO. 63
TRAVIS COUNTY TEXAS
HOLLEY TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN 93.983 (4,093,912 SQ. FT.) ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT ONE), THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT OF LAND (TRACT THREE), CONVEYED TO MARY RUTH HOLLEY IN DOCUMENT NUMBER 2009125123 AND DOCUMENT NUMBER 2009125124, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 93.983 ACRE (4,093,912 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch aluminum capped iron rod found, stamped "TXDOT" in the southwest line of said 39.135 acre Tract One, being in the west right-of way line of F.M. 973 (R.O.W. varies), same being the northeast corner of a called 75.37 acre tract conveyed to the Board of Trustees of Manor Independent School District in Document Number 2008031946 Official Public Records of Travis County Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land, from which a ½ inch capped iron rod found, stamped "BGE" in the east right-of-way line of said F.M. 973, bears S14°48'15"E a distance of 302.09 feet,

THENCE, With the common line of said 39.135 acre Tract One and said 75.37 acre tract, N62°32'47"W, a distance of 2808.00 feet to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", being in the northeastern line of said 75.37 acre tract, also being the southernmost corner of a called 40.00 acre tract conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802 , Real Property Records of Travis County, Texas, for the westernmost corner of the herein described tract of land, from which a 3/4 inch iron pipe found bears N62°32'47"W, a distance of 553.37 feet, being in the southwestern line of said 40.00 acre tract, also being the northernmost corner of a 3.56 acre tract conveyed to Aqua Water Supply Corporation in Document Number 2009010572 Official Public Records of Travis County, Texas,

THENCE, with the northwest line of said 39.135 acre Tract One, the northwest line of said 39.135 acre Tract two, and the southeast line of said 40.00 acre tract, N26°45'24"E, passing at a distance of 3.02 feet a 1/2 inch iron rod found, continuing for a total distance of 1462.16 feet to a 1/2 inch iron rod found, being the westernmost corner of a 29.682 acre tract of land conveyed to Robert and Lindsey Smith in Document Number 2016022751, Official Public Records of Travis County, Texas, for the northernmost corner of the herein described tract of land, from which a capped 1/2 inch iron rod found, stamped "BRYAN TECH", being in the eastern line of said 40.00 acre tract, also being the westernmost corner of a 25.585 acre tract conveyed to Robert and Lindsey Smith in Document Number 2016022747, Official Public Records of Travis County, Texas also being the northernmost corner of said 29.682 acre tract, bears N26°48'38"E, a distance of 765.12 feet

THENCE, continuing with the common boundary line of said 93.983 acre tract and said 29.682 acre tract, S62°13'24"E, passing at a distance of 1005.54 feet a 1/2 inch capped iron rod found stamped "BRYAN TECH" for the southernmost corner of said 29.682 acre tract, being at the westernmost corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667, Official Public Records of Travis County, Texas, continuing for a total distance of 2809.36 feet to a 1/2 inch iron rod found in the west right-of-way line of said F.M. 973 (R.O.W. Varies), being at the southernmost corner of said 12.334 acre tract of land, same being at the beginning of a point of curvature to the right, for the easternmost corner of the herein described tract of land,

93.983 ACRES
(4,093,912 SQ. FT.)
SUMNER BACON SURVEY, ABSTRACT NO. 63
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THENCE, along said curve to the right, with the west right-of-way line of said F.M. 973 (R.O.W. Varies) over and across said 39.135 acre Tract Two, having an arc length of 282.38 feet, a radius of 2764.79 feet, and whose chord bears S24°12'52"W, a distance of 282.26 feet to a 1/2 inch iron rod found for corner,

THENCE, S27°25'41"W, with the west right-of-way line of said F.M. 973, over and across said 39.135 acre Tract Two, said 20 acre Tract Three, and said 39.135 acre Tract One, a distance of 1164.39 feet to the **POINT OF BEGINNING** and containing 93.983 acres (4,093,912 SQ. FT.) of land.

EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

METES AND BOUNDS

A DESCRIPTION OF 60.420 ACRES IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF AMENDED PLAT HOLLEY-SMITH PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202500005, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 60.420 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the east line of a called 40.03 acre tract of land, conveyed to Sab Manor, LLC., by deed recorded in Document Number 2021164642, Official Public Records, Travis County, Texas, being on the west line of a called 93.983 acre tract of land, conveyed to KB Home Lone Star, Inc., by deed recorded in Document Number 2021241104, Official Public Records, Travis County, Texas, and being the northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the north line of said Amended Plat Holley-Smith Phase 1, and crossing said 93.983 acre tract of land, the following twenty-seven (27) courses and distances, numbered 1 through 27,

1) S63°15'09"E, a distance of 83.95 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the left,
2) Along said curve to the left, having a radius of 25.00 feet, an arc length of 39.36 feet, and a chord that bears S18°21'10"E, a distance of 35.42 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
3) S63°27'11"E, a distance of 125.47 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the left,
4) Along said curve to the left, having a radius of 470.00 feet, an arc length of 148.15 feet, and a chord that bears S72°29'00"E, a distance of 147.54 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
5) S81°30'49"E, a distance of 19.37 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
6) N26°32'49"E, a distance of 131.48 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
7) S81°30'49"E, a distance of 176.22 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
8) S08°29'11"W, a distance of 125.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
9) S81°30'49"E, a distance of 37.56 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
10) S08°29'11"W, a distance of 60.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the left,
11) Along said curve to the left, having a radius of 25.00 feet, an arc length of 44.40 feet, and a chord that bears S47°36'47"W, a distance of 38.79 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", at the beginning of a curve to the left,
12) Along said curve to the left, having a radius of 270.00 feet, an arc length of 103.54 feet, and a chord that bears S14°14'46"E, a distance of 102.90 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
13) S81°30'49"E, a distance of 256.47 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
14) N75°21'39"E, a distance of 77.76 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
15) N76°06'33"E, a distance of 365.09 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
16) N71°57'51"E, a distance of 75.49 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
17) N62°22'46"E, a distance of 76.90 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
18) N52°41'03"E, a distance of 76.90 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
19) N44°59'34"E, a distance of 130.23 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
20) N18°25'49"E, a distance of 149.25 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
21) N08°20'50"E, a distance of 218.02 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
22) N17°20'45"E, a distance of 50.19 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
23) N65°08'09"W, a distance of 127.91 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the right,
24) Along said curve to the right, having a radius of 270.00 feet, an arc length of 24.79 feet, and a chord that bears N24°56'33"E, a distance of 24.78 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
25) N27°34'22"E, a distance of 30.56 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
26) S62°25'38"E, a distance of 125.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
27) N27°34'22"E, a distance of 64.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", on the north line of said 93.983 acre tract of land, same being the south line of a called 12.334 acre tract of land, conveyed to The Layla

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Trust, by deed recorded in Documen: Number 2020009667, Official Public Records, Travis County, Texas, and being a corner on the north line of said Amerded Plat of Holley-Smith Phase 1,

THENCE, S62°13'24"E, with the north line of said Amended Plat Holley-Smith Phase 1, being the south line of said 12.334 acre tract of land, a distance of 1,441.70 feet to a 1/2 inch iron rod found, on the west line of F.M. Highway 973 (R.O.W. varies), at the northeast corner of said Amended Plat Holley-Smith Phase 1, at the beginning of a curve to the right,

THENCE, along the west line of said F.M. Highway 973, also being the east line of Amended Plat Holley-Smith Phase 1, the following two (2) courses and distances, numbered 1 and 2,

1) Along said curve to the right, having a radius of 2,764.79 feet, an arc length of 282.38 feet, and a chord that bears S24°12'52"W, a distance of 282.26 feet to a 1/2 inch iron rod found, and
2) S27°25'41"W, a distance of 1,164.39 feet to a 1/2 inch iron rod found, at the southeast corner of said Amended Plat of Holley-Smith Phase 1, also being the northeast corner of New Lot 1, Manor Senior High School, a subdivision recorded in Document Number 202400109, Official Public Records, Travis County, Texas,

THENCE, N62°32'47"W, with the south line of said Amended Plat Holley-Smith Phase 1, also being the north line of said Manor Senior High School, a distance of 2,808.00 feet to a 1/2 inch iron rod found, at the southwest corner of said Amended Plat Holley-Smith Phase 1, being on the north line of said Final Plat of Manor Senior High School, same being the southeast corner of said 40.03 acre tract of land,

THENCE, N26°45'24"E, with the east of said 40.03 acre tract of land, also being the west line of said Amended Plat Holley-Smith Phase 1, a distance of 341.20 feet to the **POINT OF BEGINNING** and containing 60.420 acres of land.

Surveyed by: 2/24/25

Eric J. Dannheim, R.P.L.S. NO. 6075
Carlson, Brigance and Doering, Inc.
REG. #100248900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
edannheim@cbdeng.com

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
SURVEY DATE: MARCH 5, 2024

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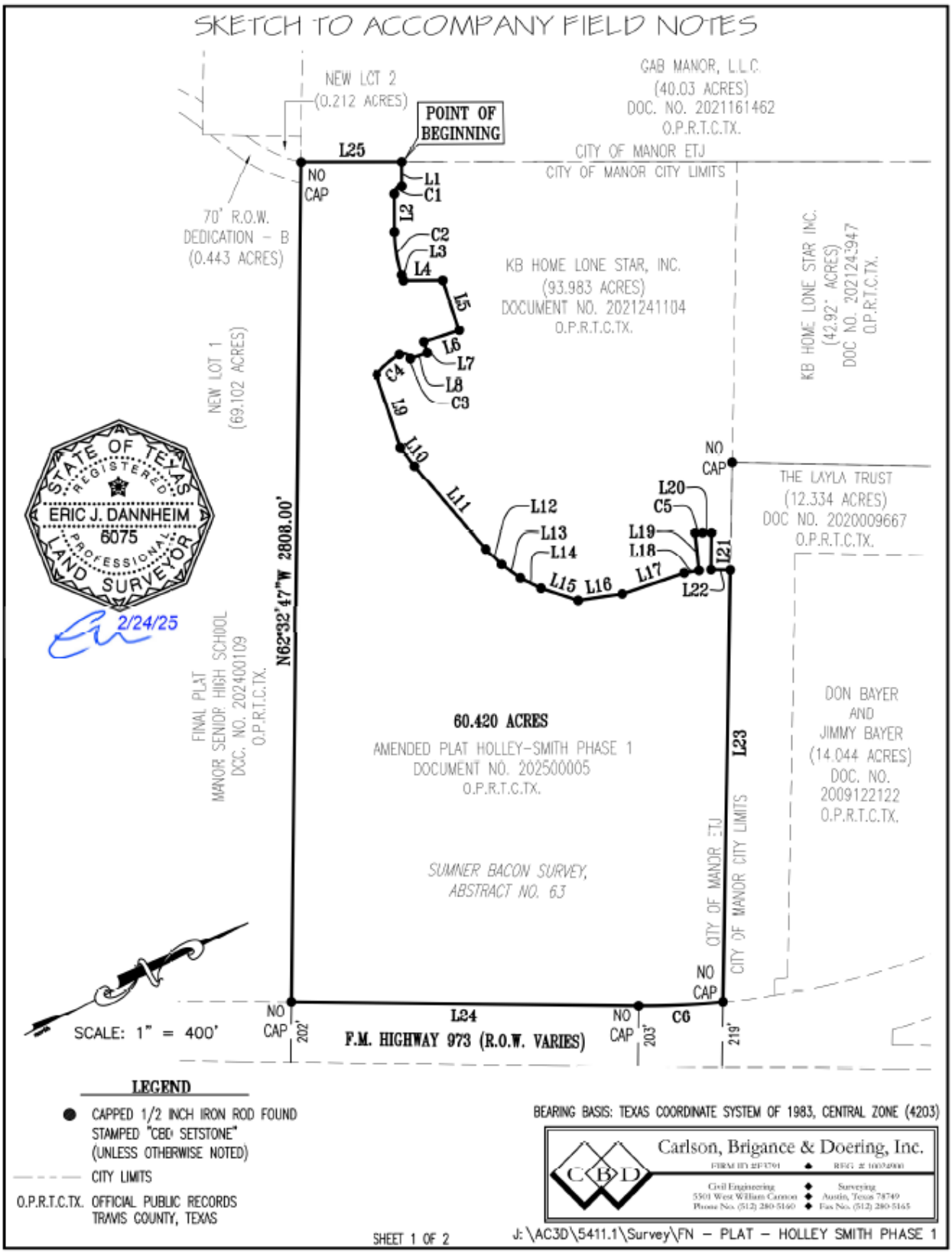

SKETCH TO ACCOMPANY FIELD NOTES
NEW LOT 2
(0.212 ACRES)
POINT OF BEGINNING
GAB MANOR, L.L.C.
(40.03 ACRES)
DOC. NO. 2021161462
O.P.R.T.C.TX.
CITY OF MANOR ETJ
CITY OF MANOR CITY LIMITS
L25
NO CAP
L1
C1
L2
C2
L3
L4
L5
L6
L7
L8
C3
C4
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
C5
L21
L22
L23
L24
C6
70' R.O.W. DEDICATION - B
(0.443 ACRES)
KB HOME LONE STAR, INC.
(93.983 ACRES)
DOCUMENT NO. 2021241104
O.P.R.T.C.TX.
KB HOME LONE STAR INC.
(42.92' ACRES)
DOC NO. 2021243947
O.P.R.T.C.TX.
NEW LOT 1
(69.102 ACRES)
THE LAYLA TRUST
(12.334 ACRES)
DOC NO. 2020009667
O.P.R.T.C.TX.
STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR
2/24/25
N62°32'47"W 2808.00'
FINAL PLAT
MANOR SENIOR HIGH SCHOOL
DOC. NO. 2024000109
O.P.R.T.C.TX.
60.420 ACRES
AMENDED PLAT HOLLEY-SMITH PHASE 1
DOCUMENT NO. 202500005
O.P.R.T.C.TX.
SUMNER BACON SURVEY,
ABSTRACT NO. 63
DON BAYER
AND
JIMMY BAYER
(14.044 ACRES)
DOC. NO.
2009122122
O.P.R.T.C.TX.
CITY OF MANOR ETJ
CITY OF MANOR CITY LIMITS
SCALE: 1" = 400'
202'
F.M. HIGHWAY 973 (R.O.W. VARIES)
203'
219'
LEGEND
CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
CITY LIMITS
O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
Carlson, Brigance & Doering, Inc.
Civil Engineering
Surveying
5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160
Fax No. (512) 280-5165
SHEET 1 OF 2
J:\AC3D\5411.1\Survey\FN - PLAT - HOLLEY SMITH PHASE 1

SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	83.95	S63°15'09"E
L2	125.47	S63°27'11"E
L3	19.37	S81°30'49"E
L4	131.48	N26°32'49"E
L5	176.22	S81°30'49"E
L6	125.00	S08°29'11"W
L7	37.56	S81°30'49"E
L8	60.00	S08°29'11"W
L9	256.47	S81°30'49"E
L10	77.76	N79°21'39"E
L11	365.09	N76°06'33"E
L12	75.49	N71°57'51"E
L13	76.90	N62°22'46"E

Line Table		
Line #	Length	Direction
L14	76.90	N52°41'03"E
L15	130.23	N44°59'34"E
L16	149.25	N18°25'49"E
L17	218.02	N08°20'50"E
L18	50.19	N17°20'45"E
L19	127.91	N69°08'09"W
L20	30.56	N27°34'22"E
L21	125.00	S62°25'38"E
L22	64.00	N27°34'22"E
L23	1441.70	S62°13'24"E
L24	1164.39	S27°25'41"W
L25	341.20	N26°45'24"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.36	25.00	S18°21'10"E	35.42	25.09	90°12'02"
C2	148.15	470.00	S72°29'00"E	147.54	74.69	18°03'38"
C3	44.40	25.00	S47°36'47"W	38.79	30.73	101°44'49"
C4	103.54	270.00	S14°14'46"E	102.90	52.41	21°58'17"
C5	24.79	270.00	N24°56'33"E	24.78	12.40	5°15'39"
C6	282.38	2764.79	S24°17'52"W	282.26	141.31	5°51'07"

Carlson, Brigance & Doering, Inc.
FIRM ID# 10F3791 ◆ REG. # 10074000
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

SHEET 2 OF 2

J:\AC3D\5411.1\Survey\FN – PLAT – HOLLEY SMITH PHASE 1

EXHIBIT B-1 – DISTRICT BOUNDARY MAP

EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

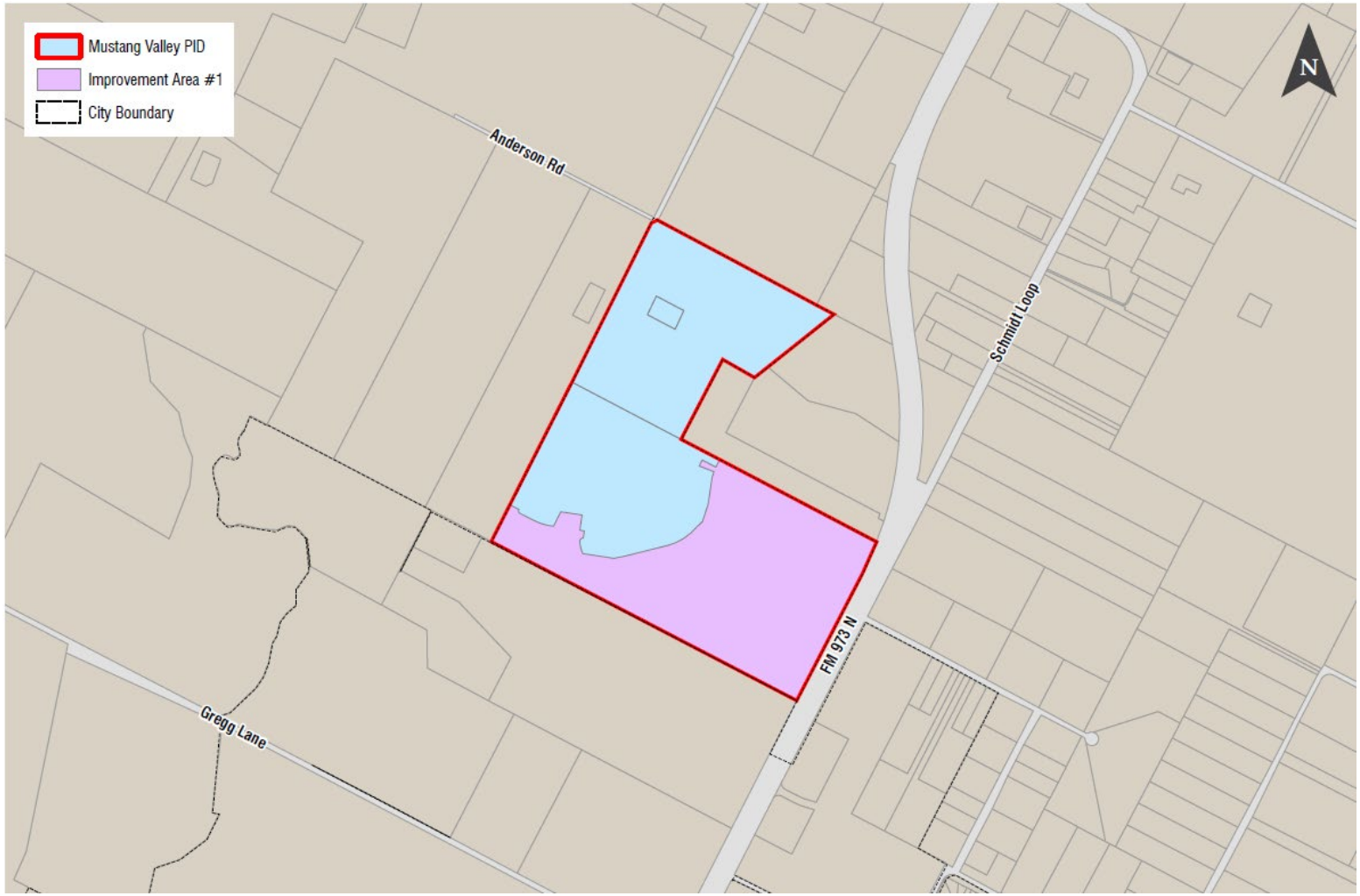
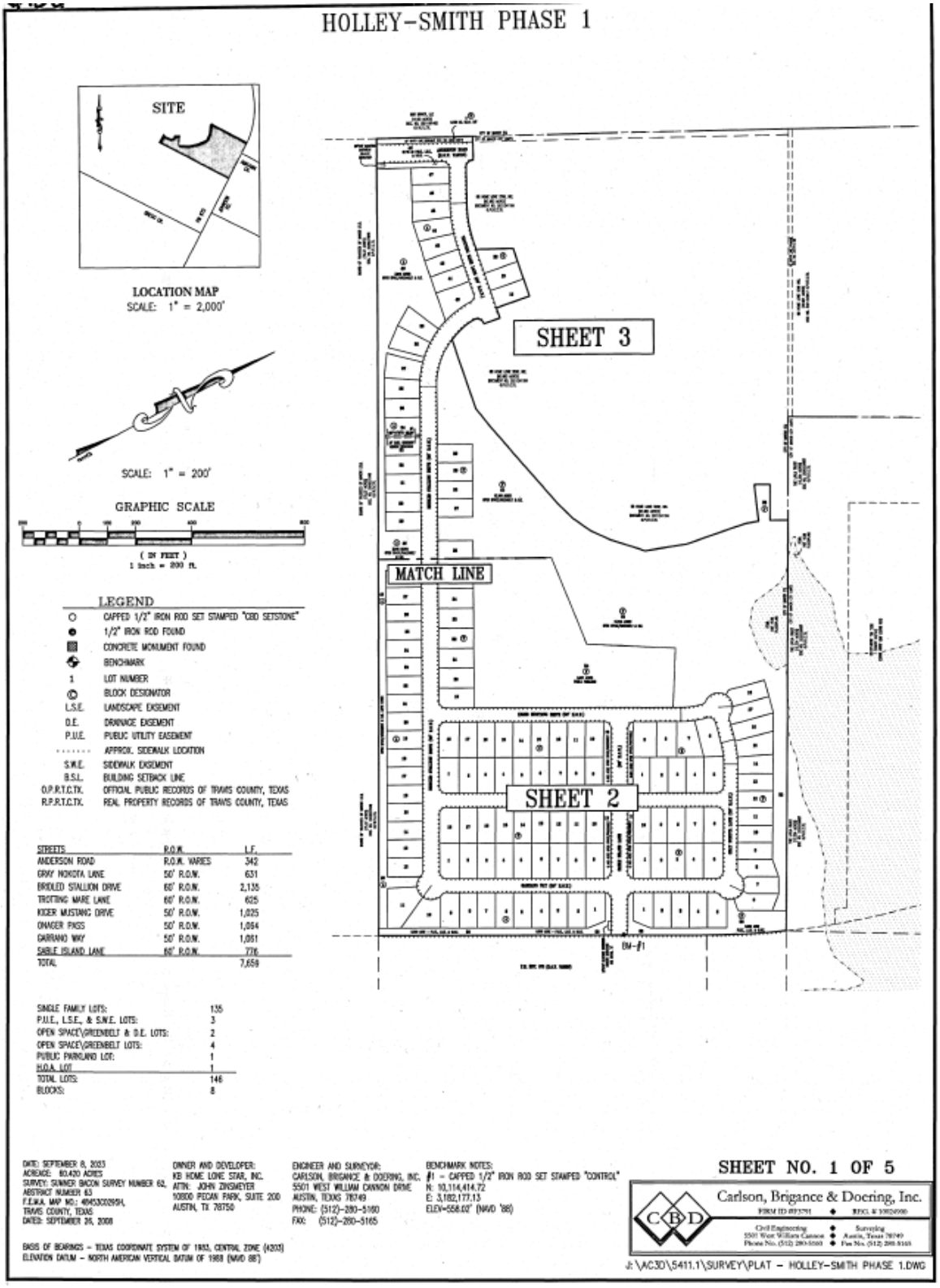
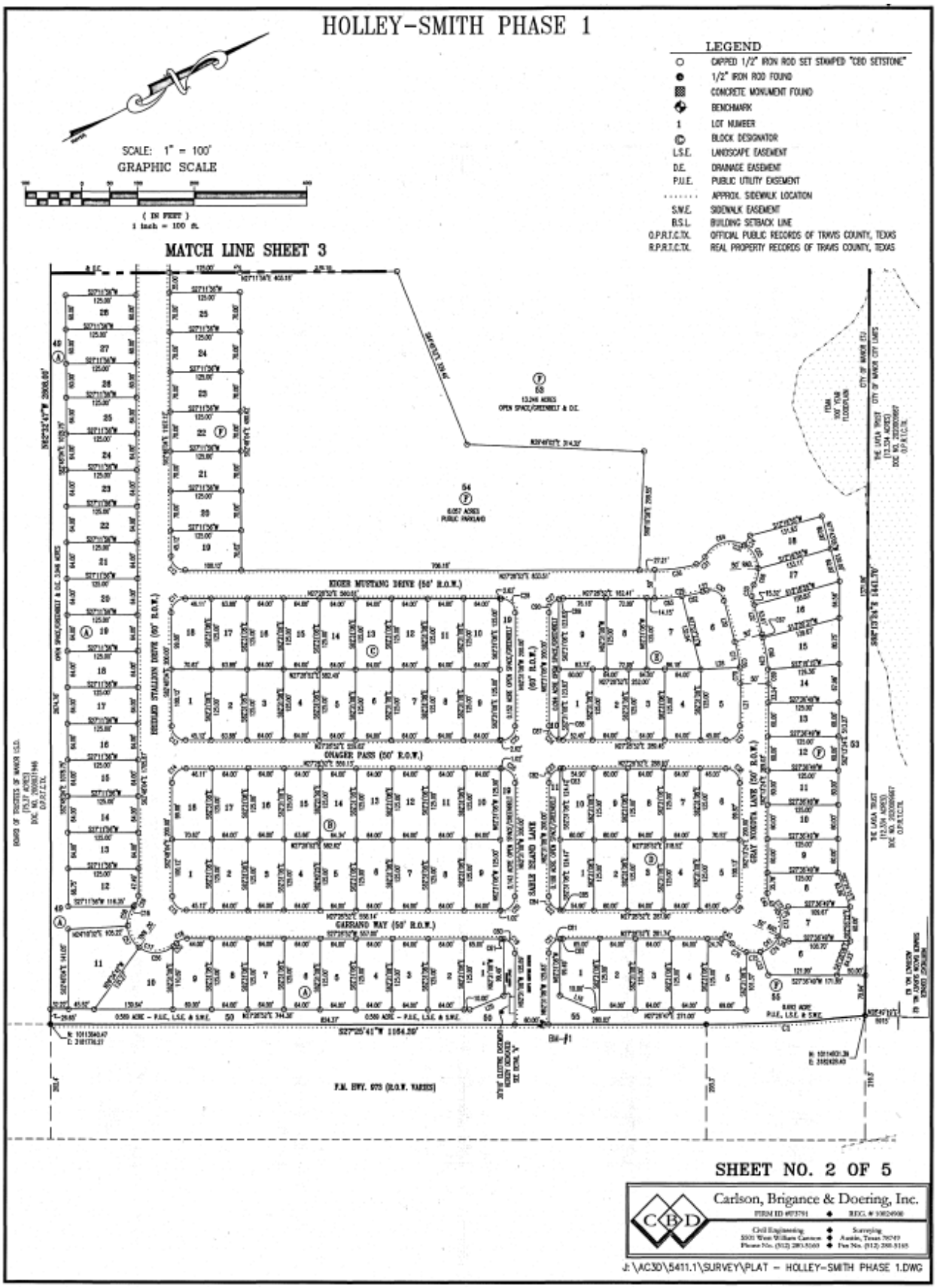
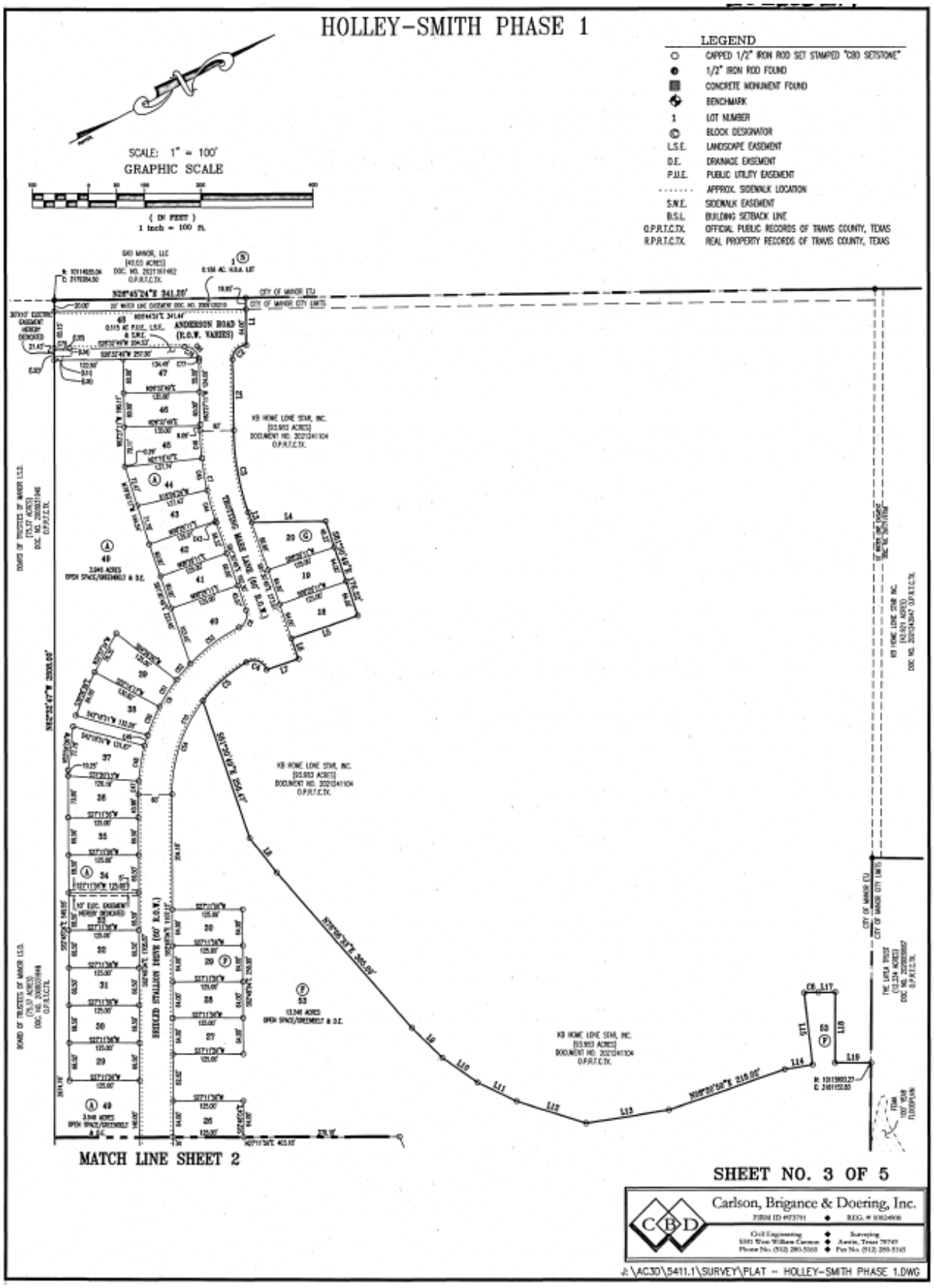


EXHIBIT B-3 – PHASE 1 PLAT




HOLLEY-SMITH PHASE 1
LEGEND
CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
1/2" IRON ROD FOUND
CONCRETE MONUMENT FOUND
BENCHMARK
LOT NUMBER
BLOCK DESIGNATOR
L.S.E. LANDSCAPE EASEMENT
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
APPROX. SIDEWALK LOCATION
S.W.E. SIDEWALK EASEMENT
B.S.L. BUILDING SETBACK LINE
O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
SCALE: 1" = 100'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
MATCH LINE SHEET 3
HIGHER MUSTANG DRIVE (50' R.O.W.)
ORANGER PASS (50' R.O.W.)
GARRAND WAY (50' R.O.W.)
SHEET NO. 2 OF 5
Carlson, Brigance & Doering, Inc.
J:\AC30\5411.1\SURVEY\PLAT - HOLLEY-SMITH PHASE 1.DWG


HOLLEY-SMITH PHASE 1
LEGEND
CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
1/2" IRON ROD FOUND
CONCRETE MONUMENT FOUND
BENCHMARK
LOT NUMBER
BLOCK DESIGNATOR
L.S.E. LANDSCAPE EASEMENT
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
APPROX. SIDEWALK LOCATION
S.W.E. SIDEWALK EASEMENT
B.S.L. BUILDING SETBACK LINE
O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
SCALE: 1" = 100'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ANDERSON ROAD (R.O.W. VARIES)
KB HOME LONE STAR, INC.
MATCH LINE SHEET 2
SHEET NO. 3 OF 5
Carlson, Brigance & Doering, Inc.
J:\AC30\5411.1\SURVEY\PLAT - HOLLEY-SMITH PHASE 1.DWG

HOLLEY-SMITH PHASE 1

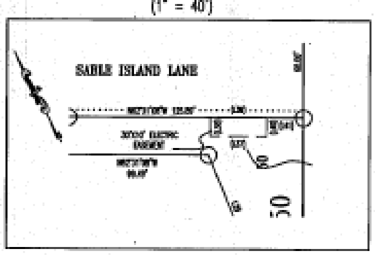
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	282.38	2784.79	S24°12'52"W	282.26	141.31	5°51'03"
C2	39.26	25.00	S18°21'10"E	35.42	25.00	90°12'02"
C3	148.15	475.00	S72°28'08"E	147.54	74.68	17°52'28"
C4	44.40	25.00	S47°36'47"W	38.79	30.11	101°44'45"
C5	100.54	270.00	S14°14'48"E	105.80	53.41	21°58'17"
C6	24.79	270.00	N24°58'23"E	24.78	12.40	5°15'38"
C7	187.06	500.00	S72°20'08"E	185.37	84.23	19°50'28"
C8	39.75	25.00	N40°33'08"W	35.78	21.70	91°05'37"
C9	364.43	330.00	S31°00'35"E	346.24	203.35	63°16'58"
C10	299.58	370.00	S33°19'15"E	289.13	154.43	46°23'27"
C11	39.30	25.00	S17°38'38"E	35.44	25.12	90°16'50"
C12	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'50"
C13	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'50"
C14	39.30	25.00	S17°30'38"E	35.44	25.12	90°16'50"
C15	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'50"
C16	3.01	50.00	N27°41'34"W	3.01	1.51	3°27'00"
C17	157.72	50.00	N65°30'45"E	100.00	1720.43	180°44'36"
C18	21.03	25.00	S07°37'11"W	20.41	11.18	48°11'23"
C19	39.27	25.00	S72°38'52"W	35.36	25.00	90°00'00"
C20	39.27	25.00	N17°21'08"W	35.36	25.00	90°00'00"
C21	39.27	25.00	S17°21'08"E	35.36	25.00	90°00'00"
C22	39.27	25.00	N72°38'52"E	35.36	25.00	90°00'00"
C23	39.27	25.00	S17°21'08"E	35.36	25.00	90°00'00"
C24	39.27	25.00	N72°38'52"E	35.36	25.00	90°00'00"
C25	39.27	25.00	N17°21'08"W	35.36	25.00	90°00'00"
C26	39.27	25.00	S72°38'52"W	35.36	25.00	90°00'00"
C27	39.27	25.00	S17°21'08"E	35.36	25.00	90°00'00"
C28	39.27	25.00	S72°38'52"W	35.36	25.00	90°00'00"
C29	66.22	325.00	N18°52'54"E	66.06	43.36	11°11'56"
C30	39.27	25.00	S57°17'55"W	35.36	25.00	90°00'00"
C31	20.86	25.00	N12°00'56"W	20.26	11.05	47°48'05"
C32	162.84	50.00	S57°17'55"W	99.85	899.02	186°52'35"
C33	21.03	25.00	S33°37'24"E	20.41	11.18	48°11'23"
C34	87.80	325.00	N69°58'14"W	87.62	44.22	15°28'42"
C35	74.57	275.00	N69°58'14"W	74.14	37.41	15°28'42"
C36	74.79	275.00	N19°41'35"E	74.58	37.63	15°34'60"
C37	39.14	25.00	N17°22'16"W	35.26	24.87	89°42'16"
C38	39.40	25.00	S72°37'44"W	35.45	25.13	90°17'44"
C39	39.14	25.00	N17°22'16"W	35.26	24.87	89°42'16"
C40	21.03	25.00	S46°16'05"E	20.41	11.18	48°11'23"
C41	162.38	50.00	N17°22'22"W	99.86	842.40	186°04'27"
C42	21.04	25.00	S31°25'09"W	20.42	11.19	48°13'33"
C43	3.87	500.00	N87°19'58"W	3.87	1.93	0°26'36"
C44	57.27	500.00	N78°31'18"W	57.24	28.66	6°33'43"
C45	57.41	500.00	N74°18'24"W	57.38	28.73	6°34'43"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C46	48.73	500.00	N66°25'13"W	48.71	24.38	5°35'03"
C47	33.84	300.00	N60°47'08"W	33.83	11.92	4°38'18"
C48	83.33	300.00	N62°18'37"W	83.15	31.71	15°55'56"
C49	30.01	300.00	N60°58'54"W	30.01	15.01	3°26'28"
C50	54.42	300.00	N08°28'10"W	54.38	27.27	6°28'07"
C51	55.84	300.00	N03°54'32"W	55.77	27.99	6°41'43"
C52	37.87	300.00	N07°14'49"W	37.88	18.84	6°32'27"
C53	109.06	300.00	N00°12'29"W	108.56	55.63	18°58'06"
C54	177.04	270.00	S14°38'19"E	173.89	91.84	37°34'10"
C55	8.75	50.00	S19°41'47"E	8.74	4.38	10°01'36"
C56	94.67	50.00	S09°22'07"W	80.20	37.76	108°28'37"
C57	44.29	50.00	S88°47'32"W	42.86	23.73	50°45'14"
C58	37.01	50.00	N44°37'18"W	36.17	19.40	42°24'34"
C59	18.80	25.00	N41°22'04"W	18.28	8.81	42°50'00"
C60	34.24	25.00	S58°14'36"W	31.62	20.41	78°27'47"
C61	5.03	25.00	S37°14'36"W	5.03	2.53	11°32'13"
C62	37.52	325.00	S10°30'30"W	37.50	18.78	6°36'51"
C63	45.70	325.00	S23°11'16"W	45.65	24.38	8°03'03"
C64	83.04	56.00	N11°08'08"E	73.14	53.53	84°00'34"
C65	49.87	50.00	N68°40'44"E	47.83	27.23	57°08'33"
C66	30.74	50.00	S47°06'31"E	30.25	15.87	35°13'17"
C67	6.03	325.00	S37°11'14"E	6.03	3.01	1°03'45"
C68	56.59	325.00	S37°48'04"E	56.52	28.37	9°58'38"
C69	25.28	325.00	S44°57'04"E	25.27	12.64	4°27'22"
C70	28.28	275.00	N60°15'03"W	28.25	14.14	5°53'17"
C71	46.11	275.00	N72°54'33"W	46.06	23.11	9°36'20"
C72	15.40	50.00	N80°10'34"E	15.38	8.25	21°10'42"
C73	44.21	50.00	S82°50'36"E	42.87	23.73	50°40'16"
C74	44.29	50.00	S13°07'18"E	42.86	23.72	50°45'14"
C75	25.61	50.00	S26°31'08"W	24.75	12.77	28°36'23"
C76	30.29	50.00	S58°18'15"W	29.83	15.83	34°42'50"
C77	5.03	25.00	N89°17'18"W	5.03	2.53	11°32'15"
C78	34.24	25.00	S68°16'52"W	31.62	20.41	78°27'47"
C79	27.89	299.00	S09°30'38"W	27.87	13.65	5°20'52"
C80	5.03	25.00	S31°42'46"W	5.03	2.53	11°32'13"
C81	34.24	25.00	S23°17'14"E	31.62	20.41	78°27'47"
C82	34.15	25.00	S22°34'15"E	31.54	20.33	78°15'45"
C83	5.14	25.00	S57°30'45"W	5.13	2.58	11°46'15"
C84	34.13	25.00	N08°32'30"E	31.54	20.33	78°15'48"
C85	5.14	25.00	N03°22'30"E	5.13	2.58	11°46'15"
C86	39.27	25.00	S72°22'48"W	35.36	25.00	90°00'00"
C87	31.60	25.00	N87°16'25"E	29.54	18.30	72°24'58"
C88	7.67	25.00	N87°16'25"E	7.64	3.87	17°35'02"
C89	7.67	25.00	S19°41'20"W	7.64	3.87	17°35'02"
C90	31.60	25.00	S09°18'35"E	29.54	18.30	72°24'58"

PLAT GENERAL NOTES

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
4. PUBLIC SIDEWALKS (4' WIDE) BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF ANDERSON ROAD. PUBLIC SIDEWALKS (6' WIDE) BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF FARM TO MARKET ROAD 973 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER SYSTEM.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH THE CITY OF MANOR ADOPTED ENVIRONMENTAL CRITERIA.
10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
14. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
15. THIS PLAT IS SUBJECT TO THE HOLLEY/SMITH-KB HOME DEVELOPMENT AGREEMENT EXECUTED ON OCTOBER 2, 2021, AND SUBSEQUENT AMENDMENTS.
16. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS FOUND IN DOC. NO. 2023072453 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. LOTS 48, 49 AND 50, BLOCK A, LOT 10, BLOCK B, LOT 15, BLOCK C, LOT 11, BLOCK D, LOT 10, BLOCK E, LOTS 53 AND 55, BLOCK F, AND LOT 1, BLOCK H, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA"). UPON ACCEPTANCE FOR ALL PURPOSES BY THE CITY OF MANOR, LOT 54, BLOCK F WILL BE DEDICATED TO THE CITY OF MANOR AND THE HOMEOWNERS ASSOCIATION SHALL CONTINUE TO MAINTAIN IT. NO RESIDENTIAL USES ARE ALLOWED ON THESE AFOREMENTIONED LOTS.
18. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS THE 9TH DAY OF AUGUST, 2023.
19. FLOOD PLAIN NOTE: A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48453C0295H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

DETAIL "A"
30' X 10' ELECTRIC EASEMENT DETAIL
(HEREBY DEDICATED BY PLAT)
(1" = 40')

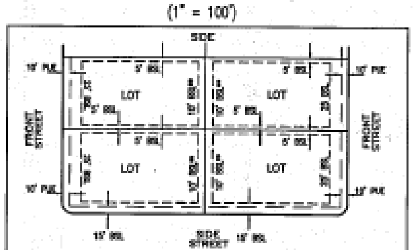


Line Table		
Line #	Length	Direction
L1	83.85	S53°15'00"E
L2	125.47	S60°27'11"E
L3	16.37	S01°30'40"E
L4	131.48	N08°32'49"E
L5	125.00	S80°25'11"W
L6	20.00	S81°30'40"E
L7	85.00	S80°25'11"W
L8	77.36	N09°31'36"E
L9	75.40	N71°57'51"E
L10	78.90	N82°52'48"E
L11	78.80	N82°41'02"E
L12	108.23	N44°58'24"E
L13	149.25	N18°25'48"E
L14	86.19	N17°20'45"E
L15	137.81	N08°36'50"W

Line Table		
Line #	Length	Direction
L16	65.00	N50°08'04"E
L17	30.08	N27°34'32"E
L18	125.00	S82°25'38"E
L19	64.00	N27°34'32"E
L20	74.82	N77°43'05"W
L21	75.18	S80°13'34"E
L22	69.83	N77°43'05"W
L23	42.72	N82°17'54"W
L24	20.00	S30°53'54"E
L25	20.00	S07°32'15"W
L26	20.00	S00°45'05"W
L27	7.57	N12°16'50"E
L28	80.15	N04°46'10"E
L29	65.00	S04°57'41"W

Easement Line Table		
Line #	Length	Direction
(L31)	30.00	S09°32'19"W
(L32)	18.00	N82°30'17"W
(L33)	30.00	N08°32'49"E
(L34)	10.00	S82°32'47"E
(L35)	7.00	S82°32'47"E
(L37)	20.00	N82°31'06"W
(L38)	10.00	N07°28'52"E
(L39)	20.00	S82°31'06"E
(L40)	10.00	S07°28'52"W
(L41)	20.00	N82°31'08"W

TYPICAL LOT, BUILDING SETBACK LINE
AND EASEMENT LOCATION DETAIL
(1" = 100')



ARIEL HERNANDEZ

SHEET NO. 4 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\SURVEY\PLAT – HOLLEY-SMITH PHASE 1.DWG

HOLLEY–SMITH PHASE 1

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT LAURIE LARA, SENIOR DIRECTOR OF LAND DEVELOPMENT OF KB HOME LONE STAR, INC, BEING OWNERS OF THAT CERTAIN CALLED 93.983 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021241104, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND HEREBY SUBDIVIDE 60.430 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"HOLLEY–SMITH PHASE 1"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 15th DAY OF September, 2023 A.D.

LAURIE LARA, SENIOR DIRECTOR OF LAND DEVELOPMENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BOULEVARD, SUITE 200
AUSTIN, TEXAS 78750

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURIE LARA, AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF September 23 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ENGINEERS CERTIFICATION

I, LEE A. WHITED, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA FOR THE 100 AND 500 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) / MAP NO.: 48453C0285H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF MANOR CODES AND ORDINANCES.

WITNESS MY HAND THIS 8th DAY OF September 2023

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER

LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.–F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN–MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. THIS PROPERTY COMPLIES WITH CITY OF MANOR DEVELOPMENT REGULATIONS.

John D Kipp — 09/08/2023

JOHN DAVID KIPP, R.P.L.S. NO. 5844
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

DATE

STATE OF TEXAS
JOHN DAVID KIPP
5844
PROFESSIONAL
LAND SURVEYOR

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE 9th DAY OF August, 2023

APPROVED: LAKESHA SMALL, CHAIRPERSON

ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

CITY OF MANOR TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE 9th DAY OF August, 2023

APPROVED: HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON–MERCADO CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF OCTOBER, 2023 A.D., AT 1:39 O'CLOCK P.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2023200219 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 26th DAY OF October, 2023, A.D.

DYANA LIMON–MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY ARIEL HERNANDEZ

SHEET NO. 5 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F5791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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EXHIBIT C-1 – AUTHORIZED IMPROVEMENTS

	Total Costs		Improvement Area #1		Future Improvement Area		Private Improvements
Major Improvements [a]							
Streets [b]	$ 249,801	37.82%	$ 94,462	62.18%	$ 155,338	0.00%	$ -
Drainage [c]	313,516	37.82%	118,557	62.18%	194,960	0.00%	-
Water	241,683	37.82%	91,393	62.18%	150,290	0.00%	-
Wastewater	83,607	37.82%	31,616	62.18%	51,991	0.00%	-
	$ 888,607		$ 336,028		$ 552,579		$ -
Improvement Area #1 Improvements [a]							
Streets [d]	$ 2,977,410		$ 2,977,410		$ -		$ -
Drainage [e]	1,161,930		1,161,930		-		-
Potable Water	777,006		777,006		-		-
Wastewater	767,325		767,325		-		-
Soft Costs [f]	613,723		613,723		-		-
	$ 6,297,394		$ 6,297,394		$ -		$ -
Private Improvements [g]							
Electric	$ 341,445		$ -		$ -		$ 341,445
	$ 341,445		$ -		$ -		$ 341,445
Bond Issuance Costs [h]							
Debt Service Reserve Fund	$ 171,950		$ 171,950		$ -		$ -
Capitalized Interest	-		-		-		-
Underwriter's Discount	80,600		80,600		-		-
Cost of Issuance	140,000		140,000		-		-
	$ 392,550		$ 392,550		$ -		$ -
Administrative Reserves [I]							
First Year Annual Collection Costs	$ -		$ -		$ -		$ -
	$ -		$ -		$ -		$ -
Total	**$ 7,919,995**		**$ 7,025,972**		**$ 552,579**		**$ 341,445**

Notes:

[a] Per the Engineer's Report prepared by Carlson, Brigance & Doering, Inc. dated September 2025.
[b] Includes grading, street Items, and erosion control.
[c] Includes drainage Items and detention ponds.
[d] Includes demolition, grading, street items, and erosion control.
[e] Includes drainage Items.
[f] Includes surveying fees, structural engineering fees, legal fees, and payment performance bond.
[g] Not subject to reimbursement by PID Bonds.
[h] The amounts shown for Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued.
[I] To be paid from Developer's Escrow until PID Bonds are issued for Improvement Area #1.

EXHIBIT C-2 – EXHIBIT ABOUT ALLOCATION OF AUTHORIZED IMPROVEMENTS

Improvement Area	Units	Estimated Buildout Value	Major Improvements[a]		Total Apportionment for Future Funding[b]
			%	Costs	
Improvement Area #1	135	$ 51,975,000.00	37.82%	$ 336,027.74	
Future Improvement Areas	222	$ 85,470,000.00	62.18%	$ 552,578.94	$ 552,578.94
Total	**357**	**$ 137,445,000.00**		**$ 888,606.68**	

Footnotes:

[a] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value between Improvement Area #1 and the Future Improvement Areas.

[b] Reimbursable in part or in full from future Assessments levied on the Future Improvement Areas.

EXHIBIT D – SERVICE PLAN

Improvement Area #1						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Improvement Area #1 Reimbursement Obligation						
Principal		$ -	$ 45,000.00	$ 46,000.00	$ 48,000.00	$ 50,000.00
Interest		-	139,002.50	136,358.75	133,656.25	130,836.25
	(1)	$ -	$ 184,002.50	$ 182,358.75	$ 181,656.25	$ 180,836.25
Annual Collection Costs	(2)	$ -	$ 49,750.50	$ 50,745.51	$ 51,760.42	$ 52,795.63
Additional Interest [a]	(3)	$ -	$ -	$ -	$ -	$ -
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ -**	**$ 233,753.00**	**$ 233,104.26**	**$ 233,416.67**	**$ 233,631.88**

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

EXHIBIT E – SOURCES AND USES

	Improvement Area #1	Future Improvement Area	Private Improvements	Total
Sources of Funds				
Improvement Area #1 Reimbursement Obligation [a] [b]	$ 2,366,000	$ -	$ -	$ 2,366,000
Remainder Area Apportionment of Costs [c]	-	552,579	-	552,579
Owner Contribution [d]	4,659,972	-	341,445	5,001,417
Total Sources	**$ 7,025,972**	**$ 552,579**	**$ 341,445**	**$ 7,919,995**
Uses of Funds				
Improvement Area #1 Improvements	$ 6,297,394	$ -	$ -	$ 6,297,394
Major Improvements	336,028	552,579	-	888,607
Private Improvements	-	-	341,445	341,445
	$ 6,633,422	$ 552,579	$ 341,445	$ 7,527,445
Bond Issuance Costs [e]				
Debt Service Reserve Fund	$ 171,950	$ -	$ -	$ 171,950
Capitalized Interest	-	-	-	-
Underwriter's Discount	80,600	-	-	80,600
Cost of Issuance	140,000	-	-	140,000
	$ 392,550	$ -	$ -	$ 392,550
Adminsitrative Reserves [f]				
First Year Annual Collection Costs	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
Total Uses	**$ 7,025,972**	**$ 552,579**	**$ 341,445**	**$ 7,919,995**

Notes:

[a] Reimbursable to Owner pursuant to Improvement Area #1 Reimbursement Agreement.

[b] At the time that PID Bonds are issued, the Bonds will be sized so that the Tax Rate Equivalent will not exceed $0.45.

[c] Apportionment of Costs anticipated to be levied in part or in full at a later date.

[d] Represents costs expended and/or to be expended by the Owner to construct the Authorized Improvements in excess of the Assessment. Not subject to reimbursement with PID Bonds. The Owner Contribution associated with the Private Improvements is not subject to reimbursement with PID Bonds.

[e] Estimates only. Bond Issuance Costs and Other Costs associated with PID Bonds issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation are to be determined and incurred at the time such PID Bonds are issued.

[f] To be paid from Developer's Escrow until PID Bonds are issued for Improvement Area #1.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

			Improvement Area #1	
Property ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
984030		1	$ 17,525.93	$ -
984031	[b]	1	$ 17,525.93	$ -
984032	[c]	1	$ 17,525.93	$ -
984033	[b]	1	$ 17,525.93	$ -
984034	[b]	1	$ 17,525.93	$ -
984035		1	$ 17,525.93	$ -
984036		1	$ 17,525.93	$ -
984037		1	$ 17,525.93	$ -
984038		1	$ 17,525.93	$ -
984039		1	$ 17,525.93	$ -
984040		1	$ 17,525.93	$ -
984041		1	$ 17,525.93	$ -
984042	[b]	1	$ 17,525.93	$ -
984043		1	$ 17,525.93	$ -
984044		1	$ 17,525.93	$ -
984045		1	$ 17,525.93	$ -
984046		1	$ 17,525.93	$ -
984047	[b]	1	$ 17,525.93	$ -
984048	[b]	1	$ 17,525.93	$ -
984049	[b]	1	$ 17,525.93	$ -
984050		1	$ 17,525.93	$ -
984051	[b]	1	$ 17,525.93	$ -
984052	[b]	1	$ 17,525.93	$ -
984053		1	$ 17,525.93	$ -
984054		1	$ 17,525.93	$ -
984055		1	$ 17,525.93	$ -
984056		1	$ 17,525.93	$ -
984057		1	$ 17,525.93	$ -
984058		1	$ 17,525.93	$ -
984059		1	$ 17,525.93	$ -
984060		1	$ 17,525.93	$ -
984061		Non-Benefited	$ -	$ -
983916		Non-Benefited	$ -	$ -
983917		Non-Benefited	$ -	$ -
983918		1	$ 17,525.93	$ -
983919		1	$ 17,525.93	$ -
983920		1	$ 17,525.93	$ -
983921		1	$ 17,525.93	$ -
983922		1	$ 17,525.93	$ -
983923		1	$ 17,525.93	$ -

			Improvement Area #1	
Property ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
983924		1	$ 17,525.93	$ -
983925		1	$ 17,525.93	$ -
983926		1	$ 17,525.93	$ -
983927		1	$ 17,525.93	$ -
983928		1	$ 17,525.93	$ -
983929		1	$ 17,525.93	$ -
983930		1	$ 17,525.93	$ -
983931		1	$ 17,525.93	$ -
983932	[c]	1	$ 17,525.93	$ -
983933		1	$ 17,525.93	$ -
983934		1	$ 17,525.93	$ -
983935		1	$ 17,525.93	$ -
983936		1	$ 17,525.93	$ -
983937		Non-Benefited		
983938		1	$ 17,525.93	$ -
983939	[b]	1	$ 17,525.93	$ -
983940		1	$ 17,525.93	$ -
983941	[b]	1	$ 17,525.93	$ -
983942		1	$ 17,525.93	$ -
983943		1	$ 17,525.93	$ -
983944		1	$ 17,525.93	$ -
983945		1	$ 17,525.93	$ -
983946		1	$ 17,525.93	$ -
983947		1	$ 17,525.93	$ -
983948		Non-Benefited		
983949		Non-Benefited	$ -	$ -
983950	[b]	1	$ 17,525.93	$ -
983951	[c]	1	$ 17,525.93	$ -
983952	[b]	1	$ 17,525.93	$ -
983953		1	$ 17,525.93	$ -
983954	[b]	1	$ 17,525.93	$ -
983955	[b]	1	$ 17,525.93	$ -
983956	[c]	1	$ 17,525.93	$ -
983957	[b]	1	$ 17,525.93	$ -
983958		1	$ 17,525.93	$ -
983959		1	$ 17,525.93	$ -
983960		1	$ 17,525.93	$ -
983961		1	$ 17,525.93	$ -
983962	[b]	1	$ 17,525.93	$ -
983963		1	$ 17,525.93	$ -

			Improvement Area #1	
Property ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
983964	[b]	1	$ 17,525.93	$ -
983965	[b]	1	$ 17,525.93	$ -
983966		1	$ 17,525.93	$ -
983967	[b]	1	$ 17,525.93	$ -
983968	[b]	1	$ 17,525.93	$ -
983969	[b]	1	$ 17,525.93	$ -
983970		Non-Benefited	$ -	$ -
983971		1	$ 17,525.93	$ -
983972	[b]	1	$ 17,525.93	$ -
983973	[b]	1	$ 17,525.93	$ -
983974	[b]	1	$ 17,525.93	$ -
983975	[b]	1	$ 17,525.93	$ -
983976	[b]	1	$ 17,525.93	$ -
983977	[b]	1	$ 17,525.93	$ -
983978		Non-Benefited	$ -	$ -
983979	[b]	1	$ 17,525.93	$ -
983980		1	$ 17,525.93	$ -
983981	[b]	1	$ 17,525.93	$ -
983982	[b]	1	$ 17,525.93	$ -
983983	[b]	1	$ 17,525.93	$ -
983984	[b]	1	$ 17,525.93	$ -
983985	[c]	1	$ 17,525.93	$ -
983986	[b]	1	$ 17,525.93	$ -
983987		Non-Benefited	$ -	$ -
983988		1	$ 17,525.93	$ -
983989		1	$ 17,525.93	$ -
983990		1	$ 17,525.93	$ -
983991		1	$ 17,525.93	$ -
983992		1	$ 17,525.93	$ -
983993		1	$ 17,525.93	$ -
983994		1	$ 17,525.93	$ -
983995		1	$ 17,525.93	$ -
983996		1	$ 17,525.93	$ -
983997		1	$ 17,525.93	$ -
983998		1	$ 17,525.93	$ -
983999		1	$ 17,525.93	$ -
984000		1	$ 17,525.93	$ -
984001		1	$ 17,525.93	$ -
984002		1	$ 17,525.93	$ -
984003		1	$ 17,525.93	$ -

			Improvement Area #1	
Property ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026
984004		1	$ 17,525.93	$ -
984005		1	$ 17,525.93	$ -
984006		1	$ 17,525.93	$ -
984007		1	$ 17,525.93	$ -
984008		1	$ 17,525.93	$ -
984009		Non-Benefited	$ -	$ -
984010		1	$ 17,525.93	$ -
984011		1	$ 17,525.93	$ -
984012		1	$ 17,525.93	$ -
984013		1	$ 17,525.93	$ -
984014		1	$ 17,525.93	$ -
984015		1	$ 17,525.93	$ -
984016		1	$ 17,525.93	$ -
984017		1	$ 17,525.93	$ -
984018		1	$ 17,525.93	$ -
984019		1	$ 17,525.93	$ -
984020	[b]	1	$ 17,525.93	$ -
984021	[b]	1	$ 17,525.93	$ -
984022		Non-Benefited	$ -	$ -
984023		1	$ 17,525.93	$ -
984024	[b]	1	$ 17,525.93	$ -
984025		1	$ 17,525.93	$ -
984026		1	$ 17,525.93	$ -
984027		1	$ 17,525.93	$ -
984028		1	$ 17,525.93	$ -
984029		1	$ 17,525.93	$ -
Total [a]			**$ 2,366,000.00**	**$ -**

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Property has been sold to an end-user prior to the levy of the Improvement Area #1 Assessments on December 3, 2025.

[c] Property is anticipated to be sold to an end-user prior to the levy of the Improvement Area #1 Assessments on December 3, 2025.

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENT SCHEDULE

	Improvement Area #1 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest [a]	Additional Interest [b] [c]	Annual Collection Costs [d]	Annual Installment [d]
2026	$ -	$ -	$ -	$ -	$ -
2027	45,000.00	139,002.50	-	49,750.50	233,753.00
2028	46,000.00	136,358.75	-	50,745.51	233,104.26
2029	48,000.00	133,656.25	-	51,760.42	233,416.67
2030	50,000.00	130,836.25	-	52,795.63	233,631.88
2031	52,000.00	127,898.75	-	53,851.54	233,750.29
2032	54,000.00	124,843.75	-	54,928.57	233,772.32
2033	56,000.00	121,671.25	-	56,027.14	233,698.39
2034	58,000.00	118,381.25	-	57,147.69	233,528.94
2035	60,000.00	114,973.75	-	58,290.64	233,264.39
2036	62,000.00	111,448.75	-	59,456.45	232,905.20
2037	65,000.00	107,806.25	-	60,645.58	233,451.83
2038	67,000.00	103,987.50	-	61,858.49	232,845.99
2039	70,000.00	100,051.25	-	63,095.66	233,146.91
2040	73,000.00	95,938.75	-	64,357.58	233,296.33
2041	76,000.00	91,650.00	-	65,644.73	233,294.73
2042	79,000.00	87,185.00	-	66,957.62	233,142.62
2043	83,000.00	82,543.75	-	68,296.78	233,840.53
2044	86,000.00	77,667.50	-	69,662.71	233,330.21
2045	90,000.00	72,615.00	-	71,055.96	233,670.96
2046	94,000.00	67,327.50	-	72,477.08	233,804.58
2047	98,000.00	61,805.00	-	73,926.63	233,731.63
2048	102,000.00	56,047.50	-	75,405.16	233,452.66
2049	106,000.00	50,055.00	-	76,913.26	232,968.26
2050	111,000.00	43,827.50	-	78,451.53	233,279.03
2051	116,000.00	37,306.25	-	80,020.56	233,326.81
2052	121,000.00	30,491.25	-	81,620.97	233,112.22
2053	127,000.00	23,382.50	-	83,253.39	233,635.89
2054	132,000.00	15,921.25	-	84,918.46	232,839.71
2055	139,000.00	8,166.25	-	86,616.82	233,783.07
Total	**$ 2,366,000.00**	**$ 2,472,846.25**	**$ -**	**$ 1,929,933.06**	**$ 6,768,779.31**

Notes:

[a] Interest is calculated at a rate of 5.875% which is less than 2% above the 30-year Municipal Market Data Index, which was 4.14% as of November 12, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

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

[c] The Bond Par shall be reduced to ensure the fixed PID Tax Rate Equivalent of $0.45 isn't exceeded should the interest rates on the bonds plus Additional Interest at bond sale be higher than the Reimbursement Obligation rate.

[d] 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 – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units	Estimated Buildout Value[a]		Allocation	Assessment		Average Annual Installment		PID TRE
		Per Unit	Total		Per Unit	Total	Per Unit	Total	
Improvement Area #1									
Lot Type 1	135	$ 385,000	$ 51,975,000	100.00%	$ 17,525.93	$ 2,366,000	$ 1,728.93	$ 233,406	$ 0.45
IA#1 Subtotal	**135**		**$ 51,975,000**	**100.00%**		**$ 2,366,000**		**$ 233,406**	**$ 0.45**
Total	**135**		**$ 51,975,000**	**100.00%**		**$ 2,366,000**		**$ 233,406**	

Footnotes:

[a] As provided by the Developer.

EXHIBIT H – LOT TYPE CLASSIFICATION MAP

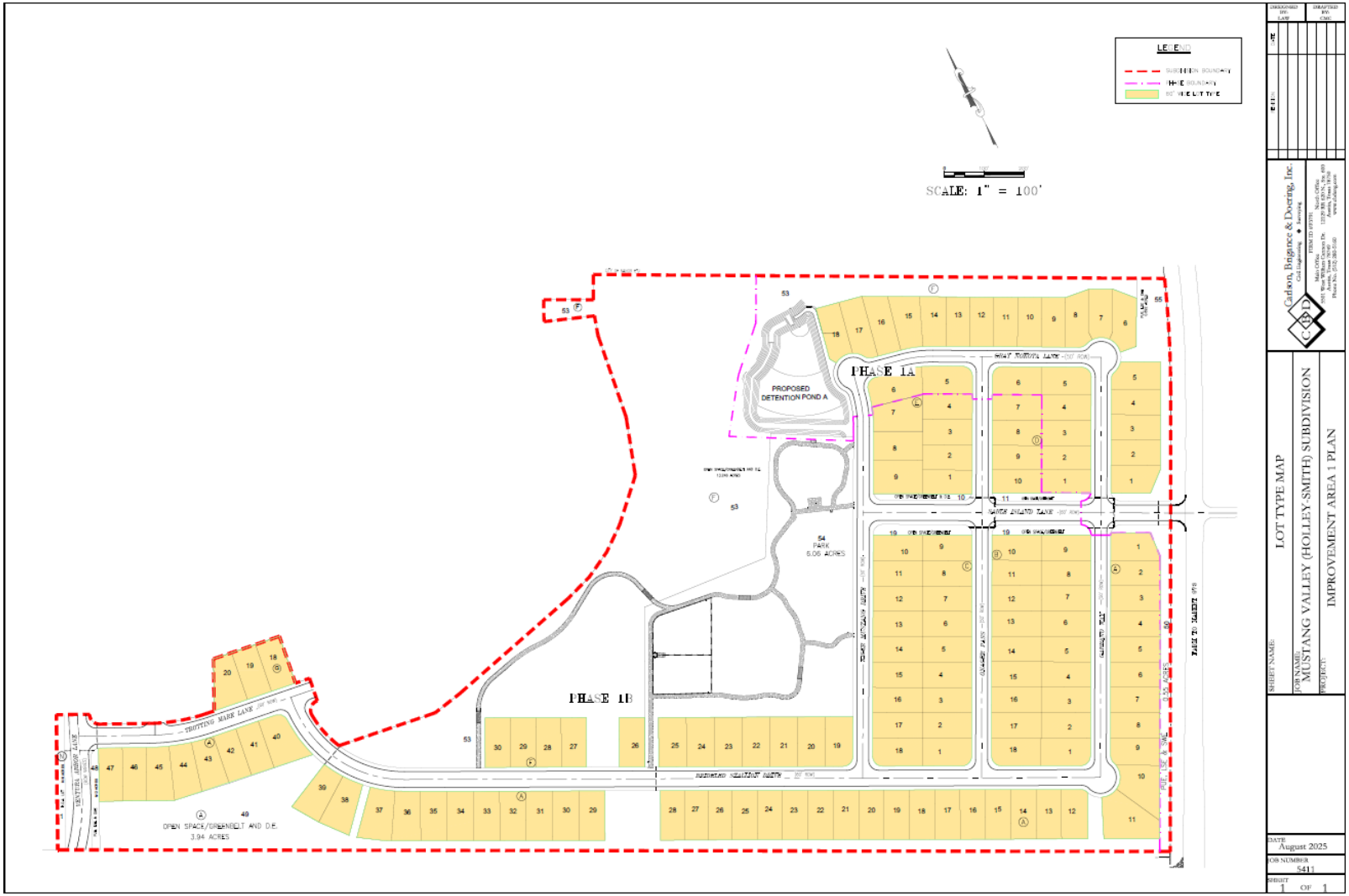
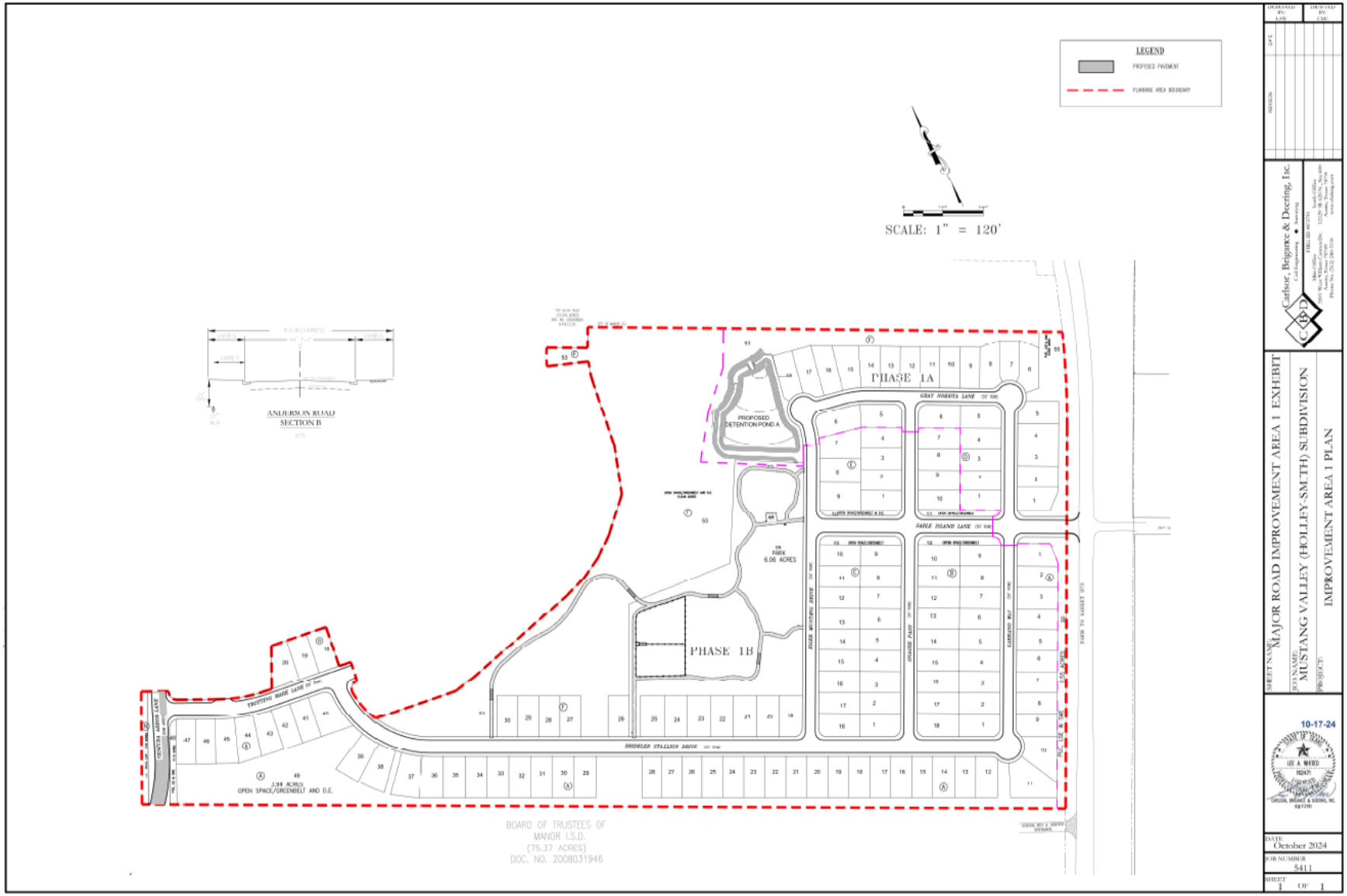
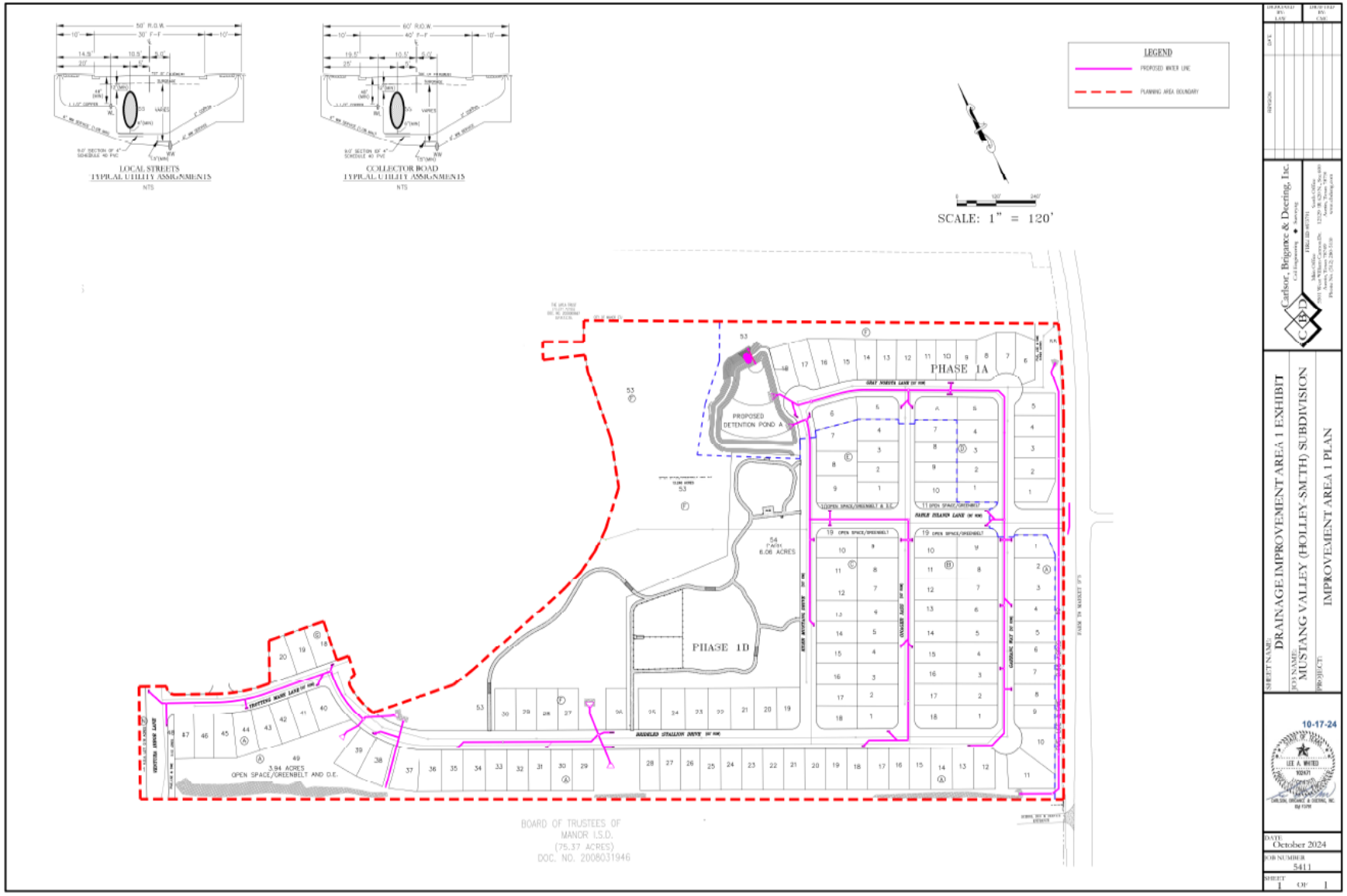
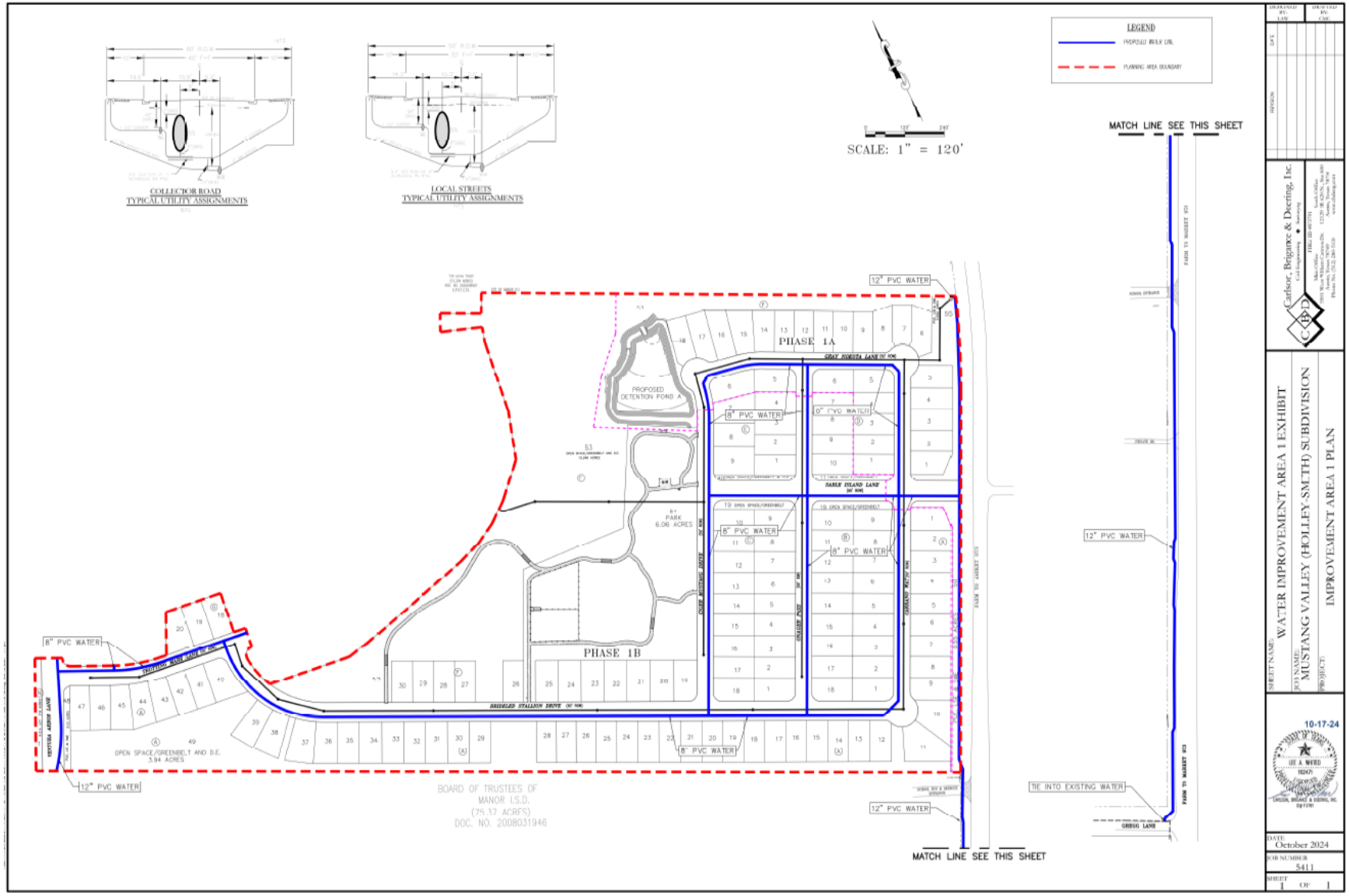


EXHIBIT I-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS


LEGEND
PROPOSED PAVEMENT
PLANNING AREA BOUNDARY
SCALE: 1" = 120'
ANDERSON ROAD
SECTION B
PHASE 1A
PHASE 1B
PROPOSED DETENTION POND A
PARK 6.06 ACRES
GRAY NORTH LANE
SABLE ISLAND LANE
TROTTING MARE LANE
BRIDLED STALLION DRIVE
J.34 ACRES OPEN SPACE/GREENBELT AND D.E.
BOARD OF TRUSTEES OF MANOR I.S.D. (75.37 ACRES) DOC. NO. 2008031946
Carlson, Brigance & Doering, Inc.
SHEET NAME: MAJOR ROAD IMPROVEMENT AREA 1 EXHIBIT
JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION
PROJECT: IMPROVEMENT AREA 1 PLAN
10-17-24
DATE: October 2024
JOB NUMBER: 5411
SHEET: 1 OF 1


LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
NTS
COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
NTS
LEGEND
PROPOSED WATER LINE
PLANNING AREA BOUNDARY
SCALE: 1" = 120'
PHASE 1A
PHASE 1B
PROPOSED DETENTION POND A
54
6.06 ACRES
3.94 ACRES
OPEN SPACE/GREENBELT AND D.E.
BOARD OF TRUSTEES OF
MANOR I.S.D.
(75.37 ACRES)
DOC. NO. 2008031946
Carlson, Brigance & Doering, Inc.
SHEET NAME:
DRAINAGE IMPROVEMENT AREA 1 EXHIBIT
JOB NAME:
MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION
PROJECT:
IMPROVEMENT AREA 1 PLAN
10-17-24
DATE:
October 2024
JOB NUMBER
5411
SHEET
1 OF 1


COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
SCALE: 1" = 120'
LEGEND
PROPOSED WATER LINE
PLANNING AREA BOUNDARY
MATCH LINE SEE THIS SHEET
12" PVC WATER
8" PVC WATER
PHASE 1A
PHASE 1B
PROPOSED DETENTION POND A
PARK 6.06 ACRES
OPEN SPACE/GREENBELT AND D.E. 3.94 ACRES
BRIDELED STALLION DRIVE
SABLE ISLAND LANE
GRAY ROSETTA LANE
BOARD OF TRUSTEES OF MANOR I.S.D. (25.37 ACRES) DOC. NO. 2008031946
TIE INTO EXISTING WATER
GRIBOG LANE
FARM TO MARKET 973
Carlson, Brigance & Doering, Inc.
WATER IMPROVEMENT AREA 1 EXHIBIT
MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION
IMPROVEMENT AREA 1 PLAN
10-17-24
October 2024
5411

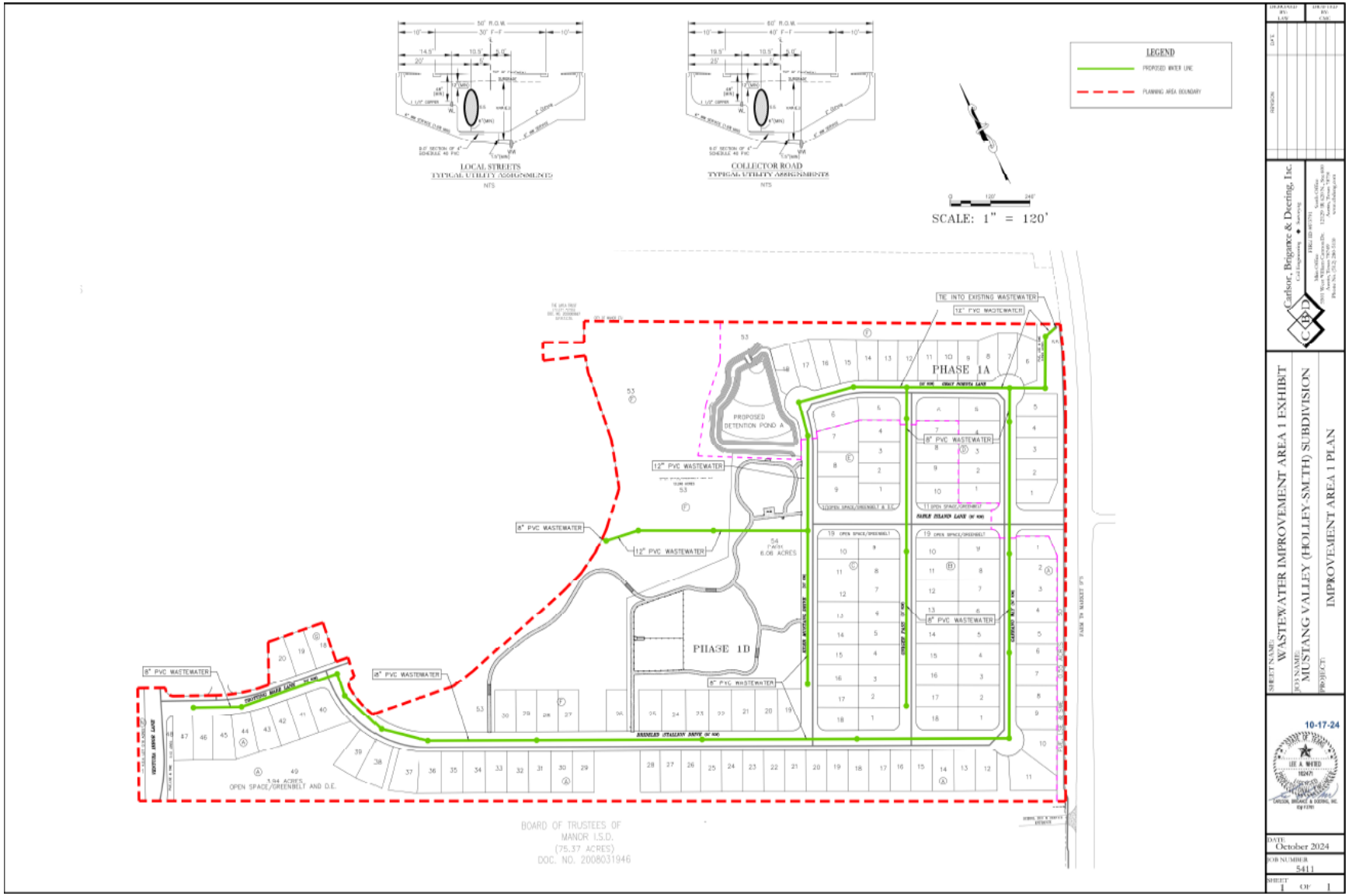
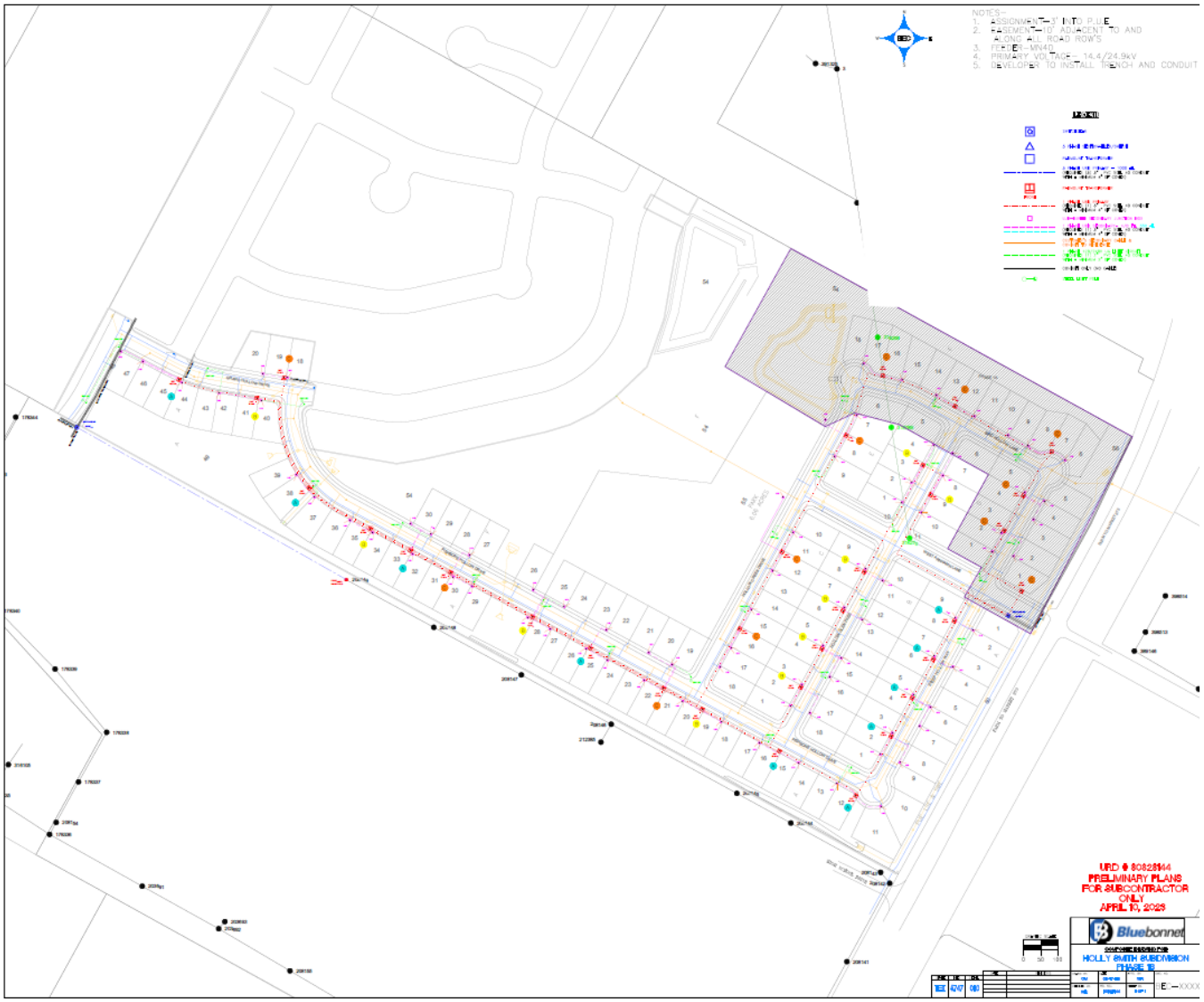
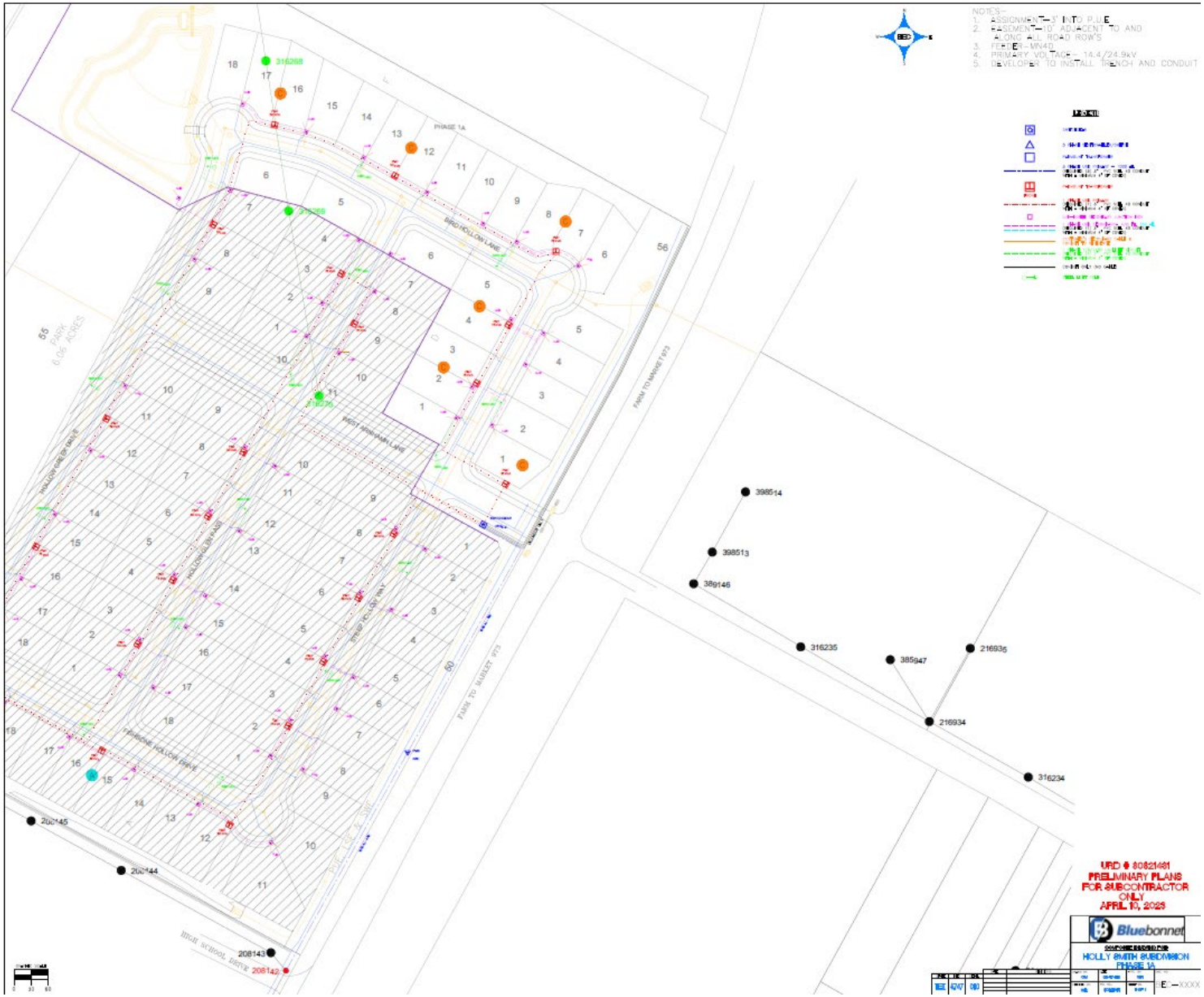

LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
NTS
COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
NTS
LEGEND
PROPOSED WATER LINE
PLANNING AREA BOUNDARY
SCALE: 1" = 120'
TIE INTO EXISTING WASTEWATER
12" PVC WASTEWATER
PHASE 1A
PROPOSED DETENTION POND A
8" PVC WASTEWATER
PHASE 1D
OPEN SPACE/GREENBELT AND D.E.
BOARD OF TRUSTEES OF MANOR I.S.D. (75.37 ACRES) DOC. NO. 2008031946
Carlson, Brigance & Doering, Inc.
WASTEWATER IMPROVEMENT AREA 1 EXHIBIT
MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION
IMPROVEMENT AREA 1 PLAN
10-17-24
October 2024
5411
1 OF 1

EXHIBIT I-2 – MAP OF PRIVATE IMPROVEMENTS




NOTES:
1. ASSIGNMENT - 3' INTO P.U.E.
2. EASEMENT - TO ADJACENT TO AND ALONG ALL ROAD ROWS
3. FEEDER - WN40
4. PRIMARY VOLTAGE - 14.4/24.9kV
5. DEVELOPER TO INSTALL TRENCH AND CONDUIT
PHASE 1A
BIRD HOLLOW LANE
WEST MANHATTAN LANE
HOLLOW GLEN DRIVE
HOLLOW GLEN PASS
FOUR HOLLOW WAY
FOUR HOLLOW DRIVE
HIGH SCHOOL DRIVE
PARK TO MARKET 973
55 PARK 0.06 ACRES
56
60
316288
216289
216276
398514
398513
389146
316235
385947
216936
216934
316234
202145
202144
208143
208142
URD # 80821461
PRELIMINARY PLANS
FOR SUBCONTRACTOR
ONLY
APRIL 10, 2025
Bluebonnet
HOLLY SMITH SUBDIVISION
PHASE 1A

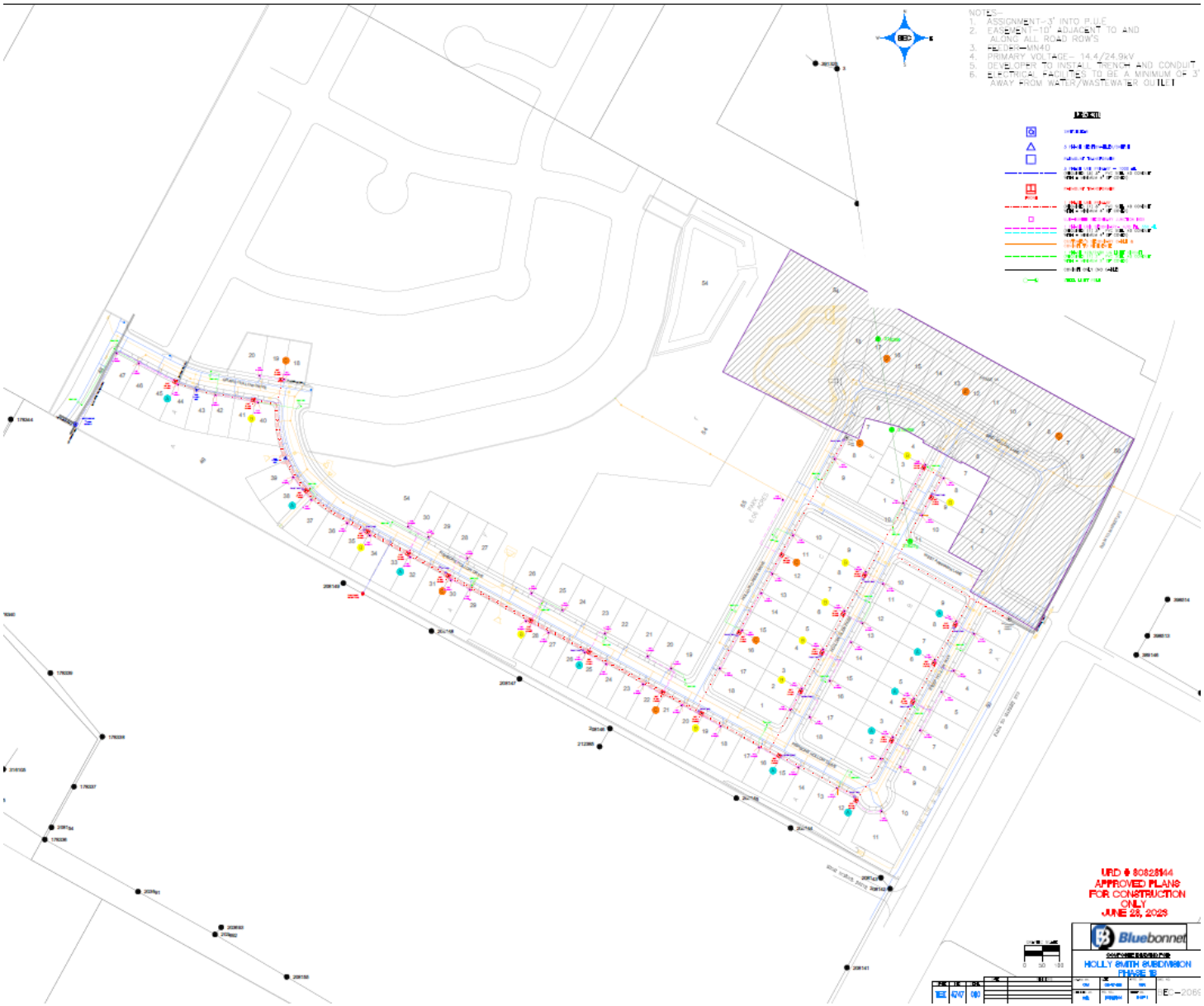
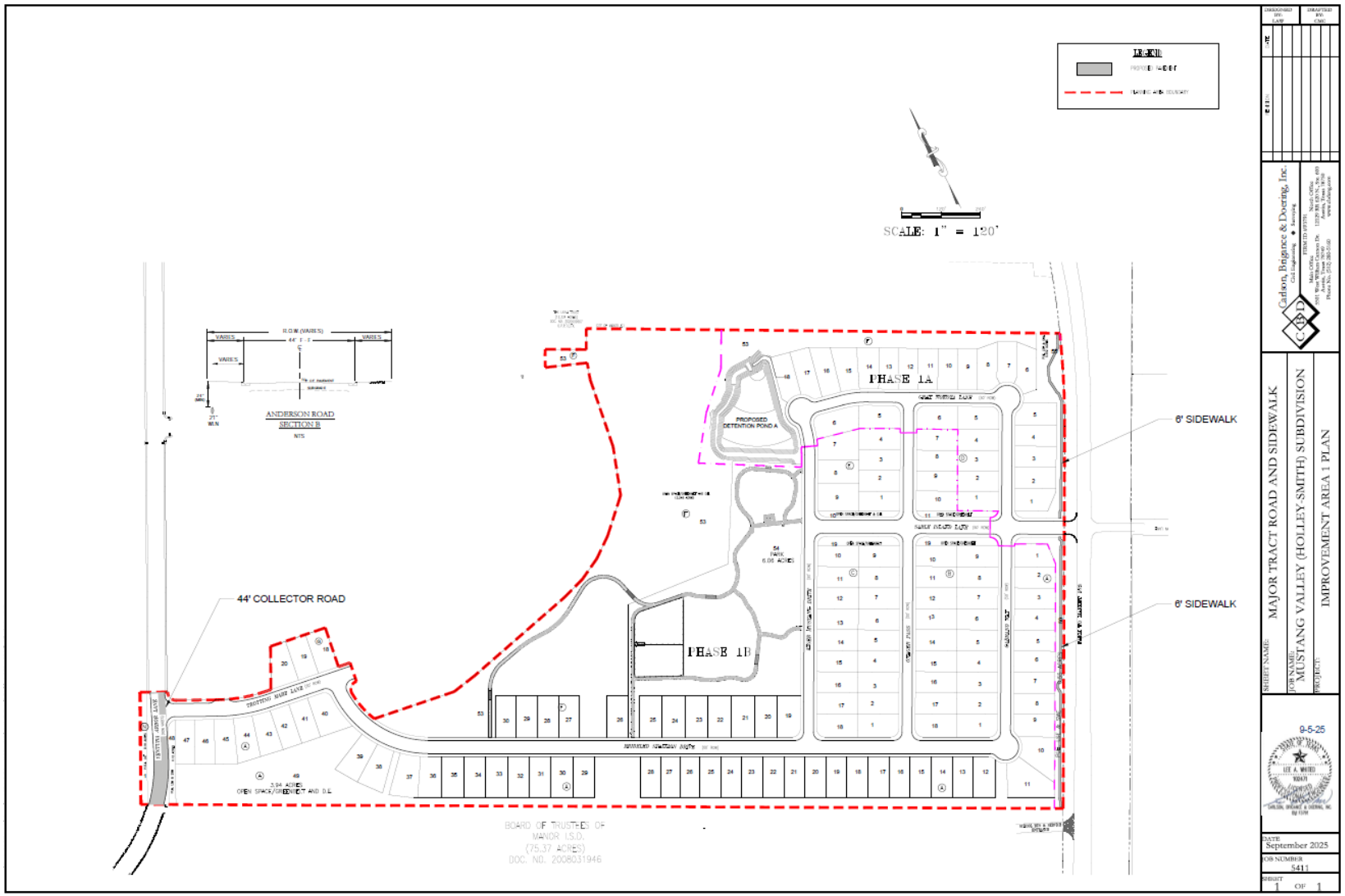

NOTES:-
1. ASSIGNMENT-3' INTO P.U.E
2. EASEMENT-10' ADJACENT TO AND ALONG ALL ROAD ROWS
3. HORIZ-NAD
4. PRIMARY VOLTAGE- 14.4/24.9kV
5. DEVELOPER TO INSTALL TRENCH AND CONDUIT
6. ELECTRICAL FACILITES TO BE A MINIMUM OF 3' AWAY FROM WATER/WASTEWATER OUTLET
LEGEND
URD # 80828144
APPROVED PLANS
FOR CONSTRUCTION
ONLY
JUNE 23, 2023
Bluebonnet
HOLLY SMITH SUBDIVISION
PHASE 1B

EXHIBIT I-3 – MAPS OF MAJOR IMPROVEMENTS



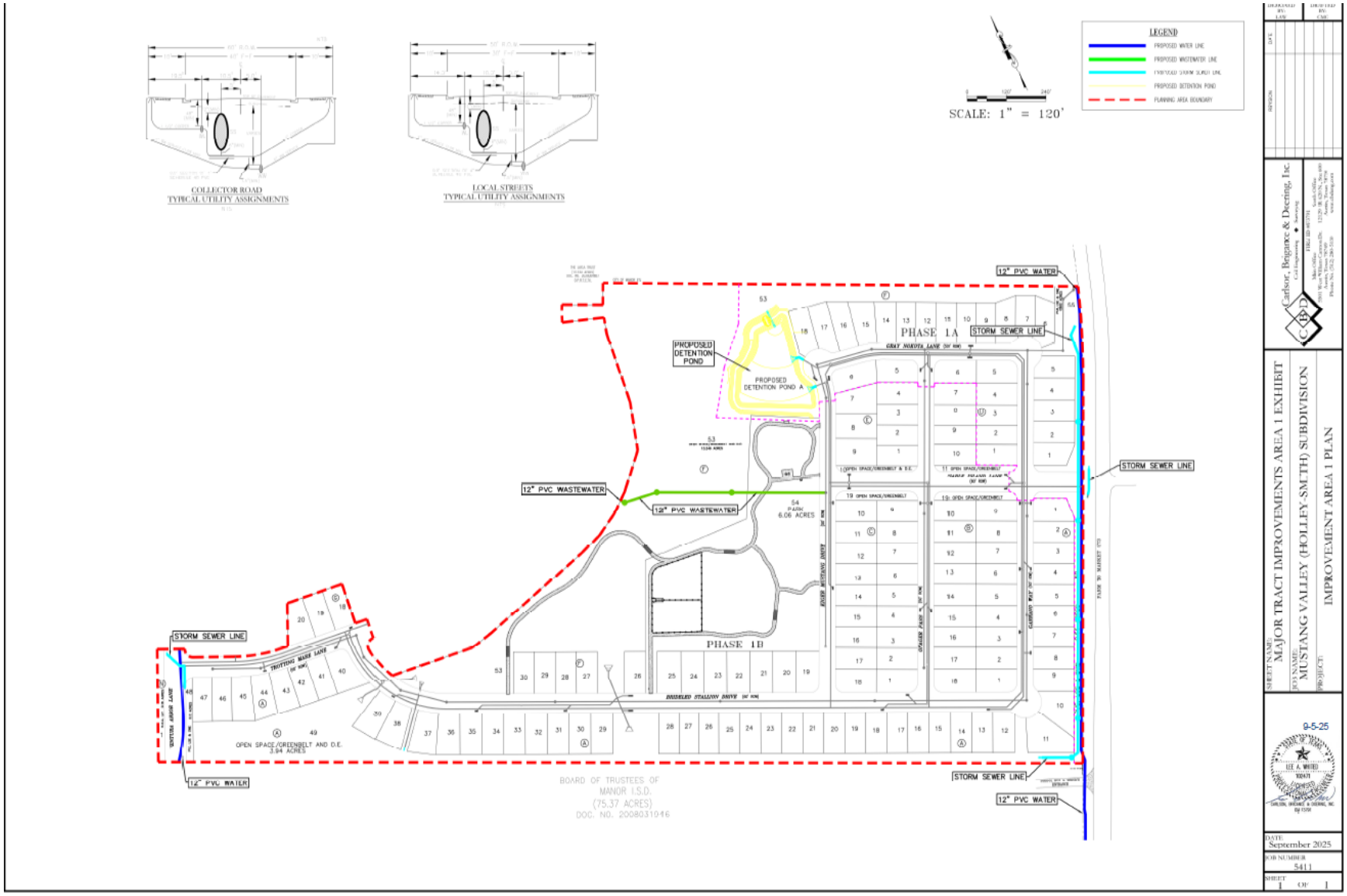

COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
SCALE: 1" = 120'
LEGEND
PROPOSED WATER LINE
PROPOSED WASTEWATER LINE
PROPOSED STORM SEWER LINE
PROPOSED DETENTION POND
PLANNING AREA BOUNDARY
12" PVC WATER
STORM SEWER LINE
PROPOSED DETENTION POND
PROPOSED DETENTION POND A
PHASE 1A
12" PVC WASTEWATER
54
PARK
6.06 ACRES
PHASE 1B
OPEN SPACE/GREENBELT AND D.E.
3.94 ACRES
BOARD OF TRUSTEES OF
MANOR I.S.D.
(75.37 ACRES)
DOC. NO. 2008031946
MAJOR TRACT IMPROVEMENTS AREA 1 EXHIBIT
MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION
IMPROVEMENT AREA 1 PLAN
Carlson, Brigance & Doering, Inc.
9-5-25
DATE
September 2025
JOB NUMBER
5411
SHEET
1 OF 1

EXHIBIT J – NOTICE OF PID ASSESSMENT LIEN TERMINATION

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

[Date]
Travis County Clerk's Office
Honorable [County Clerk Name]
5501 Airport Boulevard
Austin, Texas 78751

Re: City of Manor Lien Release documents for filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Manor is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Manor
Attn: [City Secretary]
105 E. Eggleston Street
Manor, TX 78653

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

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
105 E. Eggleston Street
Manor, TX 78653

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 the City of Manor, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Manor, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about June 7, 2023, the City Council for the City, approved Resolution No. 2023-22, creating the Mustang Valley Public Improvement District; and

WHEREAS, the Mustang Valley Public Improvement District consists of approximately 136.904 contiguous acres located within the City; and

WHEREAS, on or about _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Mustang Valley Public Improvement District; and

WHEREAS, the applicable Assessment Ordinance imposed an assessment in the amount of $_____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Travis County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount and Additional Lien Amount (if applicable).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien(s), Instrument No. _____, in the Real Property Records of Travis County, Texas, in the amount of the Lien Amount and Additional Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien(s) held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF MANOR, TEXAS,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Manor, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT K – ANNUAL INSTALLMENT SCHEDULE FOR IMPROVEMENT AREA #1 REIMBURSEMENT OBLIGATION

	Improvement Area #1 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest [a]	Additional Interest [b] [c]	Annual Collection Costs [d]	Annual Installment [d]
2026	$ -	$ -	$ -	$ -	$ -
2027	45,000.00	139,002.50	-	49,750.50	233,753.00
2028	46,000.00	136,358.75	-	50,745.51	233,104.26
2029	48,000.00	133,656.25	-	51,760.42	233,416.67
2030	50,000.00	130,836.25	-	52,795.63	233,631.88
2031	52,000.00	127,898.75	-	53,851.54	233,750.29
2032	54,000.00	124,843.75	-	54,928.57	233,772.32
2033	56,000.00	121,671.25	-	56,027.14	233,698.39
2034	58,000.00	118,381.25	-	57,147.69	233,528.94
2035	60,000.00	114,973.75	-	58,290.64	233,264.39
2036	62,000.00	111,448.75	-	59,456.45	232,905.20
2037	65,000.00	107,806.25	-	60,645.58	233,451.83
2038	67,000.00	103,987.50	-	61,858.49	232,845.99
2039	70,000.00	100,051.25	-	63,095.66	233,146.91
2040	73,000.00	95,938.75	-	64,357.58	233,296.33
2041	76,000.00	91,650.00	-	65,644.73	233,294.73
2042	79,000.00	87,185.00	-	66,957.62	233,142.62
2043	83,000.00	82,543.75	-	68,296.78	233,840.53
2044	86,000.00	77,667.50	-	69,662.71	233,330.21
2045	90,000.00	72,615.00	-	71,055.96	233,670.96
2046	94,000.00	67,327.50	-	72,477.08	233,804.58
2047	98,000.00	61,805.00	-	73,926.63	233,731.63
2048	102,000.00	56,047.50	-	75,405.16	233,452.66
2049	106,000.00	50,055.00	-	76,913.26	232,968.26
2050	111,000.00	43,827.50	-	78,451.53	233,279.03
2051	116,000.00	37,306.25	-	80,020.56	233,326.81
2052	121,000.00	30,491.25	-	81,620.97	233,112.22
2053	127,000.00	23,382.50	-	83,253.39	233,635.89
2054	132,000.00	15,921.25	-	84,918.46	232,839.71
2055	139,000.00	8,166.25	-	86,616.82	233,783.07
Total	**$ 2,366,000.00**	**$ 2,472,846.25**	**$ -**	**$ 1,929,933.06**	**$ 6,768,779.31**

Notes:

[a] Interest is calculated at a rate of 5.875% which is less than 2% above the 30-year Municipal Market Data Index, which was 4.14% as of November 12, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

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

[c] The Bond Par shall be reduced to ensure the fixed PID Tax Rate Equivalent of $0.45 isn't exceeded should the interest rates on the bonds plus Additional Interest at bond sale be higher than the Reimbursement Obligation rate.

[d] 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 L – BUYER DISCLOSURES

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

- Improvement Area #1
  - Lot Type 1

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 372.005), 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[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $17,525.93

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, 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 ***Mustang Valley 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 the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. 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.

[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][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. 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][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[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][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due 1/31	Improvement Area #1 Reimbursement Obligation				
	Principal	Interest [a]	Additional Interest [b] [c]	Annual Collection Costs [d]	Annual Installment
2026	$ -	$ -	$ -	$ -	$ -
2027	333.33	1,029.65	-	368.52	1,731.50
2028	340.74	1,010.06	-	375.89	1,726.70
2029	355.56	990.05	-	383.41	1,729.01
2030	370.37	969.16	-	391.08	1,730.61
2031	385.19	947.40	-	398.90	1,731.48
2032	400.00	924.77	-	406.88	1,731.65
2033	414.81	901.27	-	415.02	1,731.10
2034	429.63	876.90	-	423.32	1,729.84
2035	444.44	851.66	-	431.78	1,727.88
2036	459.26	825.55	-	440.42	1,725.22
2037	481.48	798.56	-	449.23	1,729.27
2038	496.30	770.28	-	458.21	1,724.79
2039	518.52	741.12	-	467.38	1,727.01
2040	540.74	710.66	-	476.72	1,728.12
2041	562.96	678.89	-	486.26	1,728.11
2042	585.19	645.81	-	495.98	1,726.98
2043	614.81	611.44	-	505.90	1,732.15
2044	637.04	575.31	-	516.02	1,728.37
2045	666.67	537.89	-	526.34	1,730.90
2046	696.30	498.72	-	536.87	1,731.89
2047	725.93	457.81	-	547.60	1,731.35
2048	755.56	415.17	-	558.56	1,729.28
2049	785.19	370.78	-	569.73	1,725.69
2050	822.22	324.65	-	581.12	1,727.99
2051	859.26	276.34	-	592.74	1,728.35
2052	896.30	225.86	-	604.60	1,726.76
2053	940.74	173.20	-	616.69	1,730.64
2054	977.78	117.94	-	629.03	1,724.74
2055	1,029.63	60.49	-	641.61	1,731.73
Total	**$ 17,525.93**	**$ 18,317.38**	**$ -**	**$ 14,295.80**	**$ 50,139.11**

Notes:

[a] Interest is calculated at a rate of 5.875% which is less than 2% above the 30-year Municipal Market Data Index, which was 4.14% as of November 12, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

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

[c] The Bond Par shall be reduced to ensure the fixed PID Tax Rate Equivalent of $0.45 isn't exceeded should the interest rates on the bonds plus Additional Interest at bond sale be higher than the Reimbursement Obligation rate.

[d] 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.

APPENDIX A – ENGINEER'S REPORT

ENGINEERING REPORT
MUSTANG VALLEY
(HOLLEY-SMITH)
PUBLIC IMPROVEMENT DISTRICT
PUBLIC IMPROVEMENT AREA #1

City of Manor
Travis County, Texas

PREPARED FOR:

KB HOME
10700 Pecan Park Blvd # 200
Austin, Texas 78750

9-8-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

PREPARED BY:

CARLSON, BRIGANCE & DOERING, INC.
Lee A. Whited, P.E.
5501 W. William Cannon Blvd.
Austin, Texas 78749

CBD No. 5411
Updated September 2025

MUSTANG VALLEY (HOLLEY-SMITH)
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I. INTRODUCTION

The Holley-Smith Subdivision, politically named Mustang Valley, is an approximately 136.92-acre tract of land that is located in the City Limits of Manor, Texas, just north of Manor High School on FM 973. Improvement Area #1 encompasses Phase 1 plat area consisting of 60.420 acres. The construction plans were phased into 1A & 1B within the Holley-Smith Phase 1 plat area that is Mustang Valley Public Improvement District Area #1.

This report includes supporting documentation for Improvement Area #1 of the Mustang Valley Public Improvement District (PID), Major Tract improvements built in PID Area #1 that serve all PID improvement areas, and the issuance of bonds by the City of Manor. The bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

II. DEVELOPMENT COSTS

An Engineer's sealed cost from construction of the PID area #1 has been prepared, including major infrastructure. The construction cost has been provided in **Section VII**.

III. DEVELOPMENT IMPROVEMENTS

Development improvements that are included in Improvement Area #1 of the PID are depicted in **Section VIII**.

IV. DEVELOPMENT SCHEDULE

Mustang Valley Improvement Area #1 is the first of the development areas for all of the Mustang Valley PID. Improvement Area #1 consists of site grading, streets, drainage Facilities (channels, culverts, pond, and outfall structures), extension of water and wastewater systems. These improvements are completed as of Quarter 4 of 2024. No other in-tract improvements are needed for PID Area #1.

V. AUTHORIZED IMPROVEMENT DESCRIPTIONS EXAMPLES

Improvements

- *Streets*

  Improvements including subgrade stabilization, road base, asphalt, concrete and reinforcing steel for roadways, testing, sidewalks, handicapped ramps, and streetlights. All related demolition, tree removal, clearing and grubbing, earthwork, excavation, retaining walls, intersections, signage and striping, and re-vegetation of all disturbed areas within the right-of-way are included. Improvements including erosion control measures (e.g., erosion matting, rock berms, silt fence, inlet protection), construction entrance, SWPPP sign and inspections, and re-vegetation of all disturbed areas within the proposed District are included. The erosion control improvements will provide benefit to all Lots within the District. The street improvements will provide benefit to each Lot within the PID Area #1.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, storm sewer piping and boxes, headwalls, manholes, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within the PID Area #1.

- *Potable Water*

  Improvements including trench excavation and embankment, trench safety, PVC piping, encasement, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to all Lots within the PID Area #1.

- *Wastewater*

  Improvements including trench excavation and embankment, trench safety, PVC piping, encasing, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within the PID Area #1.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, inspection fees, engineering, material testing, survey, and legal.

- *Owner and Maintenance*

  All improvements listed will be owned and maintained by the City of Manor.

Major Tract Improvements

- *Street-Ventura Arbor Lane (Anderson Road) and Sidewalk along F.M. 973*

  Improvements including subgrade stabilization, road base, asphalt, concrete and reinforcing steel for roadways, testing, sidewalks, handicapped ramps, and streetlights. All related demolition, tree removal, clearing and grubbing, earthwork, excavation, and re-vegetation of all disturbed areas within the right-of-way are included. Improvements including erosion control measures (e.g., erosion matting, rock berms, silt fence, inlet protection), construction entrance, SWPPP sign and inspections, and re-vegetation of all disturbed areas within the proposed District are included. The erosion control improvements will provide benefit to all Lots within the District. The street improvements will provide benefit to each lot for all PID areas proposed for Mustang Valley as well as PID Area #1.

- *Drainage-Detention Pond, Storm in Ventura Arbor and Along F.M. 973*

  Improvements including storm sewer piping and boxes, headwalls, manholes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for each lot for all PID areas proposed for Mustang Valley as well as PID Area #1.

- *Potable Water-Water in Collector Street and Along F.M. 973*

  Improvements including trench excavation and embankment, trench safety, PVC piping, encasement, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to all Lots for all PID areas proposed for Mustang Valley as well as PID Area #1.

- *Wastewater-Extension across park area to future phases.*

  Improvements including trench excavation and embankment, trench safety, PVC piping, encasing, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots for all PID areas proposed for Mustang Valley as well as PID Area #1.

- *Soft Costs*

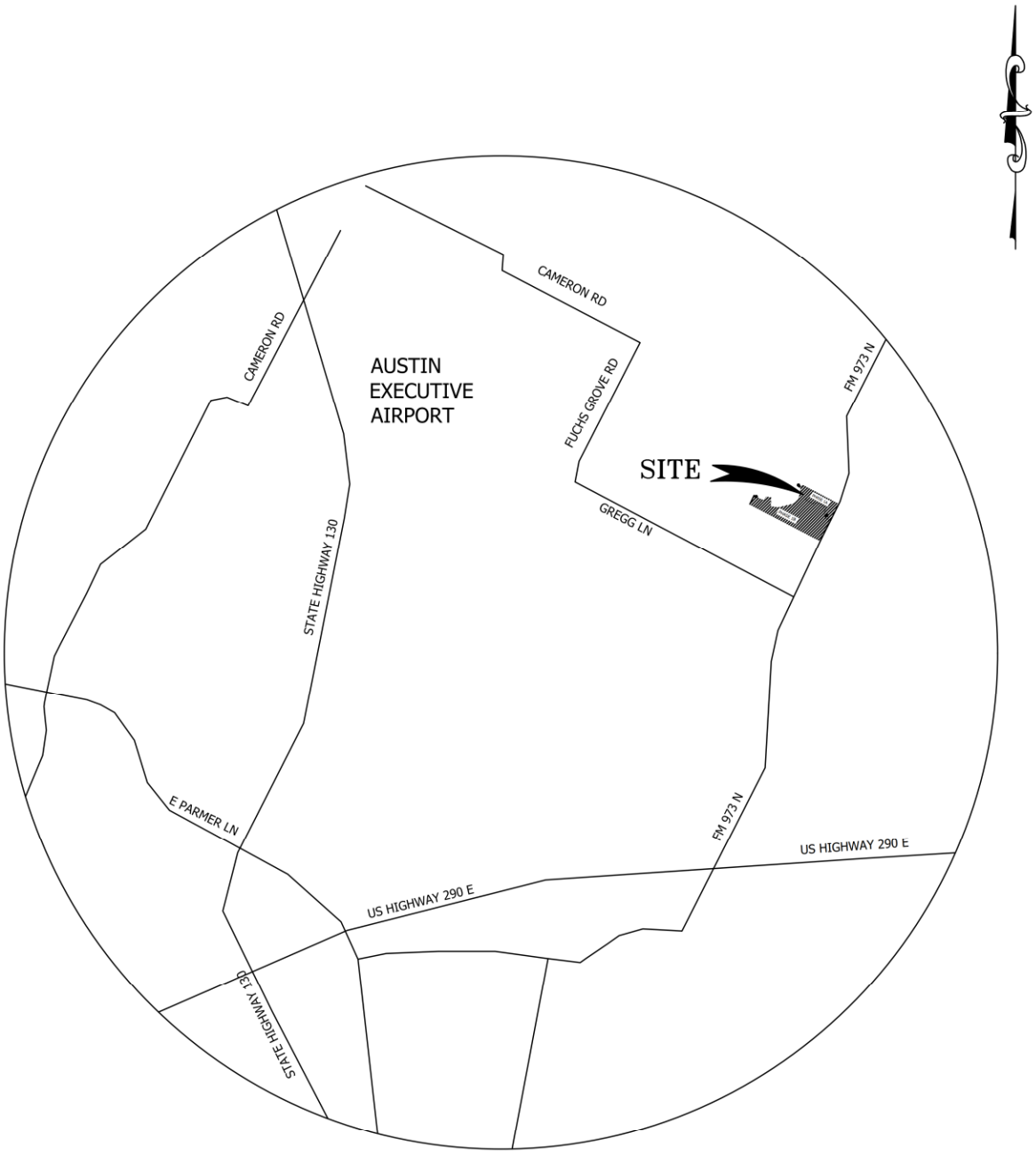
  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, inspection fees, engineering, material testing, survey, and legal.

- *Major Tract Owner and Maintenance*

  All improvements listed for Major Tract will be owned and maintained by the City of Manor.

VI. SITE LOCATION MAP

FILE PATH:J:\AC3D\5411\PID\5411 PID-PHASE 1A & 1B\5411-LOCATION MAP-PHASE 1A&1B.dwg - Oct 15, 2024 - 1:51pm



LOCATION MAP

SCALE: N.T.S.

SHEET NAME:	DATE:
LOCATION MAP	October 2024

PROJECT #:	PROJECT:
5411	MUSTANG VALLEY (HOLLEY SMITH) AREA #1 SUBDIVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791

Main Office
5501 West William Cannon Dr.
Austin, Texas 78749

North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750

Phone No. (512) 280-5160 Fax No. (512) 280-5165

VII. CONSTRUCTION COST & FEES SUMMARY

Carlson, Brigance Doering, Inc
5501 W. William Cannon Blvd
Austin, Texas 78749

MUSTANG VALLEY PID AREA #1: (HOLLEY-SMITH PHASE 1A & 1B)
CONSTRUCTION COST & FEES SUMMARY

PID AREA #1 SUBDIVISION CONSTRUCTION COSTS FROM PAY APP:	PHASE 1A	PHASE 1B	TOTALS
DEMOLITION & SITE CLEARING	$ 53,657.25	$ 49,718.75	$ 103,376.00
GRADING	$ 116,137.20	$ 454,668.04	$ 570,805.24
STREET ITEMS	$ 424,100.51	$ 1,391,734.62	$ 1,815,835.13
DRAINAGE ITEMS	$ 505,143.00	$ 656,787.00	$ 1,161,930.00
WATER ITEMS	$ 184,954.18	$ 592,051.50	$ 777,005.68
WASTEWATER ITEMS	$ 257,728.74	$ 509,596.52	$ 767,325.26
EROSION CONTROL ITEMS	$ 52,908.00	$ 434,485.70	$ 487,393.70
ELECTRIC IMPROVEMENTS	$ 73,215.00	$ 268,230.00	$ 341,445.00
PAYMENT PERFORMANCE BOND	$ 15,093.00	$ 25,116.00	$ 40,209.00
SUBDIVISION CONSTRUCTION COST TOTAL SUMMARY	$ 1,682,936.88	$ 4,382,388.13	**$ 6,065,325.01**

PID AREA #1 MAJOR TRACT SUBDIVISION CONSTRUCTION COSTS FROM PAY APP:	PHASE 1A	PHASE 1B	TOTALS
POND IMPROVEMENTS	$ 77,598.16	$ -	$ 77,598.16
GRADING		$ 3,714.90	$ 3,714.90
STREET ITEMS	$ 84,780.00	$ 113,357.88	$ 198,137.88
DRAINAGE ITEMS		$ 235,918.00	$ 235,918.00
WATER ITEMS	$ 183,198.50	$ 58,484.50	$ 241,683.00
WASTEWATER ITEMS		$ 83,606.74	$ 83,606.74
EROSION CONTROL ITEMS	$ 42,884.00	$ 5,064.00	$ 47,948.00
MAJOR TRACT SUBDIVISION CONSTRUCTION COST TOTAL SUMMARY	$ 388,460.66	$ 500,146.02	**$ 888,606.68**

CIVIL ENGINEERING AND SURVEYING FEES	**$ 463,513.79**
LEGAL FEES	**$ 110,000.00**
BLUEBONNET ELECTRIC DESIGN, PERMIT, AND SERVICE INSTALLATION FEES	**$ 1,127,736.82**
CITY OF MANOR FEES:	
PARK, GREENBELT, AND ENTRY IRRIGATION FEES	$ 17,481.00
OPEN SPACE LOT IRRIGATION FEES	$ 535.00
CONCEPT APPLICATION FEE	$ 5,265.00
PRELIMINARY PLAT APPLICATION FEE	$ 22,560.00
PHASE 1 FINAL PLAT APPLICATION FEE	$ 7,960.00
PHASE 1 (1A & 1B) CONSTRUCTION PLAN APPLICATION FEE	$ 252.00
WATER IMPACT FEE	$ 11,073.00
WASTEWATER IMPACT FEE	$ 1,537,860.00
CONSTRUCTION INSPECTION FEE	$ 186,156.67
PID DEPOSIT	$ 45,000.00
PID AND DEVELOPMENT AGREEMENT FEE	$ 25,000.00
TOTAL CITY FEES	**$ 1,859,142.67**
ESD #12 FIRE APPLICATION AND REVIEW FEES (PHASE 1A & 1B)	**$ 960.00**
TOTAL FEES & COSTS ALL PID AREA #1 IMPROVEMENTS	**$ 10,515,284.97**

9-4-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

VIII. CONSTRUCTION COST & FEES

PROJECT: HOLLEY SMITH PH 1A INTERIOR

OWNER: KB HOME LONE STAR, INC
ENGINEER: CARLSON BRIGANCE & DOERING
CONTRACTOR: DNT

ITEM	DESCRIPTION	QTY	UNIT	COST	TOTAL
DEMOLITION & SITE CLEARING	**- INTERIOR**				
1	Clear and Grub	10.71	AC	$ 1,075.00	$ 11,513.25
2	Demolition	1	LS	$ 38,669.00	$ 38,669.00
TOTAL DEMOLITION & SITE CLEARING	**- INTERIOR**				**$ 50,182.25**
CO#3 DEMOLITION & SITE CLEARING	**- INTERIOR**				
1	CO#3 ADD: Fill Cap Well	3475	EA	$ 1.00	$ 3,475.00
TOTAL CO#3 DEMOLITION & SITE CLEARING	**- INTERIOR**				**$ 3,475.00**
GRADING	**-INTERIOR**				
1	ROW Excavation	6230	CY	$ 2.66	$ 16,571.80
2	ROW Embankment	10876	CY	$ 1.40	$ 15,226.40
3	Mass Lot Grading	28	LOT	$ 2,854.00	$ 79,912.00
4	79G Certification	1	LS	$ 280.00	$ 280.00
5	Property Pins performed by CBD	1	LS	$ 1,729.00	$ 1,729.00
6	Rough Cut Staking performed by CBD	1	LS	$ 2,418.00	$ 2,418.00
TOTAL GRADING	**- INTERIOR**				**$ 116,137.20**
STREET IMPROVEMENTS	**- INTERIOR**				
1	Mobilization	1	LS	$ 13,800.00	$ 13,800.00
2	Subgrade Verification	1	LS	$ 1,997.00	$ 1,997.00
3	Subgrade Prep (3' Behind BOC)	7189	SY	$ 2.00	$ 14,378.00
4	12" Flexible Base	5535	SY	$ 14.50	$ 80,257.50
5	15" Flexible Base	1654	SY	$ 18.30	$ 30,268.20
6	2.0" HMAC	5553	SY	$ 18.60	$ 103,285.80
7	Moisture Barrier (10' Behind BOC)	3281	SY	$ 3.35	$ 10,991.35
8	Curb and Gutter	2858	LF	$ 16.25	$ 46,442.50
9	24" Ribbon Curb	110	LF	$ 26.50	$ 2,915.00
10	4' Sidewalk	675	LF	$ 40.10	$ 27,067.50
11	ADA Ramps	12	EA	$ 1,460.00	$ 17,520.00
12	Stop/Dual Blade Street Sign w/Stop Bar	4	EA	$ 815.00	$ 3,260.00
13	Dual Blade Street Sign	2	EA	$ 535.00	$ 1,070.00
14	Speed Limit Sign	1	EA	$ 450.00	$ 450.00
15	Temporary End of Road Barricades	4	EA	$ 1,400.00	$ 5,600.00
16	Type II Driveway	1	EA	$ 1,630.00	$ 1,630.00
17	Concrete Valley Gutter	2	LS	$ 7,136.00	$ 14,272.00
18	Concrete Testing	1	LS	$ 3,092.00	$ 3,092.00
19	Pre-Pave Inspection	1	LS	$ 1,670.00	$ 1,670.00
20	Densities	1	LS	$ 14,016.00	$ 14,016.00
21	Proof Roll	1	LS	$ 1,470.00	$ 1,470.00
22	Asphalt Testing	1	LS	$ 2,343.00	$ 2,343.00
23	C&G Staking performed by CBD	1	LS	$ 2,498.00	$ 2,498.00
TOTAL STREET IMPROVEMENTS	**- INTERIOR**				**$ 400,293.85**
CO#3 STREET IMPROVEMENTS	**- INTERIOR (CHANGE ORDER 3)**				
1	CO#3 ADD: Reinforced Ribbon Curb	3217.5	EA	$ 1.00	$ 3,217.50
2	CO#3 DEDUCT: Ribbon Curb-No Reinforcement	-2915	EA	$ 1.00	$ (2,915.00)
3	CO#3 ADD: 4' Sidewalk	13754.3	EA	$ 1.00	$ 13,754.30
4	CO#3 ADD: Reinforced Curb & Gutter	58498.97	EA	$ 1.00	$ 58,498.97
5	CO#3 DEDUCT: Curb & Gutter	-48749.11	EA	$ 1.00	$ (48,749.11)
TOTAL CO#3 STREET IMPROVEMENTS	**- INTERIOR (CHANGE ORDER 3)**				**$ 23,806.66**
WASTEWATER IMPROVEMENTS	**- INTERIOR**				
1	8" SDR-26 (All Depths)	1616	LF	$ 46.00	$ 74,336.00
2	16" Steel Encasement	50	LF	$ 147.00	$ 7,350.00
3	4' Standard Manhole	3	EA	$ 4,650.00	$ 13,950.00
4	5' Standard Manhole	4	EA	$ 10,040.00	$ 40,160.00
5	5' Drop Manhole	2	EA	$ 12,076.00	$ 24,152.00
6	Single WW Service	2	EA	$ 1,720.00	$ 3,440.00
7	Double WW Service	13	EA	$ 2,682.00	$ 34,866.00
8	Trench Safety	1616	LF	$ 1.00	$ 1,616.00
9	Pre-Mandrel Test	1616	LF	$ 0.50	$ 808.00
10	Mandrel Test	1616	LF	$ 0.50	$ 808.00
11	Camera Test	1616	LF	$ 1.00	$ 1,616.00
12	Coat Manholes	9	EA	$ 1,830.00	$ 16,470.00
13	WW Staking performed by CBD	1	LS	$ 2,192.00	$ 2,192.00
TOTAL WASTEWATER IMPROVEMENTS	**- INTERIOR**				**$ 221,764.00**
CO#1 WASTEWATER IMPROVEMENTS	**- INTERIOR (CHANGE ORDER 1)**				
1	CO#1 Sewer (WW) Improvements (change 8" to 12" cost)	35964.74	EA	$ 1.00	$ 35,964.74
TOTAL CO#1 WASTEWATER IMPROVEMENTS	**- INTERIOR (CHANGE ORDER 1)**				**$ 35,964.74**
DRAINAGE IMPROVEMENTS	**- INTERIOR**				
1	18" RCP Class III (All Depths)	311	LF	$ 52.00	$ 16,172.00
2	24" RCP Class III (All Depths)	96	LF	$ 66.00	$ 6,336.00
3	36" RCP Class III (All Depths)	697	LF	$ 125.00	$ 87,125.00
4	42" RCP Class III (All Depths)	549	LF	$ 162.00	$ 88,938.00
5	4' x 3' RBC	125	LF	$ 297.00	$ 37,125.00
6	5' x 3' RBC	419	LF	$ 363.00	$ 152,097.00
7	10' Curb Inlet	2	EA	$ 5,275.00	$ 10,550.00

ITEM	DESCRIPTION	QTY	UNIT	COST	TOTAL
8	15' Curb Inlet	4	EA	$ 8,307.00	$ 33,228.00
9	24" Sloped Concrete Rip Rap Headwall	2	EA	$ 2,906.00	$ 5,812.00
10	36" Sloped Concrete Rip Rap Headwall	1	EA	$ 4,530.00	$ 4,530.00
11	36" Standard FW Headwall w/Dissipators	1	EA	$ 7,839.00	$ 7,839.00
12	5' x 3' TXDOT Headwall w/Dissipators	1	EA	$ 13,907.00	$ 13,907.00
13	5' x 5' Box Manhole	3	EA	$ 4,285.00	$ 12,855.00
14	5' x 4' Box Manhole	2	EA	$ 4,259.00	$ 8,518.00
15	7' x 4' Box Manhole	2	EA	$ 6,063.00	$ 12,126.00
16	8" - 12" Rock Rip Rap (1.5' min. depth)	16	CY	$ 129.00	$ 2,064.00
17	Trench Safety	2152	LF	$ 1.00	$ 2,152.00
18	SS Staking performed by CBD	1	LS	$ 3,769.00	$ 3,769.00
TOTAL DRAINAGE IMPROVEMENTS	**- INTERIOR**				**$ 505,143.00**
WATER IMPROVEMENTS	**- INTERIOR**				
1	8" DR18 Pipe and Fittings	1438	LF	$ 53.00	$ 76,214.00
2	8" Gate Valve Box	9	EA	$ 2,510.00	$ 22,590.00
3	5-1/4" Fire Hydrant - Incl/ Valve, Box and Lead	4	EA	$ 6,635.00	$ 26,540.00
4	Raise Valves to finished grade	13	EA	$ 190.00	$ 2,470.00
5	16" Steel Casing	19	LF	$ 141.00	$ 2,679.00
6	Single Water Service	2	EA	$ 2,035.00	$ 4,070.00
7	Double Water Service	13	EA	$ 2,303.00	$ 29,939.00
8	Irrigation Water Service	1	EA	$ 4,651.00	$ 4,651.00
9	Landscape Sleeves (1-6" & 2-4")	360	LF	$ 20.00	$ 7,200.00
10	Trench Safety	1438	LF	$ 0.50	$ 719.00
11	Bacteria Testing	1438	LF	$ 0.50	$ 719.00
12	Cloronation Testing	1438	LF	$ 0.50	$ 719.00
13	Water Staking performed by CBD	1	LS	$ 6,444.18	$ 6,444.18
TOTAL WATER IMPROVEMENTS	**- INTERIOR**				**$ 184,954.18**
EROSION IMPROVEMENTS	**- INTERIOR**				
1	Stabilized Construction Entrance	1	EA	$ 1,000.00	$ 1,000.00
2	Silt Fence (LOC)	1222	LF	$ 3.25	$ 3,971.50
3	Inlet Protection	6	EA	$ 100.00	$ 600.00
4	Tree Protection	630	EA	$ 4.20	$ 2,646.00
5	ROW Revegetation	979	SY	$ 2.10	$ 2,055.90
6	Easement & Open Space Revegetation	19766	SY	$ 2.10	$ 41,508.60
7	Concrete Washout	1	EA	$ 800.00	$ 800.00
8	LOC Staking performed by CBD	1	LS	$ 326.00	$ 326.00
TOTAL EROSION IMPROVEMENTS	**- INTERIOR**				**$ 52,908.00**
ELECTRIC IMPROVEMENTS (Bluebonnet Preliminary)					
1	Electric Improvements	1	LS	$ 73,215.00	$ 73,215.00
TOTAL ELECTRIC IMPROVEMENTS (Bluebonnet Preliminary)					**$ 73,215.00**
ALTERNATES					
1	Payment Performance Bond	1	LS	$ 15,093.00	$ 15,093.00
TOTAL ALTERNATES					**$ 15,093.00**

PROJECT: HOLLEY SMITH PH 1B INTERIOR

OWNER: KB HOME LONE STAR, INC
ENGINEER: CARLSON BRIGANCE & DOERING
CONTRACTOR: DNT

ITEM	DESCRIPTION	QTY	UNIT	COST	TOTAL
DEMOLITION & SITE CLEARING	**-INTERIOR**				
1	Clear and Grub	46.25	AC	$ 1,075.00	$ 49,718.75
TOTAL DEMOLITION & SITE CLEARING	**- INTERIOR**				**$ 49,718.75**
GRADING	**- INTERIOR**				
1	ROW Excavation	28054	CY	$ 2.66	$ 74,623.64
2	ROW Embankment	3711	CY	$ 1.40	$ 5,195.40
3	Mass Lot Grading	107	LOT	$ 2,854.00	$ 305,378.00
4	Retaining Walls	1691	SF	$ 26.00	$ 43,966.00
5	Retaining Wall Certifications	1	LS	$ 5,610.00	$ 5,610.00
6	79G Certification	1	LS	$ 280.00	$ 280.00
7	Property Pins performed by CBD	1	LS	$ 11,158.00	$ 11,158.00
8	Rough Cut Staking performed by CBD	1	LS	$ 8,457.00	$ 8,457.00
TOTAL GRADING	**- INTERIOR**				**$ 454,668.04**
STREET IMPROVEMENTS	**- INTERIOR**				
1	Mobilization	1	LS	$ 13,800.00	$ 13,800.00
2	Subgrade Verification	1	LS	$ 8,177.00	$ 8,177.00
3	Subgrade Prep (3' Behind BOC)	27217	SY	$ 2.00	$ 54,434.00
4	12" Flexible Base	9267	SY	$ 14.50	$ 134,371.50
5	15" Flexible Base	17950	SY	$ 18.30	$ 328,485.00
6	2.0" HMAC	21196	SY	$ 18.60	$ 394,245.60
7	Moisture Barrier (10' Behind BOC)	12118	SY	$ 3.35	$ 40,595.30
8	Curb and Gutter	10914	LF	$ 16.25	$ 177,352.50
9	4' Sidewalk	2180	LF	$ 40.10	$ 87,418.00
10	ADA Ramps	25	EA	$ 1,460.00	$ 36,500.00
11	Stop/Dual Blade Street Sign w/Stop Bar	7	EA	$ 815.00	$ 5,705.00
12	Dual Blade Street Sign	1	EA	$ 535.00	$ 535.00
13	Speed Limit Sign	2	EA	$ 450.00	$ 900.00
14	Permanent End of Road Barricades	1	EA	$ 1,400.00	$ 1,400.00
15	Concrete Valley Gutter	7	EA	$ 7,136.00	$ 49,952.00
16	Concrete Testing	1	LS	$ 5,742.00	$ 5,742.00
17	Pre-Pave Inspection	1	LS	$ 1,667.00	$ 1,667.00
18	Densities	1	LS	$ 26,030.00	$ 26,030.00
19	Proof Roll	1	LS	$ 1,903.00	$ 1,903.00
20	Asphalt Testing	1	LS	$ 4,352.00	$ 4,352.00
21	C&G Staking performed by CBD	1	LS	$ 18,169.72	$ 18,169.72
TOTAL STREET IMPROVEMENTS	**- INTERIOR**				**$ 1,391,734.62**
WASTEWATER IMPROVEMENTS	**-INTERIOR**				
1	8" SDR-26 (All Depths)	4577	LF	$ 46.00	$ 210,542.00
2	16" Steel Encasement	40	LF	$ 147.00	$ 5,880.00
3	4' Standard Manhole	15	EA	$ 4,650.00	$ 69,750.00
4	5' Drop Manhole	1	EA	$ 12,076.00	$ 12,076.00
5	Single WW Service	13	EA	$ 1,720.00	$ 22,360.00
6	Double WW Service	47	EA	$ 2,682.00	$ 126,054.00
7	Trench Safety	4577	LF	$ 1.00	$ 4,577.00
8	Pre-Mandrel Test	4577	LF	$ 0.50	$ 2,288.50
9	Mandrel Test	4577	LF	$ 0.50	$ 2,288.50
10	Camera Test	1	LF	$ 1.00	$ 1.00
11	Coat Manholes	19	EA	$ 1,830.00	$ 34,770.00
12	WW Staking performed by CBD	1	LS	$ 12,088.00	$ 12,088.00
TOTAL WASTEWATER IMPROVEMENTS	**-INTERIOR**				**$ 502,675.00**
CO#1 WASTEWATER IMPROVEMENTS	**-INTERIOR (CHANGE ORDER 1)**				
1	CO#1 Sewer (WW) Improvements (change 8" to 12" cost)	6921.52	LF	$ 1.00	$ 6,921.52
TOTAL CO#1 WASTEWATER IMPROVEMENTS	**-INTERIOR (CHANGE ORDER 1)**				**$ 6,921.52**

ITEM	DESCRIPTION	QTY	UNIT	COST	TOTAL
DRAINAGE IMPROVEMENTS	**-INTERIOR**				
1	18" RCP Class III (All Depths)	1928	LF	$ 52.00	$ 100,256.00
2	24" RCP Class III (All Depths)	1278	LF	$ 66.00	$ 84,348.00
3	30" RCP Class III (All Depths)	729	LF	$ 87.00	$ 63,423.00
4	36" RCP Class III (All Depths)	72	LF	$ 125.00	$ 9,000.00
5	7' x 3' RBC	96	LF	$ 539.00	$ 51,744.00
6	7' x 4' RBC	90	LF	$ 595.00	$ 53,550.00
7	10' Curb Inlet	25	EA	$ 5,275.00	$ 131,875.00
8	15' Curb Inlet	2	EA	$ 8,307.00	$ 16,614.00
9	18" Headwall w/Dissipators	1	EA	$ 4,305.00	$ 4,305.00
10	18" Sloped Concrete Rip Rap Headwall	1	EA	$ 1,620.00	$ 1,620.00
11	24" Standard Headwall	1	EA	$ 4,516.00	$ 4,516.00
12	36" Standard FW Headwall w/Dissipators	1	EA	$ 7,819.00	$ 7,819.00
13	7' x 4' TXDOT Headwall w/Dissipators	1	EA	$ 18,470.00	$ 18,470.00
14	7' x 3' TXDOT Headwall	1	EA	$ 17,740.00	$ 17,740.00
15	4' x 4' Box Manhole	12	EA	$ 4,030.00	$ 48,360.00
16	5' x 5' Box Manhole	1	EA	$ 4,280.00	$ 4,280.00
17	5' x 4' Box Manhole	1	EA	$ 4,242.00	$ 4,242.00
18	9' x 4' Box Manhole	1	EA	$ 6,863.00	$ 6,863.00
19	8" - 12" Rock Rip Rap (1.5' min. depth)	66	CY	$ 129.00	$ 8,514.00
20	Trench Safety	4193	LF	$ 1.00	$ 4,193.00
21	SS Staking performed by CBD	1	LS	$ 15,055.00	$ 15,055.00
TOTAL DRAINAGE IMPROVEMENTS	**-INTERIOR**				**$ 656,787.00**
WATER IMPROVEMENTS	**-INTERIOR**				
1	8" DR18 Pipe and Fittings	5821	LF	$ 53.00	$ 308,513.00
2	8" Gate Valve Box	14	EA	$ 2,510.00	$ 35,140.00
3	5-1/4" Fire Hydrant - Incl/ Valve, Box and Lead	10	EA	$ 6,635.00	$ 66,350.00
4	Raise Valves to finished grade	24	EA	$ 190.00	$ 4,560.00
5	Connect to 1A 8" WL	3	EA	$ 1,250.00	$ 3,750.00
6	Single Water Service	13	EA	$ 2,035.00	$ 26,455.00
7	Double Water Service	47	EA	$ 2,303.00	$ 108,241.00
8	Landscape Sleeves (1-6" & 2-4")	900	LF	$ 20.00	$ 18,000.00
9	Trench Safety	5821	LF	$ 0.50	$ 2,910.50
10	Bacteria Testing	5821	LF	$ 0.50	$ 2,910.50
11	Cloronation Testing	5821	LF	$ 0.50	$ 2,910.50
12	Water Staking performed by CBD	1	LS	$ 12,311.00	$ 12,311.00
TOTAL WATER IMPROVEMENTS	**-INTERIOR**				**$ 592,051.50**
EROSION IMPROVEMENTS	**-INTERIOR**				
1	Silt Fence (LOC)	5522	LF	$ 3.25	$ 17,946.50
2	Inlet Protection	27	EA	$ 100.00	$ 2,700.00
3	Tree Protection	491	EA	$ 4.20	$ 2,062.20
4	Rock Berm	342	EA	$ 25.50	$ 8,721.00
5	Double Duty Rock Berm	530	EA	$ 25.50	$ 13,515.00
6	ROW Revegetation	12059	SY	$ 2.10	$ 25,323.90
7	Easement & Open Space Revegetation	85651	SY	$ 2.10	$ 179,867.10
8	8" - 12" Mortared Rock Rip Rap (1.5' min. depth)	1104	CY	$ 156.00	$ 172,224.00
9	Concrete Washout	1	EA	$ 800.00	$ 800.00
10	LOC Staking performed by CBD	1	LS	$ 11,326.00	$ 11,326.00
TOTAL EROSION IMPROVEMENTS	**-INTERIOR**				**$ 434,485.70**
ELECTRIC IMPROVEMENTS (Bluebonnet Preliminary)					
1	Electric Improvements	1	LS	$ 268,230.00	$ 268,230.00
TOTAL ELECTRIC IMPROVEMENTS (Bluebonnet Preliminary)					**$ 268,230.00**
ALTERNATES					
2	Payment Performance Bond	1	LS	$ 25,116.00	$ 25,116.00
TOTAL ALTERNATES					**$ 25,116.00**
TOTAL HOLLEY SMITH PH 1B-INTERIOR					**$ 4,382,388.13**

PROJECT: HOLLEY SMITH PH 1A MAJOR TRACT

OWNER: KB HOME LONE STAR, INC
ENGINEER: CARLSON BRIGANCE & DOERING
CONTRACTOR: DNT

ITEM	DESCRIPTION	QTY	UNIT	COST	TOTAL
CO#3 STREET IMPROVEMENTS	**- MAJOR TRACT (CHANGE ORDER 3)**				
1	CO#3 ADD: 6' Sidewalk	84780	EA	$ 1.00	$ 84,780.00
TOTAL CO#3 STREET IMPROVEMENTS	**-MAJOR TRACT (CHANGE ORDER 3)**				**$ 84,780.00**
POND A IMPROVEMENTS	**- MAJOR TRACT**				
1	Excavation	1236	CY	$ 2.66	$ 3,287.76
2	Embankment	5013	CY	$ 1.40	$ 7,018.20
3	12' Pond Access Ramp	34	SY	$ 39.80	$ 1,353.20
4	Pipe Gate	1	EA	$ 1,434.00	$ 1,434.00
5	Stormwater Sign	1	EA	$ 450.00	$ 450.00
6	9' Wide Concrete Weir	1	EA	$ 13,177.00	$ 13,177.00
7	18" RCP Class III (All Depths)	52	LF	$ 52.00	$ 2,704.00
8	18" Sloped Concrete Rip Rap Headwall	2	EA	$ 1,624.00	$ 3,248.00
9	8" - 12" Rock Rip Rap (1.5' min. depth)	234	CY	$ 129.00	$ 30,186.00
10	Black Vinyl Chain Link Fence	40	LF	$ 181.00	$ 7,240.00
11	Pond Verification performed by CBD	1	LS	$ 7,500.00	$ 7,500.00
TOTAL POND A IMPROVEMENTS	**- MAJOR TRACT**				**$ 77,598.16**
WATER IMPROVEMENTS	**- MAJOR TRACT**				
1	12" DR18 Pipe and Fittings	1499	LF	$ 92.00	$ 137,908.00
2	8" Gate Valve Box	1	EA	$ 2,510.00	$ 2,510.00
3	12" Gate Valve Box	2	EA	$ 4,080.00	$ 8,160.00
4	5-1/4" Fire Hydrant - Incl/ Valve, Box and Lead	3	EA	$ 6,635.00	$ 19,905.00
5	Raise Valves to finished grade	5	EA	$ 190.00	$ 950.00
8	Trench Safety	1499	LF	$ 0.50	$ 749.50
9	Bacteria Testing	1499	LF	$ 0.50	$ 749.50
10	Cloronation Testing	1499	LF	$ 0.50	$ 749.50
11	Water Staking performed by CBD	1	LS	$ 934.00	$ 934.00
TOTAL WATER IMPROVEMENTS	**- MAJOR TRACT**				**$ 172,615.50**
CO#1 WATER IMPROVEMENTS	**- MAJOR TRACT (CHANGE ORDER 1)**				
1	CO#1 WATER IMPROVEMENTS (CHANGES TO 12")	10583	LF	$ 1.00	$ 10,583.00
TOTAL CO#1 WATER IMPROVEMENTS	**- MAJOR TRACT (CHANGE ORDER 1)**				**$ 10,583.00**
EROSION IMPROVEMENTS-POND	**- MAJOR TRACT**				
1	Silt Fence (LOC)	3728	LF	$ 3.25	$ 12,116.00
2	Rock Berm	297	EA	$ 25.50	$ 7,573.50
3	Double Duty Rock Berm	64	EA	$ 25.50	$ 1,632.00
4	ROW Revegetation	2142	SY	$ 2.10	$ 4,498.20
5	Pond Revegetation	7653	SY	$ 2.10	$ 16,071.30
6	LOC Staking performed by CBD	1	LS	$ 993.00	$ 993.00
TOTAL EROSION IMPROVEMENTS-POND	**- MAJOR TRACT**				**$ 42,884.00**
TOTAL HOLLEY SMITH PH 1A-MAJOR TRACT					**$ 388,460.66**

PROJECT: HOLLEY SMITH PH 1B MAJOR TRACT

OWNER: KB HOME LONE STAR, INC
ENGINEER: CARLSON BRIGANCE & DOERING
CONTRACTOR: DNT

ITEM	DESCRIPTION	QTY	UNIT	COST	TOTAL
GRADING-	**- MAJOR TRACT-VENTURA (ANDERSON)**				
1	ROW Excavation	915	CY	$ 2.66	$ 2,433.90
2	ROW Embankment	915	CY	$ 1.40	$ 1,281.00
TOTAL GRADING-	**- MAJOR TRACT-VENTURA (ANDERSON)**				**$ 3,714.90**
STREET IMPROVEMENTS	**- MAJOR TRACT-VENTURA**				
1	Subgrade Prep (3' Behind BOC)	1938	SY	$ 2.00	$ 3,876.00
2	15" Flexible Base	1938	SY	$ 18.30	$ 35,465.40
3	2.0" HMAC	1558	SY	$ 18.60	$ 28,978.80
4	Moisture Barrier (10' Behind BOC)	760	SY	$ 3.35	$ 2,546.00
5	Curb and Gutter	684	LF	$ 16.25	$ 11,115.00
6	4' Sidewalk	684	LF	$ 40.10	$ 27,428.40
7	Permanent End of Road Barricades	2	EA	$ 1,400.00	$ 2,800.00
8	C&G Staking performed by CBD	1	LS	$ 1,148.28	$ 1,148.28
TOTAL STREET IMPROVEMENTS	**- MAJOR TRACT-VENTURA**				**$ 113,357.88**
WASTEWATER IMPROVEMENTS	**-MAJOR TRACT**				
1	8" SDR-26 (All Depths)	628	LF	$ 46.00	$ 28,888.00
3	4' Standard Manhole	3	EA	$ 4,650.00	$ 13,950.00
7	Trench Safety	628	LF	$ 1.00	$ 628.00
8	Pre-Mandrel Test	628	LF	$ 0.50	$ 314.00
9	Mandrel Test	628	LF	$ 0.50	$ 314.00
10	Camera Test	628	LF	$ 1.00	$ 628.00
11	Coat Manholes	3	EA	$ 1,830.00	$ 5,490.00
12	WW Staking performed by CBD	1	LS	$ 12,088.00	$ 12,088.00
TOTAL WASTEWATER IMPROVEMENTS	**-MAJOR TRACT**				**$ 62,300.00**
CO#1 WASTEWATER IMPROVEMENTS	**-MAJOR TRACT (CHANGE ORDER 1)**				
1	CO#1 Sewer (WW) Improvements (change 8" to 12" cost)	21306.7	LF	$ 1.00	$ 21,306.74
TOTAL CO#1 WASTEWATER IMPROVEMENTS	**-MAJOR TRACT (CHANGE ORDER 1)**				**$ 21,306.74**
DRAINAGE IMPROVEMENTS	**- MAJOR TRACT**				
1	18" RCP Class III (All Depths)	134	LF	$ 52.00	$ 6,968.00
2	10' Curb Inlet	2	EA	$ 5,275.00	$ 10,550.00
3	36" RCP Class III (All Depths)	1429	LF	$ 125.00	$ 178,625.00
4	36" Sloped Concrete Rip Rap Headwall	2	EA	$ 4,519.00	$ 9,038.00
5	5' x 5' Box Manhole	5	EA	$ 4,280.00	$ 21,400.00
6	Trench Safety	1563	LF	$ 1.00	$ 1,563.00
7	SS Staking performed by CBD	1	LS	$ 359.00	$ 359.00
TOTAL DRAINAGE IMPROVEMENTS	**- MAJOR TRACT**				**$ 228,503.00**
CO#1 DRAINAGE IMPROVEMENTS	**- MAJOR TRACT (CHANGE ORDER 1)**				
1	CO#1 Drainage Improvements (storm adjustments)	7415	LF	$ 1.00	$ 7,415.00
TOTAL CO#1 DRAINAGE IMPROVEMENTS	**- MAJOR TRACT (CHANGE ORDER 1)**				**$ 7,415.00**
WATER IMPROVEMENTS	**-MAJOR TRACT**				
1	12" DR18 Pipe and Fittings	343	LF	$ 92.00	$ 31,556.00
2	8" Gate Valve Box	1	EA	$ 2,510.00	$ 2,510.00
3	12" Gate Valve Box	2	EA	$ 4,080.00	$ 8,160.00
4	5-1/4" Fire Hydrant - Incl/ Valve, Box and Lead	1	EA	$ 6,635.00	$ 6,635.00
5	Raise Valves to finished grade	4	EA	$ 190.00	$ 760.00
6	Irrigation Service	1	EA	$ 4,651.00	$ 4,651.00
7	2" Blow Off	1	EA	$ 2,927.00	$ 2,927.00
8	Trench Safety	343	LF	$ 0.50	$ 171.50
9	Bacteria Testing	343	LF	$ 0.50	$ 171.50
10	Cloronation Testing	343	LF	$ 0.50	$ 171.50
11	Water Staking performed by CBD	1	LS	$ 771.00	$ 771.00
TOTAL WATER IMPROVEMENTS	**-MAJOR TRACT**				**$ 58,484.50**
EROSION IMPROVEMENTS	**-MAJOR TRACT**				
1	Stabilized Construction Entrance	1	EA	$ 1,000.00	$ 1,000.00
2	Silt Fence (LOC)	412	LF	$ 3.25	$ 1,339.00
3	Inlet Protection	2	EA	$ 100.00	$ 200.00
4	ROW Revegetation	800	SY	$ 2.10	$ 1,680.00
5	LOC Staking performed by CBD	1	LS	$ 845.00	$ 845.00
TOTAL EROSION IMPROVEMENTS	**-MAJOR TRACT**				**$ 5,064.00**
TOTAL HOLLEY SMITH PH 1B-MAJOR TRACT					**$ 500,146.02**

Date	Invoice #	Amount	Description
1/24/2022	48156	$56,850.00	Preliminary - 75%
10/10/2022	49214	$163,325.00	Construction Plans - 75%, AGP - 100%
10/10/2022	49215	$44,355.44	Final Plat
3/7/2023	49889	$3,905.00	Modify Preliminary and Final Plat-Lot Changes
3/22/2023	49922	$18,550.00	Preliminary - 25%
3/22/2023	49923	$7,250.00	Final Plat Processing
6/5/2023	50168	$5,000.00	Concept Plan
6/6/2023	50171	$4,735.00	Development Agreement
7/7/2023	50283	$45,175.00	Construction Plans - 25%
8/29/2023	50463	$486.50	Construction Admin-DNT Est #1
9/18/2023	50515	$7,290.00	Ph 1 - Anderson Road - 75%
9/25/2023	50530	$973.00	Construction Admin-DNT Est #2
10/23/2023	50629	$2,189.25	Construction Admin-DNT Est #3
11/22/2023	50747	$1,216.25	Construction Admin-DNT Est #4
12/1/2023	50771	$1,216.25	Construction Admin-DNT Est #5
1/5/2024	50903	$1,946.00	Construction Admin-DNT Est #6
1/23/2024	50935	$729.75	Construction Admin-DNT Est #7
2/5/2024	50968	$1,946.00	Construction Admin-DNT Est #8
2/19/2024	51015	$2,430.00	Ph 1 - Anderson Road - 25%
2/26/2024	51042	$3,162.25	Construction Admin-DNT Est #9
3/11/2024	51094	$973.00	Construction Admin-DNT Est #10
3/22/2024	51158	$973.00	Construction Admin-DNT Est #11
4/5/2024	51225	$1,216.25	Construction Admin-DNT Est #12
4/19/2024	51263	$729.75	Construction Admin-DNT Est #13
5/7/2024	51356	$1,216.25	Construction Admin-DNT Est #14
5/24/2024	51406	$729.75	Construction Admin-DNT Est #15
6/10/2024	51458	$1,459.50	Construction Admin-DNT Est #16
6/24/2024	51497	$243.25	Construction Admin-DNT Est #17
7/30/2024	51637	$2,706.25	Amended Plat
8/9/2024	51684	$243.25	Construction Admin-DNT Est #18A
9/16/2024	51822	$1,459.50	Construction Admin-DNT Est #19 & 20
8/19/2021	S15026	$11,366.25	ALTA Survey
2/25/2022	S16772	$27,500.00	Tree Survey/Topo
10/21/2022	S19829	$542.30	ESO/Preliminary Plan Review Fees
12/17/2022	S20393	$554.40	Plat/Plan Review Fees
4/4/2023	S21250	$2,780.00	Lot Fit
4/7/2023	S21285	$304.30	Permit Fee/Tax Certificates
10/6/2023	S22810	$120.00	Reproduction
10/27/2023	S22993	$200.20	Plat Recording Fee
12/19/2023	S23354	$2,246.20	Final Plat Review Fees/Completeness Check Fee
1/19/2024	S23520	$500.00	Simple Marketing Plat
4/9/2024	S24047	$350.00	Stake basketball court & pavilion
5/22/2024	S24353	$750.00	Grade verification for park
6/27/2024	S24580	$2,000.00	As-Built of Pond - Phase 1B
8/12/2024	S24880	$1,019.70	Amended Plat Submittal Fee
8/24/2024	S24932	$24,975.00	Shells-Grading Comparison
9/10/2024	S25024	$1,625.00	Stake rear lot pins-13 lots
9/23/2024	S25101	$2,000.00	Grading Comparision - Phase 1A
		$463,513.79	**Total Civil Engineering and Surveying fees**

IX. BOND IMPROVEMENT EXHIBITS

SUB-STREET.CTB

LOT	BLOCK	USE
1	A	SINGLE FAMILY
2	A	SINGLE FAMILY
3	A	SINGLE FAMILY
4	A	SINGLE FAMILY
5	A	SINGLE FAMILY
6	A	SINGLE FAMILY
7	A	SINGLE FAMILY
8	A	SINGLE FAMILY
9	A	SINGLE FAMILY
10	A	SINGLE FAMILY
11	A	SINGLE FAMILY
12	A	SINGLE FAMILY
13	A	SINGLE FAMILY
14	A	SINGLE FAMILY
15	A	SINGLE FAMILY
16	A	SINGLE FAMILY
17	A	SINGLE FAMILY
18	A	SINGLE FAMILY
19	A	SINGLE FAMILY
20	A	SINGLE FAMILY
21	A	SINGLE FAMILY
22	A	SINGLE FAMILY
23	A	SINGLE FAMILY
24	A	SINGLE FAMILY
25	A	SINGLE FAMILY
26	A	SINGLE FAMILY
27	A	SINGLE FAMILY
28	A	SINGLE FAMILY
29	A	SINGLE FAMILY
30	A	SINGLE FAMILY
31	A	SINGLE FAMILY
32	A	SINGLE FAMILY
33	A	SINGLE FAMILY
34	A	SINGLE FAMILY
35	A	SINGLE FAMILY
36	A	SINGLE FAMILY
37	A	SINGLE FAMILY
38	A	SINGLE FAMILY
39	A	SINGLE FAMILY
40	A	SINGLE FAMILY
41	A	SINGLE FAMILY
42	A	SINGLE FAMILY
43	A	SINGLE FAMILY
44	A	SINGLE FAMILY
45	A	SINGLE FAMILY
46	A	SINGLE FAMILY
47	A	SINGLE FAMILY
48	A	PUE, LSE & SWE
49	A	OPEN SPACE & GREEN BELT
50	A	PUE, LSE & SWE

LOT	BLOCK	USE
1	B	SINGLE FAMILY
2	B	SINGLE FAMILY
3	B	SINGLE FAMILY
4	B	SINGLE FAMILY
5	B	SINGLE FAMILY
6	B	SINGLE FAMILY
7	B	SINGLE FAMILY
8	B	SINGLE FAMILY
9	B	SINGLE FAMILY
10	B	SINGLE FAMILY
11	B	SINGLE FAMILY
12	B	SINGLE FAMILY
13	B	SINGLE FAMILY
14	B	SINGLE FAMILY
15	B	SINGLE FAMILY
16	B	SINGLE FAMILY
17	B	SINGLE FAMILY
18	B	SINGLE FAMILY
19	B	OPEN SPACE & GREEN BELT
1	C	SINGLE FAMILY
2	C	SINGLE FAMILY
3	C	SINGLE FAMILY
4	C	SINGLE FAMILY
5	C	SINGLE FAMILY
6	C	SINGLE FAMILY
7	C	SINGLE FAMILY
8	C	SINGLE FAMILY
9	C	SINGLE FAMILY
10	C	SINGLE FAMILY
11	C	SINGLE FAMILY
12	C	SINGLE FAMILY
13	C	SINGLE FAMILY
14	C	SINGLE FAMILY
15	C	SINGLE FAMILY
16	C	SINGLE FAMILY
17	C	SINGLE FAMILY
18	C	SINGLE FAMILY
19	C	OPEN SPACE & GREEN BELT
1	D	SINGLE FAMILY
2	D	SINGLE FAMILY
3	D	SINGLE FAMILY
4	D	SINGLE FAMILY
5	D	SINGLE FAMILY
6	D	SINGLE FAMILY
7	D	SINGLE FAMILY
8	D	SINGLE FAMILY
9	D	SINGLE FAMILY
10	D	SINGLE FAMILY
11	D	OPEN SPACE & GREEN BELT

LOT	BLOCK	USE
1	E	SINGLE FAMILY
2	E	SINGLE FAMILY
3	E	SINGLE FAMILY
4	E	SINGLE FAMILY
5	E	SINGLE FAMILY
6	E	SINGLE FAMILY
7	E	SINGLE FAMILY
8	E	SINGLE FAMILY
9	E	SINGLE FAMILY
10	E	OPEN SPACE & GREEN BELT
1	F	SINGLE FAMILY
2	F	SINGLE FAMILY
3	F	SINGLE FAMILY
4	F	SINGLE FAMILY
5	F	SINGLE FAMILY
6	F	SINGLE FAMILY
7	F	SINGLE FAMILY
8	F	SINGLE FAMILY
9	F	SINGLE FAMILY
10	F	SINGLE FAMILY
11	F	SINGLE FAMILY
12	F	SINGLE FAMILY
13	F	SINGLE FAMILY
14	F	SINGLE FAMILY
15	F	SINGLE FAMILY
16	F	SINGLE FAMILY
17	F	SINGLE FAMILY
18	F	SINGLE FAMILY
19	F	SINGLE FAMILY
20	F	SINGLE FAMILY
21	F	SINGLE FAMILY
22	F	SINGLE FAMILY
23	F	SINGLE FAMILY
24	F	SINGLE FAMILY
25	F	SINGLE FAMILY
26	F	SINGLE FAMILY
26	F	SINGLE FAMILY
27	F	SINGLE FAMILY
28	F	SINGLE FAMILY
29	F	SINGLE FAMILY
30	F	SINGLE FAMILY
53	F	OPEN SPACE, GREEN BELT & DE
54	F	PARK
55	F	PUE, LSE & SWE
18	G	SINGLE FAMILY
19	G	SINGLE FAMILY
20	G	SINGLE FAMILY
1	N	HOA LOT

TOTAL SINGLE FAMILY LOTS	
BLOCK	# OF SINGLE FAMILY
A	47
B	18
C	18
D	10
E	9
F	30
G	3
TOTAL	135

	NUMBER OF LOTS
PUE, LSE & SWE	3
OPEN SPACE, GREEN BELT & DE	2
OPEN SPACE & GREEN BELT	4
PARK	1
HOA LOT	1
TOTAL	11

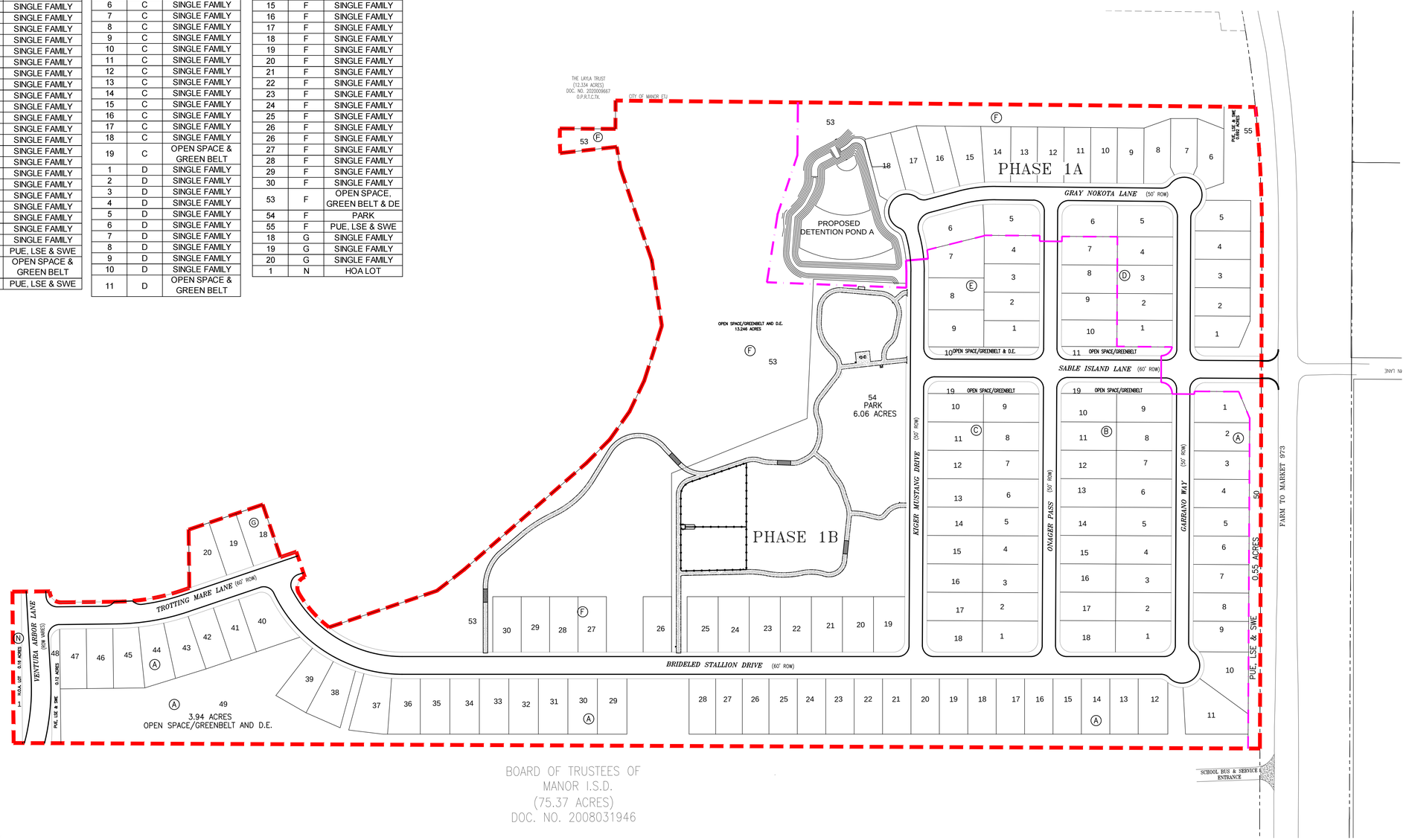
LEGEND

14 (F) LOT NUMBER & BLOCK LETTER

PLANNING AREA BOUNDARY

0 120' 240'

SCALE: 1" = 120'



BOARD OF TRUSTEES OF
MANOR I.S.D.
(75.37 ACRES)
DOC. NO. 2008031946

FILE PATH: J:\ACD\5411\PID\5411 PID-PHASE 1A & 1B\PID IMPROVEMENT 4022\2025\5411-LOT IMPROVEMENT PID EXHIBIT-PHASE 1 1A2B.dwg - Sep 05, 2025 - 9:45am

DESIGNED BY: LAW

DRAFTED BY: CMC

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: LOT IMPROVEMENT EXHIBIT

JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION

PROJECT: IMPROVEMENT AREA 1 PLAN

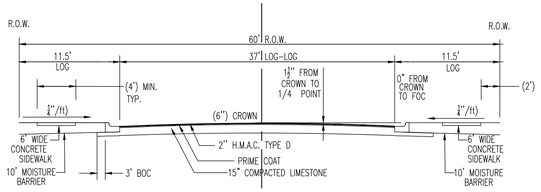
9-5-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE September 2025

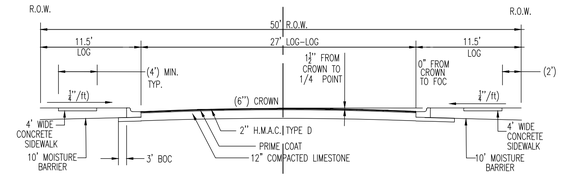
JOB NUMBER 5411

SHEET 1 OF 1



COLLECTOR STREET SECTION

N.T.S.



LOCAL STREET SECTION

N.T.S.

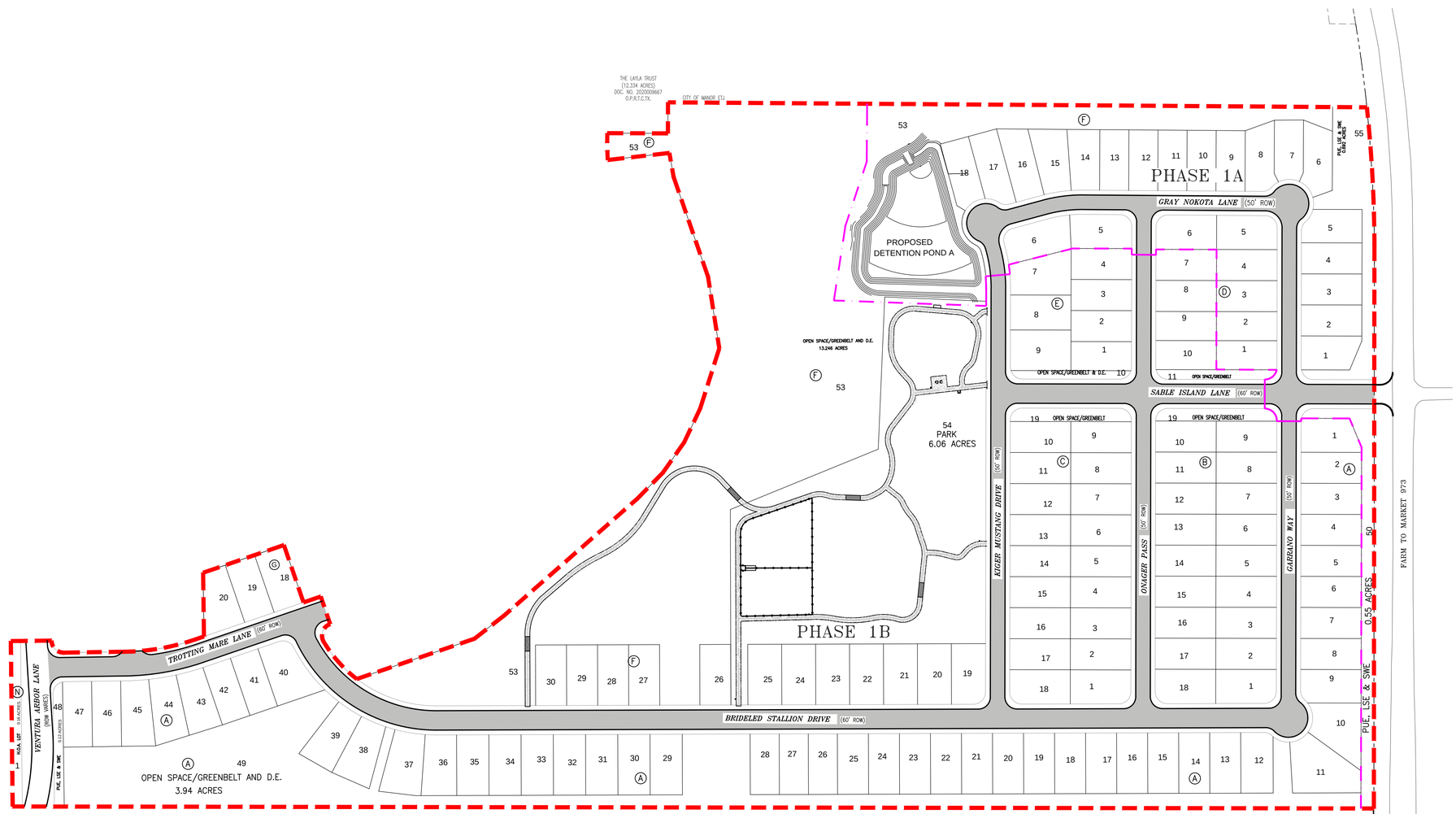
LEGEND

PROPOSED PAVEMENT PID

PLANNING AREA BOUNDARY

0 120' 240'

SCALE: 1" = 120'



DESIGNED BY: LAW	DRAFTED BY: CMC

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: ROAD IMPROVEMENT AREA 1 EXHIBIT

JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION

PROJECT: IMPROVEMENT AREA 1 PLAN

9-5-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE September 2025

JOB NUMBER 5411

SHEET 1 OF 1

SUB-STREET.CTB

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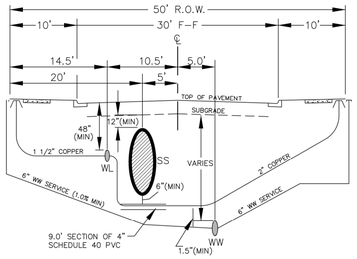
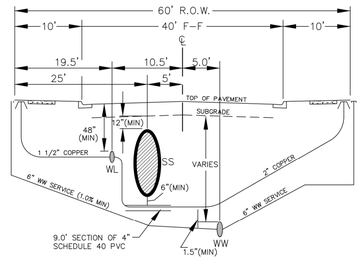


LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
NTS



COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
NTS

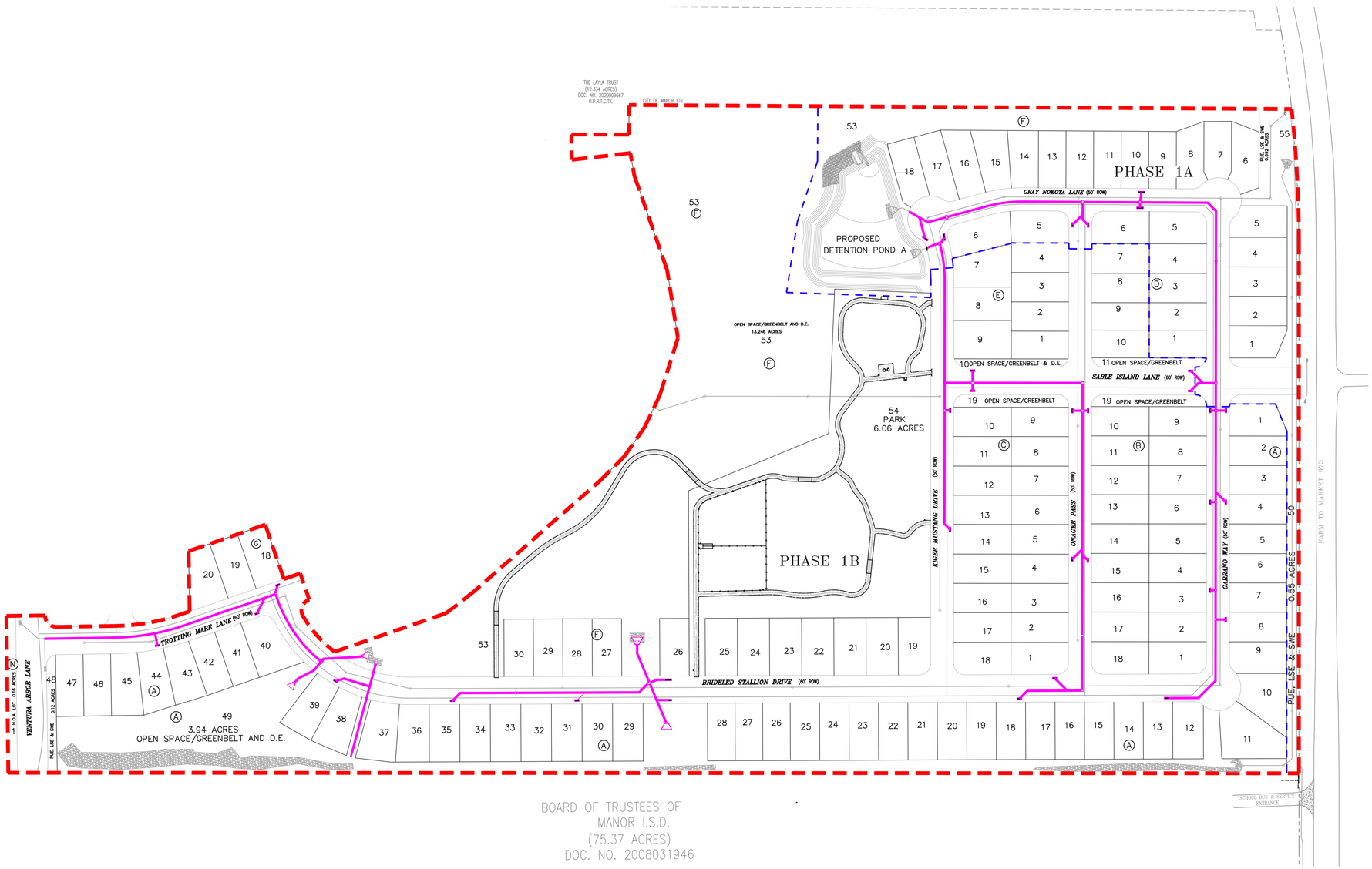
LEGEND

PROPOSED STORM SEWER LINE

PLANNING AREA BOUNDARY

0 120' 240'

SCALE: 1" = 120'



DESIGNED BY:	DRAFTED BY:
LAW	CMC

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: DRAINAGE IMPROVEMENT AREA 1 EXHIBIT

JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION

PROJECT: IMPROVEMENT AREA 1 PLAN

9-5-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: September 2025

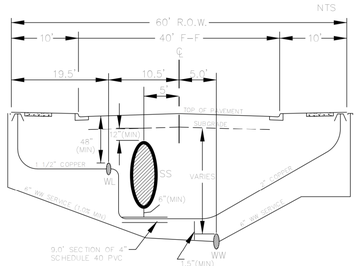
JOB NUMBER: 5411

SHEET 1 OF 1

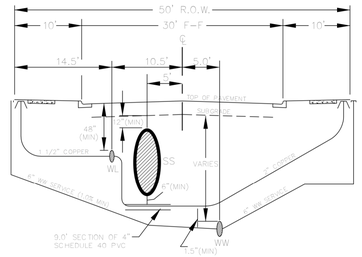
SUB-STORM.CTB

FILE PATH: J:\ACD\5411\PD\5411 PD-PHASE 1A & 1B\5411-DRAINAGE PD EXHIBIT-PHASE 1A & 1B.dwg - Sep 02, 2025 - 10:35am

SUB-WATER.CTB



COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
NTS



LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
NTS

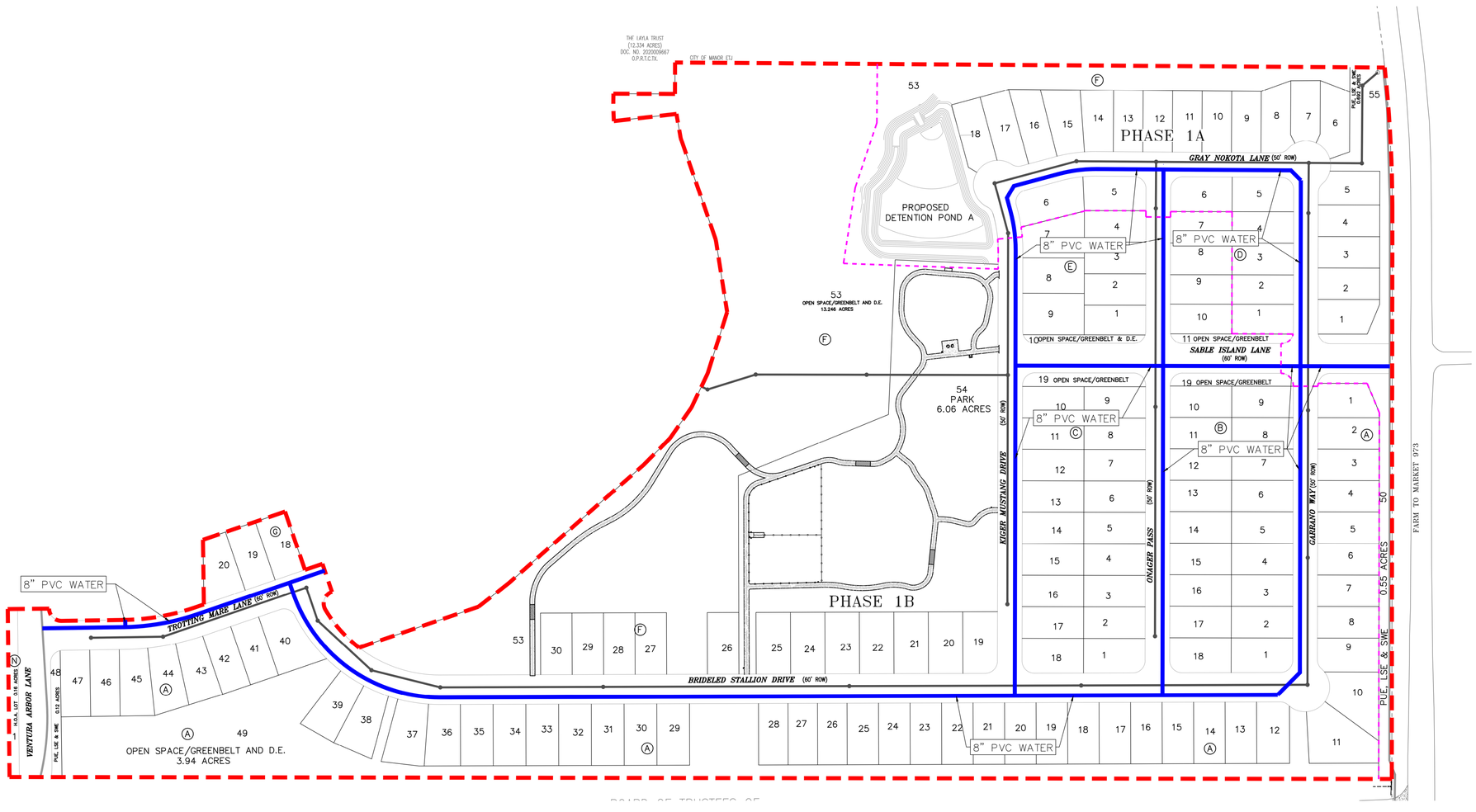
LEGEND

PROPOSED WATER LINE

PLANNING AREA BOUNDARY

0 120' 240'

SCALE: 1" = 120'



DESIGNED BY:	DRAFTED BY:
LAW	CMC

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791

Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160

North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: WATER IMPROVEMENT AREA 1 EXHIBIT

JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION

PROJECT: IMPROVEMENT AREA 1 PLAN

9-5-25

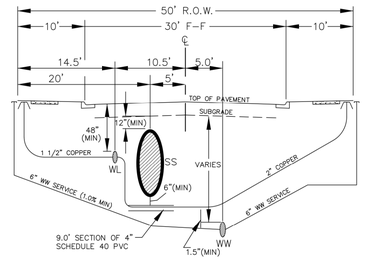
STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: September 2025

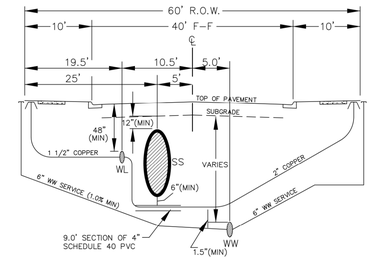
JOB NUMBER: 5411

SHEET 1 OF 1

FILE PATH:J:\ACAD\5411\PD\5411 PD-PHASE 1A & 1B\5411-WATER PID EXHIBIT-PHASE 1A & 1B.dwg - Sep 02, 2025 - 10:28am



LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
NTS



COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
NTS

LEGEND

- PROPOSED WASTEWATER LINE
- PLANNING AREA BOUNDARY

0 120' 240'

SCALE: 1" = 120'

DESIGNED BY: LAW	DRAFTED BY: CMC

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: WASTEWATER IMPROVEMENT AREA 1 EXHIBIT
JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION
PROJECT: IMPROVEMENT AREA 1 PLAN

9-5-25
STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE September 2025
JOB NUMBER 5411
SHEET 1 OF 1

SUB-WASTE.CTB
FILE PATH:J:\ACDS\5411\PD\5411 PD-PHASE 1A & 1B\5411-WASTEWATER PD EXHIBIT-PHASE 1A & 1B.dwg- Sep 02, 2025 - 10:14am

X. LOT TYPE EXHIBIT

SUB-STREET.CTB

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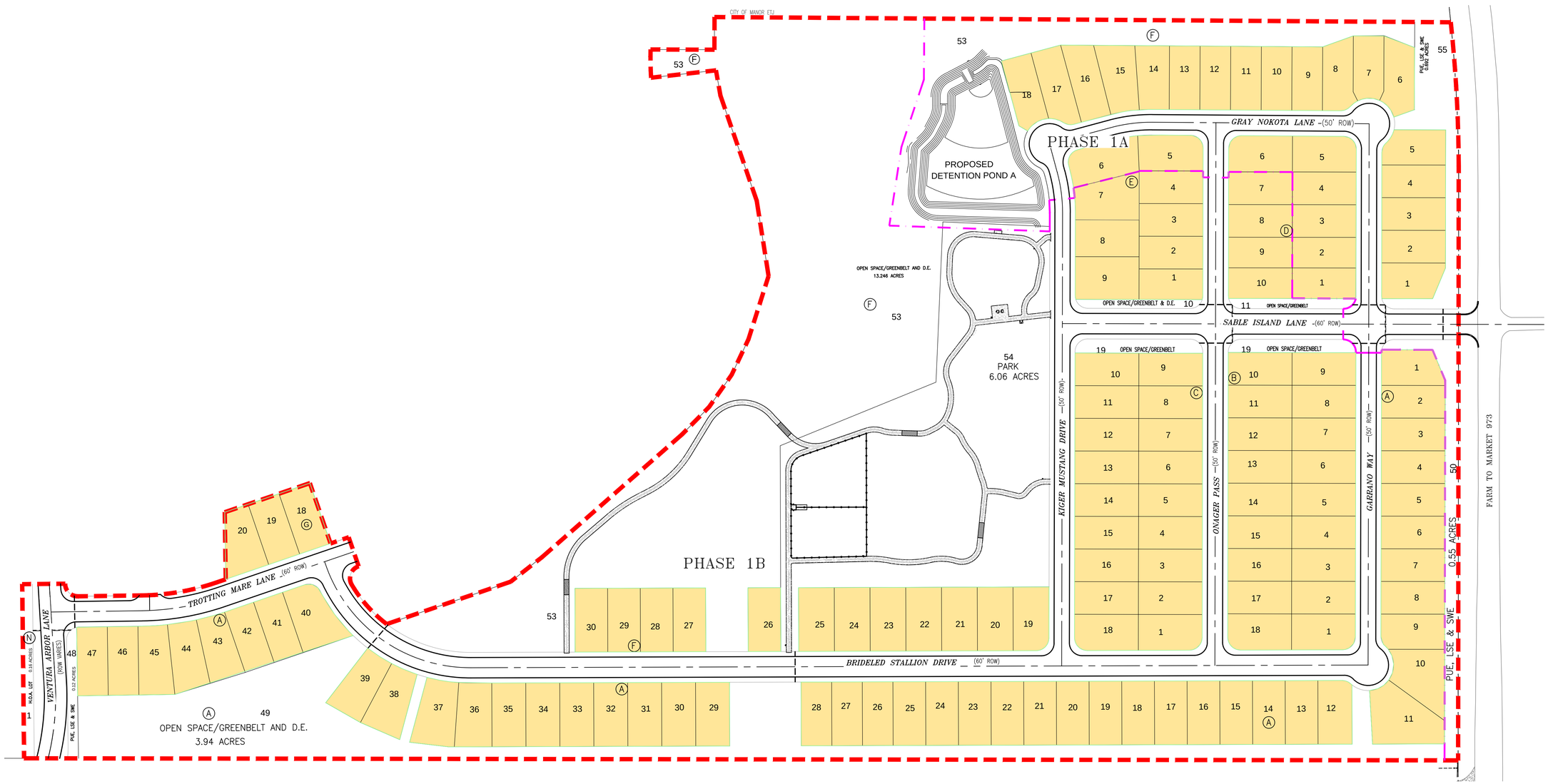


DESIGNED BY: LAW	DRAFTED BY: CMC

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: LOT TYPE MAP

JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION

PROJECT: IMPROVEMENT AREA 1 PLAN

DATE: August 2025

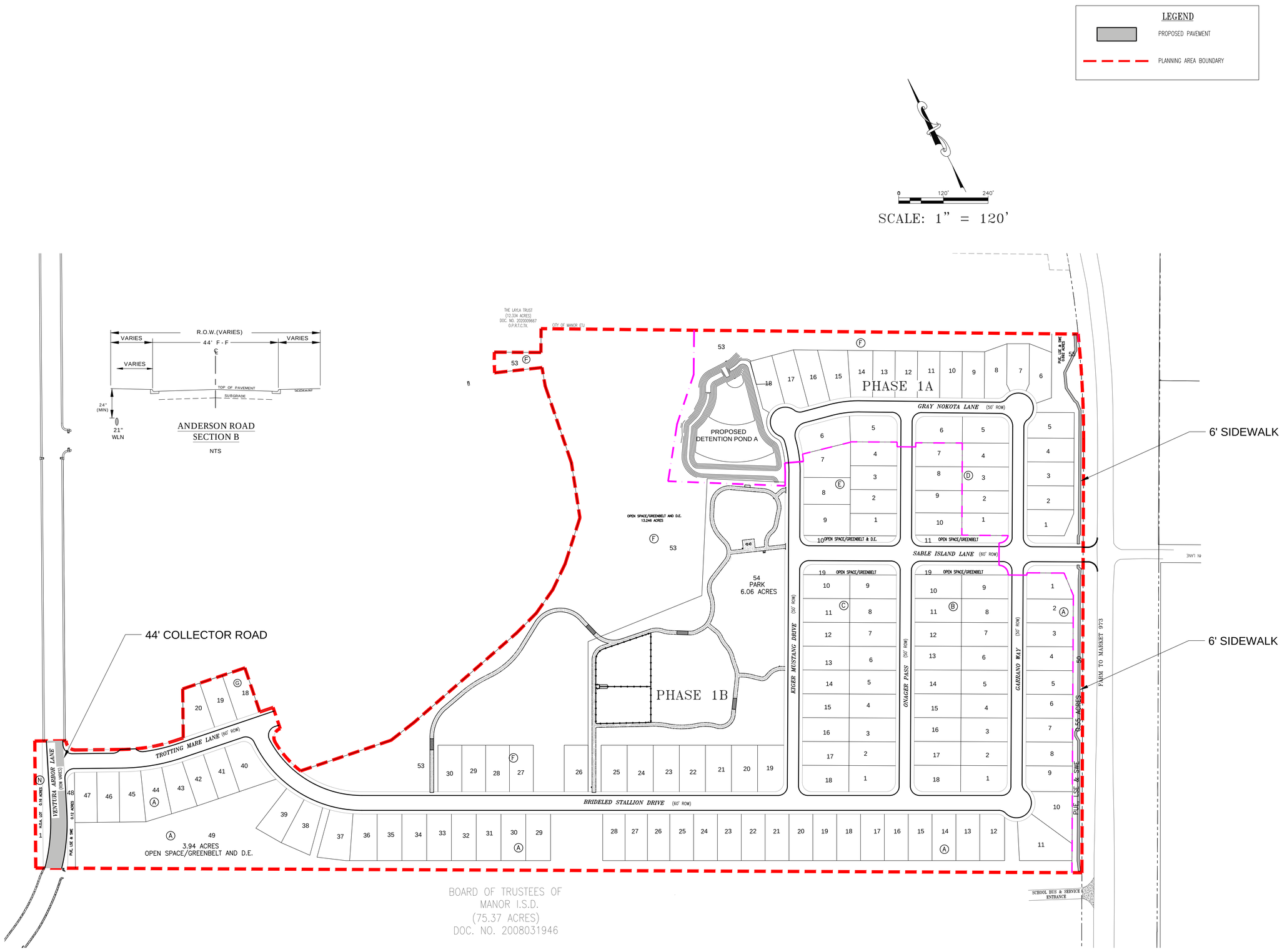
JOB NUMBER 5411

SHEET 1 OF 1

XI. MAJOR TRACT IMPROVEMENT EXHIBITS

SUB-STREET.CTB

FILE PATH:J:\ACCDS\5411\PID\5411 PID-PHASE 1A & 1B\5411-MAJOR ROAD IMPROVEMENT PID EXHIBIT-PHASE 1 A&B.dwg - Sep 05, 2025 - 8:06am



DESIGNED BY: LAW

DRAFTED BY: CMC

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: MAJOR TRACT ROAD AND SIDEWALK

JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION

PROJECT: IMPROVEMENT AREA 1 PLAN

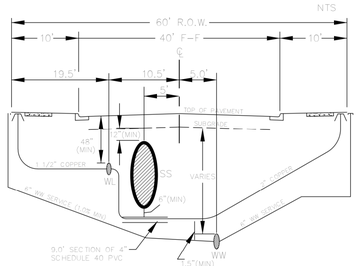
9-5-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

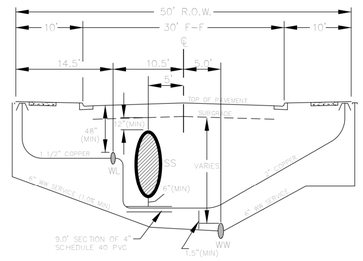
DATE: September 2025

JOB NUMBER: 5411

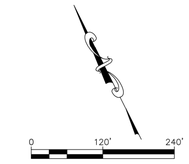
SHEET 1 OF 1



COLLECTOR ROAD
TYPICAL UTILITY ASSIGNMENTS
NTS



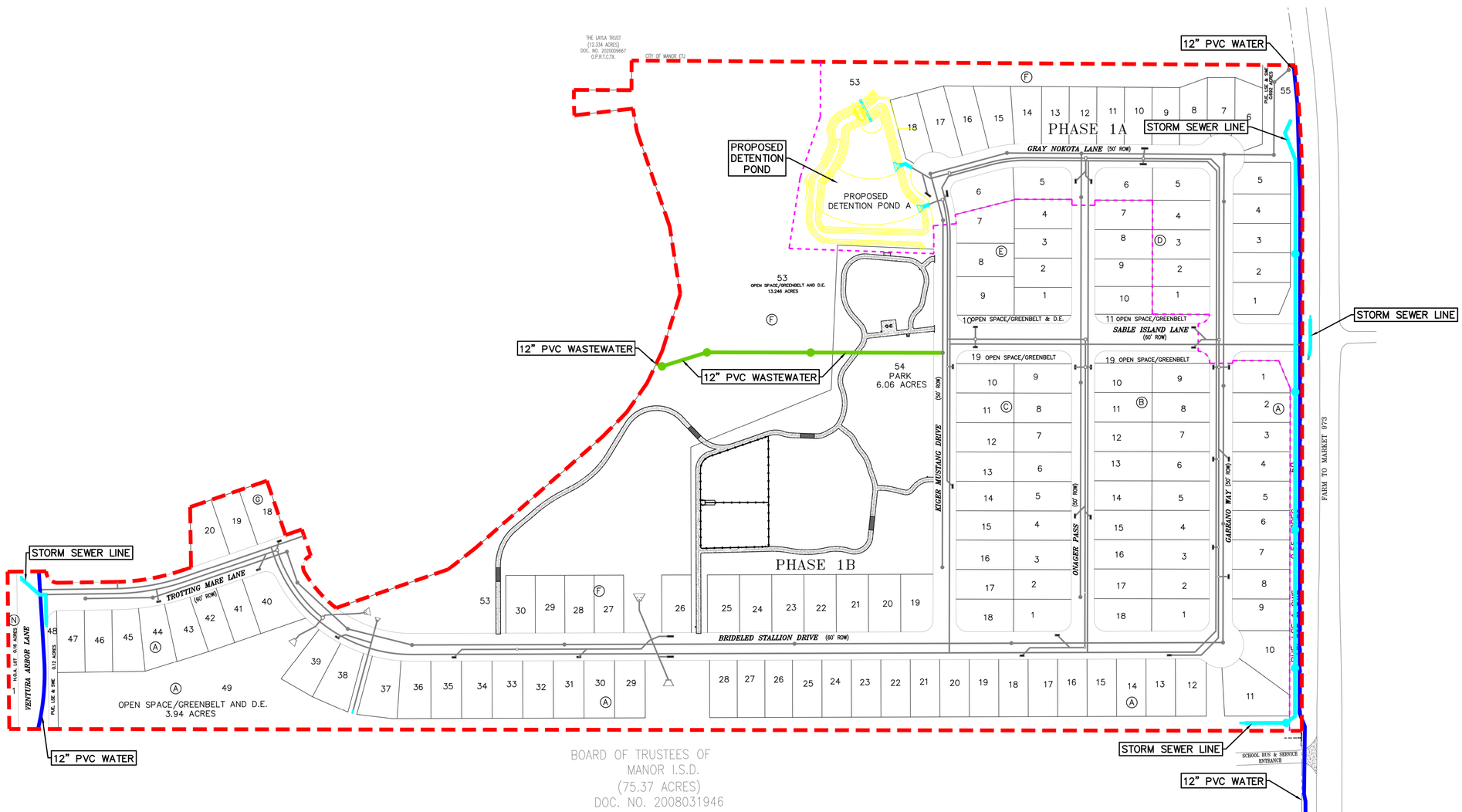
LOCAL STREETS
TYPICAL UTILITY ASSIGNMENTS
NTS



SCALE: 1" = 120'

LEGEND

- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED DETENTION POND
- PLANNING AREA BOUNDARY



DESIGNED BY: LAW

DRAFTED BY: CMC

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: MAJOR TRACT IMPROVEMENTS AREA 1 EXHIBIT

JOB NAME: MUSTANG VALLEY (HOLLEY-SMITH) SUBDIVISION

PROJECT: IMPROVEMENT AREA 1 PLAN

9-5-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE September 2025

JOB NUMBER 5411

SHEET 1 OF 1

SUB-ENGINEERING.CTB

FILE PATH: J:\ACSD\5411\PD\5411 PD-PHASE 1A & 1B\5411-MAJOR TRACT ITEMS PD EXHIBIT-PHASE 1A & 1B.dwg - Sep 02, 2025 - 10:04am

XII. Electric Improvement Description & Map

- **ELECTRIC IMPROVEMENT DESCRIPTION**

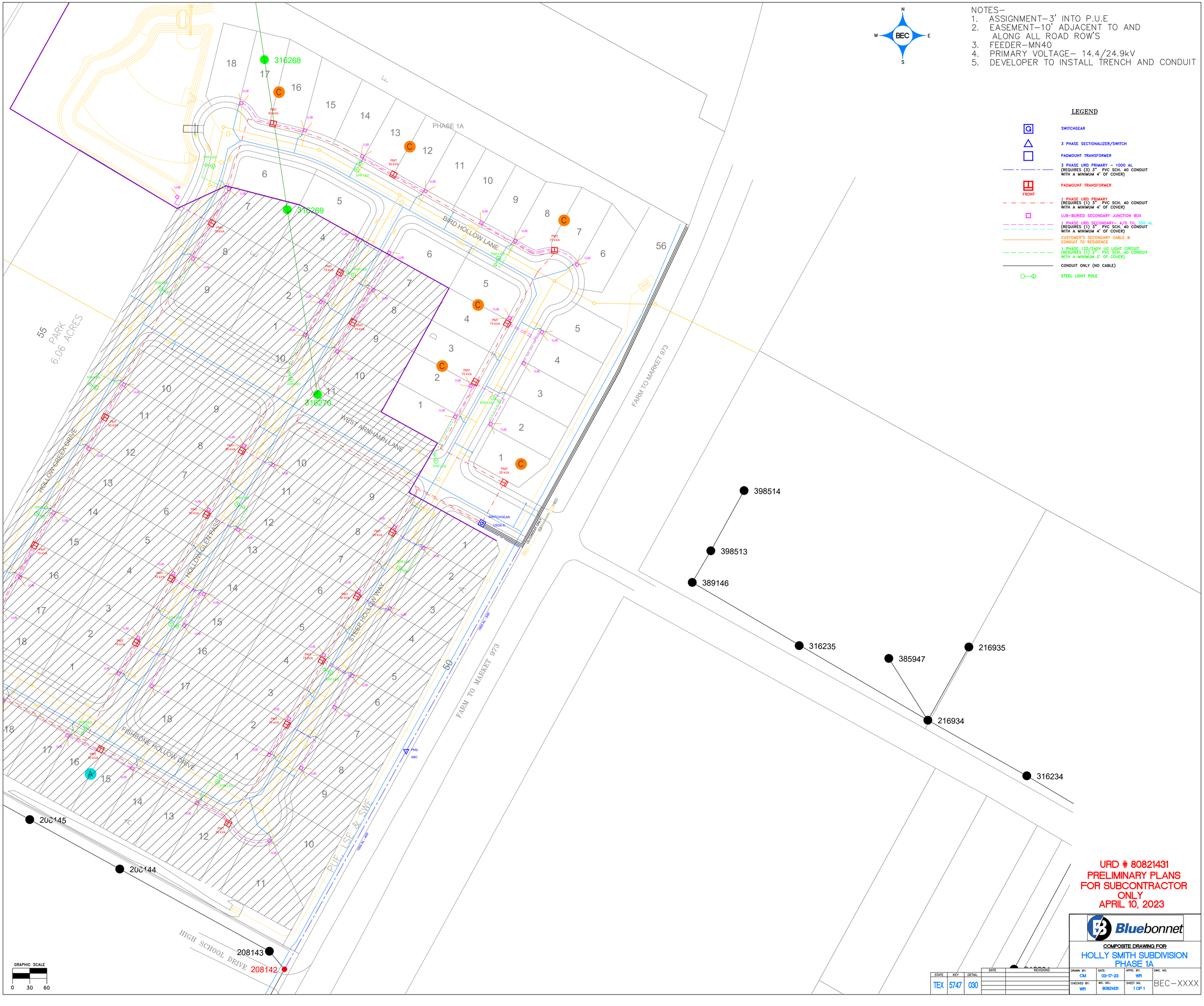
The Mustang Valley PID Improvement Area #1 was built with electric service provided to all single-family homes, streetlights, and landscaping. The provided electric service map shows the schematic of electric improvements provided to service the PID Area #1.

NOTES–
1. ASSIGNMENT–3' INTO P.U.E
2. EASEMENT–10' ADJACENT TO AND ALONG ALL ROAD ROW'S
3. FEEDER–MN40
4. PRIMARY VOLTAGE– 14.4/24.9kV
5. DEVELOPER TO INSTALL TRENCH AND CONDUIT

N
W BEC E
S

LEGEND

- SWITCHGEAR
- 3 PHASE SECTIONALIZER/SWITCH
- PADMOUNT TRANSFORMER
- 3 PHASE URD PRIMARY – 1000 AL (REQUIRES (3) 3" PVC SCH. 40 CONDUIT WITH A MINIMUM 4' OF COVER)
- PADMOUNT TRANSFORMER (FRONT)
- 1 PHASE URD PRIMARY (REQUIRES (1) 3" PVC SCH. 40 CONDUIT WITH A MINIMUM 4' OF COVER)
- UJB–BURIED SECONDARY JUNCTION BOX
- 1 PHASE URD SECONDARY– 4/0 TO 350 AL (REQUIRES (1) 3" PVC SCH. 40 CONDUIT WITH A MINIMUM 4' OF COVER)
- CUSTOMER'S SECONDARY CABLE & CONDUIT TO RESIDENCE
- 1 PHASE 120/240V UG LIGHT CIRCUIT (REQUIRES (1) 2" PVC SCH. 40 CONDUIT WITH A MINIMUM 2' OF COVER)
- CONDUIT ONLY (NO CABLE)
- STEEL LIGHT POLE



URD # 80821431
PRELIMINARY PLANS
FOR SUBCONTRACTOR
ONLY
APRIL 10, 2023

Bluebonnet

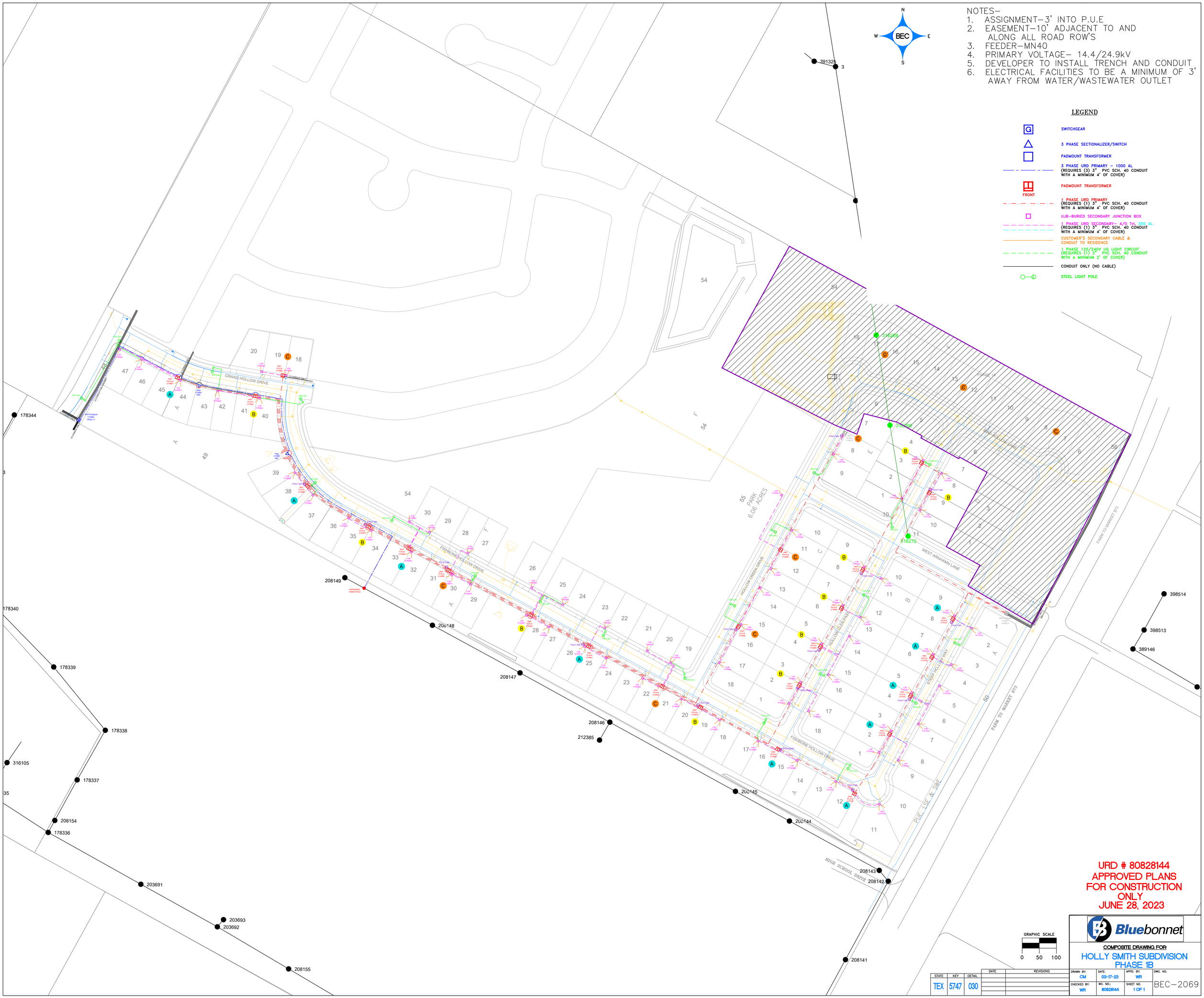
COMPOSITE DRAWING FOR:
HOLLY SMITH SUBDIVISION
PHASE 1A

STATE	KEY	DETAIL
TEX	5747	030

DATE	REVISIONS

DRAWN BY:	DATE:	APPD. BY:	DWG. NO.
CM	03-17-23	WR	BEC–XXXX
CHECKED BY:	WO. NO.:	SHEET NO.	
WR	80821431	1 OF 1	

NOTES–
1. ASSIGNMENT–3' INTO P.U.E
2. EASEMENT–10' ADJACENT TO AND ALONG ALL ROAD ROW'S
3. FEEDER–MN40
4. PRIMARY VOLTAGE– 14.4/24.9kV
5. DEVELOPER TO INSTALL TRENCH AND CONDUIT
6. ELECTRICAL FACILITIES TO BE A MINIMUM OF 3' AWAY FROM WATER/WASTEWATER OUTLET



URD # 80828144
APPROVED PLANS
FOR CONSTRUCTION
ONLY
JUNE 28, 2023

GRAPHIC SCALE
0 50 100

Bluebonnet

COMPOSITE DRAWING FOR:
HOLLY SMITH SUBDIVISION
PHASE 1B

STATE	KEY	DETAIL
TEX	5747	030

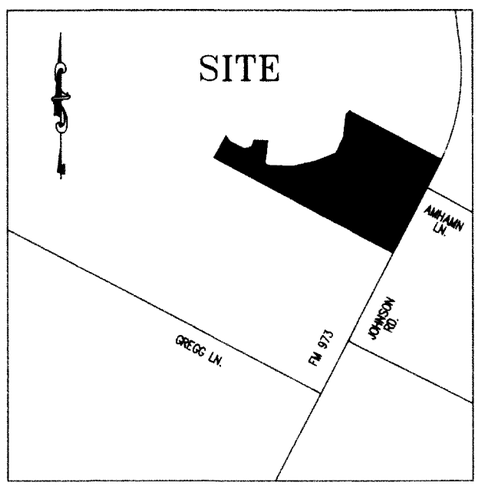
DATE	REVISIONS

DRAWN BY:	DATE:	APPD. BY:	DWG. NO.
CM	03-17-23	WR	BEC–2069
CHECKED BY:	WO. NO.:	SHEET NO.	
WR	80828144	1 OF 1	

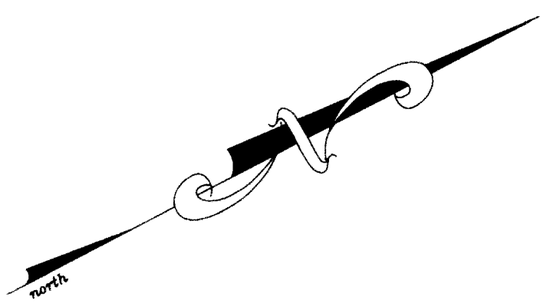
XIII. PID AREA #1 & FIELD NOTES

01/23/2025 $155.00 20250005

AMENDED PLAT HOLLEY-SMITH PHASE 1



LOCATION MAP
SCALE: 1" = 2,000'



SCALE: 1" = 200'

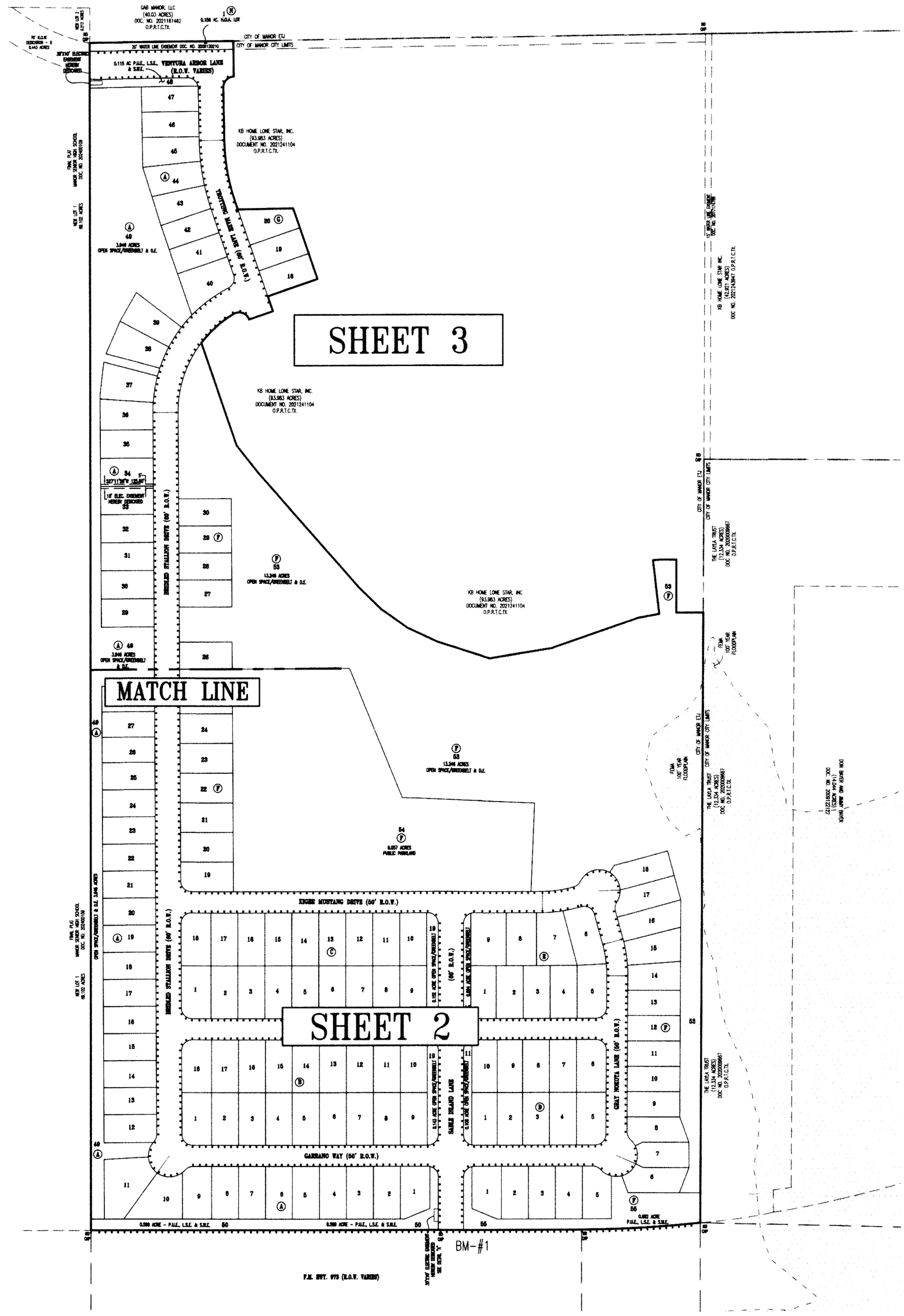
GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

LEGEND

●	CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
▩	CONCRETE MONUMENT FOUND
⊕	BENCHMARK
1	LOT NUMBER
Ⓒ	BLOCK DESIGNATOR
L.S.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
.....	APPROX. SIDEWALK LOCATION
S.W.E.	SIDEWALK EASEMENT
B.S.L.	BUILDING SETBACK LINE
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

STREETS	R.O.W.	L.F.
VENTURA ARBOR LANE	R.O.W. VARIES	342
GRAY NOKOTA LANE	50' R.O.W.	631
BRIDLED STALLION DRIVE	60' R.O.W.	2,135
TROTTING MARE LANE	60' R.O.W.	625
KIGER MUSTANG DRIVE	50' R.O.W.	1,025
ONAGER PASS	50' R.O.W.	1,064
GARRANO WAY	50' R.O.W.	1,061
SABLE ISLAND LANE	60' R.O.W.	776
TOTAL		7,659



SINGLE FAMILY LOTS:	135
P.U.E., L.S.E., & S.W.E. LOTS:	3
OPEN SPACE\GREENBELT & D.E. LOTS:	2
OPEN SPACE\GREENBELT LOTS:	4
PUBLIC PARKLAND LOT:	1
H.O.A. LOT	1
TOTAL LOTS:	146
BLOCKS:	8

DATE: SEPTEMBER 25, 2024
ACREAGE: 60.420 ACRES
SURVEY: SUMNER BACON SURVEY NUMBER 62, ABSTRACT NUMBER 63
F.E.M.A. MAP NO.: 48453C0295H, TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

OWNER AND DEVELOPER:
KB HOME LONE STAR, INC.
ATTN: JOHN ZINSMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512)-280-5160
FAX: (512)-280-5165

BENCHMARK NOTES:
#1 - CAPPED 1/2" IRON ROD SET STAMPED "CONTROL"
N: 10,114,414.72
E: 3,182,177.13
ELEV=558.02' (NAVD '88)

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88')

SHEET NO. 1 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\SURVEY\AMENDED PLAT - HOLLEY-SMITH PHASE 1.DWG

202500005

AMENDED PLAT HOLLEY-SMITH PHASE 1

SCALE: 1" = 100'

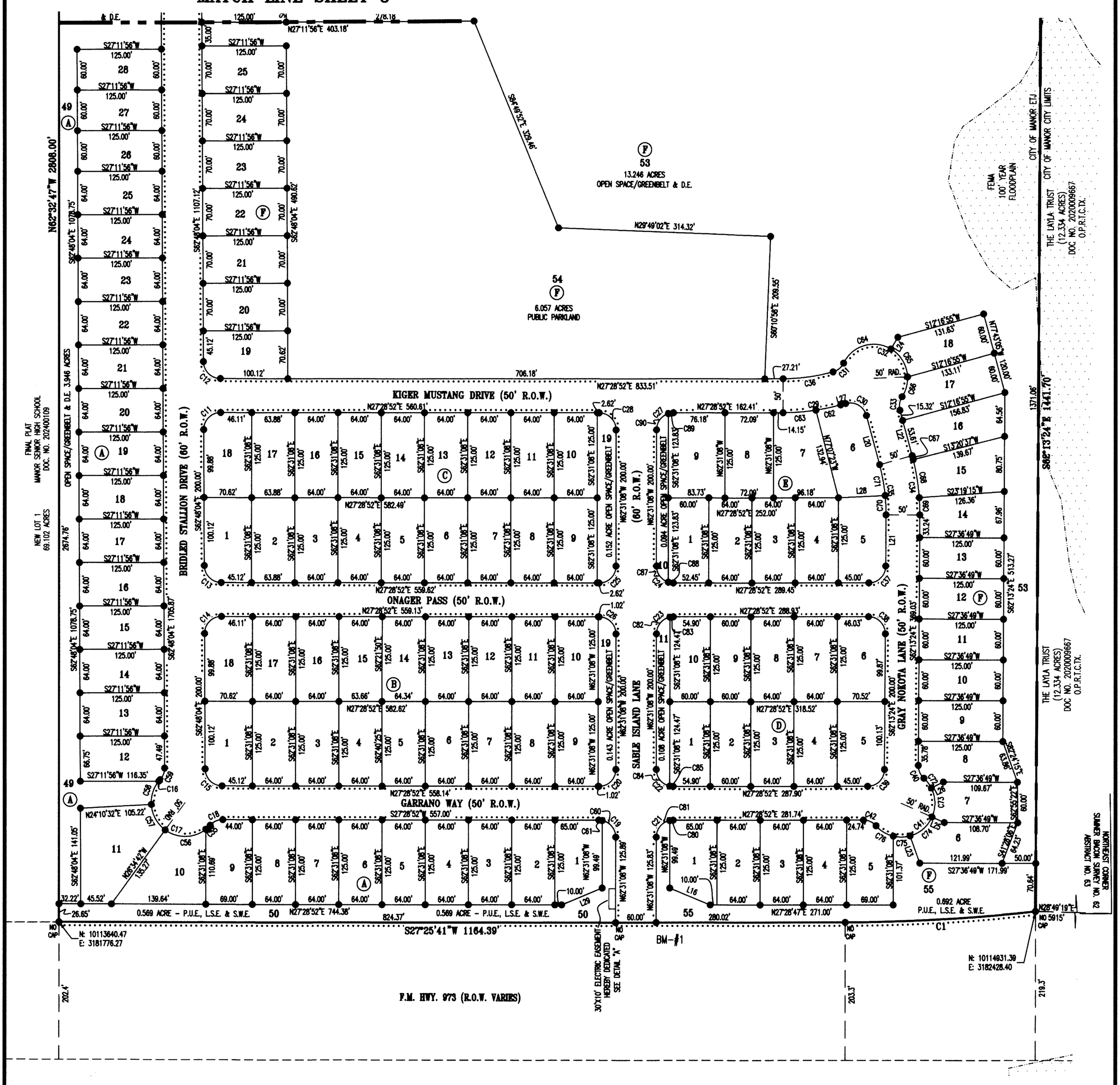
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

●	CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
▩	CONCRETE MONUMENT FOUND
✦	BENCHMARK
1	LOT NUMBER
©	BLOCK DESIGNATOR
L.S.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
.....	APPROX. SIDEWALK LOCATION
S.W.E.	SIDEWALK EASEMENT
B.S.L.	BUILDING SETBACK LINE
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



SHEET NO. 2 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\SURVEY\AMENDED PLAT - HOLLEY-SMITH PHASE 1.DWG

2025000005

AMENDED PLAT HOLLEY-SMITH PHASE 1

SCALE: 1" = 100'

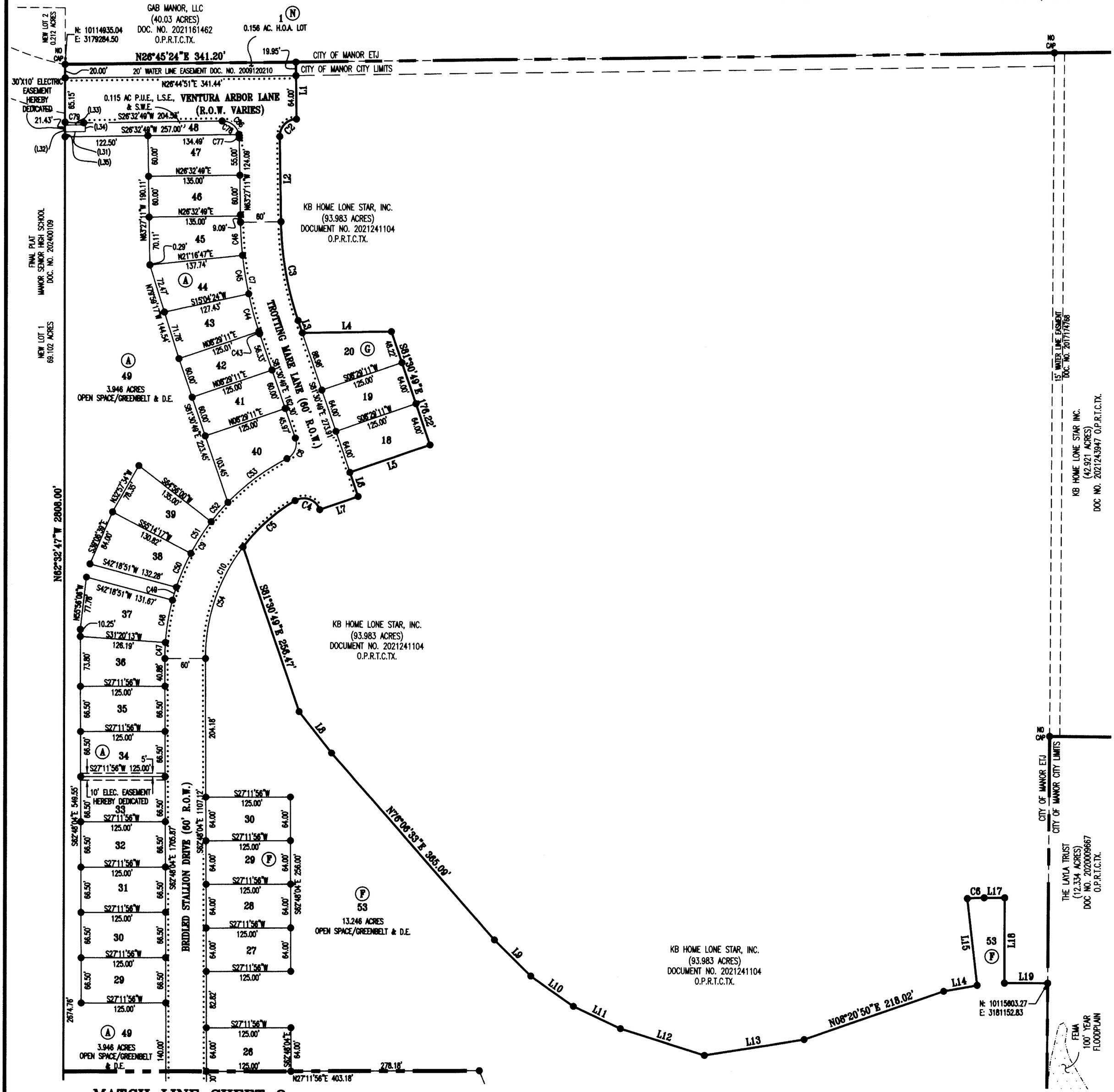
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

●	CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS NOTED)
▩	CONCRETE MONUMENT FOUND
⊕	BENCHMARK
1	LOT NUMBER
Ⓒ	BLOCK DESIGNATOR
L.S.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
.....	APPROX. SIDEWALK LOCATION
S.W.E.	SIDEWALK EASEMENT
B.S.L.	BUILDING SETBACK LINE
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



MATCH LINE SHEET 2

SHEET NO. 3 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\SURVEY\AMENDED PLAT - HOLLEY-SMITH PHASE 1.DWG

202500005

AMENDED PLAT HOLLEY-SMITH PHASE 1

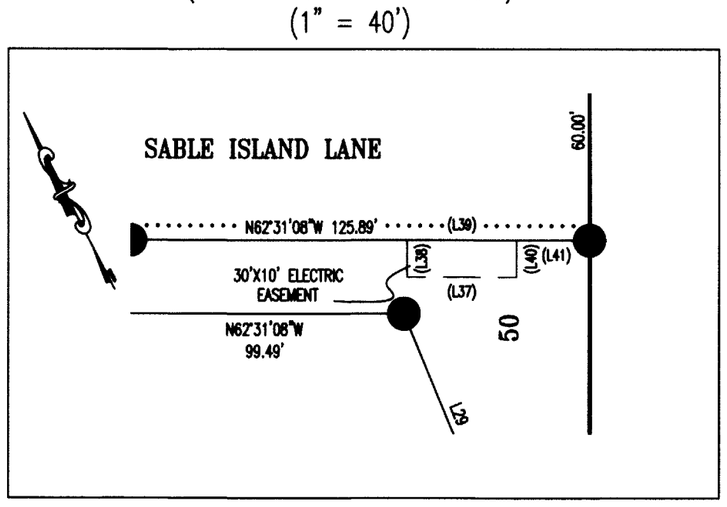
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	282.38	2764.79	S24°12'52"W	282.26	141.31	5°51'07"
C2	39.36	25.00	S18°21'10"E	35.42	25.09	90°12'02"
C3	148.15	470.00	S72°29'00"E	147.54	74.69	18°03'38"
C4	44.40	25.00	S47°36'47"W	38.79	30.73	101°44'49"
C5	103.54	270.00	S14°14'46"E	102.90	52.41	21°58'17"
C6	24.79	270.00	N24°56'33"E	24.78	12.40	5°15'39"
C7	167.06	530.00	S72°29'00"E	166.37	84.23	18°03'38"
C8	35.75	25.00	N40°33'08"W	32.78	21.70	81°55'23"
C9	364.07	330.00	S31°11'45"E	345.88	203.06	63°12'38"
C10	280.58	270.00	S33°01'51"E	268.12	154.45	59°32'27"
C11	39.39	25.00	S17°39'36"E	35.44	25.12	90°16'57"
C12	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'03"
C13	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'03"
C14	39.39	25.00	S17°39'36"E	35.44	25.12	90°16'57"
C15	39.15	25.00	N72°20'24"E	35.27	24.88	89°43'03"
C16	3.01	50.00	N21°41'34"W	3.01	1.51	3°27'00"
C17	157.73	50.00	N69°39'43"E	100.00	7735.43	180°44'26"
C18	21.03	25.00	S03°23'11"W	20.41	11.18	48°11'23"
C19	39.27	25.00	S72°28'52"W	35.36	25.00	90°00'00"
C20	39.27	25.00	N17°31'08"W	35.36	25.00	90°00'00"
C21	39.27	25.00	S17°31'08"E	35.36	25.00	90°00'00"
C22	39.27	25.00	N72°28'52"E	35.36	25.00	90°00'00"
C23	39.27	25.00	S17°31'08"E	35.36	25.00	90°00'00"
C24	39.27	25.00	N72°28'52"E	35.36	25.00	90°00'00"
C25	39.27	25.00	N17°31'08"W	35.36	25.00	90°00'00"
C26	39.27	25.00	S72°28'52"W	35.36	25.00	90°00'00"
C27	39.27	25.00	S17°31'08"E	35.36	25.00	90°00'00"
C28	39.27	25.00	S72°28'52"W	35.36	25.00	90°00'00"
C29	86.22	325.00	N19°52'54"E	85.96	43.36	15°11'58"
C30	39.27	25.00	S57°16'55"W	35.36	25.00	90°00'00"
C31	20.86	25.00	N12°00'05"W	20.26	11.08	47°48'05"
C32	162.64	50.00	S57°17'05"W	99.85	898.02	186°22'25"
C33	21.03	25.00	S53°37'24"E	20.41	11.18	48°11'23"
C34	87.89	325.00	N69°58'14"W	87.62	44.22	15°29'42"
C35	74.37	275.00	N69°58'14"W	74.14	37.41	15°29'42"
C36	74.79	275.00	N19°41'25"E	74.56	37.63	15°34'55"
C37	39.14	25.00	N17°22'16"W	35.26	24.87	89°42'16"
C38	39.40	25.00	S72°37'44"W	35.45	25.13	90°17'44"
C39	39.14	25.00	N17°22'16"W	35.26	24.87	89°42'16"
C40	21.03	25.00	S86°19'05"E	20.41	11.18	48°11'23"
C41	162.38	50.00	N17°22'33"W	99.86	942.40	186°04'27"
C42	21.04	25.00	S51°35'09"W	20.42	11.19	48°12'33"
C43	3.67	530.00	N81°18'56"W	3.67	1.83	0°23'46"
C44	57.27	530.00	N78°01'19"W	57.24	28.66	6°11'27"
C45	57.41	530.00	N71°49'24"W	57.38	28.73	6°12'23"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C46	48.72	530.00	N66°05'12"W	48.71	24.38	5°16'02"
C47	23.84	330.00	N60°43'55"W	23.83	11.92	4°08'19"
C48	63.22	330.00	N53°10'27"W	63.13	31.71	10°58'36"
C49	20.01	330.00	N45°56'54"W	20.01	10.01	3°28'29"
C50	54.42	330.00	N39°29'12"W	54.36	27.27	9°26'57"
C51	55.84	330.00	N29°54'52"W	55.77	27.99	9°41'43"
C52	37.67	330.00	N21°47'46"W	37.65	18.86	6°32'27"
C53	109.06	330.00	N09°03'29"W	108.56	55.03	18°56'06"
C54	177.04	270.00	S44°00'59"E	173.89	91.84	37°34'10"
C55	8.75	50.00	S15°41'47"E	8.74	4.38	10°01'26"
C56	64.67	50.00	S26°22'07"W	60.26	37.75	74°06'23"
C57	44.29	50.00	S88°47'55"W	42.86	23.72	50°45'14"
C58	37.01	50.00	N44°37'16"W	36.17	19.40	42°24'24"
C59	18.69	25.00	N41°23'04"W	18.26	9.81	42°50'00"
C60	34.24	25.00	S78°14'59"W	31.62	20.41	78°27'47"
C61	5.03	25.00	S33°14'59"W	5.03	2.53	11°32'13"
C62	37.52	325.00	S15°35'20"W	37.50	18.78	6°36'51"
C63	48.70	325.00	S23°11'19"W	48.65	24.39	8°35'07"
C64	82.04	50.00	N11°06'09"E	73.14	53.63	94°00'34"
C65	49.87	50.00	N86°40'44"E	47.83	27.23	57°08'35"
C66	30.74	50.00	S47°08'21"E	30.25	15.87	35°13'17"
C67	6.02	325.00	S77°11'14"E	6.02	3.01	1°03'43"
C68	56.59	325.00	S71°40'04"E	56.52	28.37	9°58'38"
C69	25.28	325.00	S64°27'04"E	25.27	12.64	4°27'22"
C70	28.26	275.00	N65°10'02"W	28.25	14.14	5°53'17"
C71	46.11	275.00	N72°54'53"W	46.06	23.11	9°36'25"
C72	18.48	50.00	N80°10'34"E	18.38	9.35	21°10'42"
C73	44.31	50.00	S63°50'56"E	42.87	23.73	50°46'18"
C74	44.29	50.00	S13°05'10"E	42.86	23.72	50°45'14"
C75	25.01	50.00	S26°37'08"W	24.75	12.77	28°39'23"
C76	30.29	50.00	S58°18'15"W	29.83	15.63	34°42'50"
C77	5.03	25.00	N69°13'18"W	5.03	2.53	11°32'13"
C78	34.24	25.00	S65°46'42"W	31.62	20.41	78°27'47"
C79	27.68	268.00	S29°30'20"W	27.67	13.85	5°55'02"
C80	5.03	25.00	S21°42'46"W	5.03	2.53	11°32'13"
C81	34.24	25.00	S23°17'14"E	31.62	20.41	78°27'47"
C82	34.13	25.00	S23°24'15"E	31.54	20.33	78°13'45"
C83	5.14	25.00	S21°35'45"W	5.13	2.58	11°46'15"
C84	34.13	25.00	N78°22'00"E	31.54	20.33	78°13'45"
C85	5.14	25.00	N33°22'00"E	5.13	2.58	11°46'15"
C86	39.27	25.00	S71°32'49"W	35.36	25.00	90°00'00"
C87	31.60	25.00	N81°16'23"E	29.54	18.30	72°24'58"
C88	7.67	25.00	N36°16'23"E	7.64	3.87	17°35'02"
C89	7.67	25.00	S18°41'22"W	7.64	3.87	17°35'02"
C90	31.60	25.00	S26°18'38"E	29.54	18.30	72°24'58"

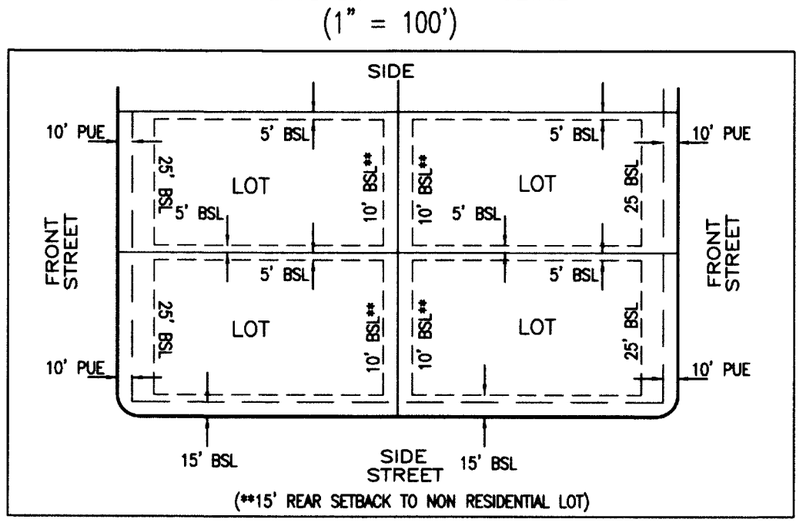
PLAT GENERAL NOTES

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS AMENDED PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. PUBLIC SIDEWALKS (4' WIDE) BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF VENTURA ARBOR LANE. PUBLIC SIDEWALKS (6' WIDE) BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF FARM TO MARKET ROAD 973 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER SYSTEM.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH THE CITY OF MANOR ADOPTED ENVIRONMENTAL CRITERIA.
10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
14. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
15. THIS PLAT IS SUBJECT TO THE HOLLEY/SMITH-KB HOME DEVELOPMENT AGREEMENT EXECUTED ON OCTOBER 2, 2021, AND SUBSEQUENT AMENDMENTS.
16. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS FOUND IN DOC. NO. 2023072453 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. LOTS 48, 49 AND 50, BLOCK A, LOT 19, BLOCK B, LOT 19, BLOCK C, LOT 11, BLOCK D, LOT 10, BLOCK E, LOTS 53 AND 55, BLOCK F, AND LOT 1, BLOCK N, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA"). UPON ACCEPTANCE FOR ALL PURPOSES BY THE CITY OF MANOR, LOT 54, BLOCK F WILL BE DEDICATED TO THE CITY OF MANOR AND THE HOMEOWNERS ASSOCIATION SHALL CONTINUE TO MAINTAIN IT. NO RESIDENTIAL USES ARE ALLOWED ON THESE AFOREMENTIONED LOTS.
18. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS THE 9TH DAY OF AUGUST, 2023.
19. FLOODPLAIN NOTE: A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48453C0295H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
20. THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE THE NAME OF ANDERSON ROAD TO VENTURA ARBOR LANE.
21. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF HOLLEY-SMITH PHASE 1 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 202300219, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DETAIL "A"
30' X 10' ELECTRIC EASEMENT DETAIL
(HEREBY DEDICATED BY PLAT)
(1" = 40')



TYPICAL LOT, BUILDING SETBACK LINE
AND EASEMENT LOCATION DETAIL
(1" = 100')



Line Table		
Line #	Length	Direction
L1	83.95	S63°15'09"E
L2	125.47	S63°27'11"E
L3	19.37	S81°30'49"E
L4	131.48	N26°32'49"E
L5	125.00	S08°29'11"W
L6	37.56	S81°30'49"E
L7	60.00	S08°29'11"W
L8	77.76	N79°21'39"E
L9	75.49	N71°57'51"E
L10	76.90	N62°22'46"E
L11	76.90	N52°41'03"E
L12	130.23	N44°59'34"E
L13	149.25	N18°25'49"E
L14	50.19	N17°20'45"E
L15	127.91	N69°08'09"W

Line Table		
Line #	Length	Direction
L16	65.00	N50°06'04"E
L17	30.56	N27°34'22"E
L18	125.00	S62°25'38"E
L19	64.00	N27°34'22"E
L20	74.83	N77°43'05"W
L21	75.18	S62°13'24"E
L22	68.93	N77°43'05"W
L23	42.72	N82°17'54"W
L24	20.00	S31°53'34"E
L25	20.00	S51°32'13"W
L26	20.00	S00°45'55"W
L27	7.57	N12°16'55"E
L28	69.16	N24°46'10"E
L29	65.00	S04°51'41"W

Easement Line Table		
Line #	Length	Direction
(L31)	30.00	S26°32'49"W
(L32)	10.00	N62°32'47"W
(L33)	30.00	N26°32'49"E
(L34)	10.00	S62°32'47"E
(L35)	7.00	S62°32'47"E
(L37)	30.00	N62°31'08"W
(L38)	10.00	N27°28'52"E
(L39)	30.00	S62°31'08"E
(L40)	10.00	S27°28'52"W
(L41)	20.00	N62°31'08"W

SHEET NO. 4 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\SURVEY\AMENDED PLAT - HOLLEY-SMITH PHASE 1.DWG

202500005

AMENDED PLAT HOLLEY-SMITH PHASE 1

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT LAURIE LARA, VICE PRESIDENT, LAND DEVELOPMENT & FORWARD PLANNING, KB HOME LONE STAR, INC, BEING OWNERS OF THAT CERTAIN CALLED 93.983 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021241104, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND HEREBY AMEND THE PLAT OF 60.420 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"AMENDED PLAT HOLLEY-SMITH PHASE 1"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 30th, DAY OF September, 2024 A.D.

LAURIE LARA, VICE PRESIDENT, LAND DEVELOPMENT & FORWARD PLANNING
KB HOME LONE STAR, INC.
10800 PECAN PARK BOULEVARD, SUITE 200
AUSTIN, TEXAS 78750

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURIE LARA, AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF September 2024 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

TARA BENSON
NOTARY PUBLIC
ID# 131515653
State of Texas
Comm. Exp. 04-03-2026

ENGINEER'S CERTIFICATION

I, LEE A. WHITED, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

FLOODPLAIN AND DRAINAGE EASEMENT NOTES:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA FOR THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # MAP NO.: 48453C0295H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF MANOR CODES AND ORDINANCES.

WITNESS MY HAND THIS 26th DAY OF September, 2024

LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

9-26-24
DATE

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. THIS PROPERTY COMPLIES WITH CITY OF MANOR DEVELOPMENT REGULATIONS.

JOHN DAVID KIPP, R.P.L.S. NO. 5844
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

09/26/2024
DATE

STATE OF TEXAS
REGISTERED
JOHN DAVID KIPP
5844
PROFESSIONAL
LAND SURVEYOR

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE 9th DAY OF October, 20 24.

APPROVED:
JEFFREY STENSLAND, CHAIRPERSON

ATTEST:
LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE 9th DAY OF October, 20 24.

APPROVED:
HONORABLE DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST:
LLUVIA T. ALMARAZ, CITY SECRETARY

CITY OF MANOR

STATE OF TEXAS §

COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23 DAY OF January, 20 25 A.D., AT 11:15 O'CLOCK A.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202500005, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 23rd DAY OF January, 20 25 A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY Jaylynn Carter

SHEET NO. 5 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\SURVEY\AMENDED PLAT - HOLLEY-SMITH PHASE 1.DWG

METES AND BOUNDS

A DESCRIPTION OF 60.420 ACRES IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF AMENDED PLAT HOLLEY-SMITH PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202500005, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 60.420 ACRE TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the east line of a called 40.03 acre tract of land, conveyed to Gab Manor, LLC., by deed recorded in Document Number 2021161462, Official Public Records, Travis County, Texas, being on the west line of a called 93.983 acre tract of land, conveyed to KB Home Lone Star, Inc., by deed recorded in Document Number 2021241104, Official Public Records, Travis County, Texas, and being the northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the north line of said Amended Plat Holley-Smith Phase 1, and crossing said 93.983 acre tract of land, the following twenty-seven (27) courses and distances, numbered 1 through 27,

1) S63°15'09"E, a distance of 83.95 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the left,
2) Along said curve to the left, having a radius of 25.00 feet, an arc length of 39.36 feet, and a chord that bears S18°21'10"E, a distance of 35.42 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
3) S63°27'11"E, a distance of 125.47 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the left,
4) Along said curve to the left, having a radius of 470.00 feet, an arc length of 148.15 feet, and a chord that bears S72°29'00"E, a distance of 147.54 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
5) S81°30'49"E, a distance of 19.37 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
6) N26°32'49"E, a distance of 131.48 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
7) S81°30'49"E, a distance of 176.22 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
8) S08°29'11"W, a distance of 125.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
9) S81°30'49"E, a distance of 37.56 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
10) S08°29'11"W, a distance of 60.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the left,
11) Along said curve to the left, having a radius of 25.00 feet, an arc length of 44.40 feet, and a chord that bears S47°36'47"W, a distance of 38.79 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", at the beginning of a curve to the left,
12) Along said curve to the left, having a radius of 270.00 feet, an arc length of 103.54 feet, and a chord that bears S14°14'46"E, a distance of 102.90 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
13) S81°30'49"E, a distance of 256.47 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
14) N79°21'39"E, a distance of 77.76 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
15) N76°06'33"E, a distance of 365.09 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
16) N71°57'51"E, a distance of 75.49 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
17) N62°22'46"E, a distance of 76.90 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
18) N52°41'03"E, a distance of 76.90 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
19) N44°59'34"E, a distance of 130.23 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
20) N18°25'49"E, a distance of 149.25 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
21) N08°20'50"E, a distance of 218.02 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
22) N17°20'45"E, a distance of 50.19 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
23) N69°08'09"W, a distance of 127.91 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", at the beginning of a curve to the right,
24) Along said curve to the right, having a radius of 270.00 feet, an arc length of 24.79 feet, and a chord that bears N24°56'33"E, a distance of 24.78 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
25) N27°34'22"E, a distance of 30.56 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
26) S62°25'38"E, a distance of 125.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE",
27) N27°34'22"E, a distance of 64.00 feet to a capped 1/2 inch iron rod found stamped "CBD SESTONE", on the north line of said 93.983 acre tract of land, same being the south line of a called 12.334 acre tract of land, conveyed to The Layla

Trust, by deed recorded in Document Number 2020009667, Official Public Records, Travis County, Texas, and being a corner on the north line of said Amended Plat of Holley-Smith Phase 1,

THENCE, S62°13'24"E, with the north line of said Amended Plat Holley-Smith Phase 1, being the south line of said 12.334 acre tract of land, a distance of 1,441.70 feet to a 1/2 inch iron rod found, on the west line of F.M. Highway 973 (R.O.W. varies), at the northeast corner of said Amended Plat Holley-Smith Phase 1, at the beginning of a curve to the right,

THENCE, along the west line of said F.M. Highway 973, also being the east line of Amended Plat Holley-Smith Phase 1, the following two (2) courses and distances, numbered 1 and 2,

1) Along said curve to the right, having a radius of 2,764.79 feet, an arc length of 282.38 feet, and a chord that bears S24°12'52"W, a distance of 282.26 feet to a 1/2 inch iron rod found, and
2) S27°25'41"W, a distance of 1,164.39 feet to a 1/2 inch iron rod found, at the southeast corner of said Amended Plat of Holley-Smith Phase 1, also being the northeast corner of New Lot 1, Manor Senior High School, a subdivision recorded in Document Number 202400109, Official Public Records, Travis County, Texas,

THENCE, N62°32'47"W, with the south line of said Amended Plat Holley-Smith Phase 1, also being the north line of said Manor Senior High School, a distance of 2,808.00 feet to a 1/2 inch iron rod found, at the southwest corner of said Amended Plat Holley-Smith Phase 1, being on the north line of said Final Plat of Manor Senior High School, same being the southeast corner of said 40.03 acre tract of land,

THENCE, N26°45'24"E, with the east of said 40.03 acre tract of land, also being the west line of said Amended Plat Holley-Smith Phase 1, a distance of 341.20 feet to the **POINT OF BEGINNING** and containing 60.420 acres of land.

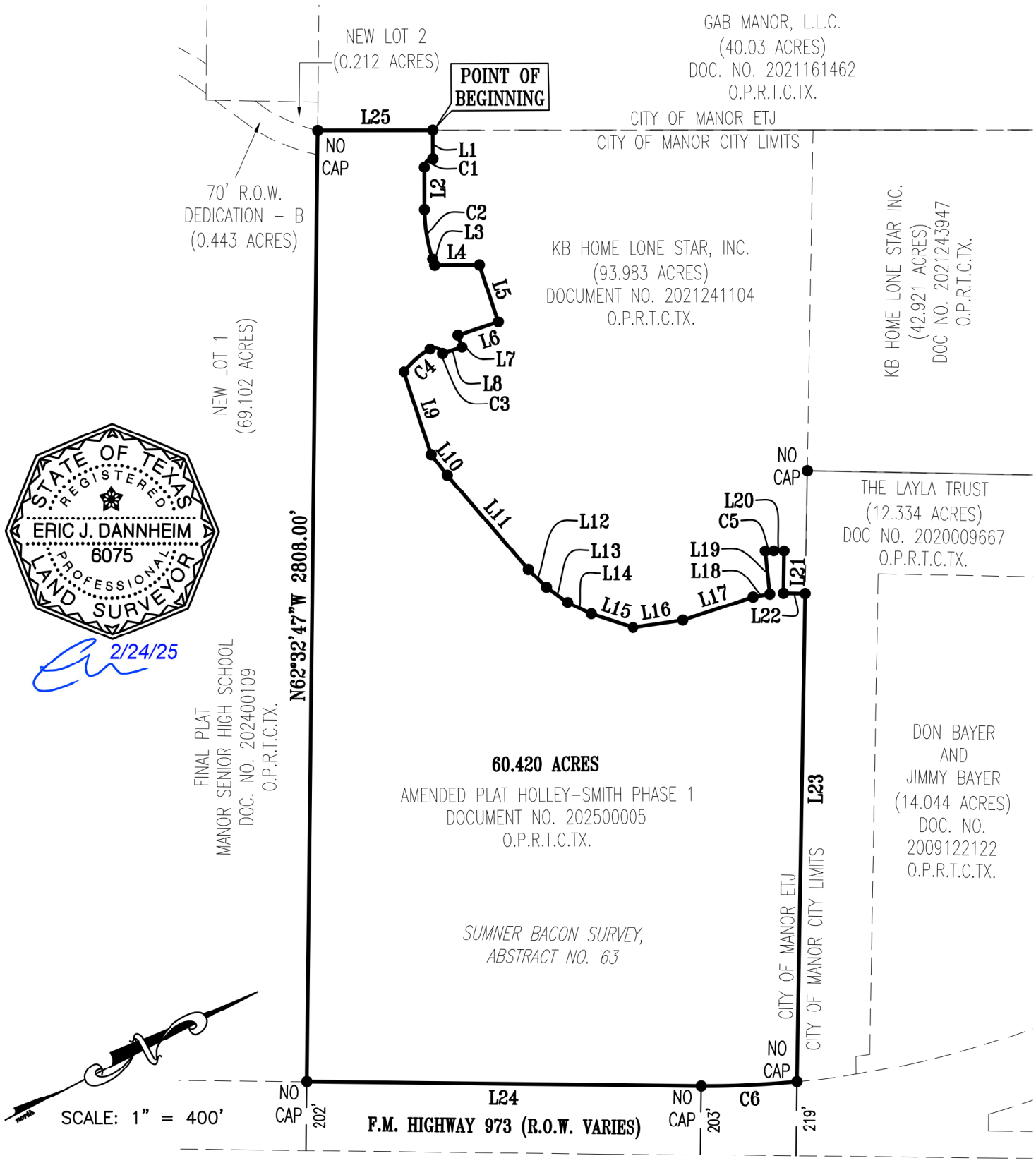
Surveyed by: 2/24/25

Eric J. Dannheim, R.P.L.S. NO. 6075
Carlson, Brigance and Doering, Inc.
REG. #100248900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
edannheim@cbdeng.com

STATE OF TEXAS
REGISTERED
ERIC J. DANNHEIM
6075
PROFESSIONAL
LAND SURVEYOR

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
SURVEY DATE: MARCH 5, 2024

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- ● CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
- — — — CITY LIMITS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\Survey\FN - PLAT - HOLLEY SMITH PHASE 1

SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	83.95	S63°15'09"E
L2	125.47	S63°27'11"E
L3	19.37	S81°30'49"E
L4	131.48	N26°32'49"E
L5	176.22	S81°30'49"E
L6	125.00	S08°29'11"W
L7	37.56	S81°30'49"E
L8	60.00	S08°29'11"W
L9	256.47	S81°30'49"E
L10	77.76	N79°21'39"E
L11	365.09	N76°06'33"E
L12	75.49	N71°57'51"E
L13	76.90	N62°22'46"E

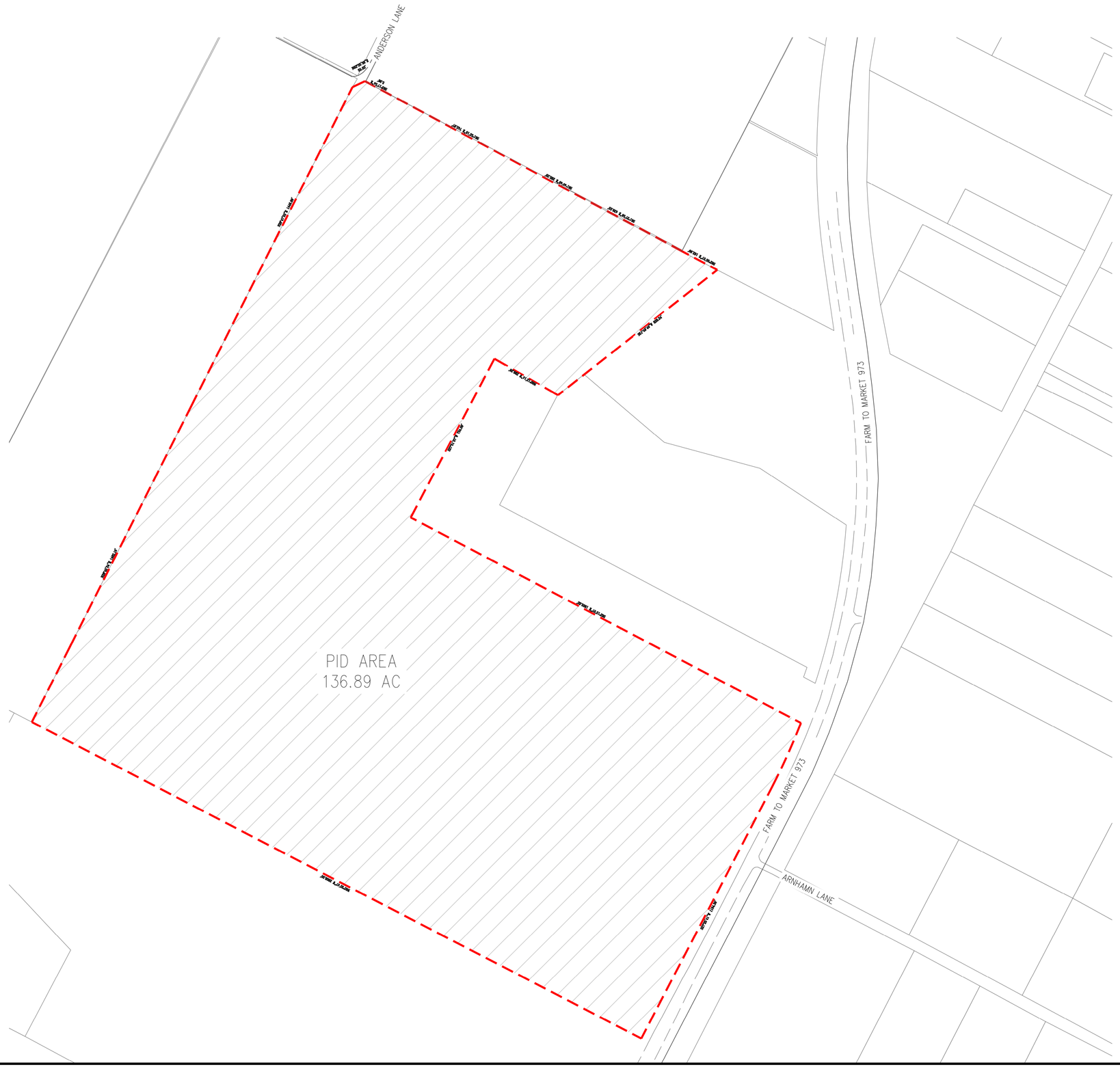
Line Table		
Line #	Length	Direction
L14	76.90	N52°41'03"E
L15	130.23	N44°59'34"E
L16	149.25	N18°25'49"E
L17	218.02	N08°20'50"E
L18	50.19	N17°20'45"E
L19	127.91	N69°08'09"W
L20	30.56	N27°34'22"E
L21	125.00	S62°25'38"E
L22	64.00	N27°34'22"E
L23	1441.70	S62°13'24"E
L24	1164.39	S27°25'41"W
L25	341.20	N26°45'24"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.36	25.00	S18°21'10"E	35.42	25.09	90°12'02"
C2	148.15	470.00	S72°29'00"E	147.54	74.69	18°03'38"
C3	44.40	25.00	S47°36'47"W	38.79	30.73	101°44'49"
C4	103.54	270.00	S14°14'46"E	102.90	52.41	21°58'17"
C5	24.79	270.00	N24°56'33"E	24.78	12.40	5°15'39"
C6	282.38	2764.79	S24°12'52"W	282.26	141.31	5°51'07"

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5411.1\Survey\FN – PLAT – HOLLEY SMITH PHASE 1

XIV. OVERALL PID AREAS & FIELD NOTES



LEGEND

PROPOSED AREA

PID AREA BOUNDARY (ALL PHASES)

0 200' 400'

SCALE: 1" = 200'

DESIGNED BY: LAW	DRAFTED BY: CMC

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: OVERALL PID AREAS EXHIBIT

JOB NAME: HOLLEY-SMITH SUBDIVISION

PROJECT: IMPROVEMENT AREA PLAN

8-11-25

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE August 2025

JOB NUMBER 5411

SHEET OF

FILE PATH: J:\AC3D\5411\PID\Overall\5411-OVERALL PID AREA.dwg - Aug 11, 2025 - 2:00pm

FIELD NOTES

BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS ALL OF A CALLED 25.585 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022747 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 29.682 ACRE TRACT OF LAND CONVEYED TO ROBERT AND LINDSEY SMITH IN DOCUMENT NUMBER 2016022751 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found, being in the south right-of-way line of Anderson Road (R.O.W. Varies), also being in the southeast line of a called 40.00 acre tract of land conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas, being also a northwest corner of said 25.585 acre tract for a northwest corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common line of said 25.585 acre tract and said Anderson Road (ROW Varies), the following two (2) courses and distances, numbered 1 and 2

1.) N62°25'38"E, a distance of 55.03 feet to a 1/2 inch iron rod found, for corner, and
2.) S63°17'54"E, a distance of 5.96' to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", for corner, being the westernmost corner of a called 35.469 acre tract conveyed to Hau Wu and Lanfang Zhang in Document Number 2014104874 of the Official Public Records of Travis County, Texas, from which a 1/2 inch iron rod found bears N27°03'02"E, a distance of 1034.56 feet, being the northernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 12.000 acre tract of land conveyed to Olmer Orellana in Document Number 2014160204 of the Official Public Records of Travis County, Texas

THENCE, with the common line of said 25.585 acre tract and said 35.469 acre tract the following three (3) courses and distances, numbered 1 through 3,

1.) S61°52'16"E, a distance of 742.87 feet to a 1/2 capped inch iron rod found, stamped "BRYAN TECH", for corner,
2.) S61°40'48"E, passing at a distance of 33.53 feet and 1.6 feet to the left a 1/2 inch iron rod found, and continuing for a total distance of 285.29 feet to a 1/2 capped inch iron rod found, for corner and
3.) S61°37'58"E, passing at a distance of 128.53 feet and 2.3 feet to the right a 1/2 inch iron rod found, and continuing for a total distance of 439.53 feet to a 4" concrete monument found, being the southernmost corner of said 35.469 acre tract, also being the westernmost corner of a called 6.789 acre tract conveyed to Vladimir M. Haviar in Document Number 2009019842 of the Official Public Records of Travis County, Texas,

THENCE, with the common line of said 25.585 acre tract and said 6.789 acre tract, S62°05'57"E, a distance of 162.99 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, being the easternmost corner of said 25.585 acre tract and being also the northernmost corner of a called 14.044 acres conveyed to Don Bayer and Jimmy Bayer in Document Number 2009122122 of the Official Public Records of Travis County, Texas,

THENCE, with the common line of said 25.585 acre tract, said 14.044 acre tract, and a called 19.000 acre tract conveyed to Benny Gundy in Document Number 2009017772, Official Public Records of Travis County, Texas, S51°49'49"W, passing at a distance of 690.10 feet a capped 1/2 inch iron found, being the northernmost corner of said 19.000 acre tract, same being the westernmost corner of said 14.044 acre tract and continuing for a total distance of 828.24 feet to a capped 1/2 inch iron rod found, being a northwest corner of said 19.000 acre tract, same being a northeast corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667 of the Official Public Records of Travis County, Texas, for corner,

THENCE, with the common line of said 25.585 acre tract and said 12.334 acre tract, N60°12'14"W, a distance of 299.26 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for corner, same being the northernmost corner of said 12.334 acre tract and the westernmost corner of the remainder of said 29.682 acre tract,

THENCE, with the common line of said 12.334 acre tract and the remainder of said 29.682 acre tract, S27°51'07"W, a distance of 734.09 feet to a capped 1/2 inch iron rod found stamped "BRYAN TECH", for the southernmost corner of the herein described tract of land, being the westernmost corner of said 12.334 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the northeast line of a called 39.135 acre tract (Tract Two) conveyed to Mary Ruth Holley in Document Number 2009125123 of the Official Pubic Records of Travis County, Texas and described in Volume 4234, Page 732, Deed Records of Travis County , Texas

THENCE, with the common line of said 39.135 acre tract and the remainder of said 29.682 acre tract, N62°13'53"W, a distance of 1005.54 feet to a capped 1/2 inch iron rod found, stamped "BRYAN TECH", for the westernmost corner of the herein described tract of land, same being the northernmost corner of said 39.125 acre tract, same being the southernmost corner of the remainder of said 29.682 acre tract, and being also in the southeast line of a said 40.00 acre tract,

THENCE, with the common line of said 40.00 acre tract and the remainder of said 29.682 acre tract, N26°47'53"E, passing at a distance of 765.16 feet a capped 1/2 inch iron rod found, stamped "BRYAN TECH", also passing at a distance of 926.85 feet and 0.32 feet to the right of a capped 1/2 inch iron rod found, stamped "BRUSSEL", and continuing for a total distance of 1446.99 feet to the **POINT OF BEGINNING** and containing 42.921 acres (1,869,634 SQ. FT.) of land.

Surveyed by: 17 Sep 2021

AARON V. THOMASON, R.P.L.S. NO. 6214
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STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)

FIELD NOTES

BEING ALL OF THAT CERTAIN 93.983 (4,093,912 SQ. FT.) ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT ONE), THE REMAINDER OF A CALLED 39.135 ACRE TRACT OF LAND (TRACT TWO), AND THE REMAINDER OF A CALLED 20 ACRE TRACT OF LAND (TRACT THREE), CONVEYED TO MARY RUTH HOLLEY IN VOLUME 9450, PAGE 717 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 4234, PAGE 732, DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 93.983 ACRE (4,093,912 SQ. FT.) TRACT OF LAND, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch aluminum capped iron rod found, stamped "TXDOT" in the southwest line of said 39.135 acre Tract One, being in the west right-of way line of F.M. 973 (R.O.W. varies), same being the northeast corner of a called 75.37 acre tract conveyed to the Board of Trustees of Manor Independent School District in Document Number 2008031946 Official Public Records of Travis County Texas, for the southeast corner and **POINT OF BEGINNING** of the herein described tract of land, from which a ½ inch capped iron rod found, stamped "BGE" in the east right-of-way line of said F.M. 973, bears S14°48'15"E a distance of 302.09 feet,

THENCE, With the common line of said 39.135 acre Tract One and said 75.37 acre tract, N62°32'47"W, a distance of 2808.00 feet to a 1/2 inch capped iron rod set stamped "CBD SETSTONE", being in the northeastern line of said 75.37 acre tract, also being the southernmost corner of a called 40.00 acre tract conveyed to Kenneth and Joyce Sprinkles in Volume 8947, Page 802 , Real Property Records of Travis County, Texas, for the westernmost corner of the herein described tract of land, from which a 3/4 inch iron pipe found bears N62°32'47"W, a distance of 553.37 feet, being in the southwestern line of said 40.00 acre tract, also being the northernmost corner of a 3.56 acre tract conveyed to Aqua Water Supply Corporation in Document Number 2009010572 Official Public Records of Travis County, Texas,

THENCE, with the northwest line of said 39.135 acre Tract One, the northwest line of said 39.135 acre Tract two, and the southeast line of said 40.00 acre tract, N26°45'24"E, passing at a distance of 3.02 feet a 1/2 inch iron rod found, continuing for a total distance of 1462.16 feet to a 1/2 inch iron rod found, being the westernmost corner of a 29.682 acre tract of land conveyed to Robert and Lindsey Smith in Document Number 2016022751, Official Public Records of Travis County, Texas, for the northernmost corner of the herein described tract of land, from which a capped 1/2 inch iron rod found, stamped "BRYAN TECH", being in the eastern line of said 40.00 acre tract, also being the westernmost corner of a 25.585 acre tract conveyed to Robert and Lindsey Smith in Document Number 2016022747, Official Public Records of Travis County, Texas also being the northernmost corner of said 29.682 acre tract, bears N26°48'38"E, a distance of 765.12 feet

THENCE, continuing with the common boundary line of said 93.983 acre tract and said 29.682 acre tract, S62°13'24"E, passing at a distance of 1005.54 feet a 1/2 inch capped iron rod found stamped "BRYAN TECH" for the southernmost corner of said 29.682 acre tract, being at the westernmost corner of a called 12.334 acre tract conveyed to The Layla Trust in Document Number 2020009667, Official Public Records of Travis County, Texas, continuing for a total distance of 2809.36 feet to a 1/2 inch iron rod found in the west right-of-way line of said F.M. 973 (R.O.W. Varies), being at the southernmost corner of said 12.334 acre tract of land, same being at the beginning of a point of curvature to the right, for the easternmost corner of the herein described tract of land,

THENCE, along said curve to the right, with the west right-of-way line of said F.M. 973 (R.O.W. Varies) over and across said 39.135 acre Tract Two, having an arc length of 282.38 feet, a radius of 2764.79 feet, and whose chord bears S24°12'52"W, a distance of 282.26 feet to a 1/2 inch iron rod found for corner,

THENCE, S27°25'41"W, with the west right-of-way line of said F.M. 973, over and across said 39.135 acre Tract Two, said 20 acre Tract Three, and said 39.135 acre Tract One, a distance of 1164.39 feet to the **POINT OF BEGINNING** and containing 93.983 acres (4,093,912 SQ. FT.) of land.

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

Surveyed by: _____ 17 Sep 2021

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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203)