

## MEMORANDUM

September 22, 2025

TO: City of Manor

From: John Lohr KB Home

RE: Mustang Valley PID

### Summary

1. Number of SF lots
2. Amenities
3. City benefits
4. Development Status
5. What comes next - Pending infrastructure to be completed as per agreement between the City and KB Home (I heard water, sidewalks and streets; but we need your development folks to tell us what these 'pending' items are)
6. Notification to Buyers

#### 1. Number of Single Family lots

375 projected total

- a. Phase 1A and 1B lots - 135 Finished (completed)
- b. Phase 2 – 112 lots permitted
- c. Phase 3 – 128 lots submitted

Phase 4A North Portion of Anderson Road – No lots, only road improvements

Phase 4B South Portion of Anderson Road – No lots, only road improvements (not part of PID)

#### 2. Amenities

All public park improvements have been completed in accordance with the approved Development Agreement shown as Exhibit D. Those improvements are as follows; Full size basketball court. Playground with Swing Set, Pavillion with 2 picnic tables, walking trails throughout the parkland, and a park sign. Additional improvements outside the DA that are included in the park improvements are as follows: split rail fencing, Dog park with large and small areas, park benches, trash receptacles, landscaping and irrigation.

### 3. City Benefits

- Annexed
- Transferred CCN (Water Service) from Aqua to Manor
- Connected water north along 973 past Manor Senior High to Cameron Road
- Looped water line through site to Anderson Road – Cameron Road intersection
- Contributed to wastewater solution for the area
- Completed all park and amenities with Phase I
- Exceeded park requirements

### 4. Development Status

- Mustang Valley Ph. 1a (Model Phase)
  - Development started 7/26/2023 and was paved 1/30/2024. Manor accepted the improvements on 10/29/2024 and has a warranty period thru 10/29/2026.
  - Models were started on 3/19/24 and opened for sales on 7/16/2024
- Mustang Valley Ph. 1b (production lots)
  - Development started on 7/26/2023 and was paved on 5/29/2024. Manor accepted the improvements on 10/29/2024 and has a warranty period thru 10/29/2026.
- Mustang Valley Ph. 4a (North portion of Anderson Road Project)
  - Development started 8/7/2024 and the was paved on 10/25/2024. Manor accepted the improvements on 3/11/2025 and has a warranty period thru 3/10/2027.
- Mustang Valley Ph. 4b (South portion of Anderson Road Project) Not a part of the PID
  - Project designed and submitted to planning for review but currently on hold due to ROW needs from MISD, Aqua and Lutz properties. A series of meetings and emails have discussed the ROW issues with City Management and Director of Planning as well as the Gregg Lane/ New Have Development principals.
- Mustang Valley Ph. 2 (production lots) 112 lots
  - Improvement plans permitted with bid opening scheduled for 10/2/25 with the intent to start construction before the end of 2025.
- Mustang Valley Ph. 3 (final section of production lots) 128 lots
  - Final plat and improvement plans designed and in review with Manor. With the final plat approval and fiscal posted the Cameron Road ROW will be dedicated.

5. What comes next; Per Development Agreement 6.3

- A. Owner shall construct or cause to be construction the primary collector roadway of Anderson Road across the west boundary of the Property (the “Primary Collector Roadway”), along the route generally shown on Exhibit “G” (of the DA.) **Anderson Road has been constructed.**
- B. Participate in design and construction of Anderson Road to the boundary of the property owned by Gregg Lane Development. **KB Home has completed design of the road extension.**
- C. Upon filing of the plat, Owner shall dedicate fifty percent (50%) of the ultimate right-of-way necessary for the extension of Cameron Lane along the north boundary of the Property as shown on “Exhibit G”. **This is reflected on the approved Preliminary Plan, and on the Phase 3 improvement plans and plat that have been submitted to the city**
- D. In the event owner is unable to obtain the right-of-way necessary for the Anderson Road improvement, the City will exercise its eminent domain authority to assist in the acquisition of necessary right-of-way. **Owner has not been able to secure the right-of-way**

6. Documentation of PID assessment

- a. Notice of Obligation to Pay Improvement District Assessment is in the home buyer’s Purchase Agreement and is acknowledged by home buyers. The same document is reviewed with purchaser by title officer at home closing – see attached.
- b. The Notice is within the Closing Documents executed by buyers.
- c. KB Home has prepared notices to a meeting with homeowners and buyers under contract (“Home Buyers”). Additional steps will include providing door hangers, and email contact.
- d. Home Buyers will be provided information on the proposed assessment (lower than original estimate) and on timing of first payment (2027 vs original 2026).

## Site Photos

### **Main entry**



### **Amenity – Park improvements under construction – since completed**



**Anderson Road southbound to Manor ISD property**



**Anderson Road northbound to future Cameron Road**

