

LOS PRADOS PUBLIC IMPROVEMENT DISTRICT



PRELIMINARY SERVICE AND ASSESSMENT PLAN

June 23, 2026

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

LOS PRADOS

PUBLIC IMPROVEMENT DISTRICT

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On November 12, 2024 (the “Creation Date”), the County Commissioners’ Court (the “County Commissioners’ Court”) of Hidalgo County, Texas (the “County”) passed and approved Resolution No. 97398 approving and authorizing the creation of the Los Prados Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, which was located within Hidalgo County at the time the PID was created.

The property in the PID is proposed to be developed in six Improvement Areas, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property within the PID that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Los Prados Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code.” Additionally, Section 372.013 of the PID Act requires that “the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter”. The Improvement Area #1 Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method

of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the County. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the County or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the County. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, the Additional Interest shall be charged as described in Section V.G of this Service and Assessment Plan.

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

“Additional Interest Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including

conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the employee or designee of the County, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the County Commissioners’ Court, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Administrative Expenses. If and when Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G of this Service and Assessment Plan.

“Annual Service Plan Update” has the meaning set forth in Section IV.A of this Service and Assessment Plan.

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property. Assessed Property is shown on the map attached as Appendix A.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

“Assessment Ordinance” means an Assessment Ordinance adopted by the County Commissioners’ Court approving the Service and Assessment Plan (including amendments or

supplements to the Service and Assessment Plan) and levying the Assessments against the relevant Assessed Property.

“Assessment Revenues” mean the revenues actually received by or on behalf of the County from the collection of Assessments.

“Assessment Roll” means the Improvement Area #1 Assessment Roll or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Bonds” mean any bonds issued by the County in one or more series and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

“County” means Hidalgo County, Texas.

“County Commissioners’ Court” means the duly elected governing body of the County.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means Los Prados Development, LLC, a Texas limited liability company, its successors and assigns.

“Development Agreement” means that certain Development Agreement by and between the Developer and the County, related to the property within the PID, and effective as of December 9, 2025, and as the same may be amended or assigned from time to time.

“Future Improvement Area(s)” means those Improvement Area(s) to be defined and developed after Improvement Area #1, and within the boundaries of the PID (but which are not subject to development at this time).

“Future Improvement Area Assessed Property” means all Parcels within the Improvement Area other than Non-Benefited Property.

“Future Improvement Area Bonds” mean bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that is secured by Assessments levied on Future Improvement Area Assessed Property. In connection with Future Improvement Area Bonds, Assessments related to such Future Improvement Area Bonds will be levied only on property located within the applicable Future Improvement Area to finance Authorized Improvements which will only benefit such Future Improvement Area.

“Future Improvement Area Improvements” mean those Authorized Improvements which will confer a special benefit to the related Future Improvement Area.

“Homeowner’s Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowner’s Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner’s Association.

“Improvement Area #1” means, collectively, the first phase of the development, to be developed as generally shown in Appendix A, and as specifically depicted and described as the sum of all Parcels shown in Appendix G.

“Improvement Area #1 Assessed Property” means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Improvements is levied.

“Improvement Area #1 Assessment Revenues” mean the actual revenues received by or on behalf of the County from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Improvement Area #1 Improvements.

“Improvement Area #1 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix G, 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 Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #1 Improvements” mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.B.

“Improvement Area #1 Maximum Assessment Per Unit” means for Improvement Area #1, an Assessment per unit for Improvement Area #1 Improvements is \$11,545.45.

“Improvement Area #1 Projects” means (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1 and (ii) the Improvement Area #1 Improvements.

“Improvement Area #1 Reimbursement Agreement Obligation” means the reimbursement obligation related to the Actual Costs of the Improvement Area #1 Improvements to be paid from

Assessments secured by the Improvement Area #1 Assessed Property for the Improvement Area #1 Improvements under the terms of the Development Agreement and/or a series of Future Improvement Area Bonds.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Hidalgo County, Texas.

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the County Commissioners’ Court as shown in Appendix F. In the case of single-family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the County Commissioners’ Court.

“Major Improvements” means the Authorized Improvements which benefit the Improvement Area #1 Assessed Property and the Future Improvement Areas within the PID.

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner’s Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F of this Service and Assessment Plan.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Hidalgo County Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“PID Assessment Notice” means the homebuyer disclosure required under section 372.013 of the PID Act and is further described in Section IV.C and Appendix E of this Service and Assessment Plan.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the County as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the County, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Service and Assessment Plan” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within Hidalgo County and contains approximately 94.979 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 527 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
45 Ft Lot	527	Units
Total	527	

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 8.834 acres and is projected to consist of 55 single family residential units, to be developed as Improvement Area #1, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A.

The property within Improvement Area #1 is proposed to be developed as shown in Table II-B.

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
45 Ft Lot	55	Units
Total	55	Units

C. PROPERTY INCLUDED IN THE FUTURE IMPROVEMENT AREA

The Future Improvement Area consists of a total of approximately 86.145 acres and is projected to consist of 472 single family residential units. A map of the property within the Future Improvement Area is shown in Appendix A.

The property within the Future Improvement Area is proposed to be developed as follows:

Table II-C
Proposed Development – Future Improvement Area

Proposed Development	Quantity	Measurement
45 Ft Lot	472	Units
Total	472	Units

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursement agreements may be required pursuant to the Development Agreement for each new Improvement Area. In connection with the issuance of each new Future Improvement Area’s Bond and/or execution of each reimbursement agreement, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Improvement Area #1 in Section II.B. A map of the projected property within the Future Improvement Area is shown in Appendix A. The Future Improvement Area is shown for illustrative purposes only and is subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property in the PID, the anticipated subdivision of property in the PID, and the Developer’s estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the County has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C below and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the County and an update to this Service and Assessment Plan. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND BUDGETED COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the Major Improvements based on the anticipated number of Lots. The Major Improvements costs are shown in Table III-A.

The Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements follows:

Roadway Improvements

The roadway improvements portion of the Major Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways and bridges; trails, sidewalks, asphalt for turn lane, testing, handicapped ramps, streetlights, striping, and signage. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. All roadway projects will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, appurtenances, and regional detention necessary to provide adequate drainage to the Future Improvement Area Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County.

Landscaping costs

The landscaping costs portion of the Major Improvements consists of planting trees, sod, and grasses, as well as irrigation improvements and backflow prevention. The landscaping improvements will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County.

Soft and miscellaneous costs

The soft and miscellaneous costs portion of the Major Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs.

Table III-A
Budgeted Costs – Major Improvements

Authorized Improvements	Improvement Area #1 Allocable Share	Future Improvement Area Allocable Share	Estimated Major Improvements
Road Improvements	\$87,689	\$752,528	\$840,217
Storm Drainage Improvements	\$35,725	\$306,581	\$342,306
Landscaping Improvements	\$51,206	\$439,441	\$490,647
Soft and Miscellaneous Costs	\$444,840	\$3,817,537	\$4,262,378
Total	\$619,459	\$5,316,088	\$5,935,548

Note: The Budgeted Costs provided and certified by the Developer. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvement Amount does not change.

C. DESCRIPTIONS AND BUDGETED COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvements benefit Improvement Area #1. The costs of the Improvement Area #1 Improvements are allocated proportionally throughout Improvement Area #1, excluding Non-Benefited Property, in a manner that anticipates planned development of Improvement Area #1 based on the anticipated number of Lots. The Improvement Area #1 Improvement costs are shown in Table III-B.

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #1 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #1 Improvements follows:

Roadway Improvements

The roadway improvements portion of the Improvement Area #1 Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways and bridges; trails, sidewalks, asphalt for turn lane, testing, handicapped ramps, streetlights, striping, and signage. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. All roadway projects will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County.

Water Improvements

The water improvement portion of the Improvement Area #1 Improvements consists of construction and installation of waterline mains, valves, and appurtenances, necessary for the water distribution system that will service the Improvement Area #1 Assessed Property. The water

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

Sanitary Sewer Improvements

The sanitary sewer portion of the Improvement Area #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, appurtenances, and regional detention necessary to provide adequate drainage to the Improvement Area #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County.

Landscaping costs

The landscaping costs portion of the Improvement Area #1 Improvements consists of planting trees, sod, and grasses, as well as irrigation improvements and backflow prevention. The landscaping improvements will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County.

Soft and miscellaneous costs

The soft and miscellaneous costs portion of the Authorized Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs.

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Table III-B
Budgeted Costs – Improvement Area #1 Projects

Authorized Improvements	Improvement Area #1 Improvements	Improvement Area #1's Share of Major Improvements	Improvement Area #1 Projects
Road Improvements	\$724,401	\$87,689	\$812,090
Water Improvements	\$364,240	\$0	\$364,240
Sanitary Sewer Improvements	\$639,578	\$0	\$639,578
Storm Drainage Improvements	\$817,016	\$35,725	\$852,741
Landscaping Improvements	\$0	\$51,206	\$51,206
Soft and Miscellaneous Costs	\$533,465	\$444,840	\$978,305
Total	\$3,078,701	\$619,459	\$3,698,160

Note: The Budgeted Costs provided and certified by the Developer. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvement Amount does not change.

D. FUTURE IMPROVEMENT AREA

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or related obligations are created pursuant to the Development Agreement, this SAP will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside the Future Improvement Area (e.g. a Table III-C will be added in a future update to this Service and Assessment Plan to show the costs for the specific Authorized Improvements financed within the specific Future Improvement Area being developed.)

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

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 PID during the five-year period. The Improvement Area #1 Projects were completed and accepted by the County in the fourth quarter of 2025.

The Budgeted Costs for the Improvement Area #1 Improvements and the expenses incurred in the establishment, administration, and operation of the PID is \$3,722,160 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As the Future Improvement Area is developed in connection with the issuance of Future Improvement Area Bonds and/or additional obligations are created pursuant to the Development Agreement, this Service and Assessment Plan will be updated (e.g. Table IV-C will be updated in a future update to this Service and Assessment Plan to include Improvement Area #2, etc.).

Improvement Area #1

Table IV-A shows the projected sources and uses for the Improvement Area #1 Improvements allocable to the Improvement Area #1 Assessed Property. Tables included in this section may be rounded to the nearest whole dollar.

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Table IV-A
Sources and Uses – Improvement Area #1

Sources of Funds	Improvement Area #1 Reimbursement Agreement
Assessment Amount	\$635,000
Other funding sources ¹	\$3,087,160
Total Sources	\$3,722,160
Uses of Funds	
<i>Major Improvements</i>	
Road Improvements	\$87,689
Storm Drainage Improvements	\$35,725
Landscaping Improvements	\$51,206
Soft and Miscellaneous Costs	\$444,840
<i>Subtotal Major Improvements</i>	<i>\$619,459</i>
<i>Improvement Area #1 Improvements</i>	
Road Improvements	\$724,401
Water Improvements	\$364,240
Sanitary Sewer Improvements	\$639,578
Storm Drainage Improvements	\$817,016
Landscaping Improvements	\$0
Soft and Miscellaneous Costs	\$533,465
<i>Subtotal Improvement Area #1 Improvements</i>	<i>\$3,078,701</i>
<i>Estimated Assessment Levy Fees</i>	
Administrative expenses	\$24,000
<i>Subtotal Estimated Assessment Levy Fees</i>	<i>\$24,000</i>
Total Uses	\$3,722,160

¹Developer will fund or cause to be funded all costs not covered by the Bonds.

Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer pursuant to the Development Agreement Obligation and/or to pay any unpaid Actual Costs of the Improvement Area #1 Improvements required to be paid under the Development Agreement as it relates to Improvement Area #1. In the event the financing capacity of the Improvement Area #1 Improvements is reduced by appraisals, bond underwriting standards, interest rates, etc. the

Assessments will be reduced to match the actual amount of PID Bonds to be issued for Improvement Area #1.

As the Future Improvement Area is developed, Future Improvement Area Bonds may be issued and/or additional obligations may be created pursuant to the Development Agreement to finance the Authorized Improvements required for each new Future Improvement Area. Future Improvement Area Bonds may also be issued and/or reimbursement agreements executed in one or more series.

B. PROJECTED FIVE-YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness for the PID is shown in Table IV-B. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Annual Installments
2026	\$3,722,160	\$635,000	\$3,087,160	\$0
2027	\$0	\$0	\$0	\$82,500
2028	\$0	\$0	\$0	\$82,500
2029	\$0	\$0	\$0	\$82,500
2030	\$0	\$0	\$0	\$82,500
2031	\$0	\$0	\$0	\$82,500
2032	\$0	\$0	\$0	\$82,500
Total	\$3,722,160	\$635,000	\$3,087,160	\$495,000

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Improvement Area #1 Improvements shown in Table III-B and the costs associated with setting up the PID. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As the Future Improvement Area is developed, in association with issuing Future Improvement Area Bonds and/ or execution of a reimbursement agreement for the Future Improvement Area, a Table IV-C will be added to identify the Future Improvement Area Improvements to be financed by each new series of the Future Improvement Area Bonds and/ or obligations created under the Development Agreement and the projected indebtedness resulting from each additional series of the Future Improvement Area Bonds and/ or obligations created.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the County Commissioners' Court to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed Authorized Improvement program anticipates reimbursement agreements potentially followed by a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the creation of the obligation for Improvement Area #1 under the Development Agreement, subsequent financings may be issued and/ or executed as the Improvement Area is gradually constructed.

The purpose of this gradual levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds and/or execute the reimbursement agreement when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the County Commissioners' Court has determined that the costs of the Improvement Area #1 Projects shall be allocated as described below:

1. The costs of the Improvement Area #1 Projects shall be allocated on a per Lot basis, and that such method of allocation will result in the imposition of equal shares of the costs of the improvement Area #1 Improvements to Parcels similarly benefited.
2. The costs of the Major Improvement Area Improvements shall be allocated on a per Lot basis, and that such method of allocation will result in the imposition of equal shares of the costs of the Major Improvement Area Improvements to Parcels similarly benefited.

Table V-A provides the estimated allocation of costs of the Authorized Improvements constituting the Major Improvements and the estimated allocation of costs of the Authorized Improvements.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Improvement Area will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Future Improvement Area Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Improvement Area #1 Projects, as applicable.

In connection with the issuance of Future Improvement Area Bonds and/ or additional obligations created pursuant to the Development Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within the Future Improvement Area receives from the specific Authorized Improvements funded with those Future Improvement Area Bonds issued and/ or reimbursement agreements executed with respect to the Future Improvement Area. Prior to assessing Parcels located within the Future Improvement Area in connection with issuance of Future Improvement Area Bonds and/ or execution of reimbursement agreements, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within Improvement Area #1 of the PID as a result of the Improvement Area #1 Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Improvement Area #1 Assessments to be levied on the Improvement Area #1 Assessed Property, and (iii) establishes the methodologies by which the County Commissioners' Court allocates and reallocates the special benefit of the Improvement Area #1 Improvements, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the County Commissioners' Court of the assessment methodologies set forth below is the result of the discretionary exercise by the County Commissioners' Court of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Improvement Area #1 Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments

to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued, if any, to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer’s option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the County Commissioners’ Court as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the County Commissioners’ Court to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the County Commissioners’ Court.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the County Commissioners' Court against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the amount of the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for Improvement Area #1 Improvements

For the purpose of this Service and Assessment Plan, the County Commissioners' Court has determined that the Actual Costs of the Improvement Area #1 Projects to be funded by the Developer and reimbursed pursuant to the Improvement Area #1 Reimbursement Agreement Obligation shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across the Parcels based on the estimated number of Lots anticipated to be developed on each Parcel.

Based on the estimates of the costs of the Improvement Area #1 Projects, as set forth in Table III-A, the County Commissioners' Court has determined that the benefit to the Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Improvement Area #1 Assessment applicable to it will then be apportioned pro rata based on the estimated number of Lots of each newly created Parcel. For residential Lots, when final residential building sites are platted, Improvement Area

#1 Assessments will be apportioned proportionately among each Parcel based on a per Lot basis at the time residential Lots are platted, as determined by the Administrator and confirmed by the County Commissioners' Court.

The Improvement Area #1 Assessment and Improvement Area #1 Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Improvement Area #1 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. *Assessment Methodology for the Future Improvement Area*

When any given Future Improvement Area is developed, and Future Improvement Area Bonds for that Future Improvement Area are to be issued and/ or a reimbursement agreement is executed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Future Improvement Area Assessed Property similarly benefited within that Future Improvement Area.

D. ASSESSMENTS

The Assessments for the PID will be levied on each Parcel or Lot according to the Improvement Area #1 Assessment Roll, attached hereto as Appendix G. The Annual Installments for the PID will be collected on the dates and in the amounts shown on the Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

E. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Major Improvements will provide a special benefit to all property in the PID other than Non-Benefitted Property. Accordingly, the Budgeted Costs of the Major Improvements must be allocated throughout all property in the PID other than Non-Benefitted Property. Table V-A on the following page summarizes the allocation of Actual Costs for each type of Major Improvements to Improvement Area #1 and the Future Improvement Area. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 55 single family residential units, and the Future Improvement Areas are projected to contain 472 single family residential units. As shown in Appendix E, the total projected number of Equivalent Units for Improvement Area #1 is calculated as 55, and the total projected number of Equivalent Units for the Future Improvement Areas is calculated as 472. The entire PID has a projected 527 Equivalent Units. As a result, 10.44 percent of the Budgeted Costs of the Major Improvements (i.e. $55 \div 527 = 10.44\%$) are allocated to the Improvement Area #1 Assessed Property, and 89.56 percent of the Budgeted Costs of the Major Improvements (i.e., $472 \div 527 = 89.56\%$) are allocated to the Future Improvement Area. One

hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property. The Improvement Area #1 Reimbursement Agreement will fund a portion of the Budgeted Costs of the Improvement Area #1 Projects.

Table V-A
Allocation of the Budgeted Costs of the Major Improvements

Authorized Improvement	Estimated Costs
Road Improvements	\$840,217
Storm Drainage Improvements	\$342,306
Landscaping Improvements	\$490,647
Soft and Miscellaneous Costs	\$4,262,378
Total Major Improvements	\$5,935,548
Improvement Area #1	
Projected Equivalent Units	55.00
% of total units	10.44%
Proportionate share of costs	\$619,459
Major Improvement Area	
Projected Equivalent Units	472.00
% of total units	89.56%
Proportionate share of costs	\$5,316,088

F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, **if and when Bonds are issued**, by no more than one half of one percent (0.50%). If applicable, the interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the “Additional Interest Reserve”). If applicable, the Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the County may allocate the

Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #1 are shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Improvement Area #1 Assessed Property in an amount sufficient (i) to pay principal and interest on the Improvement Area #1 Reimbursement Agreement Obligation and (ii) to pay Administrative Expenses related to the PID. If and when Improvement Area #1 Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, or other funds applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE FUTURE IMPROVEMENT AREA

As the Future Improvement Area is developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within the Future Improvement Area (e.g., an Appendix will be added as the Assessment Roll for Improvement Area #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of units to be built on each new subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Lots to be built on a Parcel shall be performed by the Administrator and confirmed by the County Commissioners' Court based on the information

available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Lots to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the County Commissioners' Court.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the County Commissioners' Court.

D. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the County the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the County prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

E. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreements, resulting in excess proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the County Commissioners’ Court pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the County may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the County Commissioners’ Court to reflect only the amounts required to repay the Bonds and/ or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/ or interest due under a reimbursement agreement and Administrative Expenses. The County Commissioners’ Court may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the County Commissioners’ Court to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/ or repay the obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

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F. PAYMENT OF ASSESSMENTS

1. Payment in Part or Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the County shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner’s obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the County to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include principal, interest, Administrative Expenses, and payments required for the Additional Interest Reserve **if and when** Bonds are issued. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Improvement Area #1 Assessment levied against the Improvement Area #1 Assessed Property for the Improvement Area #1 Improvements shall be paid with an interest rate of no more than the actual interest rate paid on the Improvement Area #1 Reimbursement Agreement Obligation. Interest on the Improvement Area #1 Reimbursement Agreement shall be paid based on an estimated interest rate of 7.06% per annum for years 1 through 30. The interest on the Improvement Area #1 Reimbursement Agreement Obligation shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the County and reported in the month prior to the establishment of the Improvement Area #1 Assessments securing such portion of the Improvement Area #1 Reimbursement Agreement Obligation and continuing for a period of five

years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the County is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments on the Assessed Property securing the Improvement Area #1 Reimbursement Agreement Obligation was 5.06%. The County has determined that the Improvement Area #1 Reimbursement Agreement Obligation shall bear interest at the estimated interest rate of 7.06% per annum for years 1 through 30, which rates are equal to or less than the initial maximum allowable estimated rate of interest of 7.06% for years 1 through 30. Furthermore, the Annual Installments of the Assessments levied against the Assessed Property for the Improvement Area #1 Improvements may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix F.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Reimbursement Agreement Obligation, the Bonds, if any, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The County reserves and shall have the right and option to refund the Bonds, if any, and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the County Commissioners' Court shall consider, 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 a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve and for Parcels located within the PID. Annual Installments shall be collected by the County in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the County. The County Commissioners' Court may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Each Annual Installment, including the interest on the unpaid amount of an Improvement Area #1 Assessment, shall be calculated as of September 1 and updated annually. Each Improvement Area #1 Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Improvement Area #1 Annual Installments relating to the Improvement Area #1 Improvements that benefit the Improvement Area #1 Assessed Property will be due when billed and will be delinquent if not paid prior to February 1, 2027.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The County Commissioners’ Court has evaluated each Parcel in the PID (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner’s Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the County Commissioners’ Court) to determine the amount of Improvement Area #1 Assessed Property within the PID.

The Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Improvements. Table VII-A summarizes the \$3,722,160 in special benefit received by the Improvement Area #1 Improvements. The Improvement Area #1 Assessment amount of the Improvement Area #1 Reimbursement Agreement Obligation is \$635,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Improvement Area #1 Assessment to be applied to all the Improvement Area #1 Assessed Property is \$635,000, plus interest and annual Administrative Expenses. The Improvement Area #1 Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix G.

Table VII-A
Improvement Area #1
Special Benefit Summary

Special Benefit	Total Cost
Total Improvement Area #1 Projects ¹	\$3,698,160
Estimated Bond Issuance Costs	
Administrative expenses	\$24,000
Subtotal Estimated Assessment Levy Fees	\$24,000
Total Special Benefit	\$3,722,160
Special Benefit:	
Total Special Benefit	\$3,722,160
Projected Special Assessment	\$635,000
Excess Benefit	\$3,087,160

¹See Table III-A for details.

B. FUTURE IMPROVEMENT AREA ASSESSMENT ROLL

As Future Improvement Area are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Improvement Area (e.g., an appendix will be added as the Assessment Roll for Future Improvement Areas).

C. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the County Commissioners' Court for approval, annual updates to the Improvement Area #1 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the County and permitted by the PID Act: (i) the identification of each Parcel (ii) the Improvement Area #1 Assessment for each Parcel of Improvement Area #1 Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Improvement Area #1 Annual Installment for the Improvement Area #1 Assessed Property for the year (if the Improvement Area #1 Assessment is payable in installments); and (iv) payments of the Improvement Area #1 Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The County may elect to designate a third party to serve as Administrator. The County shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the County not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the County Commissioners' Court for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the County Commissioners' Court. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the County Commissioners' Court, the decision of the County Commissioners' Court shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the County shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the

PID Act and under Texas law.

The County Commissioners' Court reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. COUNTY FILING

Within seven days of its approval by the County Commissioners' Court, the County shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the County's internet website. In addition, the County shall similarly file each Annual Service Plan Update approved by the County Commissioners' Court, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be filed and recorded in the entirety.

E. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The County Commissioners' Court shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

F. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the County Commissioners' Court in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the County.

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APPENDIX A
PID MAP

Phase II
 CL Roadway= 2,085.84 LF
 Water=



New Phase V
 83 Lots

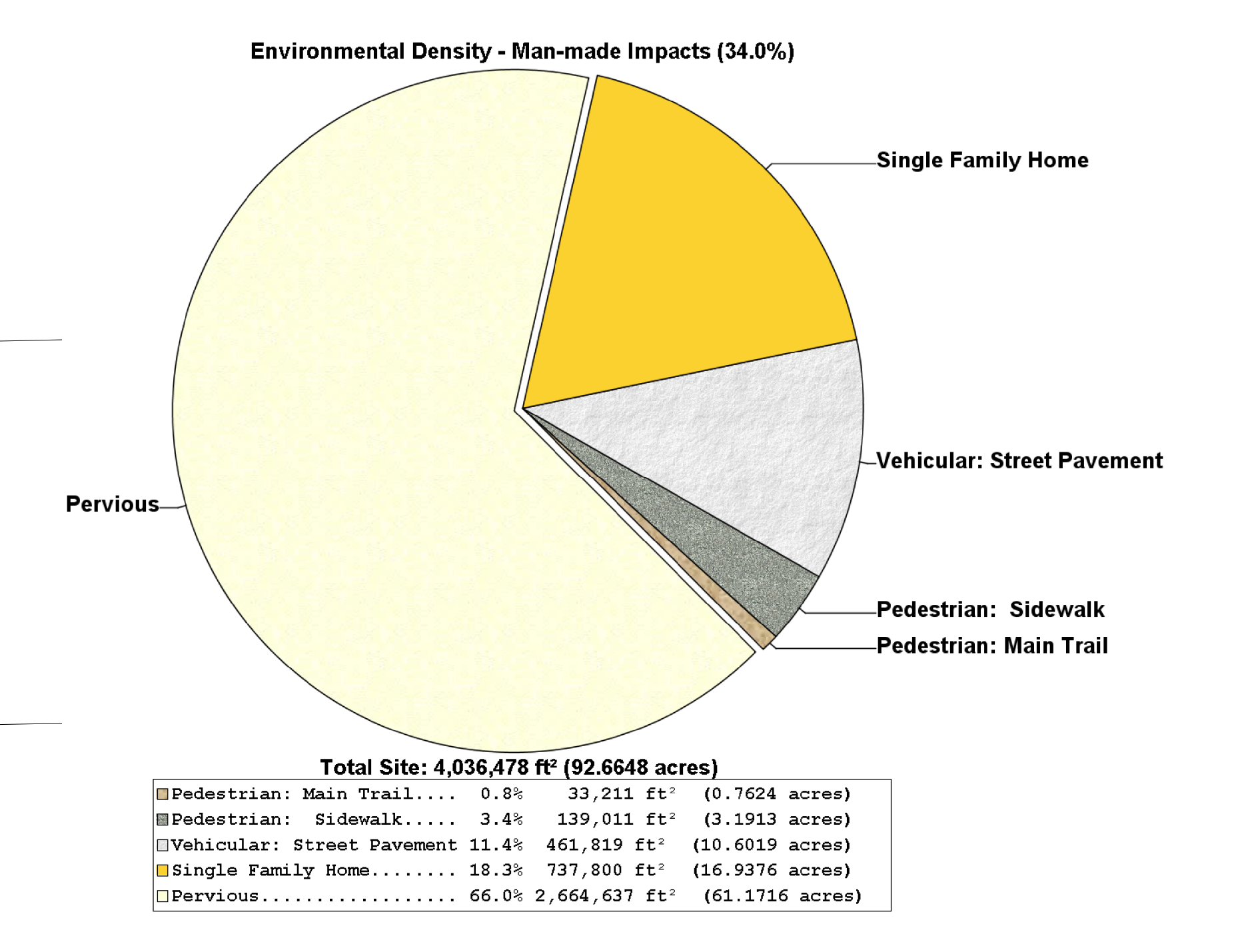
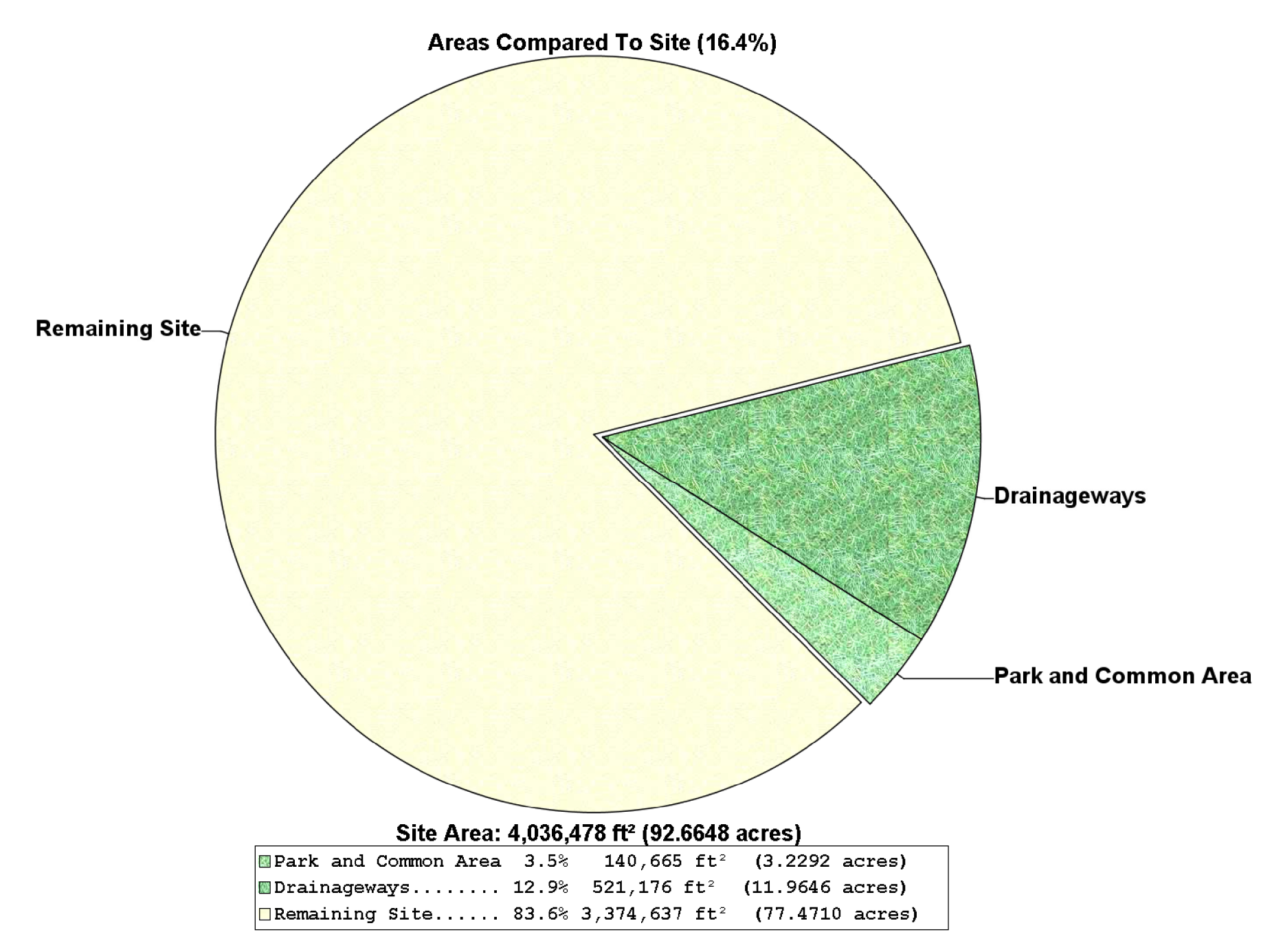
New Phase IV
 75 Lots

New Phase III
 138 Lots

Phase I
 55 Lots

Phase VI
 92 Lots

New Phase II
 84 Lots



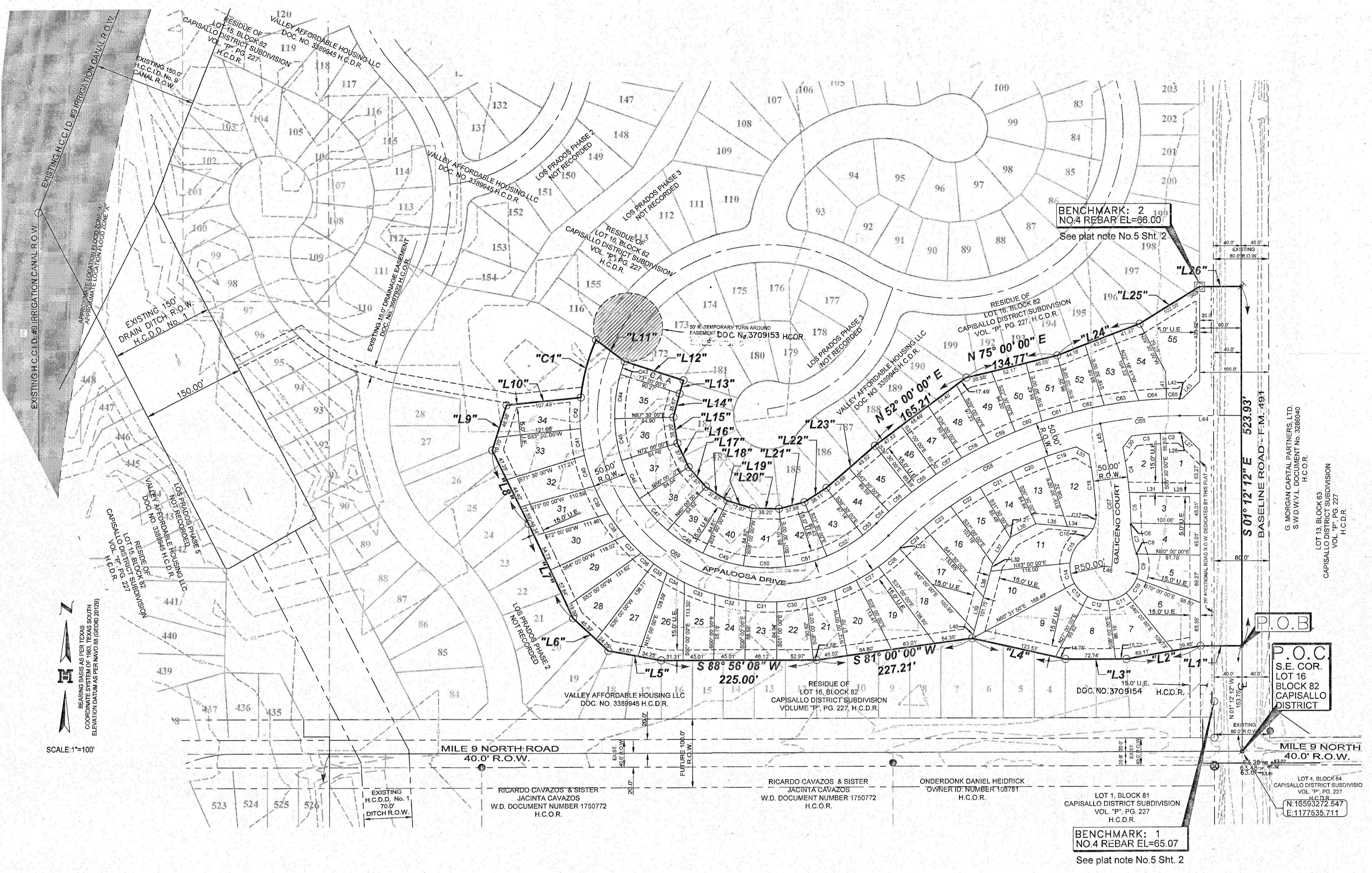
Phase IV
 54 Lots

Phase VI
 55 Lots

Los Prados

Total Area of Site	92.66 acres
Number of Lots	527 lots
Average Lot Size	5,119 sf
Length of Street Centerline	13,617 lf





Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	86.86	272.50	018° 15' 39"	N13° 27' 25"E	86.48	43.80
C2	27.83	875.00	002° 46' 24"	S87° 24' 36"W	27.83	13.92
C3	41.76	569.47	004° 16' 20"	S83° 54' 39"W	41.79	20.91
C4	65.72	615.00	008° 07' 20"	N0° 07' 08"W	65.69	32.89
C5	48.12	615.00	004° 12' 12"	N0° 57' 20"W	48.11	22.57
C6	2.34	615.00	000° 13' 04"	N1° 44' 42"W	2.34	1.17
C7	43.48	120.00	020° 46' 34"	S12° 00' 57"E	43.24	21.68
C8	0.40	50.00	000° 27' 23"	N22° 10' 01"W	0.40	0.20
C9	36.37	50.00	041° 49' 48"	N1° 05' 58"W	35.58	18.03
C10	28.17	50.00	029° 59' 16"	N34° 44' 02"E	25.87	13.39
C11	28.46	50.00	032° 58' 41"	N59° 02' 00"E	26.69	14.63
C12	30.82	50.00	035° 19' 10"	S80° 00' 04"E	30.34	15.92
C13	27.40	50.00	031° 23' 47"	S48° 38' 36"E	27.00	14.05
C14	31.27	50.00	035° 50' 17"	S13° 01' 34"E	30.77	16.17
C15	42.57	50.00	048° 47' 06"	S29° 17' 08"W	41.30	22.67
C16	19.02	40.00	027° 14' 47"	N40° 03' 17"E	18.84	9.89
C17	20.64	40.00	029° 34' 06"	N11° 38' 50"E	20.41	10.56
C18	89.12	685.00	009° 02' 16"	N7° 39' 21"W	89.03	44.85
C19	48.19	686.40	004° 58' 34"	S71° 19' 12"W	49.18	24.61
C20	52.32	675.00	005° 12' 47"	S96° 11' 37"W	52.30	26.18
C21	50.24	675.00	003° 02' 21"	S81° 09' 03"W	50.22	25.13
C22	50.77	675.00	005° 03' 31"	S66° 03' 06"W	50.78	25.40
C23	49.78	675.00	004° 57' 28"	S51° 02' 37"W	49.74	24.89
C24	44.42	675.00	004° 25' 34"	S45° 21' 05"W	44.41	22.22
C25	2.19	272.50	000° 27' 36"	N44° 22' 06"E	2.19	1.09
C26	40.28	272.50	008° 28' 08"	N46° 49' 58"E	40.24	20.18
C27	38.02	272.50	007° 59' 38"	N57° 03' 51"E	37.99	19.04
C28	34.40	272.50	007° 14' 00"	N64° 49' 40"E	34.38	17.22
C29	43.34	272.50	009° 08' 48"	N72° 51' 03"E	43.29	21.72
C30	42.27	272.50	008° 53' 16"	N81° 51' 04"E	42.23	21.18
C31	44.70	272.50	009° 23' 51"	S89° 00' 23"E	44.65	22.40
C32	45.82	272.50	009° 38' 04"	S79° 29' 25"E	45.77	22.97
C33	48.07	272.50	010° 06' 24"	S69° 37' 11"E	48.01	24.10
C34	28.90	272.50	008° 04' 30"	S61° 31' 40"E	28.89	14.47
C35	23.22	272.50	004° 52' 53"	S56° 02' 54"E	23.21	11.81

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C36	24.27	272.50	005° 06' 12"	S51° 03' 22"E	24.26	12.14
C37	34.61	272.50	007° 16' 38"	S44° 51' 57"E	34.59	17.33
C38	39.99	272.50	008° 24' 22"	S37° 01' 24"E	39.95	20.03
C39	45.22	272.50	009° 30' 22"	S28° 02' 54"E	45.17	22.68
C40	46.87	272.50	009° 51' 16"	S18° 23' 02"E	46.81	23.40
C41	38.23	272.50	008° 14' 53"	S9° 19' 57"E	38.19	19.85
C42	45.35	272.50	006° 32' 06"	S0° 26' 28"E	45.30	22.73
C43	20.01	272.50	000° 09' 07"	S17° 00' 00"W	20.00	10.01
C44	65.37	222.50	016° 50' 00"	S6° 00' 26"W	65.14	32.92
C45	61.29	222.50	015° 46' 27"	S10° 17' 47"E	61.06	30.82
C46	61.72	222.50	015° 53' 39"	S26° 07' 50"E	61.62	31.06
C47	61.70	222.50	015° 53' 17"	S42° 01' 18"E	61.62	31.05
C48	61.71	222.50	015° 53' 27"	S57° 54' 40"E	61.61	31.05
C49	61.75	222.50	015° 54' 07"	S73° 48' 28"E	61.65	31.08
C50	61.30	222.50	015° 47' 10"	S89° 39' 05"E	61.11	30.85
C51	61.81	222.50	015° 54' 59"	N74° 29' 51"E	61.61	31.10
C52	60.77	222.50	015° 39' 00"	N58° 42' 51"E	60.69	30.58
C53	26.22	222.50	006° 45' 03"	N47° 39' 50"E	26.20	13.12
C54	25.07	625.00	002° 17' 53"	S45° 17' 15"W	25.07	12.54
C55	43.54	625.00	003° 59' 22"	S48° 25' 56"W	43.53	21.78
C56	44.09	625.00	004° 02' 29"	S32° 28' 55"W	44.08	22.05
C57	43.85	625.00	004° 01' 16"	S58° 28' 48"W	43.85	21.94
C58	42.94	625.00	003° 56' 11"	S90° 27' 31"W	42.93	21.48
C59	42.16	625.00	003° 51' 52"	S84° 21' 32"W	42.15	21.09
C60	42.50	625.00	003° 53' 45"	S68° 14' 21"W	42.49	21.28
C61	46.05	625.00	004° 13' 18"	S72° 17' 52"W	46.04	23.04
C62	47.31	625.00	004° 20' 13"	S78° 34' 38"W	47.30	23.67
C63	50.54	625.00	004° 38' 00"	S81° 03' 45"W	50.53	25.29
C64	40.04	625.00	003° 40' 12"	S89° 12' 52"W	40.03	20.03
C65	19.08	625.00	001° 44' 49"	S97° 59' 23"W	19.06	9.53
C66	115.35	600.00	011° 00' 54"	S83° 17' 21"W	115.17	57.85
C67	170.48	590.00	016° 33' 14"	N3° 56' 29"W	169.87	85.83
C68	352.31	600.00	033° 38' 38"	S60° 57' 36"W	347.27	181.40
C69	678.63	247.50	157° 05' 01"	S57° 18' 41"E	485.15	1,221.98

Line #	Length	Direction
L1	60.00	S89° 47' 48"W
L2	108.57	S79° 00' 00"W
L3	86.48	S89° 00' 00"W
L4	138.98	N78° 30' 00"W
L5	77.81	N81° 00' 00"W
L6	68.63	N48° 00' 00"W
L7	151.82	N26° 00' 00"W
L8	119.27	N27° 00' 00"W
L9	68.68	N16° 15' 24"E
L10	107.49	N83° 00' 00"E
L11	51.69	S54° 19' 55"E
L12	89.56	S73° 00' 00"W
L13	20.01	S14° 58' 06"W
L14	36.67	S13° 30' 00"W
L15	38.20	S10° 00' 00"E
L16	37.97	S28° 00' 00"E
L17	37.97	S42° 00' 00"E
L18	37.97	S58° 00' 00"E
L19	37.97	S74° 00' 00"E
L20	38.28	N90° 00' 00"E
L21	37.88	N74° 00' 00"E
L22	38.11	N56° 00' 00"E
L23	93.20	N48° 00' 00"E

Lot #	Area	Lot #	Area
1	4504.07	31	5004.69
2	4281.12	32	5130.04
3	4639.08	33	6372.05
4	4383.92	34	5127.40
5	4734.74	35	4445.65
6	6468.68	36	4255.50
7	5189.51	37	4256.13
8	5228.74	38	4251.00
9	8085.01	39	4253.27
10	7845.76	40	4262.76
11	6313.15	41	4265.89
12	6195.11	42	4282.22
13	4459.54	43	4303.19
14	3963.46	44	4110.59
15	4327.87	45	3977.61
16	3361.79	46	3546.01
17	6594.52	47	4252.94
18	7462.02	48	4362.04
19	6993.27	49	4660.89
20	5096.29	50	4268.58
21	4346.22	51	4007.19
22	4144.00	52	4075.22
23	3863.85	53	4546.53
24	4072.51	54	5090.22
25	4869.59	55	8680.74
26	5602.85	C.A.A.	1801.39
27	6083.14		
28	6083.32		
29	5655.40		
30	5314.97		

STATE OF TEXAS
 COUNTY OF HIDALGO

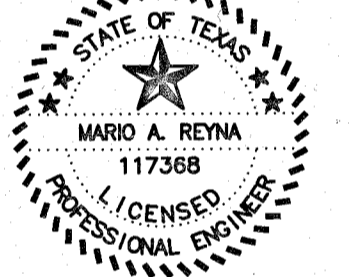
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 14 DAY OF November 2025

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
 STATE OF TEXAS

DATE PREPARED: 03/05/2025
 ENGINEERING JOB # 23128.00



PLAT OF
 LOS PRADOS PHASE I SUBDIVISION
 BEING A RESUBDIVISION OF 8.834 ACRES
 OUT OF LOT 16, BLOCK 82,
 CAPISALLO DISTRICT SUBDIVISION
 RECORDED IN VOLUME "P", PAGE 227,
 HIDALGO COUNTY DEED RECORDS
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, Mario A. Reyna, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO REQUIREMENTS OF THE SUBDIVISION REGULATION THE CITY.

CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED: Mario A. Reyna
 DATE: 11/17/25

APPROVAL BY CITY COMMISSION

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF MERCEDES, TEXAS, ON THIS

THE 18 DAY OF November 2025

Oliver J. ...
 MAYOR

ATTEST: ...
 CITY SECRETARY

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS 14 DAY OF November 2025

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID#9.

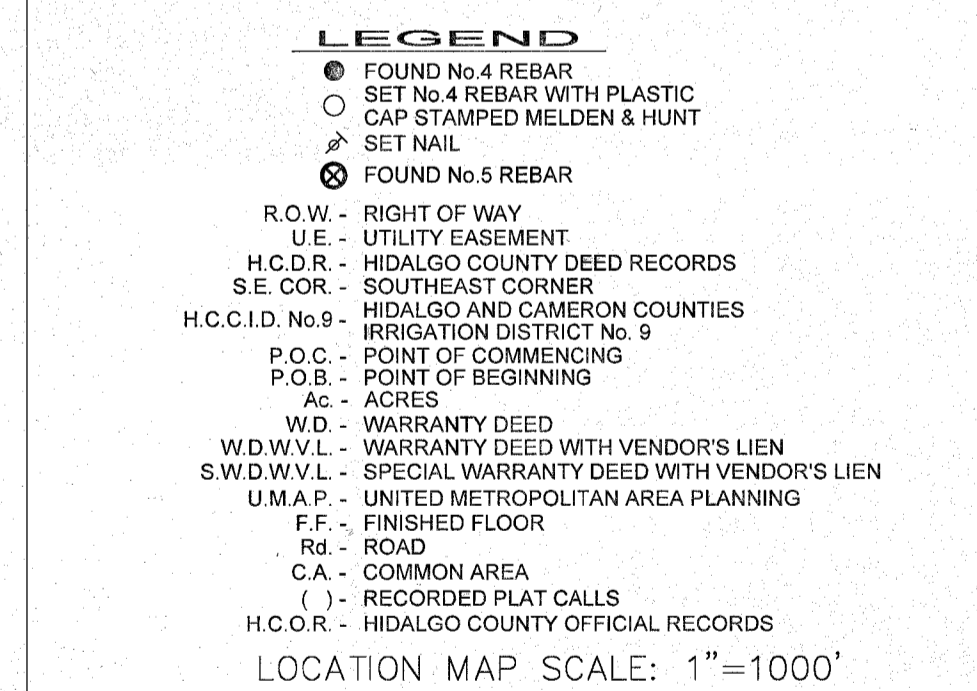
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID#9 WILL NOT BE RESPONSIBLE FOR THE STORMDRAINAGE WATER SYSTEM ON ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS HCCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.

4. HCCID#9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. HCCID#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

Patricia ...
 GENERAL MANAGER
 HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LOS PRADOS PHASE I SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY AT THE NORTHWEST CORNER OF MILE 9 ROAD (CLARK RD.) AND F.M. 491 (BASELINE ROAD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES WITH A POPULATION OF 16,598 ACCORDING TO THE 2020 CENSUS. LOS PRADOS PHASE I SUBDIVISION FALLS IN THE 1 MILE E.T.J. UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

SHEET INDEX TO LOS PRADOS PHASE I SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, LOT TABLE, LINE TABLE, CURVE TABLE.

SHEET 2: DESCRIPTION (METES AND BOUNDS), OWNERS DEDICATION, ENGINEERING CERTIFICATION, SURVEYORS CERTIFICATION, ATTESTATION, REVISION NOTES, PLAT NOTES AND RESTRICTIONS; CITY, PLANNING & ZONING CERTIFICATION, MAYOR CERTIFICATION, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.I.D. NO. 9, H.C.D.D. NO. 1.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER'S CERTIFICATION, SEWER DETAILS.

SHEET 5: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, DRAIN DITCH CROSS SECTION.

SHEET 6: STREET LAYOUT, STREET & STORM DRAINAGE CONSTRUCTION DETAILS.

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VALLEY AFFORDABLE HOUSING, LLC	200 S. 10TH ST., STE 1700	MCALLEN TEXAS 78501	(956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: R. DE JESUS DATE: 10/28/2025
 REVISED BY: CIRO H.J. DATE: _____
 SURVEYED, CHECKED: _____ DATE: _____
 FINAL CHECK: _____ DATE: _____

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN...
2. MINIMUM SETBACKS SHALL BE: FRONT: 20 FEET OR 1/2 THE R.O.W. NOT TO EXCEED 50 FEET AS PER VARIANCE...
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND...
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT...
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT...
7. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION...
8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES...
9. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT...
10. DRAINAGE: THIS SUBDIVISION IS INCLUDED WITHIN THE OVERALL LOS PRADOS MASTER PLAN DRAINAGE BASIN STUDY IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS...
11. CLEARANCES FOR WATER METERS, ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS...
12. THE PUBLIC IMPROVEMENT DEVELOPMENT AND EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE STREET...
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT...
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE...
15. A 5-FT. SIDEWALK CONSTRUCTION REQUIRED ALONG PERIMETER OF SUBDIVISION DURING SUBDIVISION STAGE...
16. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
17. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT.
18. (NO INDIVIDUAL LOT) WILL BE ALLOWED ACCESS TO BASELINE ROAD (F.M. 491) FOR LOTS 1, 3-6 AND 55, A 50-FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1-55 TO PROVIDE INGRESS AND EGRESS TO LOTS 1-55 AND COMMON AREA 'A' FROM BASELINE ROAD (F.M. 491)...
19. PARKLAND DEDICATION FEES OWED TO BE PAID BY THE DEVELOPER AT THE TIME OF RECORDING, TO THE CITY OF MERCEDES.
20. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS, PRIOR TO BUILDING PERMIT.
21. TxDOT PERMIT FOR INSTALLATION OF UTILITY INFRASTRUCTURE ALONG TxDOT RIGHT-OF-WAYS PRIOR TO CONSTRUCTION OF SUBDIVISION.
22. TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.
23. PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS AND NOT THE CITY OF MERCEDES.
24. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
25. ALL EASEMENTS ARE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
26. COMMON AREA A IS NOT FOR RESIDENTIAL USE. COMMON AREA A WILL BE OWNED BY PUBLIC IMPROVEMENT DEVELOPMENT AND NOT FOR RESALE.
27. PHASE 2-5 WILL UTILIZE PROPOSED STORM LAYOUT TO THE INTO AT TIME OF DEVELOPMENT.
28. VARIANCE TO REVERSE CURVE 0.0 FEET BETWEEN TANGENT.
29. VARIANCE FOR LOT WIDTH, FRONT 25 FEET, LOT CORNER 35 FEET, LOT CHORD LENGTH FOR CURVE-SAC 25 FEET, COMMON AREA FRONT 20 FEET.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.834 ACRES SITUATED IN THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17, PAGE 227, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.834 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO VALLEY AFFORDABLE HOUSING, LLC, GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3389945, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.834 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET (NORTHING: 16593272.547, EASTING: 1177535.711) ON THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491 AND MILE 9 NORTH ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 88° 47' 45" E, A DISTANCE OF 1,320.00 FEET AND N 01° 12' 12" W, A DISTANCE OF 20.00 FEET;

THENCE, N 01° 12' 12" W ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, A DISTANCE OF 153.75 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 88° 47' 45" W AT A DISTANCE OF 43.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BASELINE ROAD - F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 79° 00' 00" W A DISTANCE OF 103.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 89° 00' 00" W A DISTANCE OF 88.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 78° 30' 00" W A DISTANCE OF 138.28 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 81° 00' 00" W A DISTANCE OF 227.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 58' 08" W A DISTANCE OF 225.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 81° 00' 00" W A DISTANCE OF 77.81 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 48° 00' 00" W A DISTANCE OF 69.63 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 25° 00' 00" W A DISTANCE OF 151.82 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 27° 00' 00" W A DISTANCE OF 119.27 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 16° 15' 24" E A DISTANCE OF 68.68 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
12. THENCE, N 83° 00' 00" E A DISTANCE OF 107.49 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 18° 15' 39", A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 86.85 FEET, A TANGENT OF 43.80 FEET, AND A CHORD THAT BEARS N 13° 27' 25" E A DISTANCE OF 86.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 54° 19' 55" E A DISTANCE OF 51.65 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 00' 00" E A DISTANCE OF 89.56 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 14° 58' 06" W A DISTANCE OF 20.01 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 13° 30' 00" W A DISTANCE OF 35.67 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 10° 00' 00" E A DISTANCE OF 38.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 25° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 42° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, S 58° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, S 74° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 90° 00' 00" E A DISTANCE OF 38.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 74° 00' 00" E A DISTANCE OF 37.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
25. THENCE, N 55° 00' 00" E A DISTANCE OF 38.11 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
26. THENCE, N 48° 00' 00" E A DISTANCE OF 93.20 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, N 52° 00' 00" E A DISTANCE OF 165.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, N 75° 00' 00" E A DISTANCE OF 134.77 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
29. THENCE, N 68° 00' 00" E A DISTANCE OF 128.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
30. THENCE, N 57° 00' 00" E A DISTANCE OF 102.06 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, N 88° 47' 48" E AT A DISTANCE OF 19.95 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 16, BLOCK 82 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD-F.M. 491, FOR THE NORTHEAST CORNER OF THIS TRACT;
32. THENCE, S 01° 12' 12" E ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, A DISTANCE OF 523.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.834 ACRES, OF WHICH 0.432 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, LEAVING A NET OF 8.392 ACRES OF LAND, MORE OR LESS.

PLAT OF LOS PRADOS PHASE I SUBDIVISION BEING A RESUBDIVISION OF 8.834 ACRES OUT OF LOT 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.02B (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS PRADOS PHASE I SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 16th DAY OF Dec, 2025

ATTEST: [Signature] HIDALGO COUNTY JUDGE [Signature] HIDALGO COUNTY CLERK

APPROVED BY [Signature] 02/16/25 B.S.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER, AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

[Signature] 10-22-25 DATE GENERAL MANAGER

STATE OF TEXAS § COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, VALLEY AFFORDABLE HOUSING LLC AS OWNER OF THE 8.834 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS PRADOS PHASE I SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

[Signature] 11/13/25 DATE

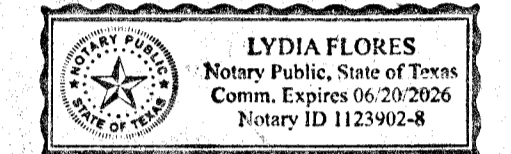
VALLEY AFFORDABLE HOUSING, LLC NICK RHODES, MANAGER 200 S. 10TH STREET SUITE 1700 McALEN, TEXAS 78501

STATE OF TEXAS § COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13th DAY OF November, 2025

[Signature] NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:



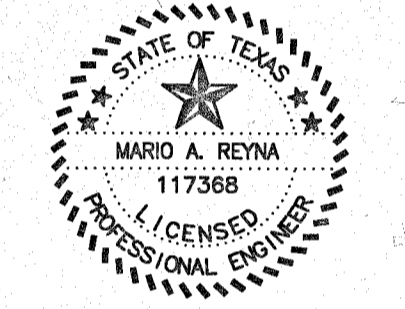
STATE OF TEXAS § COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 14th DAY OF November, 2025

[Signature] MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 STATE OF TEXAS

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



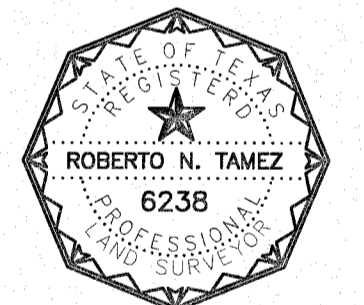
DATE PREPARED: 03/05/2025 ENGINEERING JOB # 23128.00

THE STATE OF TEXAS § COUNTY OF HIDALGO §

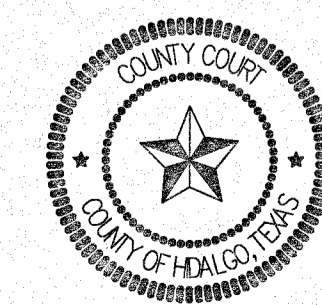
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS 14th DAY OF November, 2025

[Signature] ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238 STATE OF TEXAS



DATE SURVEYED: 03/17/2022 SURVEYING JOB No. 23128.00



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON Dec 30, 2025 AT 8:58 (AM/PM)

INSTRUMENT NUMBER 3711896 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY [Signature] DEPUTY

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 PLAT OF
 LOS PRADOS PHASE I SUBDIVISION

BEING A RESUBDIVISION OF 8.834 ACRES
 OUT OF LOT 16, BLOCK 82,
 CAPISALLO DISTRICT SUBDIVISION
 RECORDED IN VOLUME "P", PAGE 227,
 HIDALGO COUNTY DEED RECORDS
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOS PRADOS PHASE I SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF MERCEDES HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

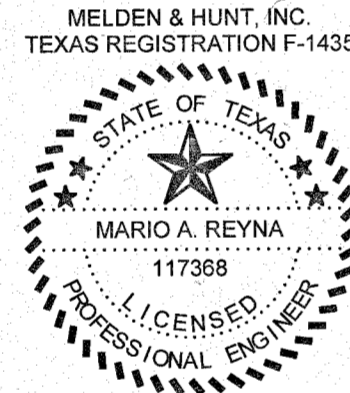
THE CITY OF MERCEDES HAS AN EXISTING 12" WATER LINE WITHIN THE EAST RIGHT-OF-WAY OF BASELINE ROAD (F.M. 491). THE WATER SYSTEM FOR LOS PRADOS PHASE I SUBDIVISION CONSISTS OF 8" WATER LINE THAT CONNECTS TO THE EXISTING 12" WATER LINE. AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 12" WATER LINE APPROXIMATELY 467.0 FEET NORTH OF MILE 9 NORTH ROAD THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF APPALOOSA DRIVE ENDING AT THE NORTH BOUNDARY LINE WITH A 8" CAP. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 12 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF GALICENO COURT ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 8. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTH BOUNDARY LINE THEN CROSSING APPALOOSA DRIVE THEN RUNS EAST ENDING AT THE EAST BOUNDARY LINE OF THIS SUBDIVISION TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS PRADOS PHASE I SUBDIVISION CONSISTS OF (23) TWENTY-THREE (23) DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" SERVICE LINES AND (9) NINE (9) SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$190,670.00, OR \$3,466.43 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF MERCEDES THE SUM OF \$33,440.00, WHICH COVERS THE \$608.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MERCEDES UPON REQUEST BY THE LOT OWNER. THE CITY OF MERCEDES WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$5,950.00 FOR A TOTAL COST OF \$17,850.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MERCEDES AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$224,110.00 WHICH EQUALS TO \$4,074.73 PER LOT.

ENGINEER'S SIGNATURE: *M. A. Reyna* DATE: 11/14/25



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LOS PRADOS PHASE I RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE MERCEDES. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MERCEDES HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MERCEDES HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

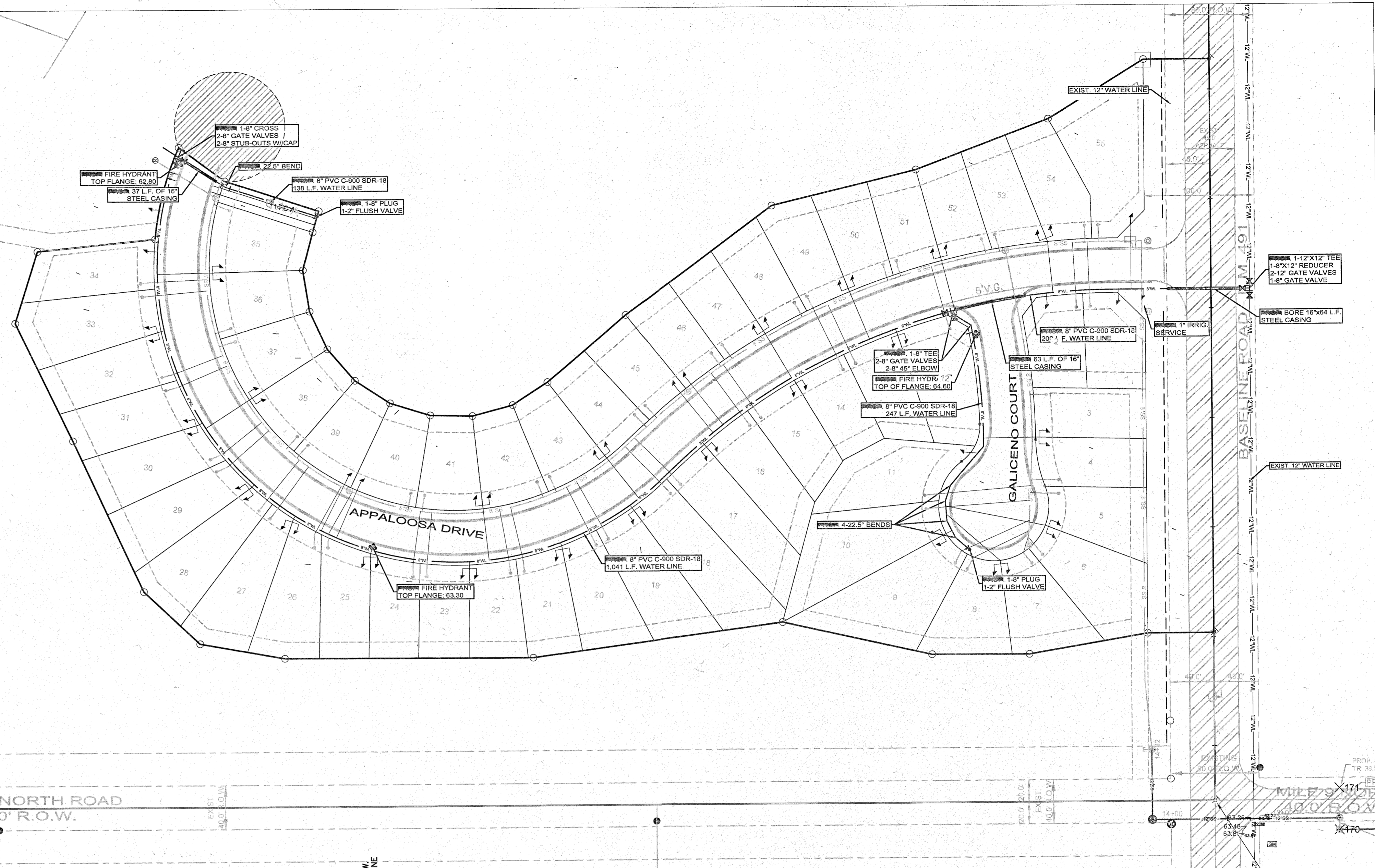
LA CIUDAD DE MERCEDES TIENE EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LOS PRADOS PHASE I CONSISTE DE UN CONDUCTO DE AGUA DE 12" QUE PASA POR EL LADO ESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA BASELINE ROAD (F.M. 491). EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LOS PRADOS PHASE I CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 12". UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO DE 24" PREVIAMENTE MENCIONADA APROXIMADO 467.0 PIES AL NORTE DE LA CARRETERA MILE 9 NORTH ROAD Y SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE APPALOOSA DRIVE LUEGO TERMINANDO EN LA FRONTERA DE LA SUBDIVISION. OTRA CONDUCTO DE 8" SE CONECTA A LA CONDUCTO DE 8" EN EL LADO NORESTE DEL LOTE 12 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE GALICENO COURT TERMINANDO EN EL LADO NROESTE DE LOTE 8. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A UN CONDUCTO DE 8" EN LA FRONTERA DE ESTA SUBDIVISION Y SIGUE AL ESTE CRUSANDO APPALOOSA DRIVE TERMINANDO EN LA FRONTERA ESTE DE ESTA SUBDIVISION A ESTEA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (23) VENETE-TRES DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" PARA CADA LOTE. Y NUEVE CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" PARA CADA LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 3/4", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 190,670.00 O \$ 3,466.43 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 33,440.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$608.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 3 BOCAS DE RIESGO (FIRE HYDRANT) A UN COSTO DE \$ 5,950.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$17,850.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 224,110.00 O \$ 4,074.73 POR LOTE

ENGINEER'S SIGNATURE: *M. A. Reyna* DATE: 11/14/25



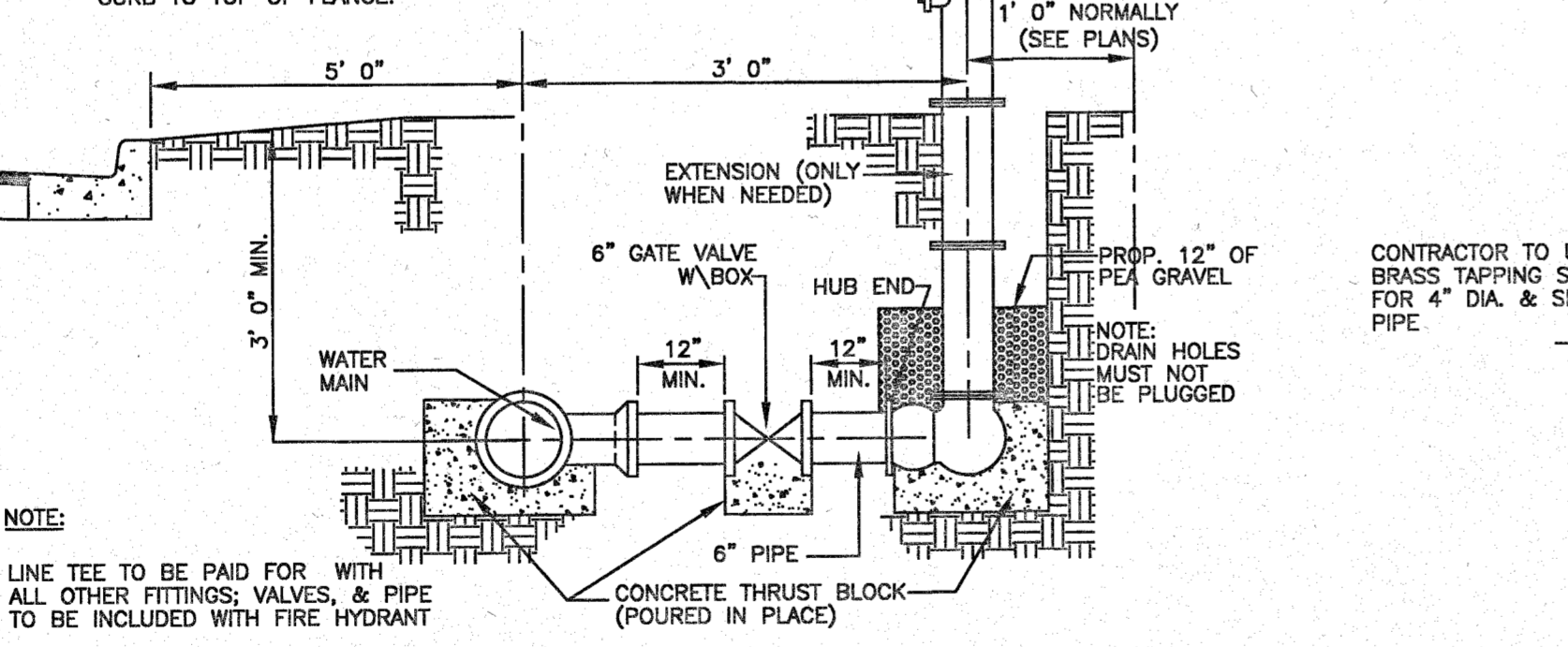
COST ESTIMATE:

WATER DISTRIBUTION:	\$ 190,670.00
SANITARY SEWER:	\$ 319,789.00
IMPROVEMETNS / OSSF:	
DRAINAGE IMPROVEMENTS:	\$ 447,728.00
PAVING IMPROVEMENTS:	\$ 354,461.21

ESTIMACION DE COSTOS:

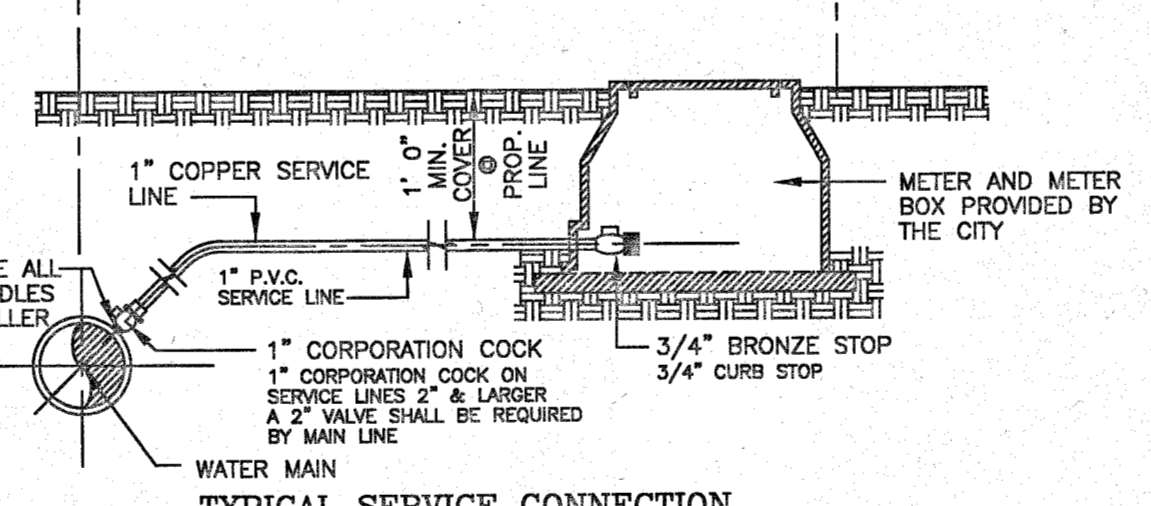
SERVICIO DE AGUA POTABLE:	\$ 190,670.00
SERVICIO DE DRENAJE SANITARIO:	\$ 319,789.00
DREAJE PLUVIAL:	\$ 447,728.00
PAVIMENTACION DE CALLES:	\$ 354,461.21

NOTE: FIRE HYDRANT SHALL BE PLACED 3' 0" BEHIND BACK OF CURB, AND 3' TO 6" FROM TOP OF CURB TO TOP OF FLANGE.



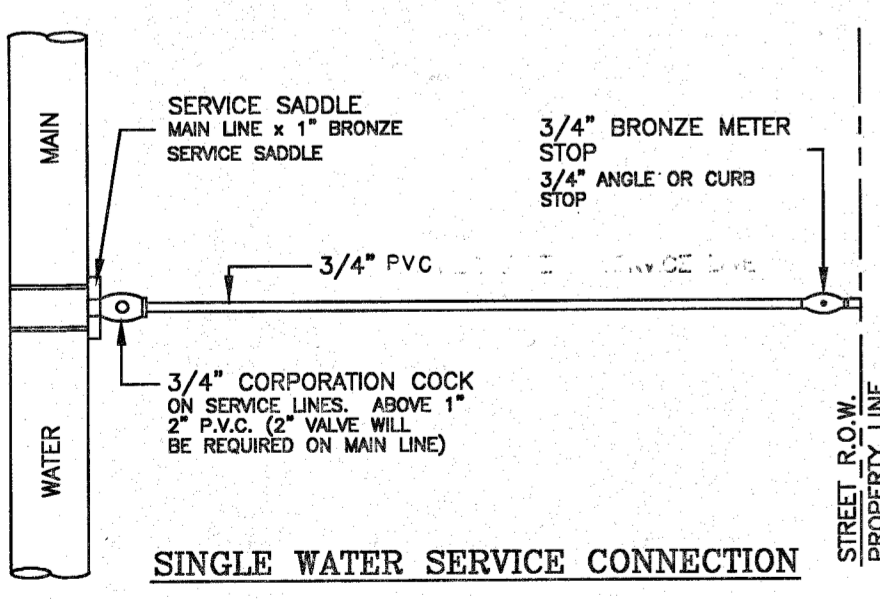
1. LINE TEE TO BE PAID FOR WITH ALL OTHER FITTINGS, VALVES, & PIPE TO BE INCLUDED WITH FIRE HYDRANT
 2. FIRE HYDRANT NEED 18' OF GRAVEL FROM DRAIN, CEMENT ON ALL WATER VALVE BOXES.

CONTRACTOR TO USE ALL BRASS TAPPING SADDLES FOR 4" DIA. & SMALLER PIPE.

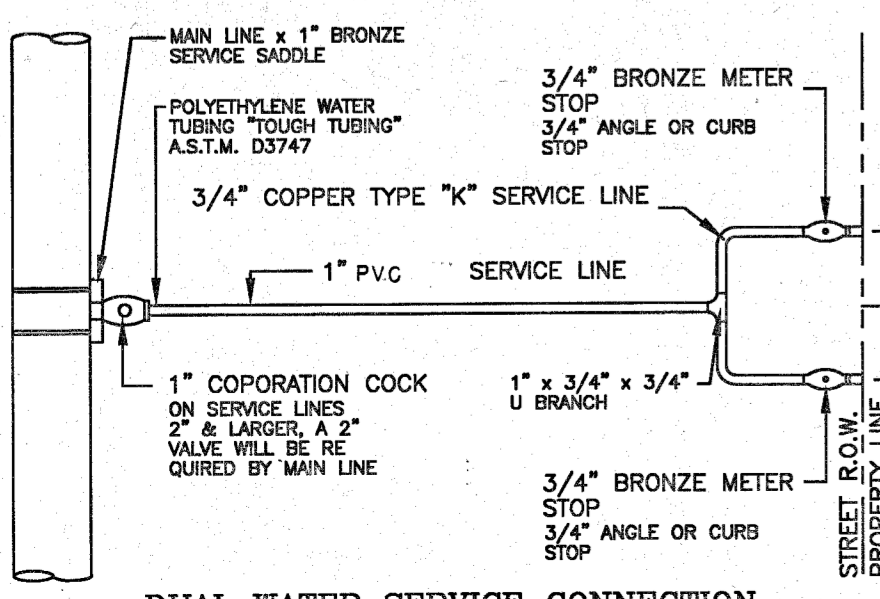


GENERAL NOTES:
 1. DRAWINGS INDICATE COPPER SERVICE LINES.
 2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHOULDER CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.
 5. WATER SERVICE TO BE MARKED ON FACE OF CURB.

TYPICAL WATER SERVICE CONNECTIONS

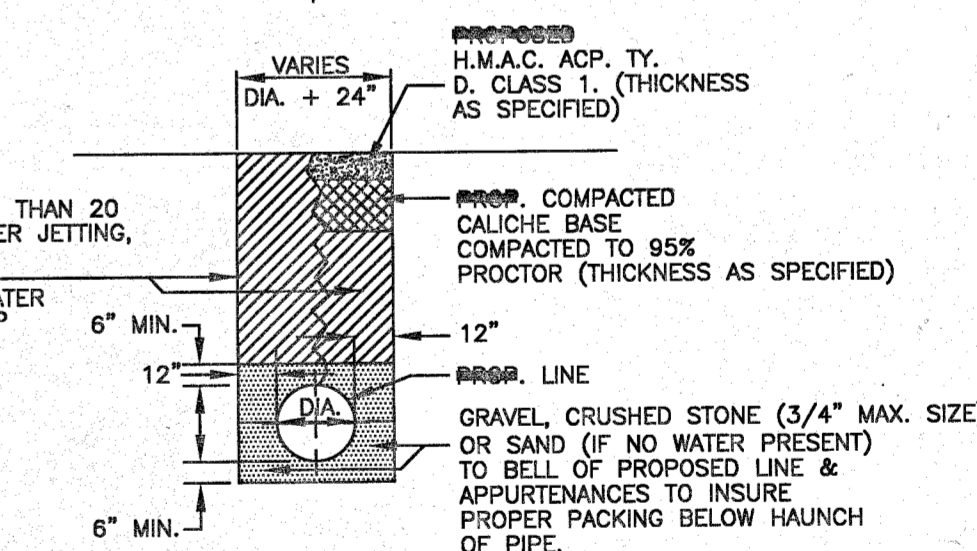


SINGLE WATER SERVICE CONNECTION



DUAL WATER SERVICE CONNECTION

PIPE BEDDING DETAILS

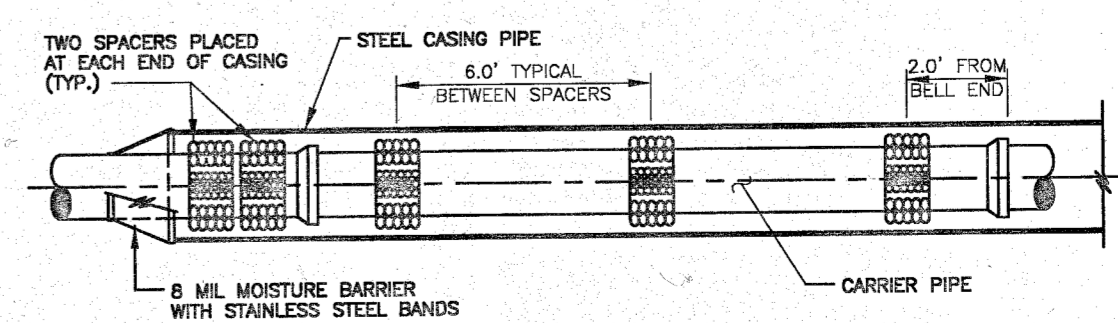


PIPE BEDDING DETAILS

BORING INSTALLATION

PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4" 6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"

GENERAL NOTES:
 1. ALL CAST IRON FITTINGS WILL BE WRAPPED IN PLASTIC.
 2. STEEL CASING ON ALL WATER LINE CROSSINGS OF STREET.



BORING and CASING DETAIL

MAP OF SANITARY DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 PLAT OF
 LOS PRADOS PHASE I SUBDIVISION

BEING A RESUBDIVISION OF 8.834 ACRES
 OUT OF LOT 16, BLOCK 82,
 CAPISALLO DISTRICT SUBDIVISION
 RECORDED IN VOLUME "P", PAGE 227,
 HIDALGO COUNTY DEED RECORDS
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

FINAL SEWER ENGINEERING REPORT FORMAT
 WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

LOS PRADOS PHASE I SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF MERCEDES HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

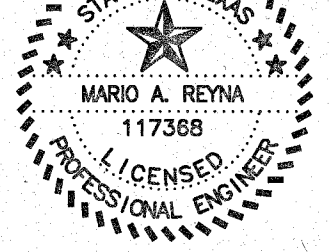
THE CITY OF MERCEDES HAS AN EXISTING 12" SANITARY SEWER MANHOLE AT THE NORTHWEST INTERSECTION OF MILE 9 NORTH ROAD AND BASELINE ROAD (F.M. 491). THE WASTEWATER SYSTEM FOR LOS PRADOS PHASE I CONSISTS OF 8" SANITARY SEWER LINES. THE 8" SANITARY SEWER LINE CONNECTS TO THE EXISTING SANITARY SEWER MANHOLE AND CONTINUES NORTH APPROXIMATELY 520 FEET ALONG THE WEST RIGHT-OF-WAY OF BASELINE ROAD (F.M. 491) AND WITHIN A 15.0 FOOT UTILITY EASEMENT, THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF APPALOOSA DRIVE ENDING WITH AN 8" PLUG AT THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 53 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF GALICENO COURT ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 7. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 35 THEN RUNS WEST 64 FEET CROSSING APPALOOSA DRIVE ENDING WITH A CLEANOUT IN ORDER TO SERVE THIS SUBDIVISION.

FROM THE 8" LINE, FIFTY-FIVE (55) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" SANITARY SEWER LINES, 4" SERVICE LINE AND SEVEN (7) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$319,789.00 OR \$5,814.35 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MERCEDES \$50.00 WHICH COVERS THE \$0.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MERCEDES. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF MERCEDES AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT AT THE COUNTY OF HIDALGO.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$319,789.00 WHICH EQUALS TO \$5,814.35 PER LOT.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



ENGINEER'S SIGNATURE: *M. Reyna* DATE: 11/1/25

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

1. I, VALLEY AFFORDABLE HOUSING, LLC, SUBDIVIDER(S) OF LOS PRADOS PHASE I SUBDIVISION. HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

VALLEY AFFORDABLE HOUSING, LLC
 NICK RHODES, MANAGER
 2005, 10TH STREET SUITE 1700
 MCALLEN, TEXAS 78571

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

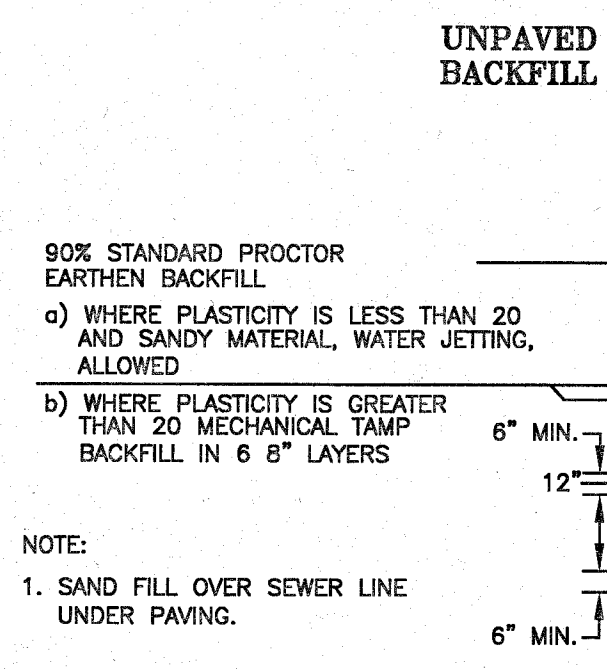
THIS THE 17 DAY OF November 2025

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11/1/28

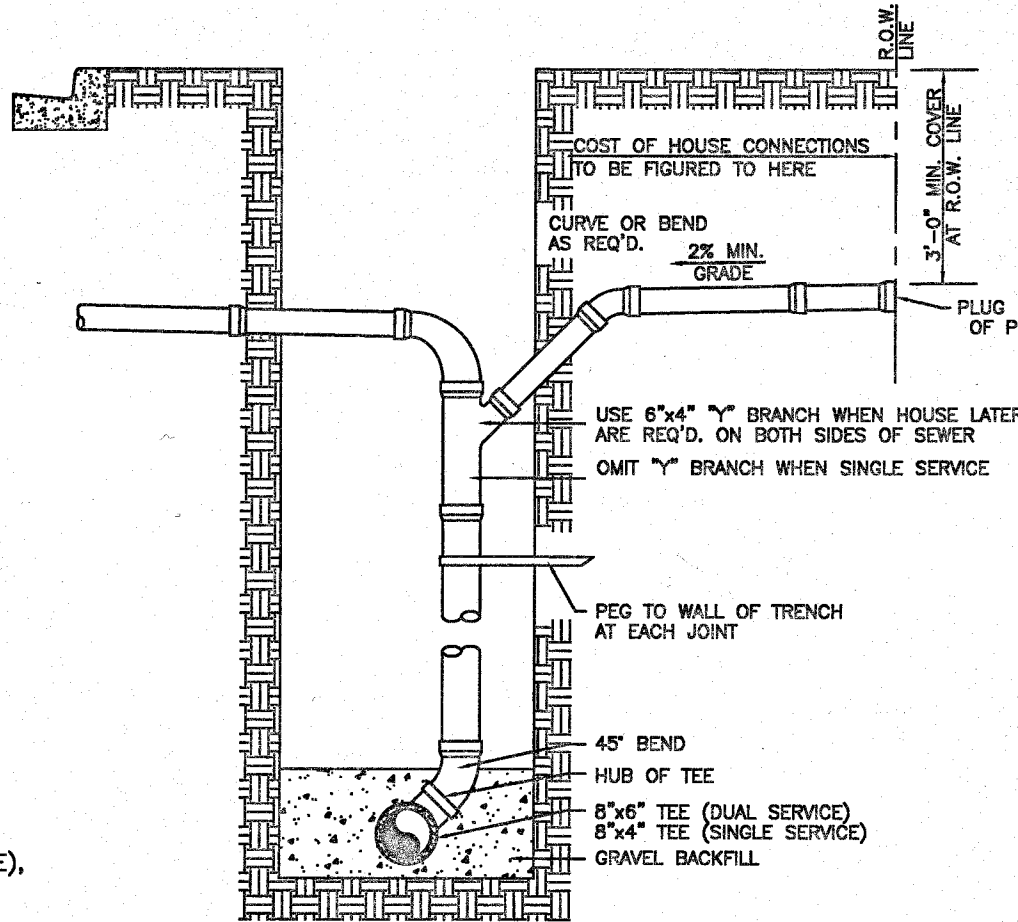
LEGEND

- 12" SANITARY SEWER LINE
- 8" SANITARY SEWER LINE
- 4" SERVICE LINE
- 4" SANITARY SEWER MANHOLE
- 4" FLUSH VALVE
- 4" GATE VALVE W/ BOX
- 4" FIRE HYDRANT & FULL ASSEMBLY
- 4" SANITARY SEWER LINE
- 4" SANITARY SEWER LINE

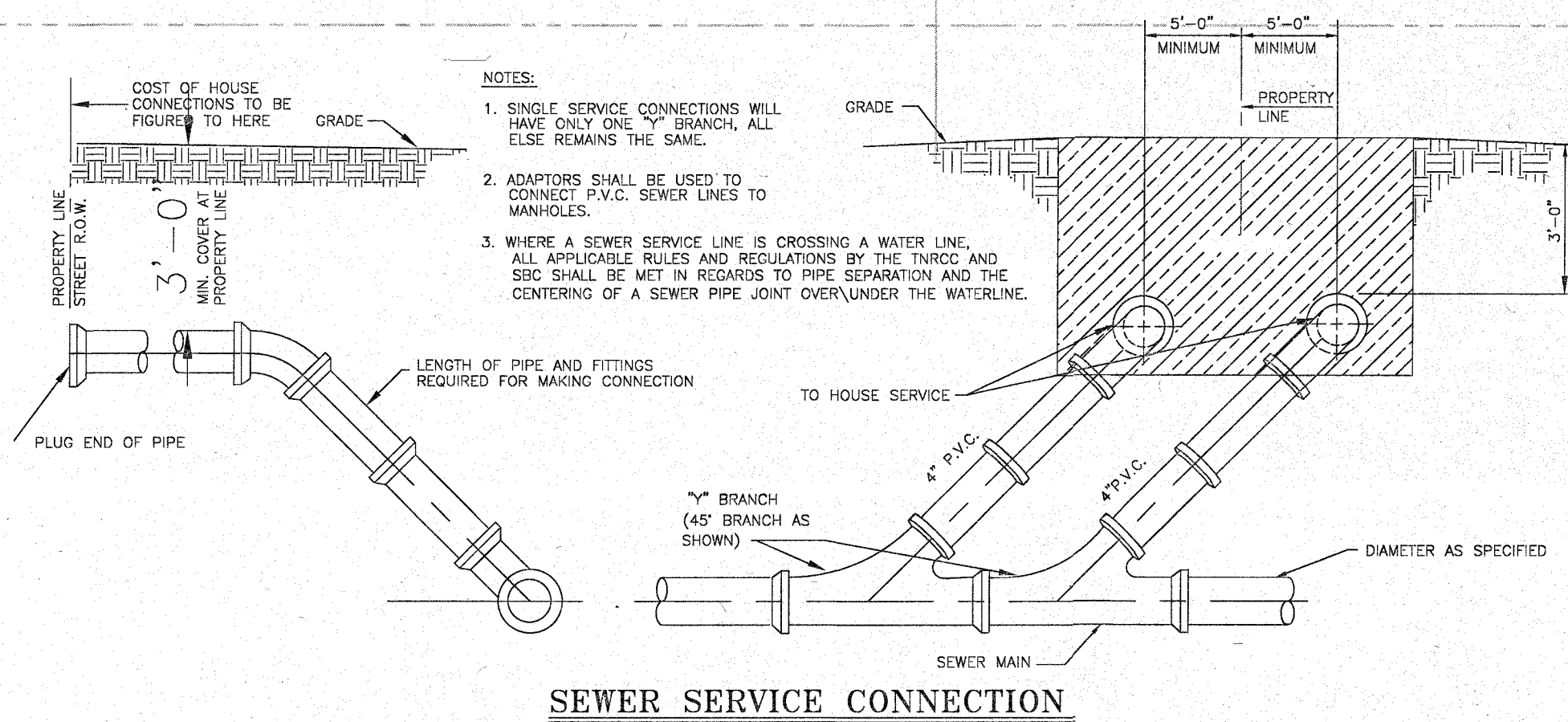
- NOTE:
- NO ELECTRICAL, WATER, OR SANITARY SEWER SERVICES IN SAME TRENCH.
 - NO PART OF PAVING SHALL BE DONE UNTIL ALL UTILITIES ARE IN PLACE, WHICH INCLUDE ALL ELECTRICAL CONDUITS.
 - MINIMUM 8" SEPARATION BETWEEN WATER & SANITARY SEWER MAIN LINES AND SERVICES.
 - ALL 12" & 8" WATER LINE MAIN CONNECTIONS WILL BE MADE WITH MECHANICAL JOINT FLANGES.



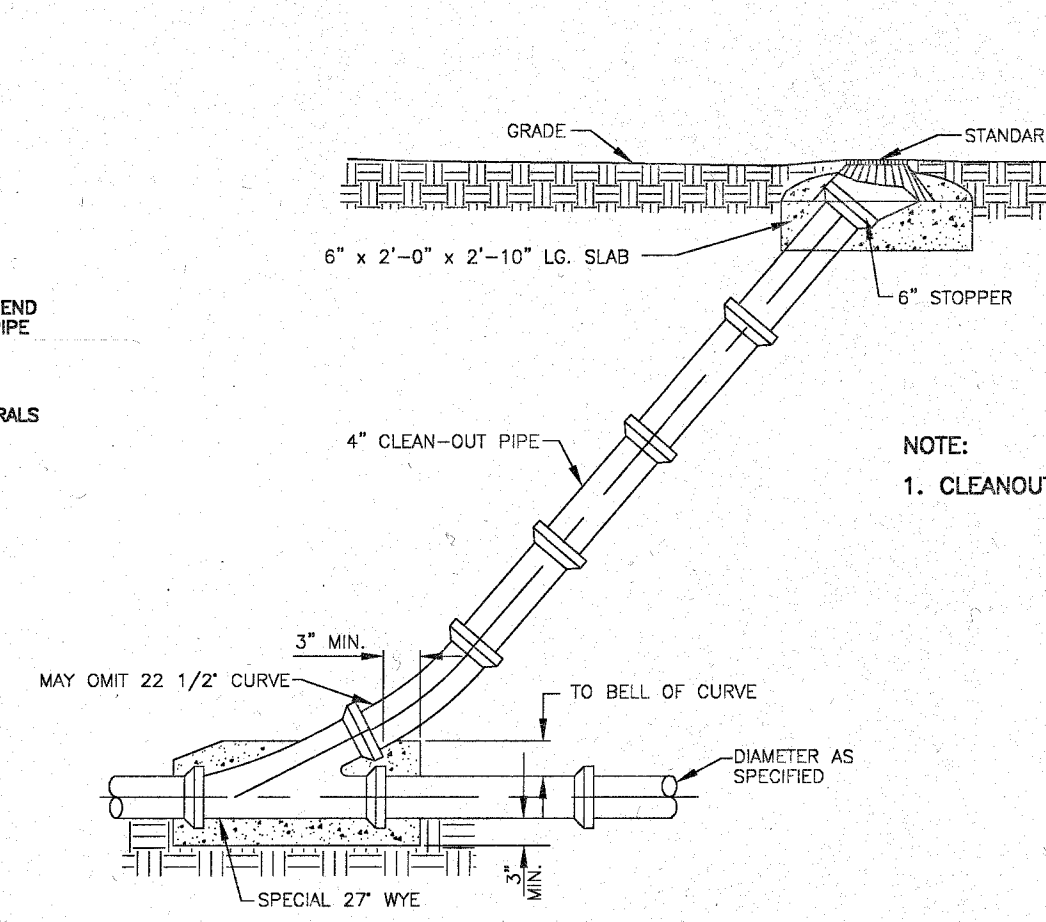
PIPE BEDDING DETAILS



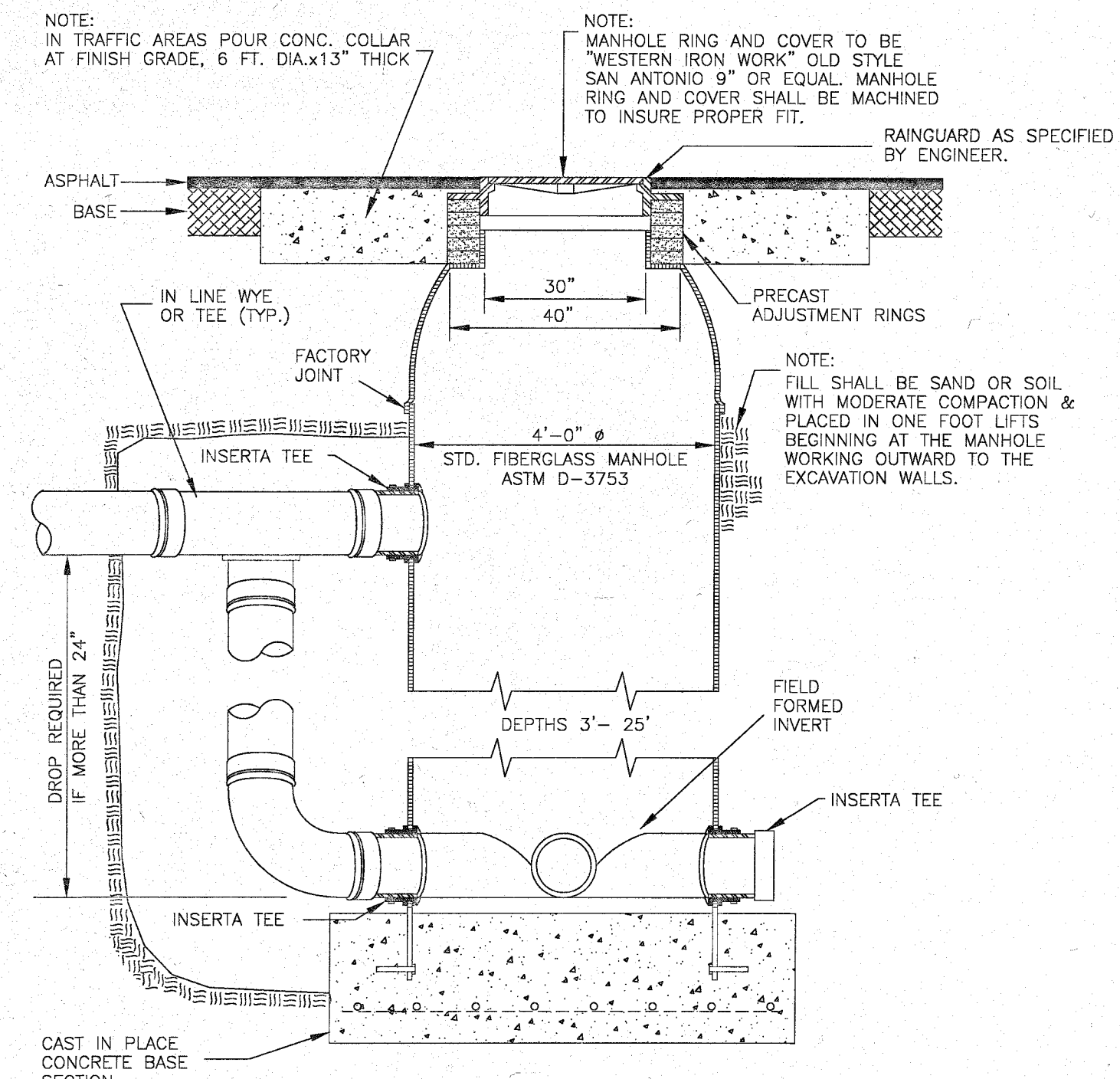
SANITARY SEWER SERVICE CONNECTION



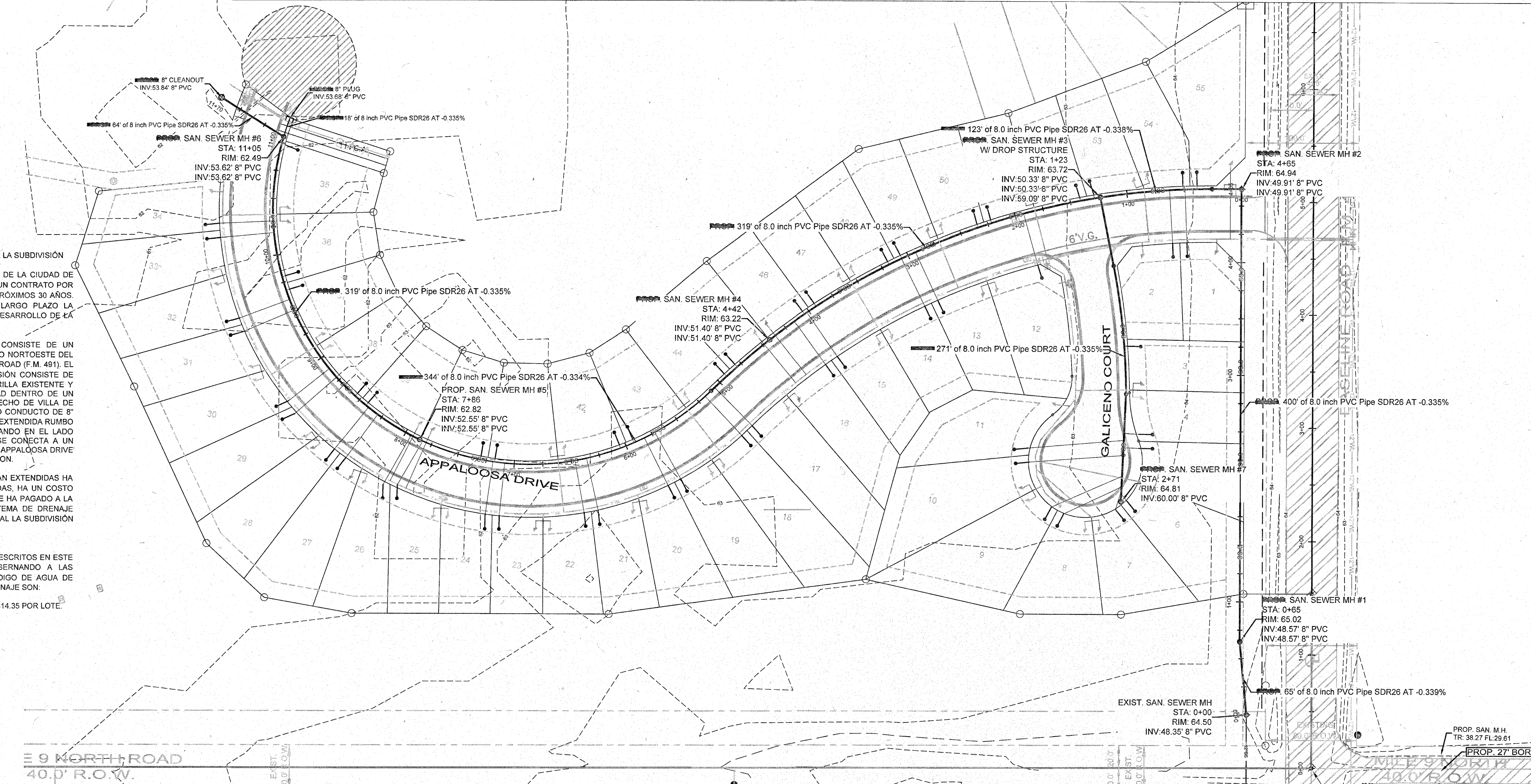
SEWER SERVICE CONNECTION

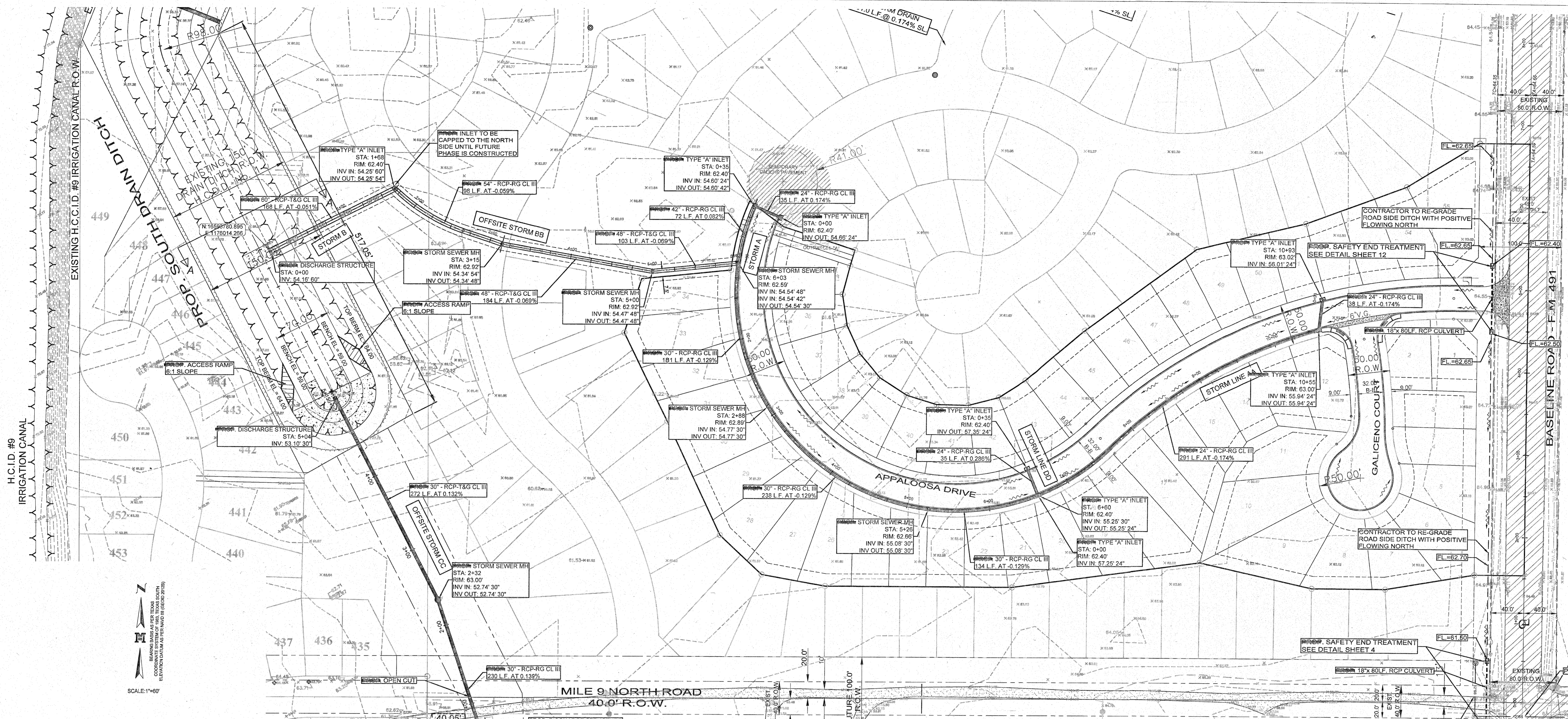


STANDARD CLEANOUT



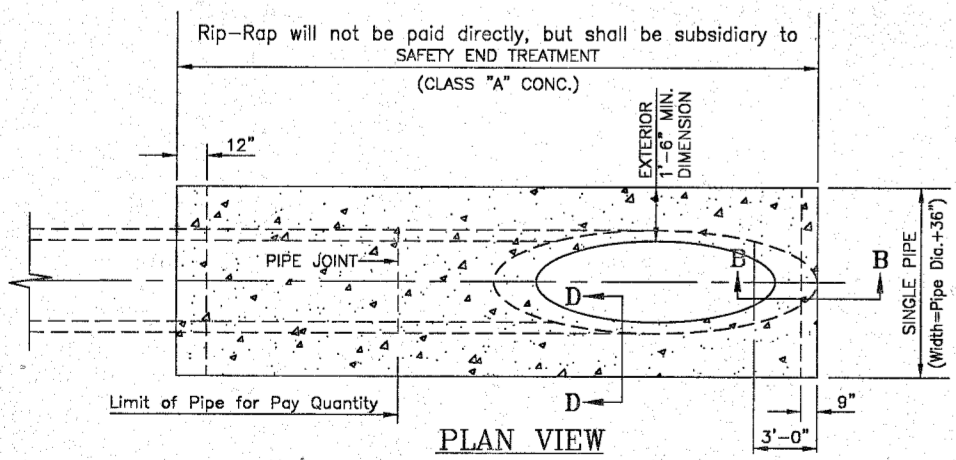
TYPICAL FIBERGLASS MANHOLE





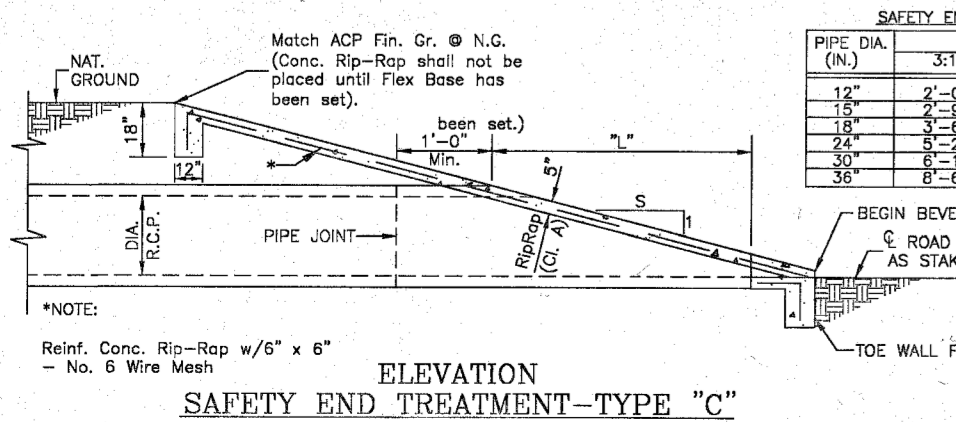
MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE: 523 524 525 526
 PLAT OF
 LOS PRADOS PHASE I SUBDIVISION

BEING A RESUBDIVISION OF 8.834 ACRES
 OUT OF LOT 16, BLOCK 82,
 CAPISALLO DISTRICT SUBDIVISION
 RECORDED IN VOLUME "P", PAGE 227,
 HIDALGO COUNTY DEED RECORDS
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS



SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA.	31"	41"	51"	61"
Length	10'	15'	20'	25'

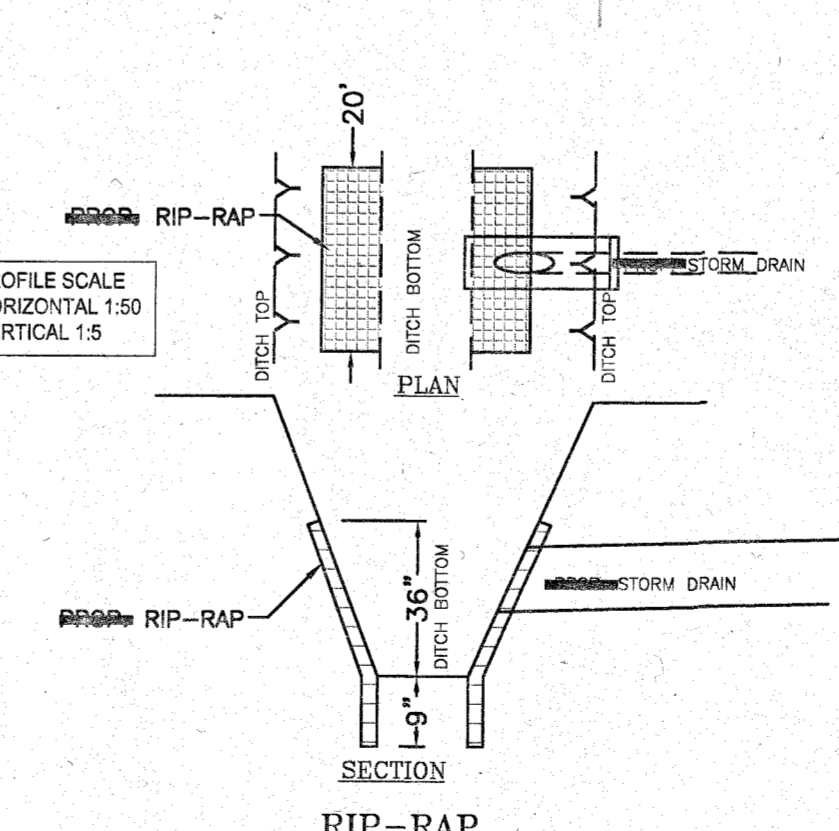
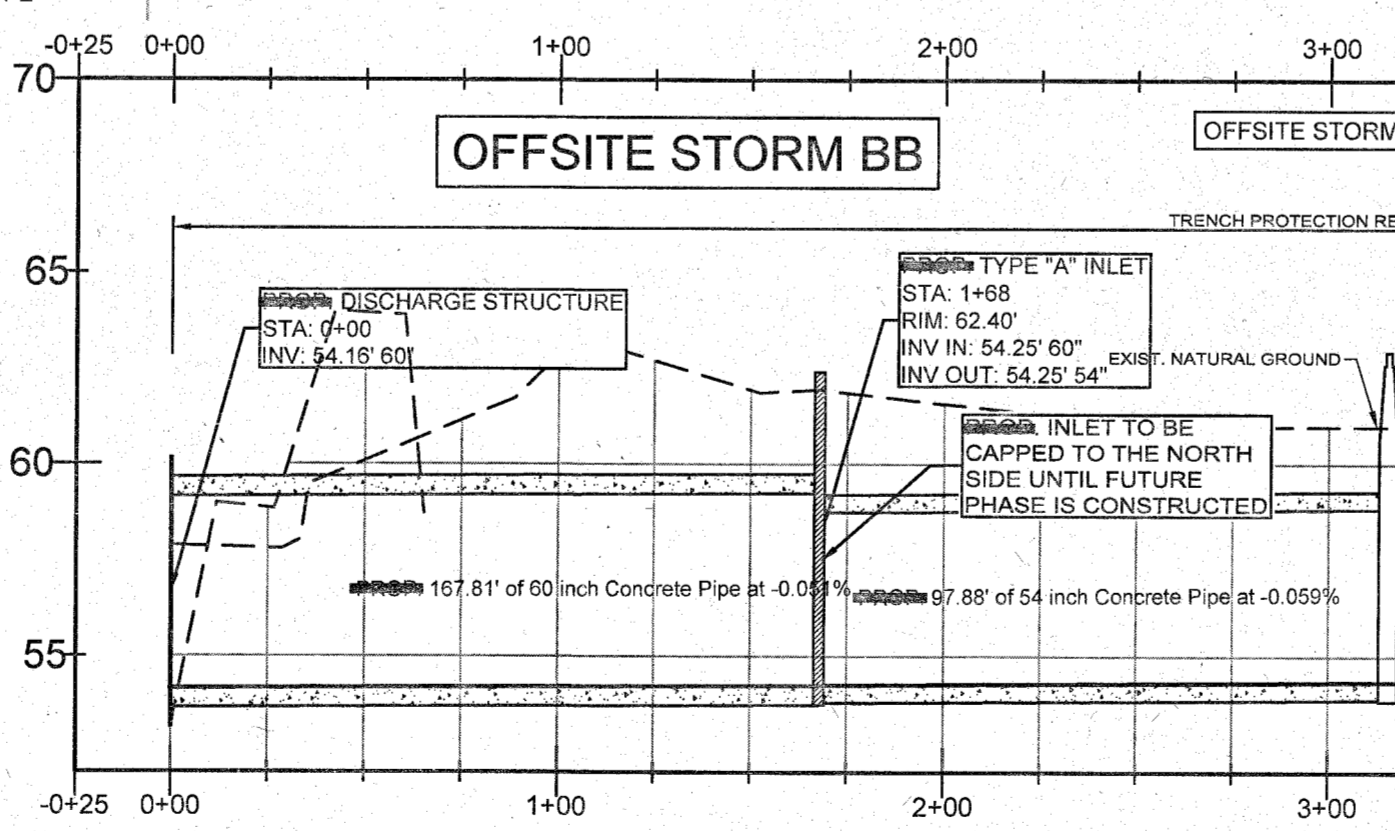


SAFETY END TREATMENT - (Type "C") DETAILS
 N.T.S.

RICARDO CAVAZOS & SISTER
 JACINTA CAVAZOS
 W.D. DOCUMENT NUMBER 1750772
 H.C.O.R.

RICARDO CAVAZOS & SISTER
 JACINTA CAVAZOS
 W.D. DOCUMENT NUMBER 1750772
 H.C.O.R.

ONDERDONK DANIEL HEIDRICK
 OWNER ID: NUMBER 108781
 H.C.O.R.



NG.	FL.
NG 57.69	FL 54.16
NG 57.84	FL 54.17
NG 60.08	FL 54.19
NG 61.14	FL 54.20
NG 62.02	FL 54.21
NG 62.69	FL 54.22
NG 61.92	FL 54.24
NG 61.86	FL 54.25
NG 61.65	FL 54.27
NG 61.31	FL 54.28
NG 61.10	FL 54.30
NG 60.97	FL 54.31
NG 60.97	FL 54.33
NG 60.97	FL 54.35

DRAINAGE STATEMENT
 LOS PRADOS PHASE I SUBDIVISION

LOS PRADOS PHASE I SUBDIVISION IS A TRACT OF LAND CONTAINING 8.834 ACRES SITUATED IN THE CITY OF MERCEDES E.T.J., COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS. THIS SUBDIVISION FALLS IN "ZONE X" (UNSHADED) ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED JUNE 6, 2000. REVISED TO REFLECT LOMR: MAY 30, 2002. ZONE "X" (UNSHADED) WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."

THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 9 NORTH & BASELINE ROAD (F.M. 491). THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED PLAN DEVELOPMENT OF 55 RESIDENTIAL LOTS AND 1 COMMON AREA, IN THE CITY OF MERCEDES, TEXAS.

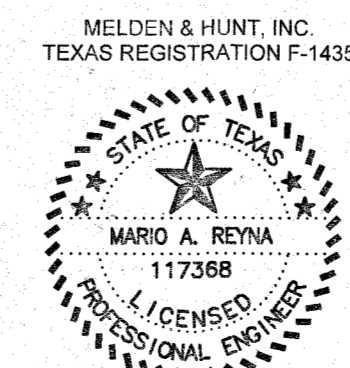
THE SOILS ARE (19) HARLINGEN CLAY, (25) HIDALGO FINE SANDY LOAM, (28) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM, MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, ALL IN HYDROLOGIC GROUP "B" RESPECTIVELY. FOR THE PURPOSE OF THIS REPORT THE SITE FALLS MOSTLY IN HIDALGO FINE SANDY LOAM HIDALGO SANDY CLAY LOAM, (25) RAYMONDVILLE CLAY LOAM, (W) WATER WHICH ARE IN HYDROLOGIC GROUP "D, B, B, C, AND D" RESPECTIVELY. SOIL GROUP "D" HAVING A VERY SLOW INFILTRATION RATE IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. SOIL GROUP "B" HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "C" HAVING A SLOW INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "C", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 5.05 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 25.31 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 20.26 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 48". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO TWO PROPOSED DETENTION AREAS, DEDICATED TO H.C.D.D. NO. 1 BY THIS PLAT. THE PROPOSED DRAINAGE DITCHES ARE LOCATED ON THE NORTHWEST SIDE OF THIS PROPERTY, WHICH WILL THEN DISCHARGE ULTIMATELY WITH THE CITY OF MERCEDES AND H.C.D.D. #1 POLICY. THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 39,598 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DITCHES.

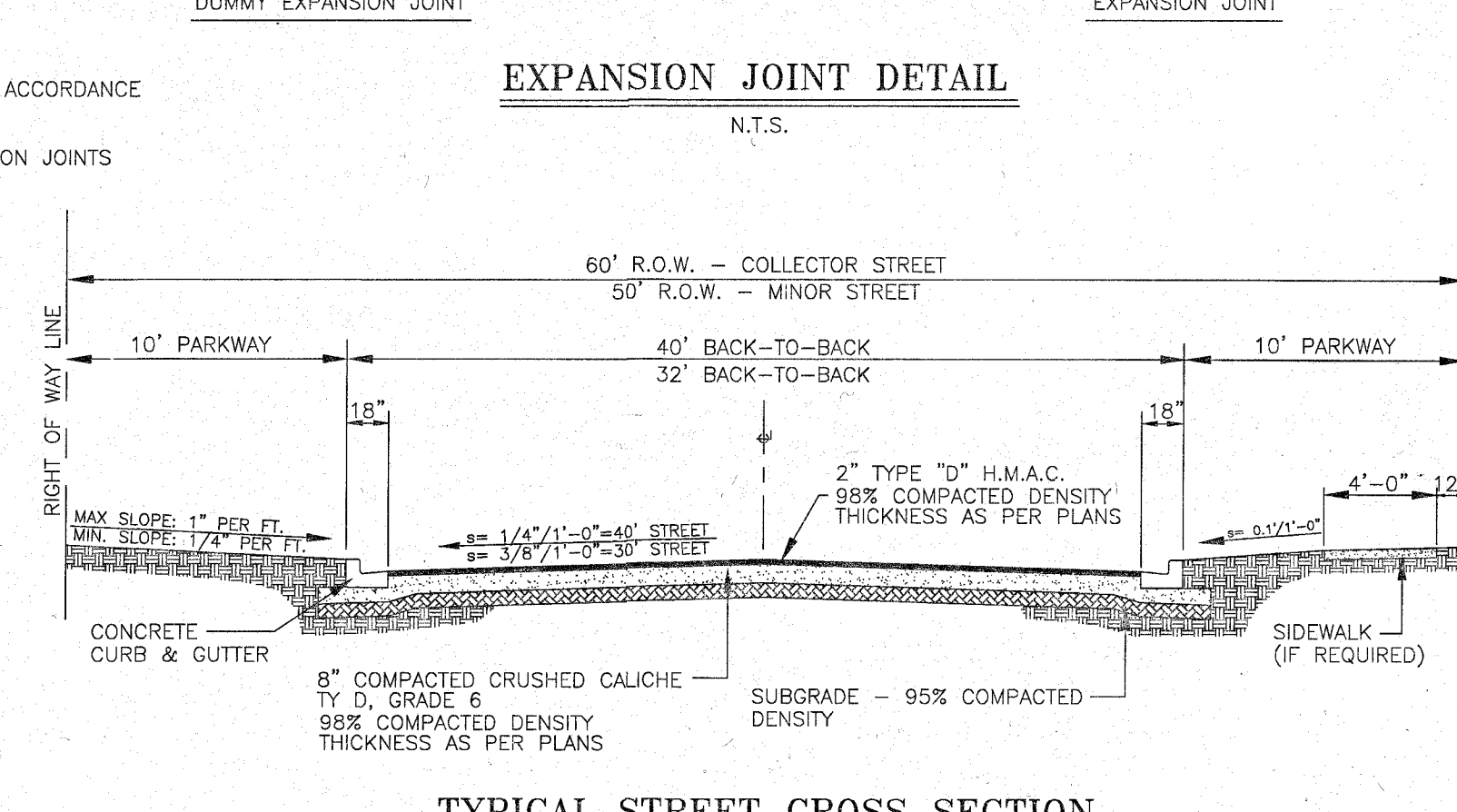
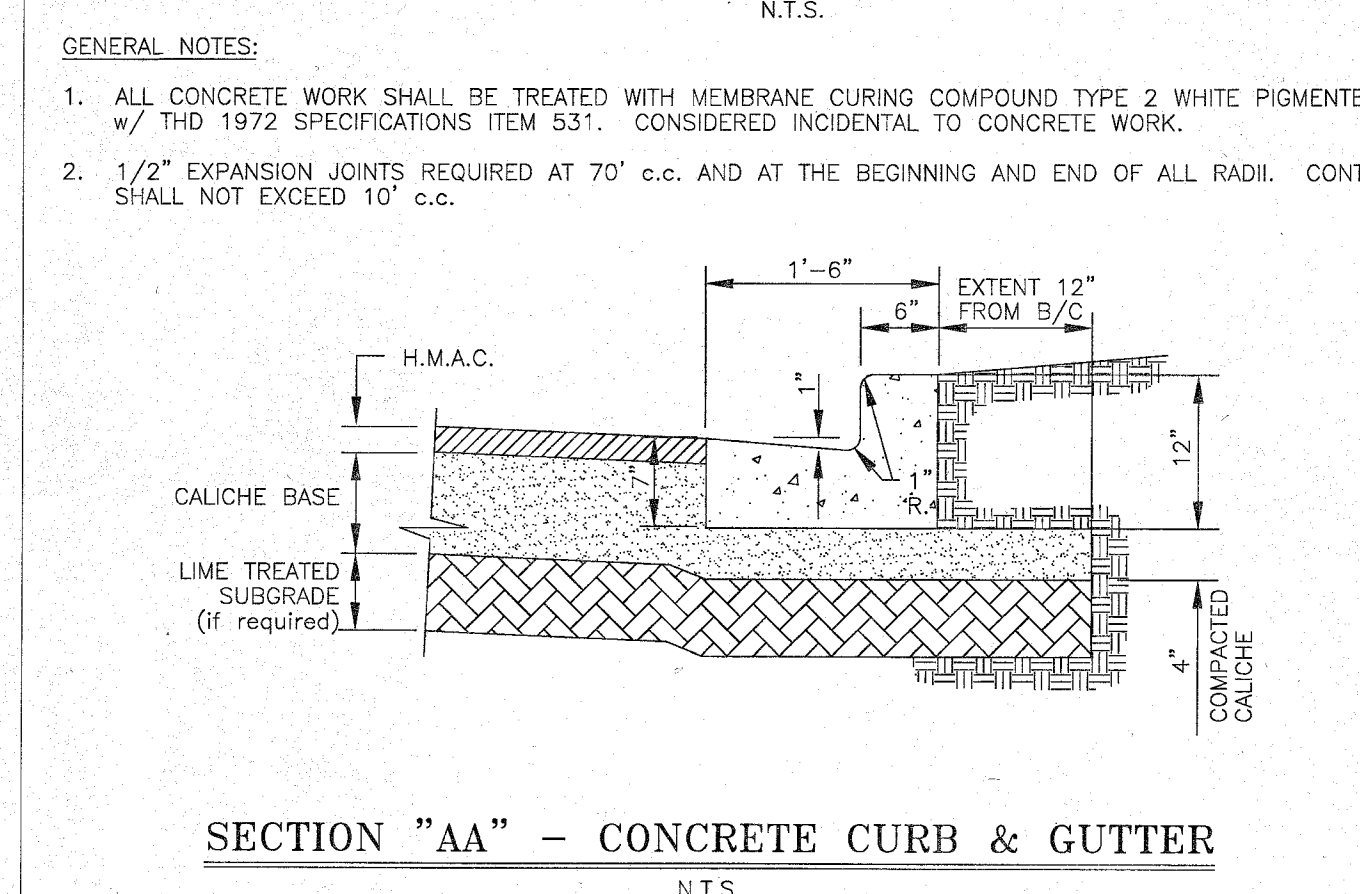
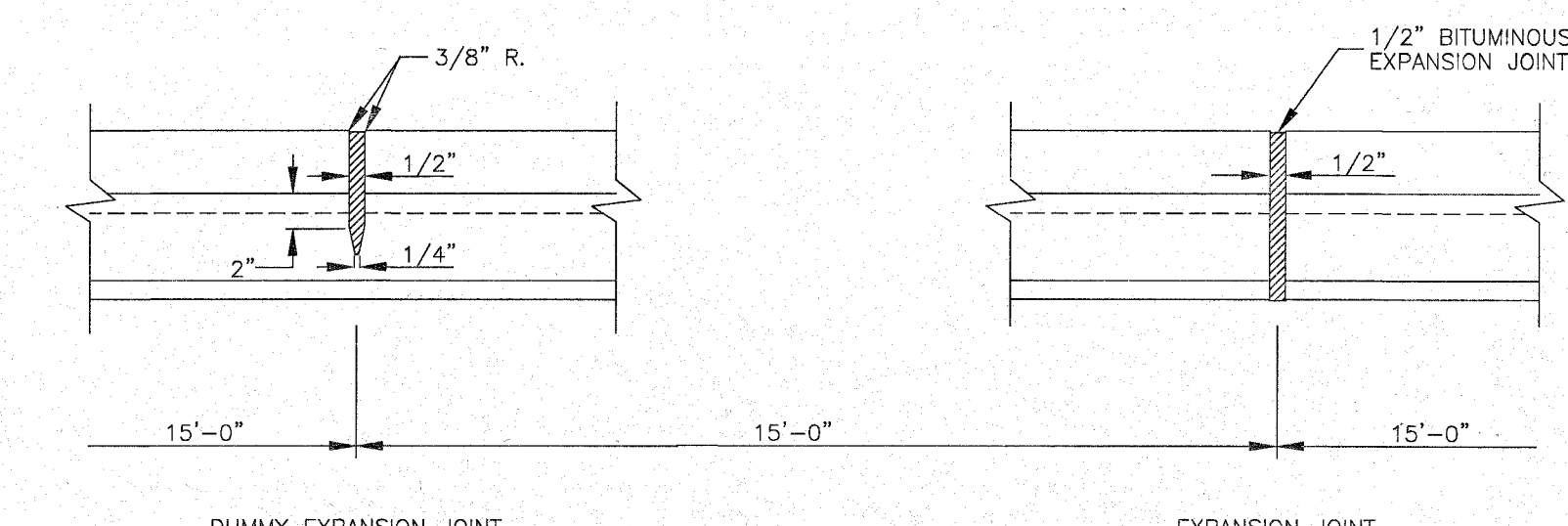
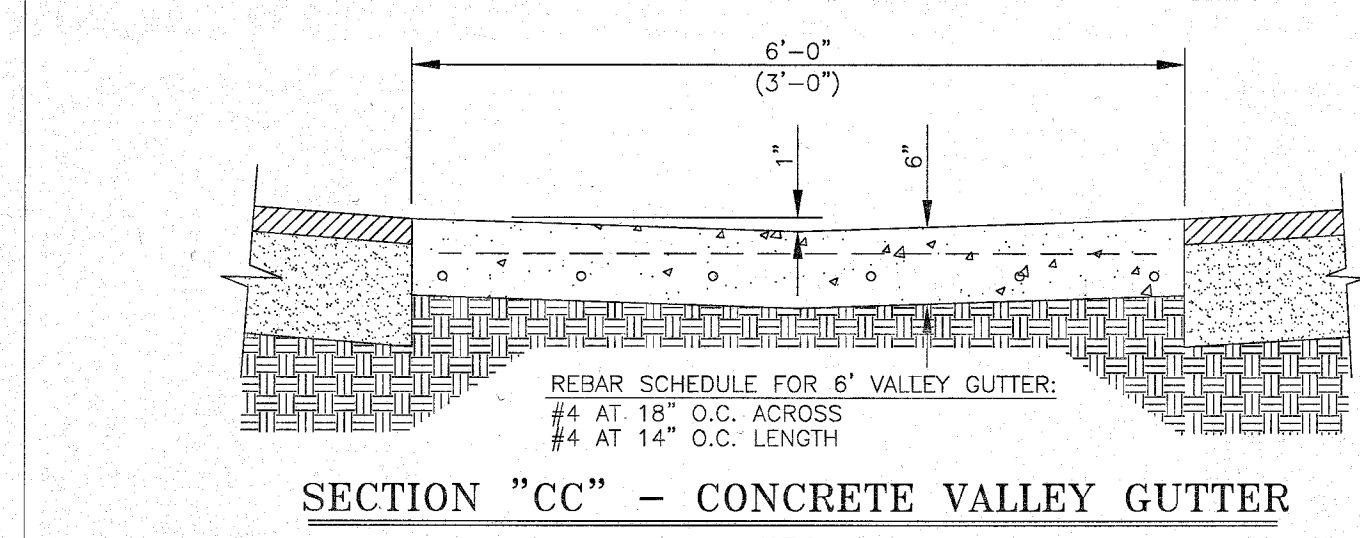
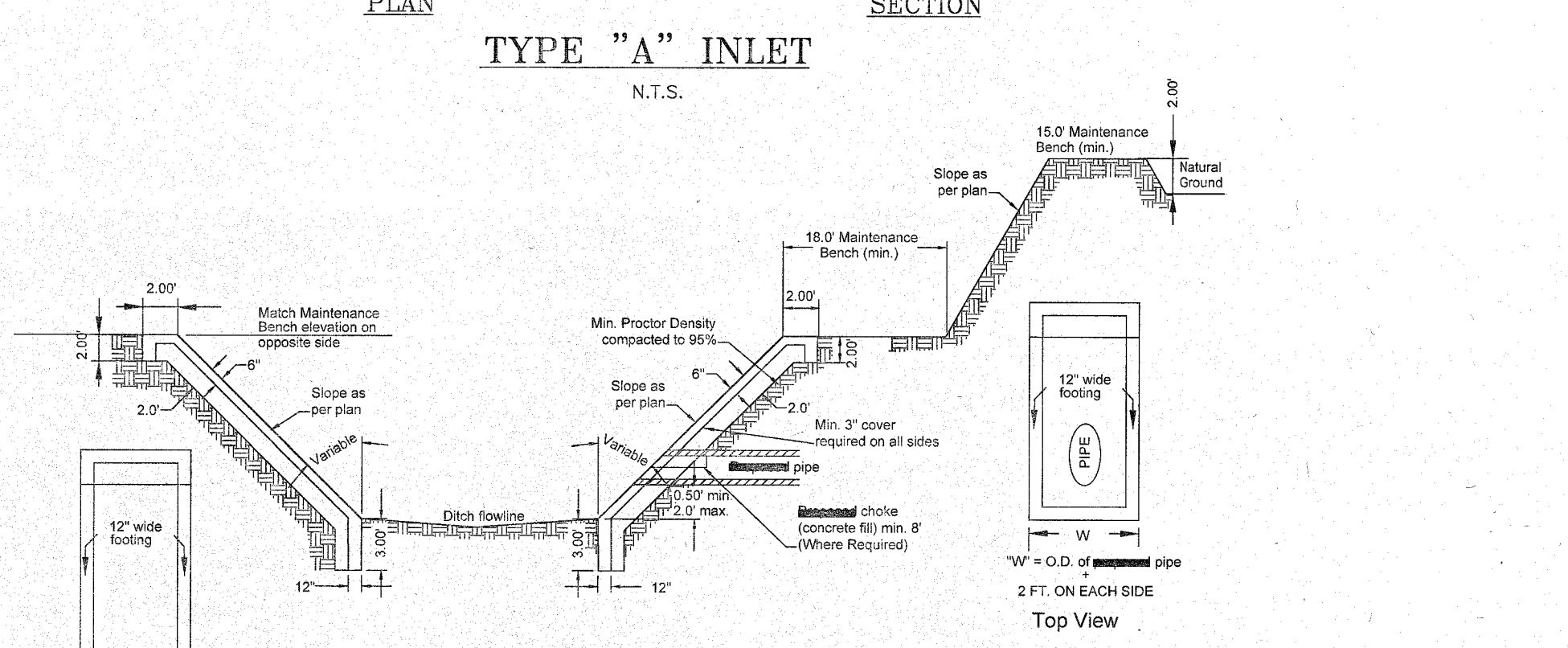
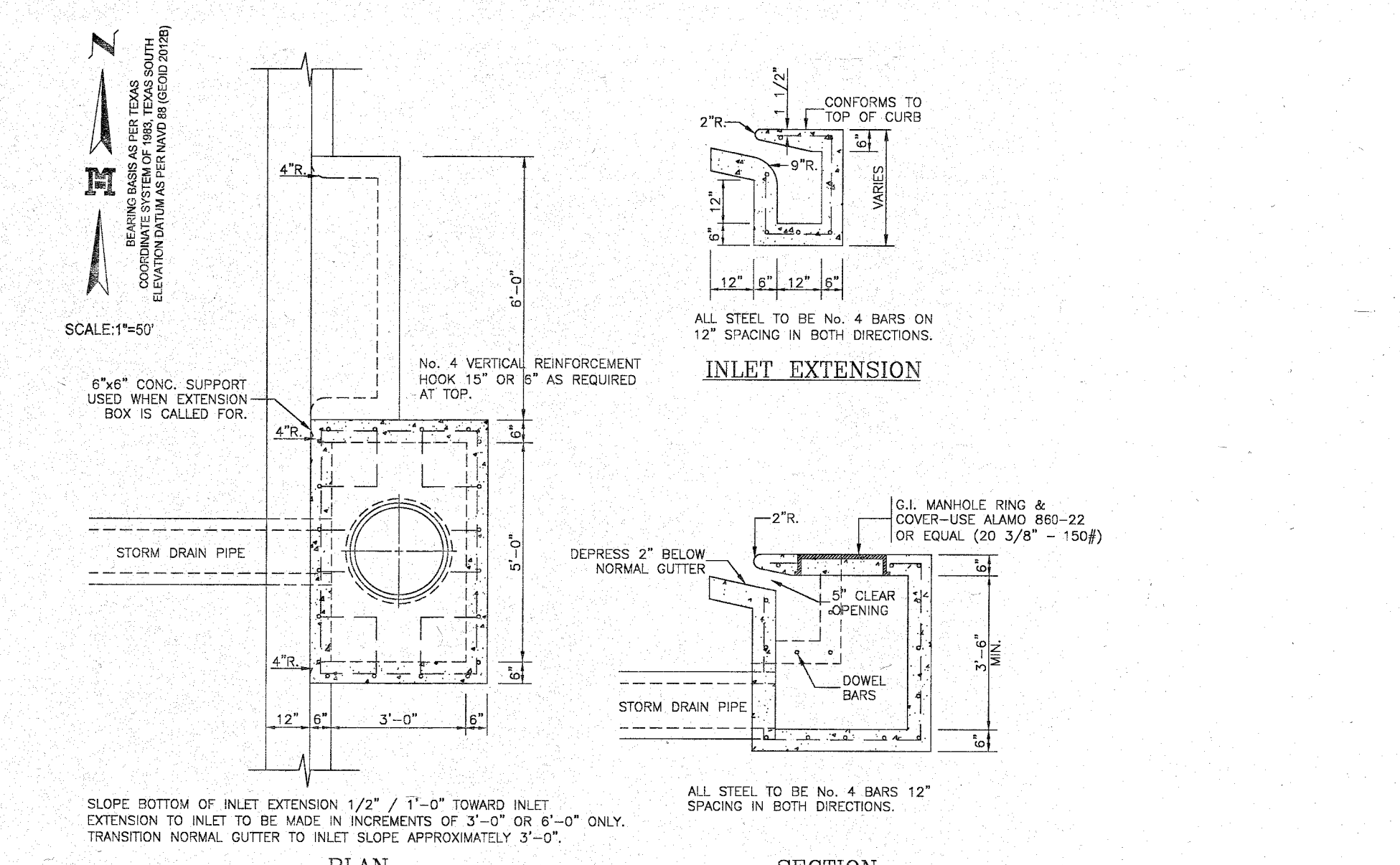
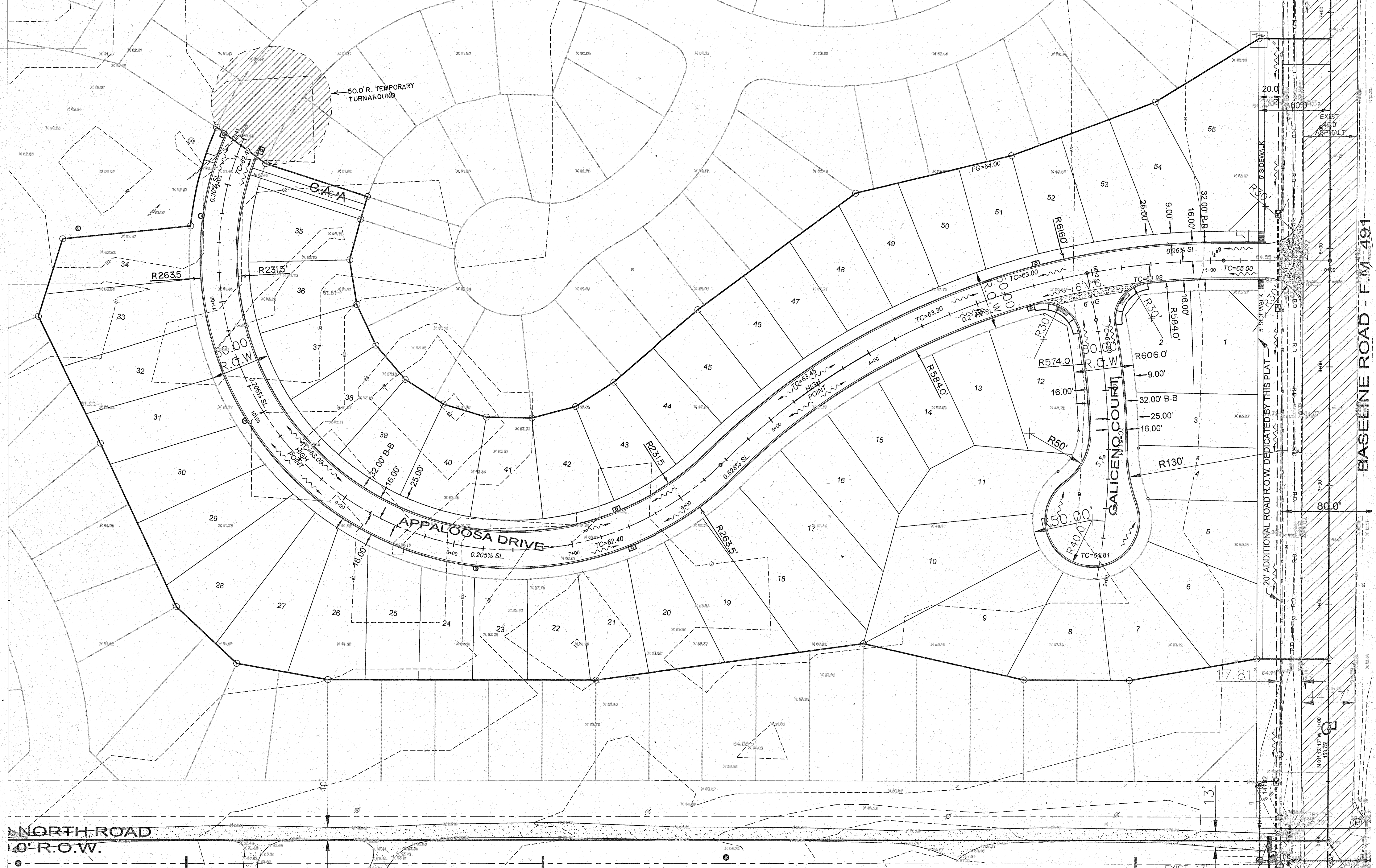
CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C MAP REVISED, JUNE 6, 2000 IS CONTAINED WITHIN THE WIDEN DITCH ALONG TO THE WEST OF THIS SUBDIVISION.



MARIO A. REYNA, PE # 117368

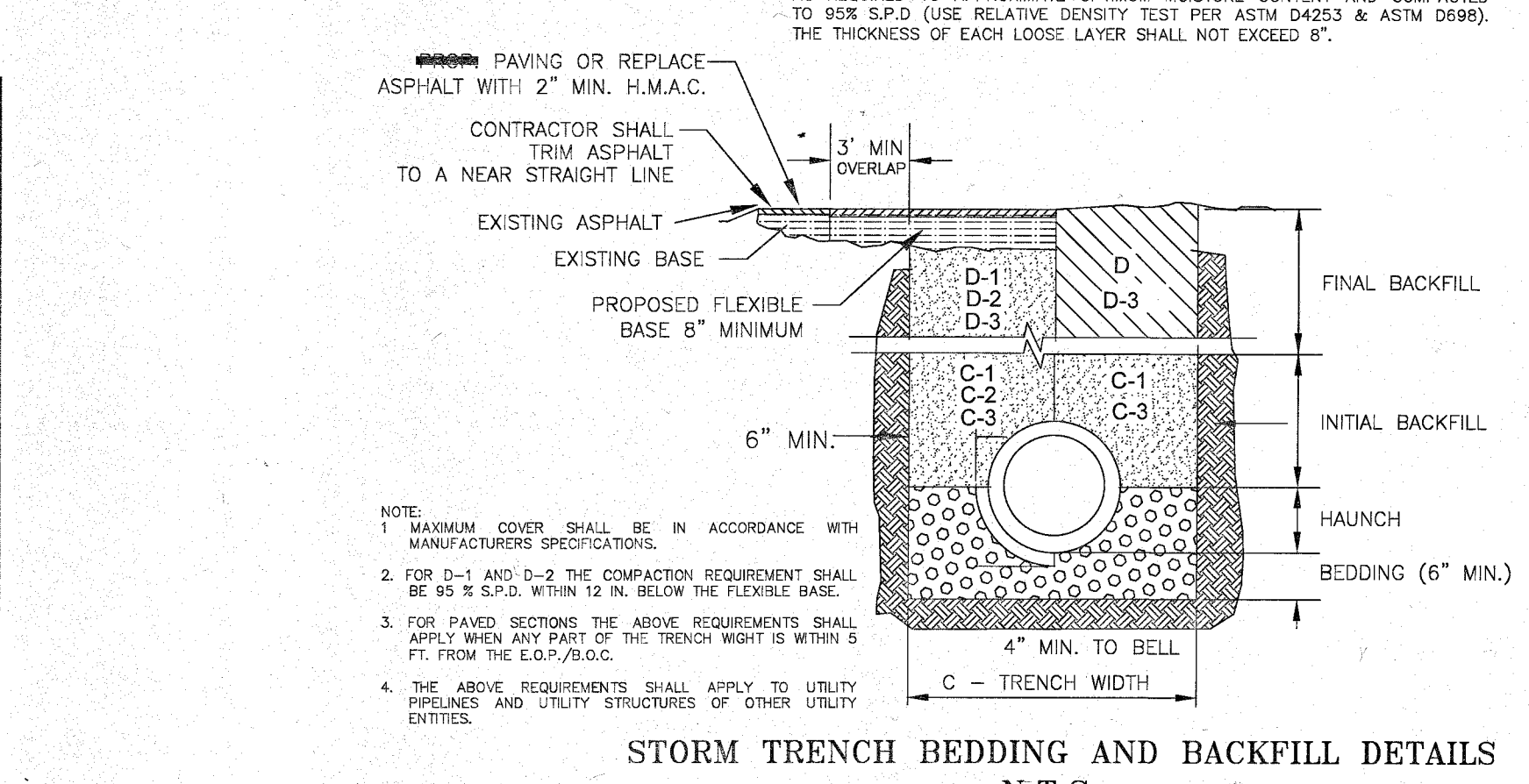
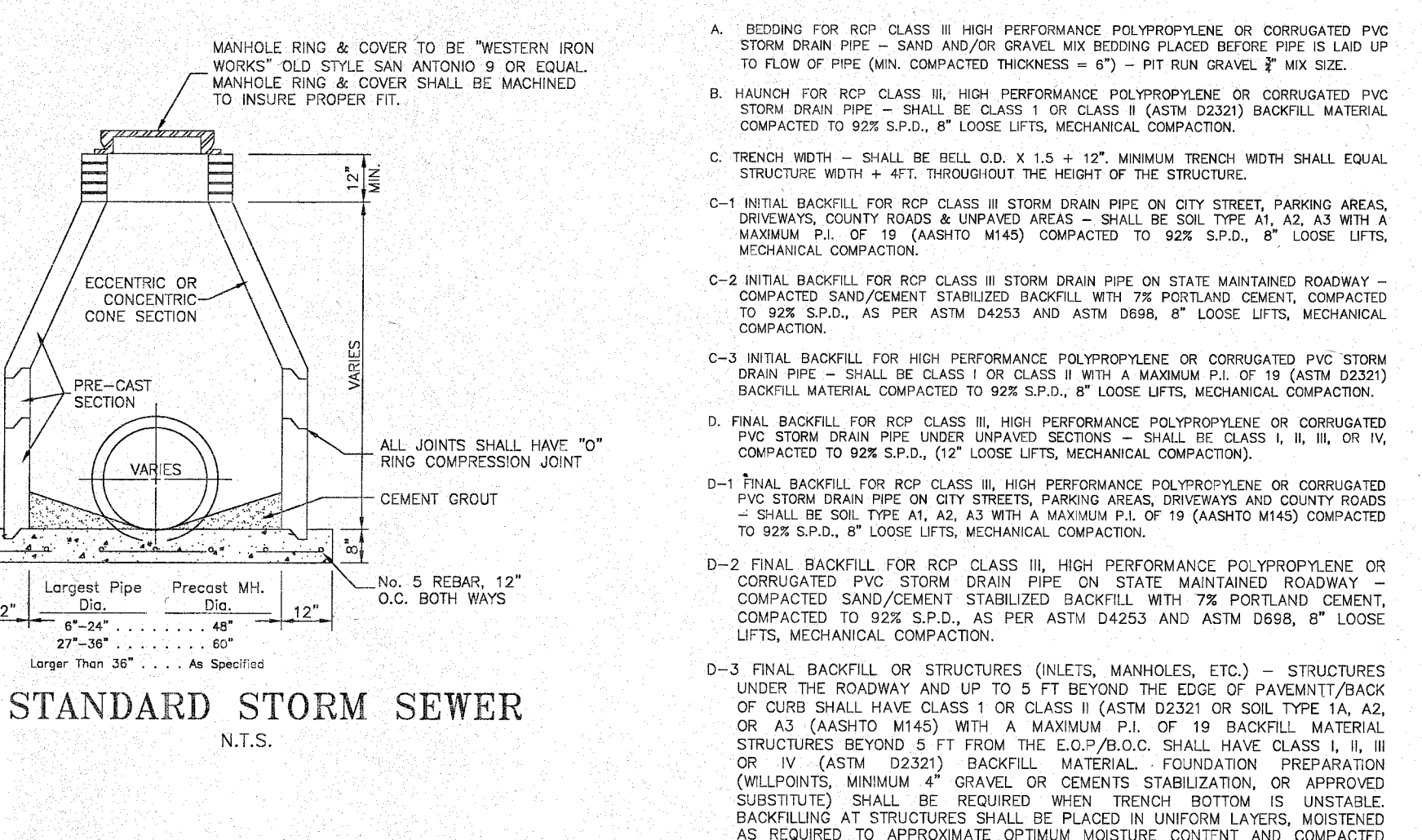
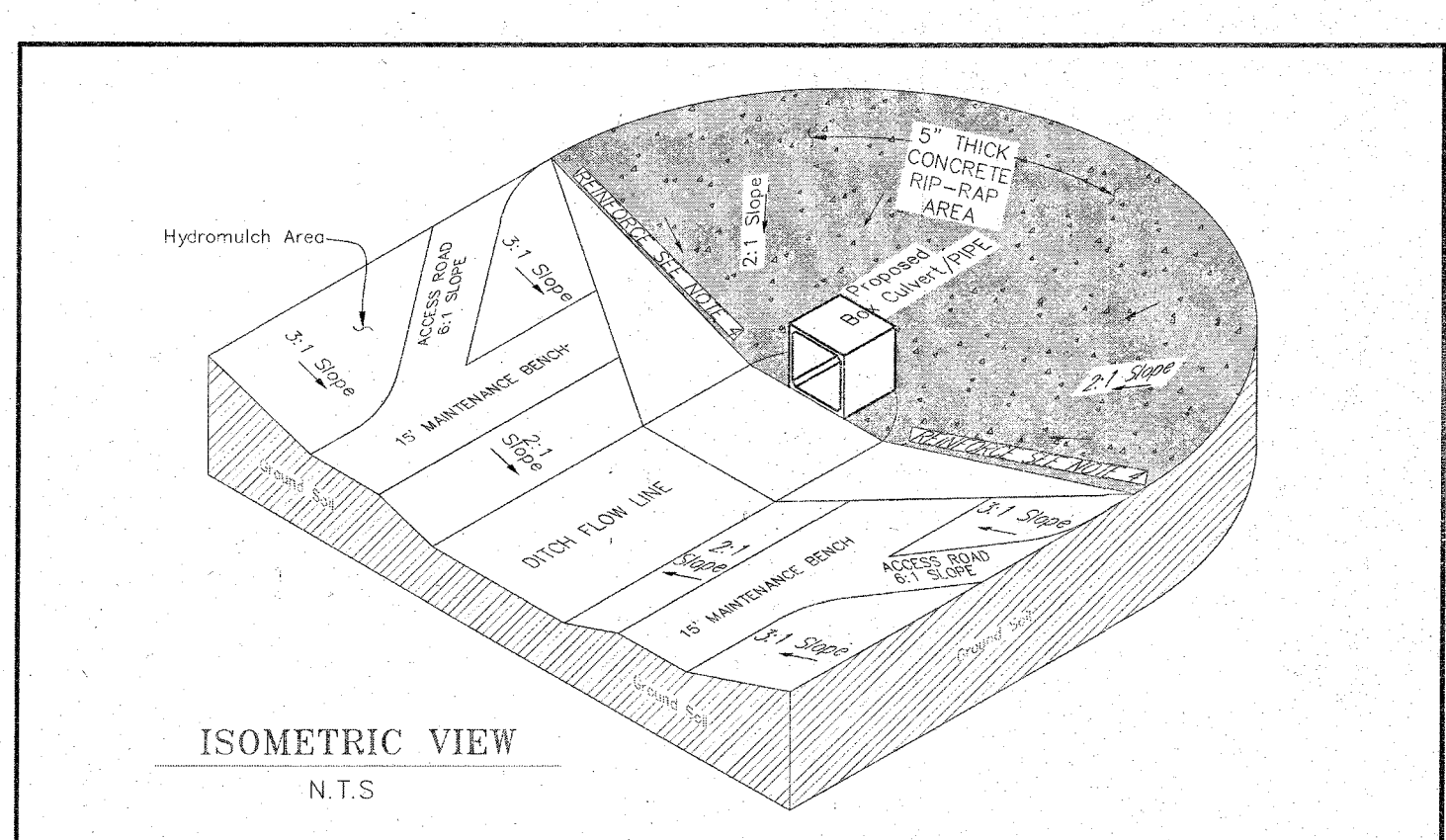
DATE: 11/14/05



MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

Mark
11-142

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER



APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Cost Estimate					
Item Description	Unit	Unit Price	Ph. I Qty	Phase I Total	
WATER IMPROVEMENTS:					
8" PVC C900 DR18	LF	\$ 35.00	1477	\$	51,695.00
8" Gate valve w/box	EA	\$ 2,400.00	4	\$	9,600.00
12" Gate valve w/box	EA	\$ 4,100.00	2	\$	8,200.00
Fire Hydrant	EA	\$ 5,950.00	3	\$	17,850.00
Dual service connection - across	EA	\$ 1,600.00	11	\$	17,600.00
Dual service connection - adjacent	EA	\$ 1,900.00	12	\$	22,800.00
Single service connection - across	EA	\$ 1,200.00	5	\$	6,000.00
Single service connection - adjacent	EA	\$ 1,400.00	4	\$	5,600.00
1" irrigation single service connection - adjacent	EA	\$ 1,200.00	2	\$	2,400.00
8" Tee	EA	\$ 1,100.00	2	\$	2,200.00
8" Cross	EA	\$ 1,900.00	1	\$	1,900.00
12" x 12" Tee	EA	\$ 2,400.00	2	\$	4,800.00
8"x12" Reducer	EA	\$ 1,375.00	1	\$	1,375.00
8" 45-degree bend	EA	\$ 900.00	2	\$	1,800.00
8" 22.5-degree bend	EA	\$ 650.00	5	\$	3,250.00
16" Bore w/ Casing	EA	\$ 110.00	100	\$	11,000.00
2" flush valve	EA	\$ 1,200.00	2	\$	2,400.00
8" Stubout w/ Cap	EA	\$ 1,200.00	2	\$	2,400.00
Valve Markers	EA	\$ 100.00	7	\$	700.00
Meter Boxes	EA	\$ 150.00	57	\$	8,550.00
Total Water Improvements:				\$	182,120.00
SANITARY SEWER IMPROVEMENTS:					
8" PVC SDR26	LF	\$ 63.00	1867	\$	117,621.00
48" Manhole	EA	\$ 15,100.00	7	\$	105,700.00
Connect to existing sewer line	EA	\$ 2,400.00	1	\$	2,400.00
8" Cleanout	LF	\$ 1,900.00	2	\$	3,800.00
Single service connection-adjacent	EA	\$ 1,400.00	26	\$	36,400.00
Single service connection-across	EA	\$ 1,600.00	29	\$	46,400.00
Trench excavation protection	LF	\$ 4.00	1867	\$	7,468.00
Total Sanitary Sewer Improvements:				\$	319,789.00
DRAINAGE IMPROVEMENTS:					
24" Storm sewer	LF	\$ 79.00	501	\$	39,579.00
30" Storm sewer	LF	\$ 90.00	553	\$	49,770.00
42" Storm sewer	LF	\$ 185.00	73	\$	13,505.00
48" Storm sewer	LF	\$ 220.00	288	\$	63,360.00
54" Storm sewer	LF	\$ 265.00	148	\$	39,220.00
60" Storm sewer	LF	\$ 305.00	168	\$	51,240.00
Type "A" curb inlet	EA	\$ 4,500.00	8	\$	36,000.00
48" Manhole	EA	\$ 5,800.00	5	\$	29,000.00
Ditch outfall structure HCDD No. 1 Specs	EA	\$ 6,000.00	1	\$	6,000.00
Ditch Excavation	CY	\$ 2.25	19696.00	\$	44,316.00
Trench excavation protection	LF	\$ 4.00	1726	\$	6,904.00
Ditch Concrete Rip-rap	SF	\$ 6.50	4556.00	\$	29,614.00
Total Drainage Improvements:				\$	408,508.00
EROSION CONTROL:					
Silt fence (to be installed and removed)	LF	\$ 3.50	3174	\$	11,109.00
Enviro sack (erosion control)	EA	\$ 120.00	8	\$	960.00
Temporary construction entrance	EA	\$ 3,500.00	1	\$	3,500.00
TCEQ Permit Fee (NOI)	LS	\$ 2,500.00	1	\$	2,500.00
Total Erosion Control:				\$	18,069.00
MISCELLANEOUS IMPROVEMENTS:					
6" Sleeves for irrigation	LF	\$ 25.00	0	\$	-
4" PVC Sch 40 gray conduit (AEP Power)	LF	\$ 25.00	420	\$	10,500.00
4" PVC Sch 40 gray conduit (fiber optic)	LF	\$ 22.00	0	\$	-
4" PVC Sch 40 gray conduit (TGS Gas main)	LF	\$ 22.00	0	\$	-
2" PVC Sch 40 gray conduit (TGS Gas Service)	LF	\$ 15.00	0	\$	-
90-degree electrical turn ups	EA	\$ 220.00	24	\$	5,280.00
Performance & Payment Bonds	LS	\$ 35,000.00	0	\$	-
Total Miscellaneous Improvements				\$	15,780.00
TOTAL UTILITY IMPROVEMENTS:		\$		\$	944,266.00
TOTAL CALENDAR DAYS FOR UTILITY IMPROVEMENTS: (140 days)					
PAVING IMPROVEMENTS:					
Final Excavation & grading	SY	\$ 4.00	6228.00	\$	24,912.00
5% Lime treated subgrade 6" (If required)	SY	\$ 1.50	6228.00	\$	9,342.00
Lime (if required)	TNS	\$ 265.00	77.00	\$	20,405.00
8" Compacted crushed caliche w/prime coat	SY	\$ 13.50	6228.00	\$	84,078.00
2" Hot mix asphaltic concrete w/tack coat	SY	\$ 17.00	4895.00	\$	83,215.00
24" Curb & gutter	LF	\$ 18.00	2924.00	\$	52,632.00
Lot grading	LOTS	\$ 250.00	55.00	\$	13,750.00
6' Valley gutter	LF	\$ 55.00	97.00	\$	5,335.00
Striping (stop bars, arrows & pedestrian crossings)	LS	\$ 35.00	32.00	\$	1,120.00
Signage	LS	\$ 1,000.00	2.00	\$	2,000.00
7" Thick Concrete Entrance	SF	\$ 35.00	990.00	\$	34,650.00
Temp. Turn Around 8" Compacted	SY	\$ 8.00	873.00	\$	6,984.00
5' Sidewalk	SF	\$ 5.50	460.00	\$	2,530.00
Type III Barricade	LS	\$ 1,200.00	2.00	\$	2,400.00
Safety End Treatment	EA	\$ 2,400.00	2.00	\$	4,800.00
24" RCP Culvert Crossing	LF	\$ 65.00	80.00	\$	5,200.00
Re-grade Roadside Ditch	LF	\$ 2.00	524	\$	1,048.00
TOTAL PAVING IMPROVEMENTS:				\$	354,401.00
CALENDAR DAYS FOR PAVING IMPROVEMENTS: (70 days)					
TOTAL UTILITY & PAVING IMPROVEMENTS:		\$		\$	1,298,667.00

Eng & Surveying	\$	128,486.66	\$	192,691.96	\$	213,368.96	\$	170,121.88	\$	191,368.96	\$	174,253.44	\$	1,116,729.13
General Civil Engineering	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Architectural Landscape	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MEP Design	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Outside Design Consultant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Rick Harrison Design	\$	22,000.00	\$	25,200.00	\$	41,400.00	\$	22,500.00	\$	24,900.00	\$	28,500.00	\$	164,500.00
Plat Development	\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	90,500.00
Geotechnical services	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	30,000.00
Engineering Design - Preliminary Phase	\$	9,950.17	\$	10,169.40	\$	9,950.17	\$	8,233.70	\$	9,950.17	\$	7,876.61	\$	56,130.21
Engineering Design - Design Phase	\$	48,456.00	\$	61,016.38	\$	59,701.03	\$	49,402.19	\$	59,701.03	\$	47,259.66	\$	325,536.29
Engineering Design - Bid / Negotiations	\$	4,975.09	\$	5,084.70	\$	4,975.09	\$	4,116.85	\$	4,975.09	\$	3,938.31	\$	28,065.12
Engineering Design - Construction Admin Phase	\$	24,875.43	\$	25,423.49	\$	24,875.43	\$	25,423.49	\$	24,875.43	\$	25,423.49	\$	150,896.77
Feasibility Study	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Site Grading/Drainage Plan	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Traffic Study	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Boundary Survey	\$	2,500.00	\$	2,000.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	14,500.00
Topographical Survey	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	9,000.00
Lot Corners	\$	2,750.00	\$	4,200.00	\$	6,900.00	\$	3,750.00	\$	4,150.00	\$	4,750.00	\$	26,500.00
Construction Staking	\$	24,875.43	\$	25,423.49	\$	24,875.43	\$	20,584.24	\$	24,875.43	\$	19,691.53	\$	140,325.55
SW3P Permits	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	7,500.00
Engineering Inspection	\$	8,291.81	\$	8,474.50	\$	8,291.81	\$	6,861.41	\$	8,291.81	\$	6,563.84	\$	46,775.18
Lot book	\$	2,750.00	\$	4,200.00	\$	6,900.00	\$	3,750.00	\$	4,150.00	\$	4,750.00	\$	26,500.00
Shared Cost Eng & Surveying	\$	232,560.66	\$	69,846.36	\$	-	\$	-	\$	-	\$	-	\$	302,407.02
General Civil Engineering	\$	178,606.10	\$	-	\$	-	\$	-	\$	-	\$	-	\$	178,606.10
Architectural Landscape	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MEP Design	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Outside Design Consultant	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Rick Harrison Design	\$	10,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	10,000.00
Plat Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Geotechnical services	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Engineering Design	\$	19,090.92	\$	52,384.77	\$	-	\$	-	\$	-	\$	-	\$	71,475.69
Feasibility Study	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Site Grading/Drainage Plan	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Traffic Study	\$	8,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	8,000.00
Boundary Survey	\$	7,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	7,500.00
Topographical Survey	\$	3,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,000.00
Lot Corners	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Construction Staking	\$	4,772.73	\$	13,096.19	\$	-	\$	-	\$	-	\$	-	\$	17,868.92
SW3P Permits	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Engineering Inspection	\$	1,590.91	\$	4,365.40	\$	-	\$	-	\$	-	\$	-	\$	5,956.31
Lot book	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Site Work	\$	18,069.00	\$	30,096.00	\$	27,943.50	\$	20,739.05	\$	18,434.00	\$	24,615.32	\$	139,896.87
Land Clearing	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Excavation	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Embankment	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Mass Grading	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Misc. Site Work	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Erosion Control	\$	18,069.00	\$	30,096.00	\$	27,943.50	\$	20,739.05	\$	18,434.00	\$	24,615.32	\$	139,896.87
Shared Cost Site Work	\$	318,182.00	\$	281,818.00	\$	-	\$	-	\$	-	\$	-	\$	600,000.00
Land Clearing	\$	9,482.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,482.00
Excavation	\$	120,490.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	120,490.00
Embankment	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Mass Grading	\$	188,210.00	\$	281,818.00	\$	-	\$	-	\$	-	\$	-	\$	470,028.00
Misc. Site Work	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Erosion Control	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Utilities	\$	926,197.00	\$	1,187,476.00	\$	1,290,503.28	\$	892,254.95	\$	1,869,776.02	\$	751,083.87	\$	6,917,291.12
Water Lines	\$	182,120.00	\$	387,245.00	\$	321,379.45	\$	246,659.25	\$	253,809.60	\$	292,741.15	\$	1,683,954.45
Offsite Water Lines	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Re-Use Water Lines	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Offsite Re-Use Water Lines	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Sanitary Sewer	\$	319,789.00	\$	623,986.00	\$	627,228.40	\$	376,444.40	\$	386,353.22	\$	442,562.72	\$	2,776,363.74
Offsite Sanitary Sewer	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Strom Drainage	\$	408,508.00	\$	160,465.00	\$	326,114.43	\$	252,895.90	\$	1,213,830.20	\$	-	\$	2,361,813.53
Misc. Improvement (conduits & bonds)	\$	15,780.00	\$	15,780.00	\$	15,780.00	\$	16,253.40	\$	15,780.00	\$	15,780.00	\$	95,153.40
Misc.	\$	-	\$	-	\$	1.00	\$	2.00	\$	3.00	\$	-	\$	6.00
Shared Cost Utilities	\$	-	\$	171,153.00	\$	-	\$	-	\$	-	\$	-	\$	171,153.00
Water Lines	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Offsite Water Lines	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Re-Use Water Lines	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Offsite Re-Use Water Lines	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Sanitary Sewer	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Offsite Sanitary Sewer	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Strom Drainage	\$	-	\$	171,153.00	\$	-	\$	-	\$	-	\$	-	\$	171,153.00
Misc. Improvement (conduits & bonds)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Misc.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
COOP Utilities	\$	44,780.47	\$	84,000.00	\$	138,000.00	\$	75,000.00	\$	174,300.00	\$	199,500.00	\$	715,580.47
Gas Utilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Power Utilities	\$	44,780.47	\$	84,000.00	\$	138,000.00	\$	75,000.00	\$	83,000.00	\$	95,000.00	\$	519,780.47
Communications Utilities	\$	-	\$	-	\$	-	\$	-	\$	91,300.00	\$	104,500.00	\$	195,800.00
Drainage District	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Shared Cost COOP Utilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Gas Utilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Power Utilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Communications Utilities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Drainage District	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Landscape & Irrigation	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Landscape & Irrigation	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Shared Cost Landscape & Irrigation	\$	116,553.90	\$	126,897.20	\$	49,215.14	\$	138,761.60	\$	38,398.98	\$	20,820.52	\$	490,647.35
Landscape & Irrigation	\$	116,553.90	\$	126,897.20	\$	49,215.14	\$	138,761.60	\$	38,398.98	\$	20,820.52	\$	490,647.35
Paving	\$	351,931.21	\$	477,327.50	\$	684,181.51	\$	459,288.95	\$	443,071.82	\$	537,069.16	\$	2,952,870.15
Paving Improvements	\$	351,931.21	\$	477,327.50	\$	684,181.51	\$	459,288.95	\$	443,071.82	\$	537,069.16	\$	2,952,870.15
Offsite Paving Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Misc. Paving Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Signs & Striping Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Paving Contract Execution	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Shared Cost Paving	\$	-	\$	420,108.50	\$	-	\$	-	\$	-	\$	-	\$	420,108.50
Paving Improvements	\$	-	\$	420,108.50	\$	-	\$	-	\$	-	\$	-	\$	420,108.50
Offsite Paving Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Misc. Paving Improvements	\$													

CMU Entry Wall	\$ 61,750.00	\$ -	\$ -	\$ 61,750.00
Metal Monument Sign	\$ -	\$ -	\$ -	\$ -
Gates / Motors per Entrance	\$ -	\$ -	\$ -	\$ -
Exit Gate	\$ -	\$ -	\$ -	\$ -
Sidewalk	\$ -	\$ -	\$ -	\$ -
Playground	\$ -	\$ -	\$ -	\$ -
Canopy with Benches	\$ -	\$ -	\$ -	\$ -
Dog Park	\$ -	\$ -	\$ -	\$ -
Pickleball	\$ -	\$ -	\$ -	\$ -
Pool	\$ -	\$ -	\$ -	\$ -
Mail Structure	\$ -	\$ -	\$ -	\$ -
Half Basketball Court	\$ -	\$ -	\$ -	\$ -
Parking Lots	\$ -	\$ -	\$ -	\$ -

Shared Cost Structures & Common Areas	\$ 294,502.50	\$ 243,650.00	\$ 185,400.00	\$ 179,747.88	\$ 268,657.18	\$ 159,662.50	\$ 1,331,620.06
Douglas Fur Fence	\$ -	\$ 66,000.00	\$ 41,716.50	\$ 61,800.00	\$ 67,402.50	\$ 148,665.00	\$ 385,584.00
Douglas Fur Fence with top rail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ameristar Iron Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls includes entry	\$ -	\$ 18,750.00	\$ 65,467.50	\$ 41,715.00	\$ 177,127.50	\$ -	\$ 303,060.00
Metal Signs	\$ 3,300.00	\$ -	\$ -	\$ 3,399.00	\$ 6,897.00	\$ -	\$ 13,596.00
Sidewalk	\$ 21,752.50	\$ 42,900.00	\$ 33,495.00	\$ 46,877.88	\$ 3,850.00	\$ 6,704.50	\$ 155,579.88
Sidewalk Ramps	\$ 1,350.00	\$ 4,050.00	\$ 2,700.00	\$ 2,781.00	\$ 1,410.75	\$ 4,293.00	\$ 16,584.75
Playground	\$ 140,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000.00
Basketball Court	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000.00
Soccer Field	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
Shade Structures	\$ 24,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 54,000.00
Picnic Table	\$ 15,000.00	\$ 18,750.00	\$ -	\$ -	\$ -	\$ -	\$ 33,750.00
Grills	\$ 1,600.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00
Park Lights	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	\$ 22,000.00
Mail Clusters	\$ 16,500.00	\$ 25,200.00	\$ 42,021.00	\$ 23,175.00	\$ 11,969.43	\$ -	\$ 118,865.43
Contingency	\$ 85,436.03	\$ 109,515.53	\$ 132,913.90	\$ 90,164.39	\$ 147,530.29	\$ 94,720.69	\$ 660,280.83
Land Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design Contingency	\$ 14,765.65	\$ 20,570.55	\$ 25,882.48	\$ 17,800.24	\$ 22,251.19	\$ 19,107.28	\$ 120,377.40
Development Contingency	\$ 70,670.38	\$ 88,944.98	\$ 107,031.41	\$ 72,364.15	\$ 125,279.09	\$ 75,613.42	\$ 539,903.43
Shared Cost Contingency	\$ 52,477.95	\$ 70,061.65	\$ 11,730.76	\$ 15,925.47	\$ 15,352.81	\$ 9,024.15	\$ 174,572.79
Land Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design Contingency	\$ 16,016.03	\$ 7,880.32	\$ -	\$ -	\$ -	\$ -	\$ 23,896.35
Development Contingency	\$ 36,461.92	\$ 62,181.34	\$ 11,730.76	\$ 15,925.47	\$ 15,352.81	\$ 9,024.15	\$ 150,676.45
Community / Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rhodes Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Master Plan Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Summaries							
Land	\$ 113,058.57	\$ 184,495.40	\$ 257,281.56	\$ 154,654.37	\$ 158,157.45	\$ 267,661.05	\$ 1,135,308.40
Shared Cost Land	\$ 1,556.92	\$ 31,916.93	\$ 2,335.38	\$ 22,056.41	\$ 778.46	\$ 1,297.44	\$ 59,941.54
Permits & Fees	\$ 166,826.34	\$ 218,719.06	\$ 304,280.70	\$ 185,882.98	\$ 253,654.91	\$ 207,892.10	\$ 1,337,256.09
Shared Cost Permits & Fees	\$ 87,759.94	\$ 87,759.94	\$ -	\$ -	\$ -	\$ -	\$ 175,519.88
Eng & Surveying	\$ 128,486.66	\$ 192,691.96	\$ 213,368.96	\$ 170,121.88	\$ 191,368.96	\$ 174,253.44	\$ 1,070,291.86
Shared Cost Eng & Surveying	\$ 232,560.66	\$ 69,846.36	\$ -	\$ -	\$ -	\$ -	\$ 302,407.02
Site Work	\$ 18,069.00	\$ 30,096.00	\$ 27,943.50	\$ 20,739.05	\$ 18,434.00	\$ 24,615.32	\$ 139,896.87
Shared Cost Site Work	\$ 318,182.00	\$ 281,818.00	\$ -	\$ -	\$ -	\$ -	\$ 600,000.00
Utilities	\$ 926,197.00	\$ 1,187,476.00	\$ 1,290,503.28	\$ 892,254.95	\$ 1,869,776.02	\$ 751,083.87	\$ 6,917,291.12
Shared Cost Utilities	\$ -	\$ 171,153.00	\$ -	\$ -	\$ -	\$ -	\$ 171,153.00
COOP Utilities	\$ 44,780.47	\$ 84,000.00	\$ 138,000.00	\$ 75,000.00	\$ 174,300.00	\$ 199,500.00	\$ 715,580.47
Shared Cost COOP Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape & Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Shared Cost Landscape & Irrigation	\$ 116,553.90	\$ 126,897.20	\$ 49,215.14	\$ 138,761.60	\$ 38,398.98	\$ 20,820.52	\$ 490,647.35
Paving	\$ 351,931.21	\$ 477,327.50	\$ 684,181.51	\$ 459,288.95	\$ 443,071.82	\$ 537,069.16	\$ 2,952,870.15
Shared Cost Paving	\$ -	\$ 420,108.50	\$ -	\$ -	\$ -	\$ -	\$ 420,108.50
Structures & Common Areas	\$ 72,430.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,430.00
Shared Cost Structures & Common Areas	\$ 294,502.50	\$ 243,650.00	\$ 185,400.00	\$ 179,747.88	\$ 268,657.18	\$ 159,662.50	\$ 1,331,620.06
Contingency	\$ 85,436.03	\$ 109,515.53	\$ 132,913.90	\$ 90,164.39	\$ 147,530.29	\$ 94,720.69	\$ 660,280.83
Shared Cost Contingency	\$ 52,477.95	\$ 70,061.65	\$ 11,730.76	\$ 15,925.47	\$ 15,352.81	\$ 9,024.15	\$ 174,572.79
Community / Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,010,809.16	\$ 3,987,533.02	\$ 3,297,154.68	\$ 2,404,597.93	\$ 3,579,480.88	\$ 2,447,600.24	\$ 18,727,175.92
Development Cost per phase							
Land Acquisition Subtotal	\$ 114,615.50	\$ 216,412.32	\$ 259,616.94	\$ 176,710.78	\$ 158,935.91	\$ 268,958.48	\$ 1,195,249.94
Phase Design and Development Subtotal	\$ 1,794,156.71	\$ 2,299,826.05	\$ 2,791,191.84	\$ 1,893,452.20	\$ 3,098,136.00	\$ 1,989,134.59	\$ 13,865,897.39
Phase Shared Cost	\$ 1,102,036.95	\$ 1,471,294.65	\$ 246,345.90	\$ 334,434.95	\$ 322,408.97	\$ 189,507.17	\$ 3,666,028.59
Total	\$ 3,010,809.16	\$ 3,987,533.02	\$ 3,297,154.68	\$ 2,404,597.93	\$ 3,579,480.88	\$ 2,447,600.24	\$ 18,727,175.92
Land Cost Per Lot	\$ 2,083.92	\$ 2,576.34	\$ 1,881.28	\$ 2,356.14	\$ 1,914.89	\$ 2,831.14	\$ 2,255.19
Design and Development Cost Per Lot	\$ 32,621.03	\$ 27,378.88	\$ 20,226.03	\$ 25,246.03	\$ 37,326.94	\$ 20,938.26	\$ 26,162.07
Shared Cost Per Lot	\$ 6,917.04	\$ 6,917.04	\$ 6,917.04	\$ 6,917.04	\$ 6,917.04	\$ 6,917.04	\$ 6,917.04
Cost per Lot with Shared Cost	\$ 41,621.98	\$ 36,872.25	\$ 29,024.35	\$ 34,519.21	\$ 46,158.87	\$ 30,686.44	\$ 35,334.29

Preliminary Design Budget

		I						I.015		I.03		I.045		I.06	
WATER IMPROVEMENTS: On site		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase V	Phase VI
No.	Item Description	Unit Price	Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity
1.	8" PVC C900 DR18	\$ 35.00	LF		3845	2148	2165	2128	2561	\$ -	\$ 134,575.00	\$ 76,307.70	\$ 78,048.25	\$ 77,831.60	\$ 95,013.10
2.	8" Gate valve w/box	\$ 2,400.00	EA		10	4	6	4	6	\$ -	\$ 24,000.00	\$ 9,744.00	\$ 14,832.00	\$ 10,032.00	\$ 15,264.00
3.	12" Gate valve w/box	\$ 4,100.00	EA		2					\$ -	\$ 8,200.00	\$ -	\$ -	\$ -	\$ -
4.	Fire hydrant complete assembly	\$ 5,950.00	EA		7	5	5	5	5	\$ -	\$ 41,650.00	\$ 30,196.25	\$ 30,642.50	\$ 31,088.75	\$ 32,304.45
5.	Dual service connect-across w/sleeve	\$ 1,900.00	EA		13					\$ -	\$ 24,700.00	\$ -	\$ -	\$ -	\$ -
6.	Dual service connect-adjacent	\$ 1,600.00	EA		25					\$ -	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -
6.	Single service connect-across w/sleeve	\$ 1,400.00	EA		4					\$ -	\$ 5,600.00	\$ -	\$ -	\$ -	\$ -
6.	Single service connect-adjacent	\$ 1,200.00	EA		4	138	75	83	92	\$ -	\$ 4,800.00	\$ 168,084.00	\$ 92,700.00	\$ 104,082.00	\$ 117,024.00
6.	1" Irrigation Single service connect-adjacent (Common area)	\$ 1,200.00	EA		2		2	2	3	\$ -	\$ 2,400.00	\$ -	\$ 2,472.00	\$ 2,508.00	\$ 3,816.00
7.	8" Tee	\$ 1,100.00	EA		4	2	3	2	3	\$ -	\$ 4,400.00	\$ 2,233.00	\$ 3,399.00	\$ 2,299.00	\$ 3,498.00
8.	12"x12" Tee	\$ 2,400.00	EA		1					\$ -	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -
9.	8"x12" Reducer	\$ 1,400.00	EA		1					\$ -	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -
10.	8" - 45 Degree elbow	\$ 900.00	EA		5					\$ -	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -
11.	8" - 22.55 Degree elbow	\$ 650.00	EA		0					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.	16" Steel Casing	\$ 110.00	LF		284				6	\$ -	\$ 31,240.00	\$ -	\$ -	\$ -	\$ 699.60
13.	2" Flush Valve w/cap	\$ 1,200.00	EA		4	3	2	2		\$ -	\$ 4,800.00	\$ 3,654.00	\$ 2,472.00	\$ 2,508.00	\$ -
14.	8" Stub-out w/Cap	\$ 1,200.00	EA		3	0	0			\$ -	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -
16.	Warer Line	\$ 4,800.00	EA		3					\$ -	\$ 14,400.00	\$ -	\$ -	\$ -	\$ -
17.	16" Bore w/steel casing	\$ 64.00	LF		320	150	150	150	150	\$ -	\$ 20,480.00	\$ 9,744.00	\$ 9,888.00	\$ 10,032.00	\$ 10,176.00
18.	Valve Markers	\$ 100.00	EA		12	4	6	4	3	\$ -	\$ 1,200.00	\$ 406.00	\$ 618.00	\$ 418.00	\$ 318.00
19.	Meter Boxes	\$ 150.00	EA		86	138	75	83	92	\$ -	\$ 12,900.00	\$ 21,010.50	\$ 11,587.50	\$ 13,010.25	\$ 14,628.00
Total On Site Water Improvements:										\$ 182,120.00	\$ 387,245.00	\$ 321,379.45	\$ 246,659.25	\$ 253,809.60	\$ 292,741.15

WATER IMPROVEMENTS: Shared Cost		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI		
No.	Item Description	Unit Price	Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity		
1.	8" PVC C900 DR18	\$ 34.00	LF												
2.	2" PVC C900 DR 18		EA												
3.	8" Gate valve w/box	\$ 2,485.00	EA												
4.	2" Gate valve w/box		EA												
5.	16" Bore w/ Casing		EA												
6.	Single service connection		EA												
6.	Fire Hydrant		EA												
6.	8" Tee	\$ 955.00	EA												
6.	8" 45-degree bend	\$ 675.00	EA												
7.	2" flush valve		EA												
8.	8"x16" tap tee		EA												
9.	8"x8" tap tee		EA												
10.	8" Water Connection	\$ 2,500.00	EA												
11.	2" flush valve	\$ 1,700.00	LF												
12.	16" Casing	\$ 100.00	EA												
Total Shared Cost Water Improvements:										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RE-USED WATER IMPROVEMENTS: On site		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI		
No.	Item Description	Unit Price	Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity		
1.	8" PVC C900 DR18	\$ 35.00	LF												
2.	8" Gate valve w/box & conc. Collar	\$ 2,400.00	EA												
3.	Dual service connect-across w/sleeve	\$ 3,000.00	EA												
4.	Dual service connect-adjacent	\$ 2,250.00	EA												
5.	Single service connection-adjacent	\$ 1,200.00	EA												
6.	Single service connect-across	\$ 1,500.00	EA												
7.	1" Single serv. conn.-adjacent (common areas)	\$ 1,200.00	EA												
8.	2" Single service connect-across w/sleeve (Common area)	\$ 3,000.00	EA												
9.	8" Tee	\$ 995.00	EA												
10.	8" - 45 Degree elbow	\$ 950.00	EA												
11.	2" flush valve w/cap	\$ 2,500.00	EA												
12.	Valve markers	\$ 85.00	EA												
13.	Meter boxes	\$ 250.00	EA												
Total On Site Re-Used Water Improvements:										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RE-USED WATER IMPROVEMENTS: Shared Cost		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI		
No.	Item Description	Unit Price	Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity		
1.	8" PVC C900 DR18	\$ 35.00	LF												
2.	8" Gate valve w/box & conc. Collar	\$ 2,400.00	EA												
3.	Dual service connect-across w/sleeve	\$ 3,000.00	EA												
4.	Dual service connect-adjacent	\$ 2,250.00	EA												
5.	Single service connection-adjacent	\$ 1,200.00	EA												
6.	Single service connect-across	\$ 1,500.00	EA												
7.	1" Single serv. conn.-adjacent (common areas)	\$ 1,200.00	EA												
8.	2" Single service connect-across w/sleeve (Common area)	\$ 3,000.00	EA												
9.	8" Tee	\$ 995.00	EA												
10.	8" - 45 Degree elbow	\$ 950.00	EA												
11.	2" flush valve w/cap	\$ 2,500.00	EA												
12.	Valve markers	\$ 85.00	EA												
13.	Meter boxes	\$ 250.00	EA												
Total Shared Cost Re-Used Water Improvements:										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SANITARY SEWER IMPROVEMENTS: On Site		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI		
No.	Item Description	Unit Price	Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity		
1.	12" PVC SDR26 (w/dewatering)	\$ 115.00	LF		2381										
2.	8" PVC SDR26 (w/dewatering)	\$ 63.00	LF		741	3690	2240	2148	2636	\$ -	\$ 27,815.00	\$ 232,470.00	\$ 145,353.60	\$ 141,413.58	
3.	Manhole	\$ 15,100.00	EA		10	10	6	6	7	\$ -	\$ 151,000.00	\$ 153,265.00	\$ 93,318.00	\$ 94,677.00	
4.	Connect to exist San sewer manhole (Restoration & TCP)	\$ 2,400.00	LS		1	1	2	1	1	\$ -	\$ 2,400.00	\$ 2,400.00	\$ 4,944.00	\$ 2,508.00	
5.	8" Clean-out	\$ 1,900.00	EA		4					\$ -	\$ 7,600.00	\$ -	\$ -	\$ -	
6.	Drop Structure	\$ 2,100.00	EA		2					\$ -	\$ 4,200.00	\$ -	\$ -	\$ -	
7.	Single service connection-adjacent	\$ 1,400.00	EA		43					\$ -	\$ 60,200.00	\$ -	\$ -	\$ -	
8.	Single service connection-across	\$ 1,600.00	EA		41	138	75	83	83	\$ -	\$ 65,600.00	\$ 224,112.00	\$ 123,600.00	\$ 138,776.00	
9.	Trench Excavation Protection	\$ 4.00	LF		3122	3690	2240	2148	2636	\$ -	\$ 12,488.00	\$ 14,981.40	\$ 9,228.80	\$ 8,978.64	
Total Sanitary Sewer Improvements: (On-site)										\$ 319,789.00	\$ 623,986.00	\$ 627,228.40	\$ 376,444.40	\$ 386,353.22	\$ 442,562.72

SANITARY SEWER IMPROVEMENTS: Shared Cost		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI		
No.	Item Description	Unit Price	Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity		
1.	8" PVC SDR26	\$ 41.00	LF												
2.	Manhole	\$ 13,000.00	EA												
3.	Drop Structure	\$ 3,500.00	EA												
4.	Connect to exist San sewer manhole	\$ 12,500.00	LS												
5.	Clean out Sanitary sewer	\$ 2,800.00	EA												
6.	8" Stub-out W/Plug	\$ 500.00	EA												
7.	Single service connection-adjacent	\$ 1,050.00	EA												
8.	Single service connection-across	\$ 1,250.00	EA												
9.	Trench excavation protection	\$ 2.00	LF												
Total Sanitary Sewer Improvements: Shared Cost										\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DRAINAGE IMPROVEMENTS: On Site		Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	
No.	Item Description	Unit Price	Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	
1.	24" RCP Storm sewer (w/dewatering)	\$ 79.00	LF		947	1015	880	880		\$ -	\$ 74,813.00	\$ 81,307.70	\$ 71,605.60	\$ 73,648.40
2.	30" RCP Storm sewer (w/dewatering)	\$ 90.00	LF		156	620	3							

10.	Exist Storm Manhole - Rim Adjustment	\$ 1,000.00	CY			2	0	0	0		\$ -	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -
11.	Exist Type "A" Inlet - Rim Adjustment	\$ 1,600.00	EA			1	0	1	1		\$ -	\$ 1,600.00	\$ -	\$ 1,648.00	\$ 1,672.00	\$ -

Total Drainage Improvements: (On-site) \$ 408,508.00 \$ 160,465.00 \$ 326,114.43 \$ 252,895.90 \$ 1,213,830.20 \$ -

DRAINAGE IMPROVEMENTS: Shared Cost		Unit Price	Unit	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
No.	Item Description									Item Total	Item Total	Item Total	Item Total	Item Total	Item Total
1.	24" RCP Storm sewer (w/dewatering)	\$ 79.00	LF			672				\$ -	\$ 53,088.00	\$ -	\$ -	\$ -	\$ -
2.	30" RCP Storm sewer (w/dewatering)	\$ 90.00	LF			425				\$ -	\$ 38,250.00	\$ -	\$ -	\$ -	\$ -
3.	42" RCP Storm sewer (w/dewatering)	\$ 185.00	LF			143				\$ -	\$ 26,455.00	\$ -	\$ -	\$ -	\$ -
4.	Type "A" Curb Inlet	\$ 4,500.00	EA			4				\$ -	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -
5.	Type "C" Curb Inlet	\$ 6,400.00	EA			2				\$ -	\$ 12,800.00	\$ -	\$ -	\$ -	\$ -
6.	Storm Manhole	\$ 5,800.00	EA			2				\$ -	\$ 11,600.00	\$ -	\$ -	\$ -	\$ -
7.	Ditch outfall Structure	\$ 6,000.00	LF			1				\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -
8.	Trench Excavation Protection	\$ 4.00	LF			1240				\$ -	\$ 4,960.00	\$ -	\$ -	\$ -	\$ -

Total Drainage Improvements: Shared Cost \$ - \$ 171,153.00 \$ - \$ - \$ - \$ -

SITE WORK: On Site		Unit Price	Unit	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
No.	Item Description									Item Total	Item Total	Item Total	Item Total	Item Total	Item Total
1.	Land Clearing	\$ 1,200.00	AC							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.	Excavation	\$ 6.00	CY							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.	Embankment	\$ 9.00	CY							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.	Mass Grading	\$ 6.00	CY							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5.	Misc. Site Work	\$ 1,500.00	LS							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.	Silt fence (erosion control)	\$ 3.50	LF		6136	6001	3770	3284	4652	\$ -	\$ 21,476.00	\$ 21,003.50	\$ 13,590.85	\$ 11,494.00	\$ 17,258.92
7.	Enviro sack (erosion control)	\$ 120.00	EA		16	2	2	2	2	\$ -	\$ 1,920.00	\$ 240.00	\$ 247.20	\$ 240.00	\$ 254.40
8.	Concrete washout	\$ 3,500.00	EA		1	1	1	1	1	\$ -	\$ 3,500.00	\$ 3,500.00	\$ 3,605.00	\$ 3,500.00	\$ 3,710.00
9.	Temporary construction entrance	\$ 2,500.00	LS		1	1	1	1	1	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 2,575.00	\$ 2,500.00	\$ 2,650.00
9.	TCEQ Permit Fee (NOI)	\$ 700.00	LS		1	1	1	1	1	\$ -	\$ 700.00	\$ 700.00	\$ 721.00	\$ 700.00	\$ 742.00

Site Work: On Site 0 \$ 18,069.00 \$ 30,096.00 \$ 27,943.50 \$ 20,739.05 \$ 18,434.00 \$ 24,615.32

SITE WORK: Shared Cost		Unit Price	Unit	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
No.	Item Description									Item Total	Item Total	Item Total	Item Total	Item Total	Item Total
1.	Land Clearing	\$ 1,200.00	AC							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.	Excavation	\$ 6.00	CY							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.	Embankment	\$ 9.00	CY							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.	Mass Grading	\$ 6.00	CY							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5.	Misc. Site Work	\$ 1,500.00	LS							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.	Silt fence (erosion control)	\$ 4.00	LF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.	Enviro sack (erosion control)	\$ 100.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.	Temporary construction entrance	\$ 3,500.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.	TCEQ Permit Fee (NOI)	\$ 2,500.00	LS							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Site Work: Shared Cost \$ - \$ - \$ - \$ - \$ - \$ -

MISCELLANEOUS IMPROVEMENTS: On Site		Unit Price	Unit	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
No.	Item Description									Item Total	Item Total	Item Total	Item Total	Item Total	Item Total
1.	5" Sleeves for irrigation	\$ 25.00	LF		0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.	4" PVC Sch 40 gray conduit (MVEC Power)	\$ 25.00	LF		420	420	420	420	420	\$ -	\$ 10,500.00	\$ 10,500.00	\$ 10,815.00	\$ 10,500.00	\$ 10,500.00
3.	4" PVC Sch 40 gray conduit (fiber optic)	\$ 22.00	LF		0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.	4" PVC Sch 40 gray conduit (TGS Gas main)	\$ 22.00	LF		0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5.	2" PVC Sch 40 gray conduit (TGS Gas Service)	\$ 15.00	LF		0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.	90-degree electrical turn ups	\$ 220.00	EA		24	24	24	24	24	\$ -	\$ 5,280.00	\$ 5,280.00	\$ 5,438.40	\$ 5,280.00	\$ 5,280.00
7.	Performance & Payment Bonds	\$ 35,000.00	LS		0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Miscellaneous Improvements: On Site \$ 15,780.00 \$ 15,780.00 \$ 15,780.00 \$ 16,253.40 \$ 15,780.00 \$ 15,780.00

MISCELLANEOUS IMPROVEMENTS: Shared Cost		Unit Price	Unit	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
No.	Item Description									Item Total	Item Total	Item Total	Item Total	Item Total	Item Total
1.	4" PVC Sch 40 gray conduit (MVEC Power)	\$ 20.00	LF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.	4" PVC Sch 40 gray conduit (Street lights)	\$ 20.00	LF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.	90 degree electrical turn ups	\$ 100.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.	Performance & Payment Bonds	\$ -	%							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Miscellaneous Improvements: Shared Cost \$ - \$ - \$ - \$ - \$ - \$ -

Total Utility Improvements \$ 944,266.00 \$ 1,388,725.00 \$ 1,318,445.78 \$ 912,992.00 \$ 1,888,207.02 \$ 775,699.19

PAVING IMPROVEMENTS: (On-site)		Unit Price	Unit	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
No.	Item Description									Item Total	Item Total	Item Total	Item Total	Item Total	Item Total
1.	Excavation & grading	\$ 4.00	SY		8356	14576	9504	9424	10792	\$ -	\$ 33,424.00	\$ 58,304.00	\$ 39,156.48	\$ 37,696.00	\$ 45,758.08
2.	5% Lime treated subgrade 6" (if required)	\$ 1.50	SY		8356	14576	9504	9424	10792	\$ -	\$ 12,534.00	\$ 21,864.00	\$ 14,683.68	\$ 14,136.00	\$ 17,159.28
3.	Lime (if required)	\$ 265.00	TNS		104	146	95	94	108	\$ -	\$ 27,560.00	\$ 38,626.40	\$ 25,941.17	\$ 24,973.60	\$ 30,314.73
4.	8" Compacted crushed caliche w/prime coat	\$ 13.50	SY		8356	14576	9504	9424	10792	\$ -	\$ 112,806.00	\$ 196,776.00	\$ 132,153.12	\$ 127,224.00	\$ 154,433.52
5.	3" Hot mix asphaltic concrete w/hack coat	\$ 17.00	SY		6876	11337	7392	7330	8394	\$ -	\$ 116,892.00	\$ 192,727.11	\$ 129,433.92	\$ 124,696.22	\$ 151,255.88
6.	24" Curb & gutter	\$ 18.00	LF		4125	7288	4752	4712	5396	\$ -	\$ 74,250.00	\$ 131,184.00	\$ 88,102.08	\$ 84,816.00	\$ 102,955.68
7.	Final lot grading	\$ 250.00	LF		84	138	75	83	92	\$ -	\$ 21,000.00	\$ 34,500.00	\$ 19,312.50	\$ 20,750.00	\$ 24,380.00
8.	6" Valley gutter	\$ 55.00	LOTS		86	129	129	86	129	\$ -	\$ 4,730.00	\$ 7,095.00	\$ 7,307.85	\$ 4,730.00	\$ 7,520.70
9.	Striping (stop bars, arrows & ped. x-ings)	\$ 35.00	LS		68	3	3	4	3	\$ -	\$ 2,380.00	\$ 105.00	\$ 108.15	\$ 140.00	\$ 111.30
10.	Street Signage	\$ 1,000.00	LS		4	3	3	4	3	\$ -	\$ 4,000.00	\$ 3,000.00	\$ 3,090.00	\$ 4,000.00	\$ 3,180.00
11.	(2) 7" thick reinf. conc. slab w/#4 16" o.c.e.w. (Entrance)	\$ 35.00	EA		990					\$ -	\$ 34,650.00	\$ -	\$ -	\$ -	\$ -
12.	Temp. turn-around 8" Compacted crushed caliche	\$ 8.00	LS		873					\$ -	\$ 6,984.00	\$ -	\$ -	\$ -	\$ -
13.	5' Sidewalk - Common Areas	\$ 5.50	SY		1785					\$ -	\$ 9,817.50	\$ -	\$ -	\$ -	\$ -
14.	Type III Baricade	\$ 1,200.00	SF		2					\$ -	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -
15.	Safety End Treatment	\$ 2,400.00	EA		2					\$ -	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -
16.	24" RCP Culver crossing	\$ 65.00	LF		80					\$ -	\$ 5,200.00	\$ -	\$ -	\$ -	\$ -
17.	Bus Stop, Conc. Pads	\$ 3,500.00	EA		1					\$ -	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -
18.	Re-grade road side ditch	\$ 2.00	LF		200					\$ -	\$ 400.00	\$ -	\$ -	\$ -	\$ -

Total Paving Improvements: (On-site) \$ 354,401.00 \$ 477,327.50 \$ 684,181.51 \$ 459,288.95 \$ 443,071.82 \$ 537,069.16

PAVING IMPROVEMENTS: Shared Cost		Unit Price	Unit	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
No.	Item Description									Item Total	Item Total	Item Total	Item Total	Item Total	Item Total
1.	Excavation & grading	\$ 5.00	SY		6389					\$ -	\$ 31,945.00	\$ -	\$ -	\$ -	\$ -
2.	5% Lime treated subgrade 6" (if required)	\$ 1.50	SY		6389					\$ -	\$ 9,583.50	\$ -	\$ -	\$ -	\$ -
3.	Lime (if required)	\$ 265.00	TNS		79					\$ -	\$ 20,935.00	\$ -	\$ -	\$ -	\$ -
4.	10" Compacted crushed caliche w/prime coat	\$ 15.00	SY		6389					\$ -	\$ 95,835.00	\$ -	\$ -	\$ -	\$ -
5.	3" Hot mix asphaltic concrete w/hack coat	\$ 23.00	SY		5190					\$ -	\$ 119,370.00	\$ -	\$ -	\$ -	\$ -
6.	24" Curb & gutter	\$ 19.00	LF		2624					\$ -	\$ 49,856.00	\$ -	\$ -	\$ -	\$ -
7.	7" thick reinf. Conc. Slab	\$ 35.00	SF		1086					\$ -	\$ 38,010.00	\$ -	\$ -	\$ -	\$ -
8.	6" thick reinf. Conc. Slab	\$ 26.00	LOTS		285					\$ -	\$ 7,410.00	\$ -	\$ -	\$ -	\$ -
9.	Temp turnaround 8"	\$ 8.00	LS		873					\$ -	\$ 6,984.00	\$ -	\$ -	\$ -	\$ -
10.	5' Sidewalk	\$ 5.50	LS		6560										

Amentiy Budget
Los Prados II

Number of lots 530
Acres \$ 87.50

1 1 1.015 1.03 1.045 1.06

Amenity Onsite			Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
Description	Unit Price	Unit	Quantities						Total Cost					
Item Description														
6' Douglas Fur Fence	\$ 30.00	LF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ameristar Iron Fence	\$ 33.00	LF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CMU Entry Wall	\$ 175.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Monument Sign	\$ 8,000.00	LF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gates / Motors per Entrance	\$ 50,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exit Gate	\$ 35,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk	\$ 5.25	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Additional Trees	\$ 10,000.00	SF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Additional Plants	\$ 5,000.00	LS							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation	\$ 0.85	LS							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bores	\$ 25.00	SF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hydromulch	\$ 0.25	LF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water meter	\$ 1,500.00	SF							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance Landscape & Irrigation	\$ 15,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground	\$ 87,305.86	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Canopy with Benches	\$ 35,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dog Park	\$ 46,350.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pickelball	\$ 47,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool	\$ 234,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mail Structure	\$ 50,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Half Basketball Court	\$ 50,000.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lots	\$ 1,200.00	EA							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total On Site Amenities Cost

\$ - \$ - \$ -

Amenity Shared Cost			Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI
Description	Unit Price	Unit	Quantities						Total Cost					
Item Description														
Douglas Fur Fence	\$ 30.00	LF	225	2200	1370	2000	2150	4675	\$ 6,750.00	\$ 66,000.00	\$ 41,716.50	\$ 61,800.00	\$ 67,402.50	\$ 148,665.00
Douglas Fur Fence with top rail	\$ 33.00	LF	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ameristar Iron Fence	\$ 32.50	EA	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walls includes entry	\$ 150.00	LF	481	125	430	270	1130	0	\$ 72,150.00	\$ 18,750.00	\$ 65,467.50	\$ 41,715.00	\$ 177,127.50	\$ -
Metal Signs	\$ 1,650.00	EA	2	0	0	2	4	0	\$ 3,300.00	\$ -	\$ -	\$ 3,399.00	\$ 6,897.00	\$ -
Sidewalk	\$ 5.50	EA	3955	7800	6000	8275	700	1150	\$ 21,752.50	\$ 42,900.00	\$ 33,495.00	\$ 46,877.88	\$ 3,850.00	\$ 6,704.50
Sidewalk Ramps	\$ 675.00	EA	2	6	4	4	2	6	\$ 1,350.00	\$ 4,050.00	\$ 2,700.00	\$ 2,781.00	\$ 1,410.75	\$ 4,293.00
Additional Trees	\$ 10,000.00	SF	2	3	1	2	1	1	\$ 20,000.00	\$ 30,000.00	\$ 10,000.00	\$ 20,600.00	\$ 10,450.00	\$ 10,600.00
Additional Plants	\$ 5,000.00	LS	2	3	1	2	1	1	\$ 10,000.00	\$ 15,000.00	\$ 5,000.00	\$ 10,300.00	\$ 1.05	\$ 5,300.00
Irrigation	\$ 0.85	LS	65049	74452	30645	95200	25150	4220	\$ 55,291.65	\$ 63,284.20	\$ 26,438.97	\$ 83,347.60	\$ 21,377.50	\$ 3,802.22
Sodding	\$ 0.65	SF	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hydromulch	\$ 0.25	LF	65049	74452	30645	95200	25150	4220	\$ 16,262.25	\$ 18,613.00	\$ 7,776.17	\$ 24,514.00	\$ 6,570.44	\$ 1,118.30
Phase I Additional L&I	\$ 15,000.00	SF	1	0	0	0	0	0	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Playground	\$ 140,000.00	EA	1	0	0	0	0	0	\$ 140,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Basketball Court	\$ 60,000.00	EA	1	0	0	0	0	0	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Soccer Field	\$ 25,000.00	EA	0	1	0	0	0	0	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -
Shade Structures	\$ 6,000.00	EA	4	5	0	0	0	0	\$ 24,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
Picnic Table	\$ 3,750.00	EA	4	5	0	0	0	0	\$ 15,000.00	\$ 18,750.00	\$ -	\$ -	\$ -	\$ -
Grills	\$ 400.00	EA	4	5	0	0	0	0	\$ 1,600.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -
Park Lights	\$ 2,200.00	EA	5	5	0	0	0	0	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -
Mail Clusters	\$ 300.00	EA	55	84	138	75	83	0	\$ 16,500.00	\$ 25,200.00	\$ 42,021.00	\$ 23,175.00	\$ 11,969.43	\$ -

Total Shared Cost Amenities

\$ 489,956.40 \$ 370,547.20 \$ 234,615.14 \$ 318,509.48 \$ 307,056.16 \$ 180,483.02

\$ 489,956.40 \$ 370,547.20 \$ 234,615.14 \$ 318,509.48 \$ 307,056.16 \$ 180,483.02

APPENDIX C LEGAL DESCRIPTION

Legal Description – Improvement Area #1

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.834 ACRES SITUATED IN THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 16, BLOCK 82, CARPILLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.834 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO VALLEY AFFORDABLE HOUSING, LLC, GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 338945, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.834 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET (NORTHING: 16663272.647, EASTING: 1177535.711) ON THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491 AND MILE 9 NORTH ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 86° 47' 48" E, A DISTANCE OF 1,320.95 FEET AND N 01° 12' 12" W, A DISTANCE OF 20.00 FEET;

THENCE, N 01° 12' 12" W ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, A DISTANCE OF 153.75 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 89° 47' 48" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BASELINE ROAD - F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 73° 00' 00" W A DISTANCE OF 108.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 89° 00' 00" W A DISTANCE OF 68.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 78° 30' 00" W A DISTANCE OF 139.28 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 81° 00' 00" W A DISTANCE OF 227.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 56' 56" W A DISTANCE OF 225.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 81° 00' 00" W A DISTANCE OF 77.81 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 49° 00' 00" W A DISTANCE OF 69.63 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 20° 00' 00" W A DISTANCE OF 151.82 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 27° 00' 00" W A DISTANCE OF 119.27 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 16° 15' 24" E A DISTANCE OF 68.68 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
12. THENCE, N 83° 00' 00" E A DISTANCE OF 107.49 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 18° 55' 39", A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 86.85 FEET, A TANGENT OF 43.86 FEET, AND A CHORD THAT BEARS N 13° 27' 25" E A DISTANCE OF 86.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 54° 10' 55" E A DISTANCE OF 51.65 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 00' 00" E A DISTANCE OF 69.56 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 14° 58' 00" W A DISTANCE OF 20.01 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 13° 30' 00" W A DISTANCE OF 35.67 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 10° 00' 00" E A DISTANCE OF 38.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 26° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 42° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, S 58° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, S 74° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 00° 00' 00" E A DISTANCE OF 33.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 74° 00' 00" E A DISTANCE OF 37.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
25. THENCE, N 56° 00' 00" E A DISTANCE OF 38.11 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
26. THENCE, N 46° 00' 00" E A DISTANCE OF 93.20 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, N 52° 00' 00" E A DISTANCE OF 165.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, N 75° 00' 00" E A DISTANCE OF 134.77 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
29. THENCE, N 68° 00' 00" E A DISTANCE OF 120.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
30. THENCE, N 57° 00' 00" E A DISTANCE OF 102.06 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, N 88° 47' 48" E AT A DISTANCE OF 19.95 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 16, BLOCK 82 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD-F.M. 491, FOR THE NORTHEAST CORNER OF THIS TRACT;
32. THENCE, S 01° 12' 12" E ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, A DISTANCE OF 523.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.834 ACRES, OF WHICH 8.482 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, LEAVING A NET OF 0.352 ACRES OF LAND, MORE OR LESS.

April 20, 2022

**METES AND BOUNDS DESCRIPTION
94.979 ACRES OUT OF
LOT 2, BLOCK 81 AND OUT OF
LOTS 9, 10, 15 AND ALL OF LTO 16, BLOCK 82,
CAPISALLO DISTRICT SUBDIVISION
HIDALGO COUNTY, TEXAS**

A tract of land containing 94.979 acres situated in Hidalgo County, Texas, being out of Lot 2, Block 81, and out of Lots 9, 10, 15 and all of Lot 16, Block 82, CapiSallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed Records, which said 94.979 acres were conveyed to Dora L. Garcia, by virtue of a Special Warranty Deed recorded under Document Number 1972205, Hidalgo County Official Records, and to Judith P. Lucio, by virtue of a Special Warranty Deed recorded under Document Number 2868424, Hidalgo County Official records, and to Richard D. Ribisl, by virtue of a Special Warranty Deed recorded under Document Number 1813784, and Special Warranty Distribution Deed recorded under Document Number 2025259, Hidalgo County Official records, said 94.979 acres also being more particularly described as follows:

BEGINNING at a Nail set [Northing: 16,593,272.547, Easting: 1,177,535.711] on the Southeast corner of said Lot 16, Block 82, and within the existing right-of-way of Baseline Road – F.M. 491 and Mile 9 North Road, from which a No. 4 rebar found bears N 88° 47' 48" E, a distance of 1,320.00 feet and N 01° 12' 12" W, a distance of 20.00 feet, for the Southeast corner of this herein described tract;

1. THENCE, S 88° 47' 48" W, along the South line of said Lot 16, block 82, and within the existing right-of-way of Mile 9 North Road, a distance of 1,320.00 feet to a No. 4 rebar set on the Southwest corner of said Lot 16, Block 82 and Northeast corner of said Lot 2, Block 81, and the Northwest corner of a certain tract of land conveyed to Mayra Banks and Michael Banks, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3213621, Hidalgo County Official records, for an inside corner of this tract;
2. THENCE, S 01° 12' 12" E, along the East line of said Lot 2, Block 81 and West line of said Mayra Banks and Michael Banks tract, a distance of 1,320.00 feet to a No. 4 rebar set on the Southeast corner of said Lot 2, Block 81 and the North line of Lot 1, M.I.S.D. North Elementary Subdivision Replat according to the plat thereof recorded under document number 2173891, Hidalgo County Map records, for an outside corner of this tract;
3. THENCE, S 88° 47' 48" W, along the South line of said Lot 2, Block 81, and North line of said Lot 1, M.I.S.D. North Elementary Subdivision Replat, a distance of 183.52 feet to a No. 4 rebar set on the East line of the Hidalgo County Irrigation District No. 9 canal, for the Southwest corner of this tract;
4. THENCE, N 22° 53' 02" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 667.20 feet to a No. 4 rebar set, for an angle point of this tract;
5. THENCE, N 01° 12' 12" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 680.00 feet pass a No. 4 rebar set on the existing South right-of-way of Mile 9 North Road, at a distance of 700.00 feet to a No. 4 rebar set on the North line of said Lot 2, Block 81, for an outside corner of this tract;
6. THENCE, N 88° 47' 48" E, along the North line of said Lot 2, Block 81, a distance of 10.00 feet to a No. 4 rebar set, for an inside corner of this tract,

7. THENCE, N 01° 12' 12" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9, at a distance of 20.00 feet pass a No. 4 rebar set on the North right-of-way line of Mile 9 North Road, continuing a total distance of 790.00 feet to No. 4 rebar set, for an angle point of this tract;
8. THENCE, N 20° 24' 41" E a distance of 570.09 feet to a No. 4 rebar set on the North line of said Lot 15, Block 82, and South line of said Lot 10, Block 82 for an angle point of this tract;
9. THENCE, N 22° 41' 19" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 518.50 feet pass the East line of said Lot 10, Block 82 and the West line of said Lot 9, Block 82, continuing a total distance of 981.66 feet to a No. 4 rebar set, for an angle point of this tract;
10. THENCE, N 52° 32' 49" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 130.21 feet pass a No. 4 rebar set on the South right-of-way line of a canal right-of-way claimed by Hidalgo and Cameron Counties Irrigation District No. 9, a total distance of 174.48 feet to a No. 4 rebar set, for an inside corner of this tract;
11. THENCE, N 46° 12' 22" W, a distance of 38.41 feet to a No. 4 rebar set, for an outside corner of this tract;
12. THENCE, N 53° 23' 48" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 504.29 feet to a No. 4 rebar found on the North line of said Lot 9, for the Northwest of this tract;
13. THENCE, N 88° 47' 48" E, along the North line of said Lot 9, Block 82, at a distance of 567.80 feet pass a No. 4 rebar found on the West right-of-way line of Baseline Road – F.M. 491, continuing a total distance of 607.80 feet, to a Nail set on the East line of said Lot 9, Block 82, for the Northeast corner of this tract;
14. THENCE, S 01° 12' 12" E, along the East line of said Lot 16, Block 82, within the existing right-of-way of Baseline Road – F.M. 491, at a distance of 1,320.00 feet pass the Southeast corner of said Lot 9, Block 82 and the Northeast corner of said Lot 16, Block 82, continuing a total distance of 2,640.00 feet to the POINT OF BEGINNING and containing 98.752 acres, SAVE and EXCEPT 3.773 acres, leaving 94.979 acres Gross, of which 2.425 acres lie within the existing right-of-way of Baseline Road – F.M. 491, and 0.977 of one acre lies within the existing right-of-way of Mile 9 North Road, leaving a Net of 91.557 acres of land, more or less.

SAVE AND EXCEPT:

TRACT 1,

A certain tract of land containing 1.931 acres situated in Hidalgo County, Texas, being out of Lot 9, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 1.931 acres being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 1.931 acres being more particularly described as follows:

COMMENCING, at a No. 4 rebar found on the intersection of the North line of said Lot 9, Block 82, and East line of said Hidalgo and Cameron Counties Irrigation District No. 9;

THENCE, S 53° 23' 48" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 459.92 feet, to a No. 4 rebar set, for the POINT OF BEGINNING, and Northwest corner of this herein described tract;

1. THENCE, S 46° 12' 22" E, a distance of 266.30 feet to a No. 4 rebar set, for an angle point of this tract;
2. THENCE, S 43° 00' 14" E, a distance of 156.64 feet to a No. 4 rebar set, for an angle point of this tract;
3. THENCE, S 46° 12' 22" E, a distance of 163.07 feet to a No. 4 rebar set, for an angle point of this tract;
4. THENCE, S 42° 18' 26" E, a distance of 147.07 feet, to a No. 4 rebar set, for an angle point of this tract;
5. THENCE, S 46° 12' 22" E, a distance of 297.42 feet to a No. 4 rebar set, for an angle point of this tract;
6. THENCE, S 42° 28' 35" E, a distance of 96.08 feet to a No. 4 rebar set, for an angle point of this tract;
7. THENCE, S 46° 12' 22" E, a distance of 232.31 feet to a No. 4 rebar set on the existing West right-of-way line of Baseline Road-F.M. 491, for the Northeast corner of this tract;
8. THENCE, S 01° 12' 12" E, along the West right-of-way line of Baseline Road-F.M. 491, a distance of 53.03 feet, to a No. 4 rebar set, for the Southeast corner of this tract;
9. THENCE, N 46° 12' 22" W, a distance of 269.81 feet, to a No. 4 rebar set, for an angle point of this tract;
10. THENCE, N 49° 44' 19" W, a distance of 101.43 feet, to a No. 4 rebar set, for an angle point of this tract;
11. THENCE, N 46° 12' 22" W, a distance of 292.37 feet, to a No. 4 rebar set, for an angle point of this tract;
12. THENCE, N 50° 08' 02" W, a distance of 145.98 feet, to a No. 4 rebar set, for an angle point of this tract;
13. THENCE, N 46° 12' 22" W, a distance of 160.60 feet, to a No. 4 rebar set, for an angle point of this tract;
14. THENCE, N 49° 22' 35" W, a distance of 158.22 feet, to a No. 4 rebar set, for an angle point of this tract;
15. THENCE, N 46° 12' 22" W, a distance of 243.70 feet, to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Southwest corner of this tract;
16. THENCE, N 52° 32' 49" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9, a distance of 44.27 feet to a No. 4 rebar set for an inside corner of this tract;
17. THENCE, N 46° 12' 22" W, a distance of 38.41 feet to a No. 4 rebar set for an outside corner of this tract;

18. THENCE, N 53° 23' 48" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 44.37 feet to the POINT OF BEGINNING, and containing 1.931 acres of land, more or less.

TRACT 2:

A certain tract of land containing 1.579 acres situated in Hidalgo County, Texas, being out of Lots 15 and 16, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 1.579 acres being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 1.579 acres being more particularly described as follows:

COMMENCING, at a No. 4 rebar set on the Southwest corner of Lot 16, Block 82, and within the existing right-of-way of Mile 9 North;

THENCE, N 88° 47' 48" E, along the South line of said Lot 16, Block 82, and within the existing right-of-way of Mile 9 North, a distance of 38.83 feet to the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 Canal;

THENCE, N 28° 12' 26" W, along the West line of said Hidalgo and Cameron Counties Irrigation District No. 9, a distance of 22.45 feet to a No. 4 rebar set on the existing North right-of-way line of Mile 9 north West, for the POINT OF BEGINNING, and Southwest corner of this herein described tract;

1. THENCE, N 28° 12' 26" W, along the West line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 63.08 feet pass the West line of said Lot 16, Block 82 and the East line of said Lot 15, Block 82, continuing a total distance of 933.91 feet to a No 4 rebar set, on the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northwest corner of this tract;
2. THENCE, N 20° 24' 41" E, along the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 93.29 feet, to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northeast corner of this tract;
3. THENCE, S 28° 12' 26" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 795.14 feet pass the East line of said Lot 15, Block 82 and the West line of said Lot 16, Block 82, continuing a total distance of 1,031.25 feet to a No. 4 rebar set on the North right-of-way line of Mile 9 North, for the Southeast corner of this tract;
4. THENCE, N 88° 47' 48" E, along the existing North right-of-way line of Nile 9 North, a distance of 78.57 feet to the POINT OF BEGINNING, and containing 1.579 acres of land, more or less.

TRACT 3:

A certain tract of land containing 0.283 of one acre situated in Hidalgo County, Texas, being out of Lot 2, Block 81, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 0.283 of one acre being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 0.283 of one acre being more particularly described as follows:

COMMENCING, at a No. 4 rebar set on the Southeast corner of said Lot 2, Block 81, and North line of Lot 1, M.I.S.D. North Elementary Subdivision Replat, according to the plat thereof recorded under Document Number 2173891, Hidalgo County Map Records;

THENCE, N 01° 12' 12" W, along the East line of said Lot 2, Block 81, a distance of 49.64 feet to a No. 4 rebar set on the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the POINT OF BEGINNING, and Southeast corner of this herein described tract;

1. THENCE, S 59° 30' 44" W, along the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 101.49 feet, to a No. 3 rebar set on the North line of said Lot 1, M.I.S.D. North Elementary Subdivision Replat, for an angle point of this tract;
2. THENCE, S 88° 47' 48" W, a distance of 95.00 feet to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Southwest corner of this tract;
3. THENCE, N 22° 53' 02" W, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 23.69 feet to a No. 4 rebar set, on the North line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northwest corner of this tract,
4. THENCE, N 59° 29' 39" E, along the North line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 220.48 feet to a No. 4 rebar set on the East line of said Lot 2, Block 81, for the Northeast corner of this tract;
5. THENCE, S 01° 12' 12" E, along the East line of said Lot 2, Block 81, a distance of 80.28 feet to the POINT OF BEGINNING, and containing 0.283 of one acre of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 3/17/2022 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238

04/20/2022

DATE:



APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

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

STREET ADDRESS OF PROPERTY

LOT TYPE _____ **PRINCIPAL ASSESSMENT: \$** _____

As the purchaser of the real property described above, you are obligated to pay assessments to Hidalgo County, Texas (the "County"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Los Prados 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 County. The exact amount of each annual installment will be approved each year by the County Commissioners' Court in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the County.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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 Hidalgo County, Texas.

[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 HIDALGO §

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 Hidalgo County, Texas.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

§

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 Hidalgo County, Texas.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified into one Lot Type.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 45 feet.

A) Proposed Residential Development

Table F-A.1 shows the proposed residential units to be developed within the PID.

Table F-A.1
Proposed Development within the PID

Lot Type	Proposed Development	
Lot Type 1 (45 Ft)	527	Units
Total	527	Units

Table F-A.2 shows the proposed residential units within Improvement Area #1.

Table F-A.2
Proposed Development – Improvement Area #1

Lot Type	Proposed Development	
Lot Type 1 (45 Ft)	55	Units
Total	55	Units

Table F-A.3 shows the proposed residential Lot Types within the Future Improvement Area.

Table F-A.3
Proposed Development – Future Improvement Area

Lot Type	Proposed Development	
Lot Type 1 (45 Ft)	472	Units
Total	472	Units

For the purposes of this Service and Assessment Plan, the County Commissioners’ Court has determined that the Assessments shall be allocated to the Assessed Property on a per Lot basis, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the County Commissioners’ Court has taken into consideration (i) the Lot Type (i.e., 45 Ft); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the County Commissioners' Court has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. Assessments are allocated to each Lot Type on the basis of the number of units.

B) Allocation of Assessments to Lots within Improvement Area #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Reimbursement Agreement Obligation, which represents the total Improvement Area #1 Assessment to be allocated on all Parcels within Improvement Area #1, is \$635,000. As shown in Table F-B.1, there are a total of 55 Lots in Improvement Area #1, resulting in an Assessment per unit of \$11,545.45.

Table F-B.1
Assessment Per Unit – Improvement Area #1

Type	Planned No. of Units	Assessment per Unit	Total Assessments
Lot Type 1 (45 Ft)	55	\$11,545.45	\$635,000
Total			\$635,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-B.2.

Table F-B.2
Projected Leverage - Improvement Area #1

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (45 Ft)	55	\$32,000	\$180,000	\$11,545.45	2.77	15.59

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-B.3.

Table F-B.3
Estimated Tax Rate Equivalent per unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (45 Ft)	55	\$32,000	\$180,000	\$1,500	\$4.69	\$0.83

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Improvement Area #1 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix G-1
Improvement Area #1 Assessment Roll

**Parcel
Assessment
Equivalent Units**

**All Parcels
\$635,000
55.00**

Year¹	RA Principal¹	RA Interest²	Maintenance Assessment	Administrative Expenses³	Total Annual Installment³
9/30/2027	\$14,000	\$44,831	\$29,700	\$23,669	\$112,200
9/30/2028	\$14,000	\$43,843	\$29,700	\$24,657	\$112,200
9/30/2029	\$15,000	\$42,854	\$29,700	\$24,646	\$112,200
9/30/2030	\$15,000	\$41,795	\$29,700	\$25,705	\$112,200
9/30/2031	\$15,000	\$40,736	\$29,700	\$26,764	\$112,200
9/30/2032	\$15,000	\$39,677	\$29,700	\$27,823	\$112,200
9/30/2033	\$15,000	\$38,618	\$29,700	\$28,882	\$112,200
9/30/2034	\$16,000	\$37,559	\$29,700	\$28,941	\$112,200
9/30/2035	\$16,000	\$36,430	\$29,700	\$30,070	\$112,200
9/30/2036	\$16,000	\$35,300	\$29,700	\$31,200	\$112,200
9/30/2037	\$17,000	\$34,170	\$29,700	\$31,330	\$112,200
9/30/2038	\$17,000	\$32,970	\$29,700	\$32,530	\$112,200
9/30/2039	\$18,000	\$31,770	\$29,700	\$32,730	\$112,200
9/30/2040	\$18,000	\$30,499	\$29,700	\$34,001	\$112,200
9/30/2041	\$19,000	\$29,228	\$29,700	\$34,272	\$112,200
9/30/2042	\$19,000	\$27,887	\$29,700	\$35,613	\$112,200
9/30/2043	\$20,000	\$26,546	\$29,700	\$35,954	\$112,200
9/30/2044	\$21,000	\$25,134	\$29,700	\$36,366	\$112,200
9/30/2045	\$22,000	\$23,651	\$29,700	\$36,849	\$112,200
9/30/2046	\$22,000	\$22,098	\$29,700	\$38,402	\$112,200
9/30/2047	\$23,000	\$20,545	\$29,700	\$38,955	\$112,200
9/30/2048	\$24,000	\$18,921	\$29,700	\$39,579	\$112,200
9/30/2049	\$25,000	\$17,226	\$29,700	\$40,274	\$112,200
9/30/2050	\$27,000	\$15,461	\$29,700	\$40,039	\$112,200
9/30/2051	\$28,000	\$13,555	\$29,700	\$40,945	\$112,200
9/30/2052	\$29,000	\$11,578	\$29,700	\$41,922	\$112,200
9/30/2053	\$31,000	\$9,531	\$29,700	\$41,969	\$112,200
9/30/2054	\$32,000	\$7,342	\$29,700	\$43,158	\$112,200
9/30/2055	\$34,000	\$5,083	\$29,700	\$43,417	\$112,200
9/30/2056	\$38,000	\$2,683	\$29,700	\$41,817	\$112,200
Total	\$635,000	\$807,523	\$891,000	\$1,032,477	\$3,366,000

¹The 9/30/XX dates represent the Assessment year end.

²The interest is calculated using an estimated 7.06% interest rate for years 1 through 30 under the Development Agreement related to the Improvement Area #1 Projects.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix G-2
Improvement Area #1 Assessment Roll by Lot Type

Lot Type	Lot Type 1 (45 Ft)
Assessment	\$11,545.45
Equivalent Units	1.00

Year ¹	RA Principal ¹	RA Interest ²	Maintenance Assessment	Administrative Expenses ³	Total Annual Installment ³
9/30/2027	\$255	\$815	\$540	\$430	\$2,040
10/1/2027	\$255	\$797	\$540	\$448	\$2,040
10/2/2027	\$273	\$779	\$540	\$448	\$2,040
10/3/2027	\$273	\$760	\$540	\$467	\$2,040
10/4/2027	\$273	\$741	\$540	\$487	\$2,040
10/5/2027	\$273	\$721	\$540	\$506	\$2,040
10/6/2027	\$273	\$702	\$540	\$525	\$2,040
10/7/2027	\$291	\$683	\$540	\$526	\$2,040
10/8/2027	\$291	\$662	\$540	\$547	\$2,040
10/9/2027	\$291	\$642	\$540	\$567	\$2,040
10/10/2027	\$309	\$621	\$540	\$570	\$2,040
10/11/2027	\$309	\$599	\$540	\$591	\$2,040
10/12/2027	\$327	\$578	\$540	\$595	\$2,040
10/13/2027	\$327	\$555	\$540	\$618	\$2,040
10/14/2027	\$345	\$531	\$540	\$623	\$2,040
10/15/2027	\$345	\$507	\$540	\$648	\$2,040
10/16/2027	\$364	\$483	\$540	\$654	\$2,040
10/17/2027	\$382	\$457	\$540	\$661	\$2,040
10/18/2027	\$400	\$430	\$540	\$670	\$2,040
10/19/2027	\$400	\$402	\$540	\$698	\$2,040
10/20/2027	\$418	\$374	\$540	\$708	\$2,040
10/21/2027	\$436	\$344	\$540	\$720	\$2,040
10/22/2027	\$455	\$313	\$540	\$732	\$2,040
10/23/2027	\$491	\$281	\$540	\$728	\$2,040
10/24/2027	\$509	\$246	\$540	\$744	\$2,040
10/25/2027	\$527	\$211	\$540	\$762	\$2,040
10/26/2027	\$564	\$173	\$540	\$763	\$2,040
10/27/2027	\$582	\$133	\$540	\$785	\$2,040
10/28/2027	\$618	\$92	\$540	\$789	\$2,040
10/29/2027	\$691	\$49	\$540	\$760	\$2,040
Total	\$11,545	\$14,682	\$16,200	\$18,772	\$61,200

¹The 9/30/XX dates represent the Assessment year end.

²The interest is calculated using an estimated 7.06% interest rate for years 1 through 30 under the Development Agreement related to the Improvement Area #1 Projects.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.