

Seawillow Public Improvement District

SERVICE AND ASSESSMENT PLAN

MARCH 3, 2026



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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section", "Exhibit", or an "Appendix" shall be a reference to a Section of this Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On October 15, 2024, the City Council passed and approved Resolution No. 2024-26, authorizing the creation of the District in accordance with the PID Act.

The purpose of the District is to finance the Actual Costs of the Authorized Improvements that confer a special benefit on property within the District. The District contains approximately 588.547 acres, as described legally by metes and bounds on **Exhibit L-1** and as depicted on the map in **Exhibit A-1**. Of the 588.547 acres within the District, the 89.775 acres which comprise Improvement Area #1 Assessed Property are located within the City.

On March 3, 2026, the City will approve the Service and Assessment Plan for the District by adopting Ordinance No. 2026-05, which (i) will approve the levy of the Improvement Area #1 Assessments against the Improvement Area #1 Assessed Property and approve the Improvement Area #1 Assessment Roll, and Ordinance No. 2026-07, which (ii) will approve the levy of the Major Improvement Area Assessments against the Major Improvement Area Assessed Property and approve the Major Improvement Area Assessment Roll.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay the share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized

Improvements. The Improvement Area #1 Assessment Roll is contained in **Exhibit E-1**. The Major Improvement Area Assessment Roll is contained in **Exhibit E-2**.

SECTION I: DEFINITIONS

“Actual Costs” means, with respect to the Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developers:

- (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City, including the acquisition of necessary easements and other right-of-way;
- (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings;
- (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals;
- (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals;
- (5) for labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and
- (6) to implement, administer, and manage the above-described activities, including a 4% construction management fee.

Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

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

“Additional Interest Rate” means the 0.50% additional interest rate charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

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

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

- (1) the Administrator;
- (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City;
- (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments;
- (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates;
- (5) issuing, paying, and redeeming PID Bonds;
- (6) investing or depositing Assessments and Annual Installments;
- (7) complying with this Service and Assessment Plan and the PID Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and
- (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel.

Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

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

“Appraisal District” means the Caldwell County Appraisal District.

“Assessed Property” means any Parcel within the District that benefits from an Authorized Improvement and on which an Assessment is levied.

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

“Assessment Ordinance” means any ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on Assessed Property within the District, as shown on any Assessment Roll.

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

“Assessment Roll” means any assessment roll for the Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Update. The Improvement Area #1 Assessment Roll is included as **Exhibit E-1**. The Major Improvement Area Assessment Roll is contained in **Exhibit E-2**.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act, including Improvement Area #1 Improvements, Major Improvements, Bond Issuance Costs, and Annual Collection Costs.

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

“City” means the City of Lockhart, Texas.

“City Council” means the governing body of the City.

“County” means Caldwell County, Texas.

“Delinquent Collection Costs” means costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid but excluding amounts representing interest and penalty interest.

“Developers” means the Improvement Area #1 Developer and the Major Improvement Area Developer.

“Development Agreement” means that certain Seawillow Ranch Development and Public Improvement Agreement between the City and RODG DT Seawillow Propco LLC, effective as of August 2, 2024, as first amended on January 6, 2026.

“District” means the Seawillow Public Improvement District, consisting of approximately 588.547 acres within the City, as described by metes and bounds shown on **Exhibit L-1** and by the map shown on **Exhibit A-1**.

“Engineering Report” means a report provided by a licensed professional engineer that identifies the Authorized Improvements, including their costs, location, and benefit, attached hereto as **Exhibit N**.

“Estimated Buildout Value” means the estimated value of an Assessed Property after completion of the horizontal and the vertical improvements (e.g. house, office building, etc.), and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit G-3**.

“First Year Annual Collection Costs” means the estimated cost of the first year’s Annual Collection Costs.

“Improvement Area” means specifically defined and designated areas within the District that are developed in phases, including Improvement Area #1 and the Major Improvement Area.

“Improvement Area #1” means approximately 89.775 acres, as shown on **Exhibit A-3** and as described on **Exhibit L-2**.

“Improvement Area #1 Annual Installment” means the annual installment payment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable, related to the Improvement Area #1 Bonds, which amount may be reduced by the TIRZ No. 1 Annual Credit Amount related to Improvement Area #1.

“Improvement Area #1 Assessed Property” means all Parcels within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

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

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

“Improvement Area #1 Assessment Roll” means the Assessment Roll included in this Service and Assessment Plan as **Exhibit E-1**, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared relating to the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #1 Bonds” means those certain “City of Lockhart, Texas, Special Assessment Revenue Bonds, Series 2026 (Seawillow Public Improvement District Improvement Area #1 Project)” that are secured, primarily, by Improvement Area #1 Assessments.

“Improvement Area #1 Developer” means ROED Prop Co, LLC, a Texas limited liability company, and their successors and assigns.

“Improvement Area #1 Improvements” means the Authorized Improvements which only provide benefit to Improvement Area #1 Assessed Property.

“Improvement Area #1 Projects” means, collectively, the Improvement Area #1 Improvements, Improvement Area #1’s allocable share of Major Improvements, Bond Issuance Costs associated with the Improvement Area #1 Bonds, and First Year Annual Collection Costs allocable to Improvement Area #1.

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

“Lot” means, for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, product type, buildout value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed by the City Council.

“Lot Type 1” means a Lot designated as a 50’ lot within Improvement Area #1.

“Major Improvements” means the Authorized Improvements that confer a special benefit to the entire District, as described more specifically in **Section III**, and depicted on **Exhibit I-2**.

“Major Improvement Area” means approximately 498.778 acres, as shown on **Exhibit A-4** and as described on **Exhibit L-3**.

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

“Major Improvement Area Assessed Property” means all Parcels within Major Improvement Area against which a Major Improvement Area Assessment is levied.

“Major Improvement Area Assessment” means an Assessment levied against Major Improvement Area Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Major Improvement Area Assessment Roll” means the Assessment Roll included in this Service and Assessment Plan as **Exhibit E-2**, 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 relating to the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Major Improvement Area Bonds” means those certain “City of Lockhart, Texas, Special Assessment Revenue Bonds, Series 2026 (Seawillow Public Improvement District Major Improvement Area Project)” that are secured, primarily, by Major Improvement Area Assessments.

“Major Improvement Area Developer” means RODG DT Seawillow Propco LLC, a Texas limited liability company, and their successors and assigns.

“Major Improvement Area Projects” means, collectively, the Major Improvement Area’s allocable share of Major Improvements, Bond Issuance Costs associated with the Major Improvement Area Bonds, and First Year Annual Collection Costs allocable to the Major Improvement Area.

“Maximum Assessment” means, for each Lot Type within the District, at the time a new Lot is created by plat, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) the amount shown on **Exhibit G-1**, which amount will be reduced annually by principal payments made as part of the Annual Installment. The Maximum Assessment for future Improvement Areas will be determined in future Annual Service Plan updates.

“Non-Assessed Property” means Parcels which are deemed to benefit from Authorized Improvements but upon which an Assessment is not levied. The allocable costs of the Authorized Improvements which benefit the Non-Assessed Property will be borne by the Developers as shown in **Exhibit B**.

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

“Notice of PID Assessment Lien Termination” means a document recorded in the official public records of the County evidencing the termination of a PID Assessment lien, a form of which is attached as **Exhibit J**.

“Parcel(s)” means a property identified by either a tax map identification number assigned by the Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means as determined by the City.

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

“PID Bonds” means bonds issued by the City, in one or more series, to finance the Authorized Improvements that confer a special benefit on the property within the District.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means principal, interest, including Additional Interest, and Annual Collection Costs to the date of Prepayment.

“Service and Assessment Plan” means this Service and Assessment Plan as it may be modified, amended, supplemented, and updated from time to time.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

“TIRZ No. 1” means the Tax Increment Reinvestment Zone Number 1, City of Lockhart, Texas (Seawillow Development).

"TIRZ No. 1 Annual Credit Amount" is defined in **Section V.F**, which amount shall not annually exceed the TIRZ No. 1 Maximum Annual Credit Amount, and which shall be transferred from the TIRZ No. 1 Fund to the applicable pledged revenue fund pursuant to the Development Agreement and the TIRZ No. 1 Project Plan.

"TIRZ No. 1 Project Plan" means the Tax Increment Reinvestment Zone Number 1, City of Lockhart, Texas (Seawillow Project) Project and Finance Plan, to be approved by the City Council.

"TIRZ No. 1 Fund" means the tax increment fund created pursuant to the TIRZ No. 1 Ordinance where TIRZ No. 1 Revenues are deposited annually.

"TIRZ No. 1 Maximum Annual Credit Amount" means for each Lot Type within Improvement Area #1, the amount shown on **Exhibit G-2**.

"TIRZ No. 1 Ordinance" means that ordinance to be adopted by the City Council approving the TIRZ No. 1 Project Plan and authorizing the use of TIRZ No. 1 Revenues for project costs under the Chapter 311, Texas Tax Code as amended, and related to certain public improvements as provided for in the TIRZ No. 1 Project Plan.

"TIRZ No. 1 Revenues" means, for each year, the amounts which are deposited in the TIRZ No. 1 Fund pursuant to the TIRZ No. 1 Ordinance, the Development Agreement and the TIRZ No. 1 Project Plan.

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

SECTION II: THE DISTRICT

The District includes approximately 588.547 acres located within the corporate limits and extraterritorial jurisdiction of the City, as described legally by metes and bounds on **Exhibit L-1** and as depicted on the map on **Exhibit A-1**. Development of the District is anticipated to include 2,332 single family units. These projected land uses are subject to change as development within the Project occurs.

The Major Improvement Area includes approximately 498.778 acres as described legally by metes and bounds on **Exhibit L-3** and as depicted on the map on **Exhibit A-4**. Development of the Major Improvement Area is anticipated to include 1,918 single family units.

Improvement Area #1 includes approximately 89.775 acres as described legally by metes and bounds on **Exhibit L-2** and as depicted on the map on **Exhibit A-3**. Development of Improvement Area #1 is anticipated to include 414 single family units.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Developers and their engineer and on review by the City staff and by third-party consultants retained by the City, determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City unless otherwise indicated. The budget for the Authorized Improvements, as well as the allocation of the Authorized Improvements, is shown on **Exhibit B**.

A. Major Improvements

- *Roadway*

The roadway improvements include (i) subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the Seawillow Phase 1 Collector right-of-way and (ii) improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way directly related to facilitating the left turn lane within FM 1322. The roadway improvements will provide benefit to each Lot within the District.

- *Water*

The water improvements include (i) trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, service connections, testing, related earthwork, excavation, and

erosion control, and all necessary appurtenances for water infrastructure located under the Seawillow Phase 1 Collector and (ii) trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances for water infrastructure located under FM 1322. The water improvements will provide service to all Lots within the District.

- *Wastewater*

The wastewater improvements include (i) trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to facilitate the proposed construction of the wastewater gravity line to the lift station, (ii) trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring and testing for the construction of the force main between the regional lift station and the connection to the existing city sanitary sewer system on Black Jack Road, and (iii) wet well, pumps, driveway construction, related earthwork, excavation, erosion control and all necessary appurtenances required to construct the regional lift station. The wastewater improvements will provide service to all Lots within the District.

- *District Formation*

Costs related to District Formation, and any consulting fees, attorney other costs related fees to the creation of the District, the levy of Assessments and issuance of PID Bonds.

- *Soft Costs*

Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, appraisal fees, and consultant fees that are not direct construction costs.

B. Improvement Area #1 Improvements

- *Roadway*

The roadway improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, barricades, traffic control, platting, staking, and streetlights. All related signage, lighting, excavation, embankment, erosion controls, and re-vegetation of all disturbed areas within the right-of-way are included. The roadway improvements will provide benefit to each Lot within Improvement Area #1.

- *Water*

The water improvements include trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Wastewater*

The wastewater improvements include trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Drainage*

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

- *Soft Costs*

Costs relating to the designing, constructing and installing the Improvement Area #1 Improvements including land planning and design, City fees, inspection fees, engineering, material testing, surveying and contingency.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

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

- *Capitalized Interest*

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

- *Underwriter's Discount*

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

- *Costs of Issuance*

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

D. First Year Annual Collection Costs

- The First Year Annual Collection Costs for Improvement Area #1 will be funded by the Improvement Area #1 Bonds.
- The First Year Annual Collection Costs for the Major Improvement Area will be funded by the Major Improvement Area Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan shall be updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the District. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The buyer disclosures are attached hereto as **Exhibit M**.

Exhibit D summarizes the sources and uses of funds required to finance the Authorized Improvements and pay the First Year Annual Collection Costs and the Bond Issuance Costs. The sources and uses of funds shown on **Exhibit D** shall be updated in each Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this Service and Assessment Plan describes the special benefit received by each Assessed Property within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

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

A. Assessment Methodology

The City Council, acting in its legislative capacity and as required by the Development Agreement based on information provided by the Developers and their engineer and on review by the City

staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated as follows:

- Improvement Area #1 Improvements
 - Improvement Area #1 Improvements are allocated 100% to Improvement Area #1 Assessed Property.
- Major Improvements
 - Major Improvements shall be allocated pro rata first between Improvement Area #1 Assessed Property, Major Improvement Area Assessed Property and Non-Assessed Property based on acreage as shown on **Exhibit G-4**.
 - Major Improvements allocated to Improvement Area #1 Assessed Property and Major Improvement Area Assessed property shall be allocated pro rata based on the Estimated Buildout Value as shown on **Exhibit G-3**.

B. Assessments

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

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

C. Findings of Special Benefit

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

- *Improvement Area #1*
 - a. The Actual Costs of the Improvement Area #1 Projects equal \$20,603,587 as shown on **Exhibit B**; and
 - b. The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Costs of the Improvement Area #1 Projects; and
 - c. The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessments levied for the Improvement Area #1 Projects, which equal \$15,957,000; and
 - d. The special benefit (\geq \$20,603,587) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects is greater than or equal to the amount

of Improvement Area #1 Assessments (\$15,957,000) levied on the Improvement Area #1 Assessed Property.

- e. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property, the Improvement Area #1 Developer owned 100% of the Improvement Area #1 Assessed Property. In a landowner agreement with the City, the Improvement Area #1 Developer acknowledged that the Improvement Area #1 Projects confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #1 Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council on March 3, 2026, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.
- Major Improvement Area
 - a. The Actual Costs of the Major Improvement Area Projects equal \$9,983,000 as shown on **Exhibit B**; and
 - b. The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects equal to or greater than the Actual Costs of the Major Improvement Area Projects; and
 - c. The Major Improvement Area Assessed Property will be allocated 100% of the Major Improvement Area Assessments levied for the Major Improvement Area Projects, which equal \$9,983,000; and
 - d. The special benefit (\geq \$9,983,000) received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects is greater than or equal to the amount of Major Improvement Area Assessments (\$9,983,000) levied on the Major Improvement Area Assessed Property.
 - e. At the time the City Council approved the Assessment Ordinance levying the Major Improvement Area Assessments on the Major Improvement Area Assessed Property, the Major Improvement Area Developer, Eduardo Acevedo, Virginia Villareal, and Margarita Britt (the “Major Improvement Area Landowners”) collectively owned 100% of the Major Improvement Area Assessed Property. In separate landowner agreements with the City, the Major Improvement Area Landowners acknowledged that the Major Improvement Area Projects confer a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area Assessments to pay for the Actual Costs associated therewith. The Major Improvement Area Landowners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment

Ordinance approved by City Council on March 3, 2026, and (3) the levying of the Major Improvement Area Assessments on the Major Improvement Area Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by the owners of each Assessed Property based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised in Annual Service Plan Updates based on Actual Costs incurred.

E. Additional Interest

The interest rate on Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property may exceed the interest rate on the Improvement Area #1 Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #1 Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

The interest rate on the Major Improvement Area Assessments levied on the Major Improvement Area Assessed Property may exceed the interest rate on the Major Improvement Area Bonds by the Additional Interest Rate. Interest at the rate of the Major Improvement Area Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

F. TIRZ No.1 Annual Credit Amount

The City Council, in accordance with the Development Agreement and the TIRZ No. 1 Project Plan, has agreed to use a portion of TIRZ No. 1 Revenues generated from each Assessed Property to offset a portion of the principal and interest of such property's Improvement Area #1 Assessment, as applicable.

1. The principal and interest portion of the Improvement Area #1 Annual Installment for Improvement Area #1 Assessed Property shall receive a TIRZ No. 1 Annual Credit Amount equal to the TIRZ No. 1 Revenue generated by the Improvement Area #1 Assessed Property for the previous Tax Year (e.g. TIRZ No. 1 Revenue collected from the Improvement Area #1 Assessed Property for Tax Year 2026 shall be applied as the TIRZ No. 1 Annual Credit Amount applicable to the Improvement Area #1 Assessed Property's Improvement Area #1 Annual Installment to be collected in Tax Year 2027), but in no event shall the TIRZ No. 1 Annual Credit Amount exceed the TIRZ No. 1 Maximum Annual Credit Amount shown in **Section V.F.2** as calculated on **Exhibit G-2** for each Assessed Property.

2. The TIRZ No. 1 Maximum Annual Credit Amount available to reduce the principal and interest portion of the Annual Installment for the Assessed Property is calculated for each Lot Type, as shown on **Exhibit G-2**. For the years of 2026 – 2035 the TIRZ No. 1 Maximum Annual Credit Amount is calculated so that the average Annual Installment is reduced by a maximum equivalent tax rate of \$0.2101 per \$100 of assessed value, based on assumed buildout values at the time Assessment Ordinance is approved. The resulting maximum TIRZ No. 1 Annual Credit Amount for each Lot Type is shown below:

i. Lot Type 1: \$682.84 per lot

3. The TIRZ No. 1 Maximum Annual Credit Amount available to reduce the principal and interest portion of the Annual Installment for the Assessed Property is calculated for each Lot Type, as shown on **Exhibit G-2**. For the years of 2036 – 2055 the TIRZ No. 1 Maximum Annual Credit Amount is calculated so that the average Annual Installment is reduced by a maximum equivalent tax rate of \$0.2603 per \$100 of assessed value, based on assumed buildout values at the time Assessment Ordinance is approved. The resulting maximum TIRZ No. 1 Annual Credit Amount for each Lot Type is shown below:

i. Lot Type 1: \$846.14 per lot

4. After the TIRZ No. 1 Annual Credit Amount is applied to provide a credit towards the principal and interest portion of the Annual Installment for the Assessed Property, any excess TIRZ No. 1 Revenues shall be used in accordance with the TIRZ No. 1 Project Plan.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all the newly divided Assessed Properties

The calculation of the Estimated Buildout Value of an Assessed Property shall be performed by the Administrator based on information from the Developers, additional homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)] / E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

D = the sum of the Estimated Buildout Value for all the newly subdivided Lots excluding Non-Benefited Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developers shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the Estimated Buildout Value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the

Developers, additional homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

B. True-up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment for such Lot Type. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the landowner shall partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessments under applicable law or any portion of Assessed Property becomes Non-Benefited Property, the owner transferring the Assessed Property or causing the portion to become Non-Benefited Property shall pay to the City or the Administrator on behalf of the City the full amount of the outstanding Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, for such Assessed Property, prior to the transfer; provided that, however, such mandatory Prepayment of the Assessment shall not be required for portions of a Parcel that are dedicated or conveyed to the City, any other governmental entity or utility provider, or an Owners Association for use as internal roads, utilities, parks, drainage and detention facilities, and other similar improvements, in which case the Assessment that was allocated to the Parcel will be reallocated to the remainder of the Parcel. If a reallocation to the remainder of the Parcel as

provided in the foregoing sentence causes the Assessment for such remainder to exceed the Maximum Assessment, the owner of the remainder of the Parcel must partially prepay the Assessment to the extent it exceeds the Maximum Assessment for such Parcel in an amount sufficient to reduce the Assessment to the Maximum Assessment.

D. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the Assessments shall be reduced on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds. The TIRZ No. 1 Annual Credit Amount will be reduced in the same proportion as the Assessments. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

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

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all, or any part of an Assessment in accordance with the PID Act. Interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable Notice of PID Assessment Lien Termination, a form of which is attached as **Exhibit J**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced, and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the Prepayment made.

F. Prepayment as a Result of Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment and Annual Installments applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90 and the Annual Installments adjusted accordingly.

Notwithstanding the previous paragraphs in this subsection (F), if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection (F), the Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

G. Payment of Assessment in Annual Installments

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

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the Annual Installments as they become due and payable.

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The first Annual Installment will be delinquent if not paid by February 1, 2026.

SECTION VII: ASSESSMENT ROLLS

The Improvement Area #1 Assessment Roll is attached as **Exhibit E-1**. The Major Improvement Area Assessment Roll is attached as **Exhibit E-2**. The Administrator shall prepare and submit to the City Council, for review and approval, proposed revisions to the Assessment Rolls and Annual Installments for each Parcel within the District as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council may take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

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

D. Form of Buyer Disclosure

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

E. Severability

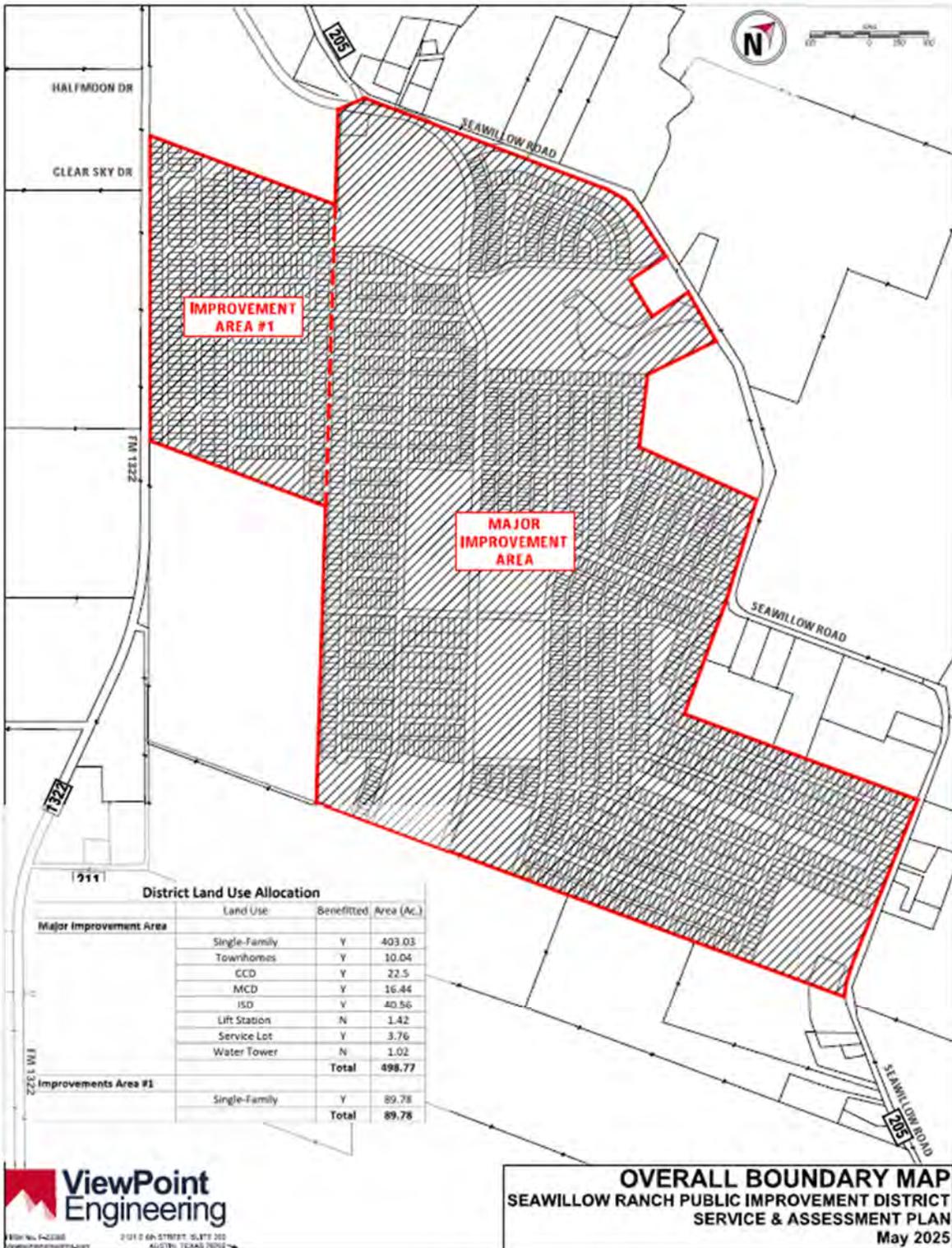
If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

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

Exhibit A-1	District Boundary Map
Exhibit A-2	District Concept Plan
Exhibit A-3	Improvement Area #1 Boundary Map
Exhibit A-4	Major Improvement Area Boundary Map
Exhibit B	Authorized Improvements
Exhibit C	Service Plan
Exhibit D	Sources and Uses
Exhibit E-1	Improvement Area #1 Assessment Roll
Exhibit E-2	Major Improvement Area Assessment Roll
Exhibit F-1	Improvement Area #1 Annual Installments
Exhibit F-2	Major Improvement Area Annual Installments
Exhibit G-1	Maximum Assessment Per Lot Type
Exhibit G-2	TIRZ Maximum Credit Per Lot Type
Exhibit G-3	District Estimated Buildout Value
Exhibit G-4	Allocation of Major Improvements
Exhibit H	Maps of Improvement Area #1 Improvements
Exhibit I	Maps of Major Improvements
Exhibit J	Notice of PID Assessment Lien Termination
Exhibit K-1	Improvement Area #1 Bonds Debt Service Schedule
Exhibit K-2	Major Improvement Area Bonds Debt Service Schedule
Exhibit L-1	District Legal Description
Exhibit L-2	Improvement Area #1 Legal Description
Exhibit L-3	Major Improvement Area Legal Description
Exhibit M	District Buyer Disclosures
Exhibit N	Engineering Report

EXHIBIT A-1 – DISTRICT BOUNDARY MAP



OVERALL BOUNDARY MAP
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
 May 2025

EXHIBIT A-2 – DISTRICT CONCEPT PLAN

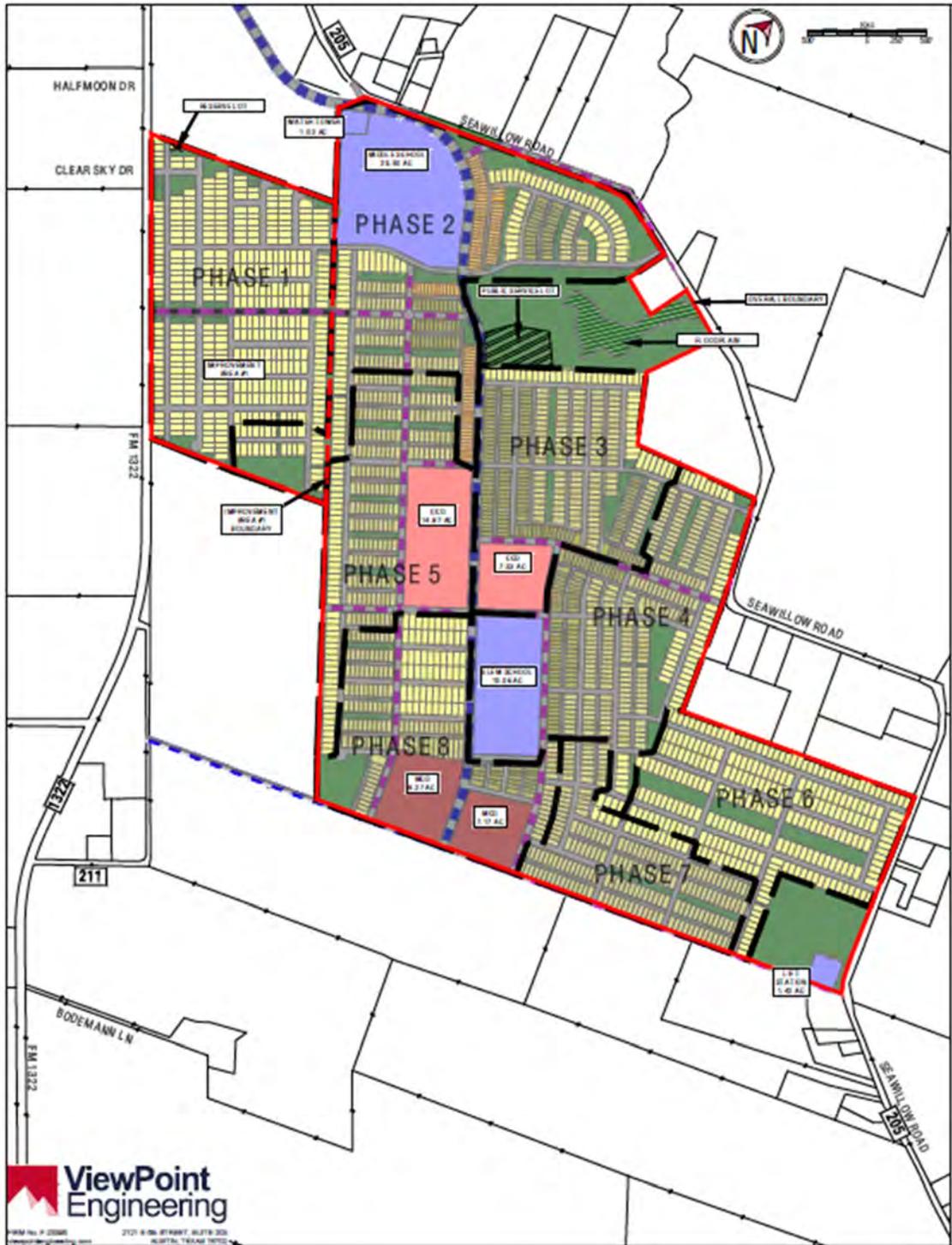


EXHIBIT A-3 – IMPROVEMENT AREA #1 MAP

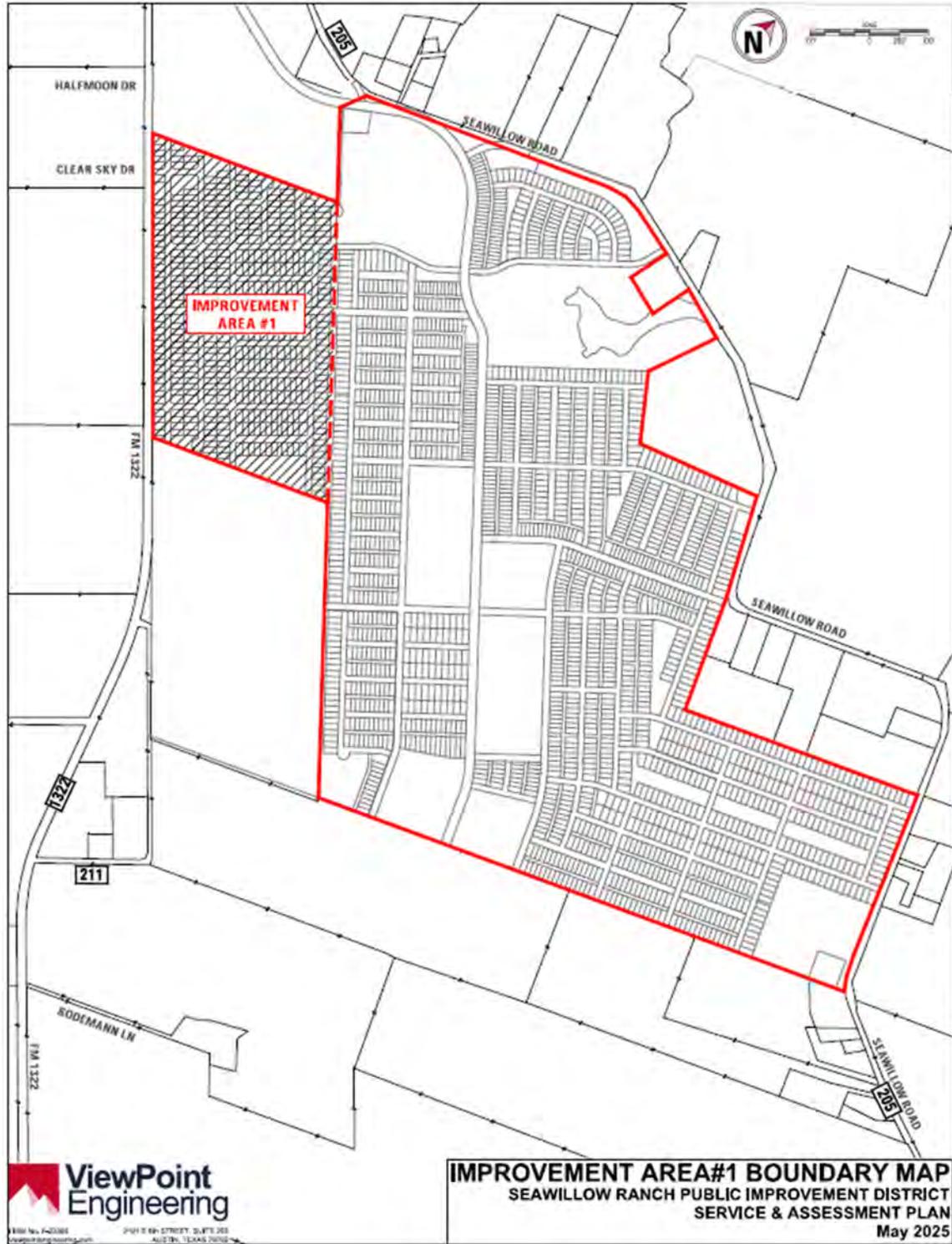


EXHIBIT A-4 – MAJOR IMPROVEMENT AREA MAP

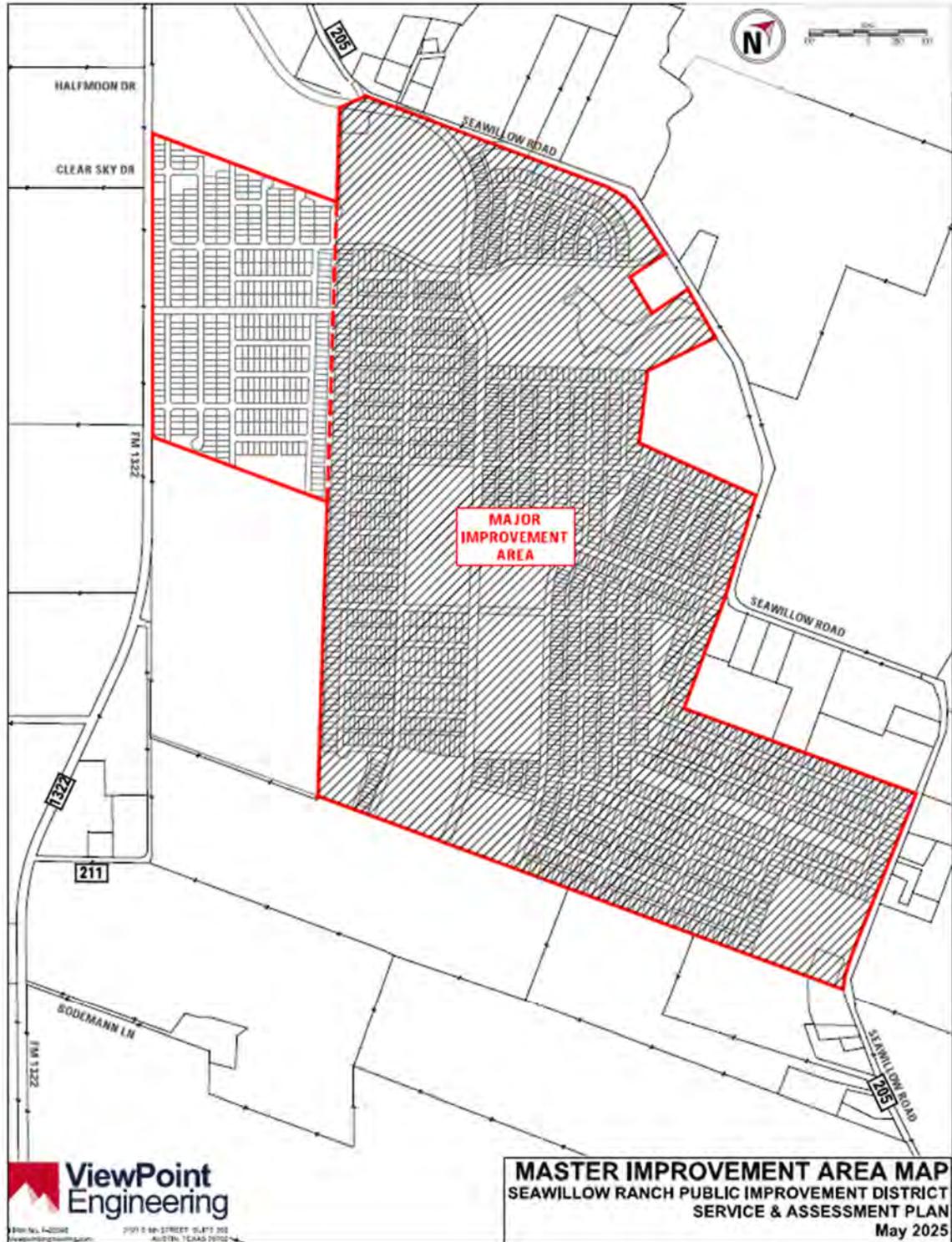


EXHIBIT B – AUTHORIZED IMPROVEMENTS

	Total Costs [a]	Non-Assessed Property	Private	District Eligible Costs	Improvement Area #1		Major Improvement Area	
					%	Cost	%	Cost
<i>Major Improvements [b] [c]</i>								
Roadway	\$ 2,244,389	\$ 318,827	\$ -	\$ 1,925,562	19.12%	\$ 368,122	80.88%	\$ 1,557,440
Water	497,026	70,605	-	426,421	19.12%	81,522	80.88%	344,899
Wastewater	4,448,892	631,988	-	3,816,904	19.12%	729,702	80.88%	3,087,201
District Formation	1,500,000	-	-	1,500,000	19.12%	286,765	80.88%	1,213,235
Soft Costs	1,516,950	-	-	1,516,950	19.12%	290,005	80.88%	1,226,945
	<u>\$ 10,207,257</u>	<u>\$ 1,021,421</u>	<u>\$ -</u>	<u>\$ 9,185,836</u>		<u>\$ 1,756,116</u>		<u>\$ 7,429,720</u>
<i>Improvement Area #1 Improvements</i>								
Roadway	\$ 4,694,453	\$ -	\$ -	\$ 4,694,453	100.00%	\$ 4,694,453	0.00%	\$ -
Water	1,514,167	-	-	1,514,167	100.00%	1,514,167	0.00%	-
Wastewater	1,905,972	-	-	1,905,972	100.00%	1,905,972	0.00%	-
Drainage	4,940,085	-	-	4,940,085	100.00%	4,940,085	0.00%	-
Contingency	682,341	-	-	682,341	100.00%	682,341	0.00%	-
Soft Costs	1,565,291	-	-	1,565,291	100.00%	1,565,291	0.00%	-
	<u>\$ 15,302,309</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,302,309</u>		<u>\$ 15,302,309</u>		<u>\$ -</u>
<i>Private Improvements [d]</i>								
Private Improvements	\$ 2,237,458	\$ -	\$ 2,237,458	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 2,237,458</u>	<u>\$ -</u>	<u>\$ 2,237,458</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Improvement Area #1 Bond Issuance Costs</i>								
Debt Service Reserve Fund	\$ 1,226,805	\$ -	\$ -	\$ 1,226,805	100.00%	\$ 1,226,805	0.00%	\$ -
Capitalized Interest	1,089,495	-	-	1,089,495	100.00%	1,089,495	0.00%	-
Underwriter's Discount	478,710	-	-	478,710	100.00%	478,710	0.00%	-
Cost of Issuance	671,059	-	-	671,059	100.00%	671,059	0.00%	-
Original Issue Discount	29,093	-	-	29,093	100.00%	29,093	0.00%	-
	<u>\$ 3,495,163</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,495,163</u>		<u>\$ 3,495,163</u>		<u>\$ -</u>
<i>Major Improvement Area Bond Issuance Costs</i>								
Debt Service Reserve Fund	\$ 863,225	\$ -	\$ -	\$ 863,225	0.00%	\$ -	100.00%	\$ 863,225
Capitalized Interest	883,911	-	-	883,911	0.00%	-	100.00%	883,911
Underwriter's Discount	299,490	-	-	299,490	0.00%	-	100.00%	299,490
Cost of Issuance	456,654	-	-	456,654	0.00%	-	100.00%	456,654
	<u>\$ 2,503,280</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,503,280</u>		<u>\$ -</u>		<u>\$ 2,503,280</u>
<i>First Year's Deposit to Administrative Reserves</i>								
Improvement Area #1	\$ 50,000	\$ -	\$ -	\$ 50,000	100.00%	\$ 50,000	0.00%	\$ -
Major Improvement Area	50,000	-	-	50,000	0.00%	-	100.00%	50,000
	<u>\$ 100,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100,000</u>		<u>\$ 50,000</u>		<u>\$ 50,000</u>
Total	\$ 33,845,467	\$ 1,021,421	\$ 2,237,458	\$ 30,586,588		\$ 20,603,587		\$ 9,983,000

Notes:

[a] Per the Engineering Report prepared by ViewPoint Engineering.

[b] Major Improvements allocated between Improvement Area #1, Major Improvement Area and Non-Assessed Property based on benefited acreage as shown on **Exhibit G-4**.

[c] Major Improvements allocable between Improvement Area #1 and the Major Improvement Area based on Estimated Buildout Value of the District as shown on **Exhibit G-3**.

[d] Includes approximately \$110,311 in phase 1 turn improvement allocated to non-district property.

EXHIBIT C – SERVICE PLAN

		Improvement Area #1				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #1 Bonds</i>						
Principal		\$ -	\$ -	\$ 200,000.00	\$ 209,000.00	\$ 219,000.00
Interest		397,345.19	922,866.26	922,866.26	913,866.26	904,461.26
Capitalized Interest		(397,345.19)	(692,149.69)	-	-	-
TIRZ Annual Credit Amount ^[a]		-	-	-	-	-
	(1)	\$ -	\$ 230,716.57	\$ 1,122,866.26	\$ 1,122,866.26	\$ 1,123,461.26
Additional Interest	(2)	\$ -	\$ -	\$ 79,785.00	\$ 78,785.00	\$ 77,740.00
Annual Collection Costs	(3)	\$ -	\$ 51,000.00	\$ 52,020.00	\$ 53,060.40	\$ 54,121.61
Total Annual Installment	(4) = (1) + (2) + (3)	\$ -	\$ 281,716.57	\$ 1,254,671.26	\$ 1,254,711.66	\$ 1,255,322.87

		Major Improvement Area				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Major Improvement Area Bonds</i>						
Principal		\$ -	\$ -	\$ 107,000.00	\$ 114,000.00	\$ 123,000.00
Interest		322,367.71	748,725.00	748,725.00	740,700.00	732,150.00
Capitalized Interest		(322,367.71)	(561,543.75)	-	-	-
	(1)	\$ -	\$ 187,181.25	\$ 855,725.00	\$ 854,700.00	\$ 855,150.00
Additional Interest	(2)	\$ -	\$ -	\$ 49,915.00	\$ 49,380.00	\$ 48,810.00
Annual Collection Costs	(3)	\$ -	\$ 51,000.00	\$ 52,020.00	\$ 53,060.40	\$ 54,121.61
Total Annual Installment	(4) = (1) + (2) + (3)	\$ -	\$ 238,181.25	\$ 957,660.00	\$ 957,140.40	\$ 958,081.61

Footnotes:

[a] Each year, the TIRZ No. 1 Revenue generated by each Lot shall be applied to the principal and interest portion of the Annual Installment, up to the Maximum TIRZ No. 1 Annual Credit Amount. The TIRZ No. 1 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 1 Revenue is generated.

EXHIBIT D – SOURCES AND USES

	Total	Improvement Area #1	Major Improvement Area	Non-Assessed Property
Sources of Funds				
Improvement Area #1 Bond Par	\$ 15,957,000	\$ 15,957,000	\$ -	\$ -
Major Improvement Area Bond Par	9,983,000	-	9,983,000	-
Developer(s) Contribution ^[a]	7,905,467	4,646,587	0	3,258,879
Total Sources	\$ 33,845,467	\$ 20,603,587	\$ 9,983,000	\$ 3,258,879
Uses of Funds				
<i>Authorized Improvements</i>				
Major Improvements	\$ 10,207,257	\$ 1,756,116	\$ 7,429,720	\$ 1,021,421
Neighborhood Improvements	15,302,309	15,302,309	-	-
	<u>\$ 25,509,566</u>	<u>\$ 17,058,425</u>	<u>\$ 7,429,720</u>	<u>\$ 1,021,421</u>
<i>Private Improvements</i>				
Private Improvements	\$ 2,237,458	-	-	\$ 2,237,458
	<u>\$ 2,237,458</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,237,458</u>
<i>Improvement Area #1 Bonds Issuance Costs</i>				
Debt Service Reserve Fund	\$ 1,226,805	\$ 1,226,805	\$ -	\$ -
Capitalized Interest	1,089,495	1,089,495	-	-
Underwriter's Discount	478,710	478,710	-	-
Cost of Issuance	671,059	671,059	-	-
Original Issue Discount	29,093	29,093	-	-
	<u>\$ 3,495,163</u>	<u>\$ 3,495,163</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Major Improvement Area Bonds Issuance Costs</i>				
Debt Service Reserve Fund	\$ 863,225	\$ -	\$ 863,225	\$ -
Capitalized Interest	883,911	-	883,911	-
Underwriter's Discount	299,490	-	299,490	-
Cost of Issuance	456,654	-	456,654	-
	<u>\$ 2,503,280</u>	<u>\$ -</u>	<u>\$ 2,503,280</u>	<u>\$ -</u>
<i>First Year's Deposit to Administrative Reserves</i>				
Improvement Area #1	\$ 50,000	\$ 50,000	\$ -	\$ -
Major Improvement Area	50,000	-	50,000	-
	<u>\$ 100,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ -</u>
Total Uses	\$ 33,845,467	\$ 20,603,587	\$ 9,983,000	\$ 3,258,879

Footnotes:

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

EXHIBIT E-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

		Improvement Area #1	
Property ID	Lot Type	Improvement Area #1 Bonds Outstanding Assessment	Annual Installment due 1/31/2027
122006	Improvement Area #1 Initial Parcel	\$ 15,957,000.00	\$ 281,716.57
Total		\$ 15,957,000.00	\$ 281,716.57

EXHIBIT E-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

				Major Improvement Area Assessment Roll	
Property ID	Lot Type	Acres ^[a]	Allocation	Major Improvement Area Outstanding Assessment	Annual Installment due 1/31/2027
13920	Major Improvement Area Initial Parcel	20.00	4.05%	\$ 404,242.05	\$ 9,644.68
131193	Major Improvement Area Initial Parcel	115.38	23.36%	\$ 2,331,991.55	\$ 55,638.25
13970	Major Improvement Area Initial Parcel	358.54	72.59%	\$ 7,246,766.40	\$ 172,898.32
Major Improvement Area Total		493.91	100.00%	\$ 9,983,000.00	\$ 238,181.25

Footnotes:

[a] For billing purposes, the Annual Installment for the Major Improvement Area Initial Parcels will be billed to each Property ID within the Major Improvement Area based on acreage as reported by the applicable Appraisal District as of the date of this Service and Assessment Plan until a plat is filed within the Major Improvement Area.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	TIRZ Annual Credit ^[b]	Total Annual Installment ^[c]
2026	\$ -	\$ 397,345	\$ (397,345)	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ 922,866	\$ (692,150)	\$ -	\$ 51,000	\$ -	\$ 281,717
2028	\$ 200,000	\$ 922,866	\$ -	\$ 79,785	\$ 52,020	\$ -	\$ 1,254,671
2029	\$ 209,000	\$ 913,866	\$ -	\$ 78,785	\$ 53,060	\$ -	\$ 1,254,712
2030	\$ 219,000	\$ 904,461	\$ -	\$ 77,740	\$ 54,122	\$ -	\$ 1,255,323
2031	\$ 229,000	\$ 894,606	\$ -	\$ 76,645	\$ 55,204	\$ -	\$ 1,255,455
2032	\$ 239,000	\$ 884,301	\$ -	\$ 75,500	\$ 56,308	\$ -	\$ 1,255,109
2033	\$ 250,000	\$ 873,546	\$ -	\$ 74,305	\$ 57,434	\$ -	\$ 1,255,286
2034	\$ 261,000	\$ 862,296	\$ -	\$ 73,055	\$ 58,583	\$ -	\$ 1,254,934
2035	\$ 273,000	\$ 850,551	\$ -	\$ 71,750	\$ 59,755	\$ -	\$ 1,255,056
2036	\$ 353,000	\$ 838,266	\$ -	\$ 70,385	\$ 60,950	\$ -	\$ 1,322,601
2037	\$ 369,000	\$ 822,381	\$ -	\$ 68,620	\$ 62,169	\$ -	\$ 1,322,170
2038	\$ 391,000	\$ 801,164	\$ -	\$ 66,775	\$ 63,412	\$ -	\$ 1,322,351
2039	\$ 415,000	\$ 778,681	\$ -	\$ 64,820	\$ 64,680	\$ -	\$ 1,323,182
2040	\$ 439,000	\$ 754,819	\$ -	\$ 62,745	\$ 65,974	\$ -	\$ 1,322,538
2041	\$ 465,000	\$ 729,576	\$ -	\$ 60,550	\$ 67,293	\$ -	\$ 1,322,420
2042	\$ 493,000	\$ 702,839	\$ -	\$ 58,225	\$ 68,639	\$ -	\$ 1,322,703
2043	\$ 522,000	\$ 674,491	\$ -	\$ 55,760	\$ 70,012	\$ -	\$ 1,322,263
2044	\$ 554,000	\$ 644,476	\$ -	\$ 53,150	\$ 71,412	\$ -	\$ 1,323,039
2045	\$ 587,000	\$ 612,621	\$ -	\$ 50,380	\$ 72,841	\$ -	\$ 1,322,842
2046	\$ 622,000	\$ 578,869	\$ -	\$ 47,445	\$ 74,297	\$ -	\$ 1,322,611
2047	\$ 659,000	\$ 543,104	\$ -	\$ 44,335	\$ 75,783	\$ -	\$ 1,322,222
2048	\$ 702,000	\$ 502,740	\$ -	\$ 41,040	\$ 77,299	\$ -	\$ 1,323,079
2049	\$ 747,000	\$ 459,743	\$ -	\$ 37,530	\$ 78,845	\$ -	\$ 1,323,117
2050	\$ 794,000	\$ 413,989	\$ -	\$ 33,795	\$ 80,422	\$ -	\$ 1,322,206
2051	\$ 846,000	\$ 365,356	\$ -	\$ 29,825	\$ 82,030	\$ -	\$ 1,323,212
2052	\$ 900,000	\$ 313,539	\$ -	\$ 25,595	\$ 83,671	\$ -	\$ 1,322,805
2053	\$ 958,000	\$ 258,414	\$ -	\$ 21,095	\$ 85,344	\$ -	\$ 1,322,853
2054	\$ 1,020,000	\$ 199,736	\$ -	\$ 16,305	\$ 87,051	\$ -	\$ 1,323,092
2055	\$ 1,085,000	\$ 137,261	\$ -	\$ 11,205	\$ 88,792	\$ -	\$ 1,322,258
2056	\$ 1,156,000	\$ 70,805	\$ -	\$ 5,780	\$ 90,568	\$ -	\$ 1,323,153
Total	\$ 15,957,000	\$ 19,629,577	\$ (1,089,495)	\$ 1,532,925	\$ 2,068,972	\$ -	\$ 38,098,979

Footnotes:

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] TIRZ No. 1 Annual Credit Amount will be calculated annually as described in Section V.F.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ -	\$ 322,368	\$ (322,368)	\$ -	\$ -	\$ -
2027	\$ -	\$ 748,725	\$ (561,544)	\$ -	\$ 51,000	\$ 238,181
2028	\$ 107,000	\$ 748,725	\$ -	\$ 49,915	\$ 52,020	\$ 957,660
2029	\$ 114,000	\$ 740,700	\$ -	\$ 49,380	\$ 53,060	\$ 957,140
2030	\$ 123,000	\$ 732,150	\$ -	\$ 48,810	\$ 54,122	\$ 958,082
2031	\$ 131,000	\$ 722,925	\$ -	\$ 48,195	\$ 55,204	\$ 957,324
2032	\$ 141,000	\$ 713,100	\$ -	\$ 47,540	\$ 56,308	\$ 957,948
2033	\$ 151,000	\$ 702,525	\$ -	\$ 46,835	\$ 57,434	\$ 957,794
2034	\$ 162,000	\$ 691,200	\$ -	\$ 46,080	\$ 58,583	\$ 957,863
2035	\$ 173,000	\$ 679,050	\$ -	\$ 45,270	\$ 59,755	\$ 957,075
2036	\$ 186,000	\$ 666,075	\$ -	\$ 44,405	\$ 60,950	\$ 957,430
2037	\$ 200,000	\$ 652,125	\$ -	\$ 43,475	\$ 62,169	\$ 957,769
2038	\$ 215,000	\$ 637,125	\$ -	\$ 42,475	\$ 63,412	\$ 958,012
2039	\$ 230,000	\$ 621,000	\$ -	\$ 41,400	\$ 64,680	\$ 957,080
2040	\$ 247,000	\$ 603,750	\$ -	\$ 40,250	\$ 65,974	\$ 956,974
2041	\$ 266,000	\$ 585,225	\$ -	\$ 39,015	\$ 67,293	\$ 957,533
2042	\$ 286,000	\$ 565,275	\$ -	\$ 37,685	\$ 68,639	\$ 957,599
2043	\$ 307,000	\$ 543,825	\$ -	\$ 36,255	\$ 70,012	\$ 957,092
2044	\$ 331,000	\$ 520,800	\$ -	\$ 34,720	\$ 71,412	\$ 957,932
2045	\$ 356,000	\$ 495,975	\$ -	\$ 33,065	\$ 72,841	\$ 957,881
2046	\$ 382,000	\$ 469,275	\$ -	\$ 31,285	\$ 74,297	\$ 956,857
2047	\$ 412,000	\$ 440,625	\$ -	\$ 29,375	\$ 75,783	\$ 957,783
2048	\$ 443,000	\$ 409,725	\$ -	\$ 27,315	\$ 77,299	\$ 957,339
2049	\$ 477,000	\$ 376,500	\$ -	\$ 25,100	\$ 78,845	\$ 957,445
2050	\$ 513,000	\$ 340,725	\$ -	\$ 22,715	\$ 80,422	\$ 956,862
2051	\$ 553,000	\$ 302,250	\$ -	\$ 20,150	\$ 82,030	\$ 957,430
2052	\$ 596,000	\$ 260,775	\$ -	\$ 17,385	\$ 83,671	\$ 957,831
2053	\$ 642,000	\$ 216,075	\$ -	\$ 14,405	\$ 85,344	\$ 957,824
2054	\$ 691,000	\$ 167,925	\$ -	\$ 11,195	\$ 87,051	\$ 957,171
2055	\$ 745,000	\$ 116,100	\$ -	\$ 7,740	\$ 88,792	\$ 957,632
2056	\$ 803,000	\$ 60,225	\$ -	\$ 4,015	\$ 90,568	\$ 957,808
Total	\$ 9,983,000	\$ 15,852,843	\$ (883,911)	\$ 985,450	\$ 2,068,972	\$ 28,006,353

Footnotes:

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 – MAXIMUM ASSESSMENT PER LOT TYPE

Improvement Area #1							
Lot Type	Units	Estimated		Estimated Buildout Value per Unit ^[a]	Total Estimated Buildout Value	IA#1 Total Assessment	IA#1 Maximum Assessment Per Unit
		Estimated Lot Value ^[a]	Total Finished Lot Value				
1	414	\$ 71,000	\$ 29,394,000	\$ 325,000	\$ 134,550,000	\$ 15,957,000	\$ 38,543.48
Total			\$29,394,000		\$ 134,550,000	\$ 15,957,000	

Footnotes:

[a] Values provided by the Developer.

EXHIBIT G-2 – TIRZ MAXIMUM CREDIT PER LOT TYPE

TIRZ Maximum Credit per Lot Type: 2026 - 2035

Lot Type	Improvement Area	Units	Assessment per Unit	Estimated Buildout Value Per Unit	Average Annual Installment Per Unit	Pre-TIRZ Equivalent Tax Rate	TIRZ Buydown Tax Rate ^[a]	Post-TIRZ Equivalent Tax Rate	TIRZ Maximum Annual Credit
Improvement Area #1									
1	Improvement Area #1	414	\$ 38,543.48	\$ 325,000	\$ 3,031.57	\$ 0.932789	\$ (0.210105)	\$ 0.722684	\$ 682.84 Per Lot

Notes:

[a] TIRZ buydown tax rate for the years 2026-2035 is calculated as 23.0% of the City's 2025 tax rate (\$0.5093) plus 23.0% of the County's M&O portion of the 2025 tax rate (\$0.3594).

TIRZ Maximum Credit per Lot Type: 2036 - 2055

Lot Type	Improvement Area	Units	Assessment per Unit	Estimated Buildout Value Per Unit	Average Annual Installment Per Unit	Pre-TIRZ Equivalent Tax Rate	TIRZ Buydown Tax Rate ^[a]	Post-TIRZ Equivalent Tax Rate	TIRZ Maximum Annual Credit
Improvement Area #1									
1	Improvement Area #1	414	\$ 38,543.48	\$ 325,000	\$ 3,194.93	\$ 0.983038	\$ (0.260348)	\$ 0.722691	\$ 846.14 Per Lot

Notes:

[a] TIRZ buydown tax rate for the years 2036-2055 is calculated as 28.5% of the City's 2025 tax rate (\$0.5093) plus 28.5% of the County's M&O portion of the 2025 tax rate (\$0.3594).

EXHIBIT G-3 – DISTRICT ESTIMATED BUILDOUT VALUE

Lot Size	Units	Estimated Buildout Value Per Unit	Total Estimated Buildout Value	% of Improvement Area	% of District
Improvement Area #1					
50'	414	\$ 325,000	\$ 134,550,000	100.00%	19.12%
Total			\$ 134,550,000	100.00%	19.12%

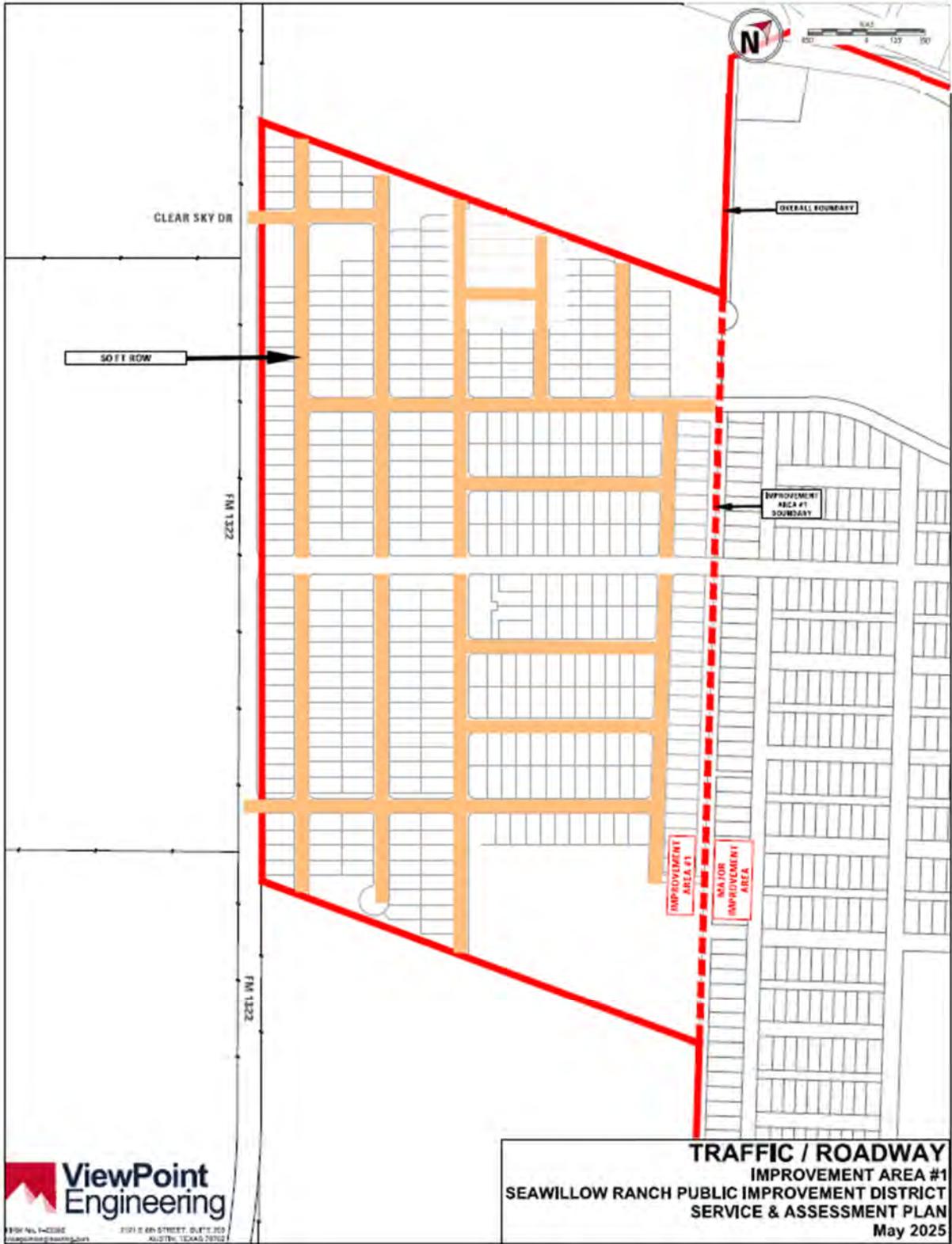
Lot Size	Units	Estimated Buildout Value Per Unit	Total Estimated Buildout Value	% of Improvement Area	% of District
MIA - Future Improvement Area #2					
70'	35	\$ 465,000	\$ 16,275,000	2.86%	2.31%
60'	70	\$ 395,000	\$ 27,650,000	4.86%	3.93%
50'	509	\$ 325,000	\$ 165,425,000	29.06%	23.50%
45'	350	\$ 290,000	\$ 101,500,000	17.83%	14.42%
40'	565	\$ 280,000	\$ 158,200,000	27.79%	22.48%
35'	295	\$ 260,000	\$ 76,700,000	13.47%	10.90%
25'	94	\$ 250,000	\$ 23,500,000	4.13%	3.34%
Total			\$ 569,250,000	100.00%	80.88%

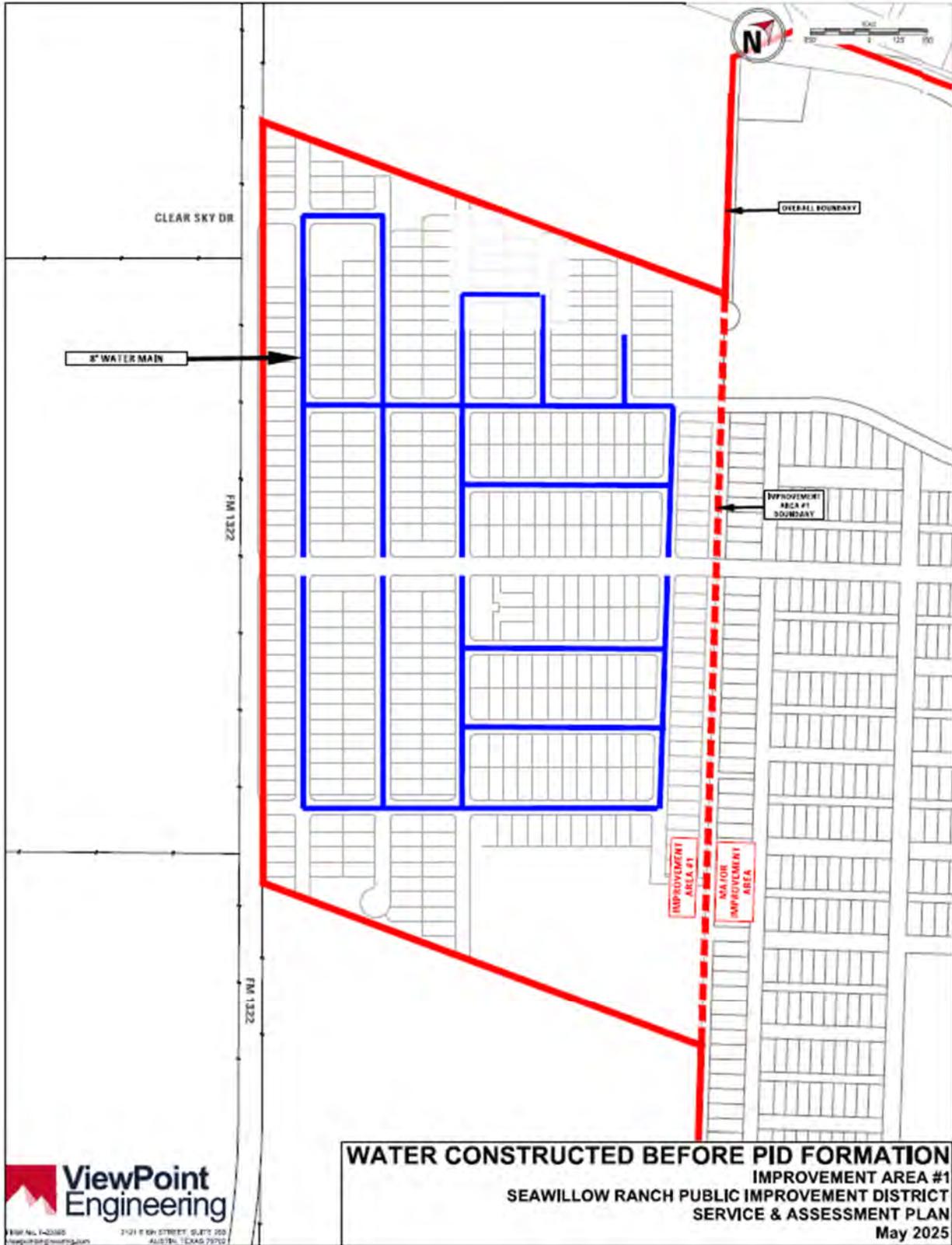
District Total Estimated Buildout Value: \$ 703,800,000

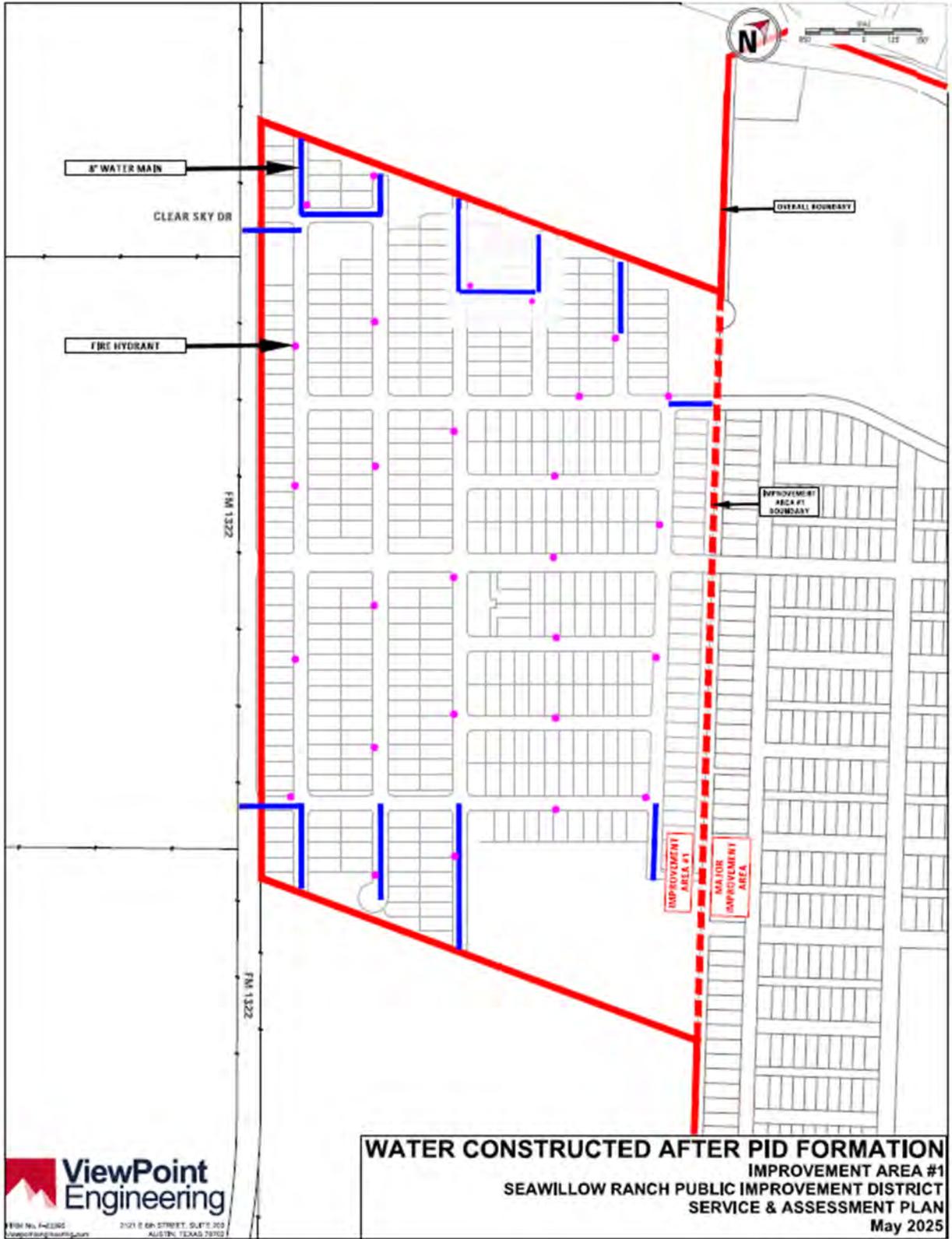
EXHIBIT G-4 – ALLOCATION OF MAJOR IMPROVEMENTS

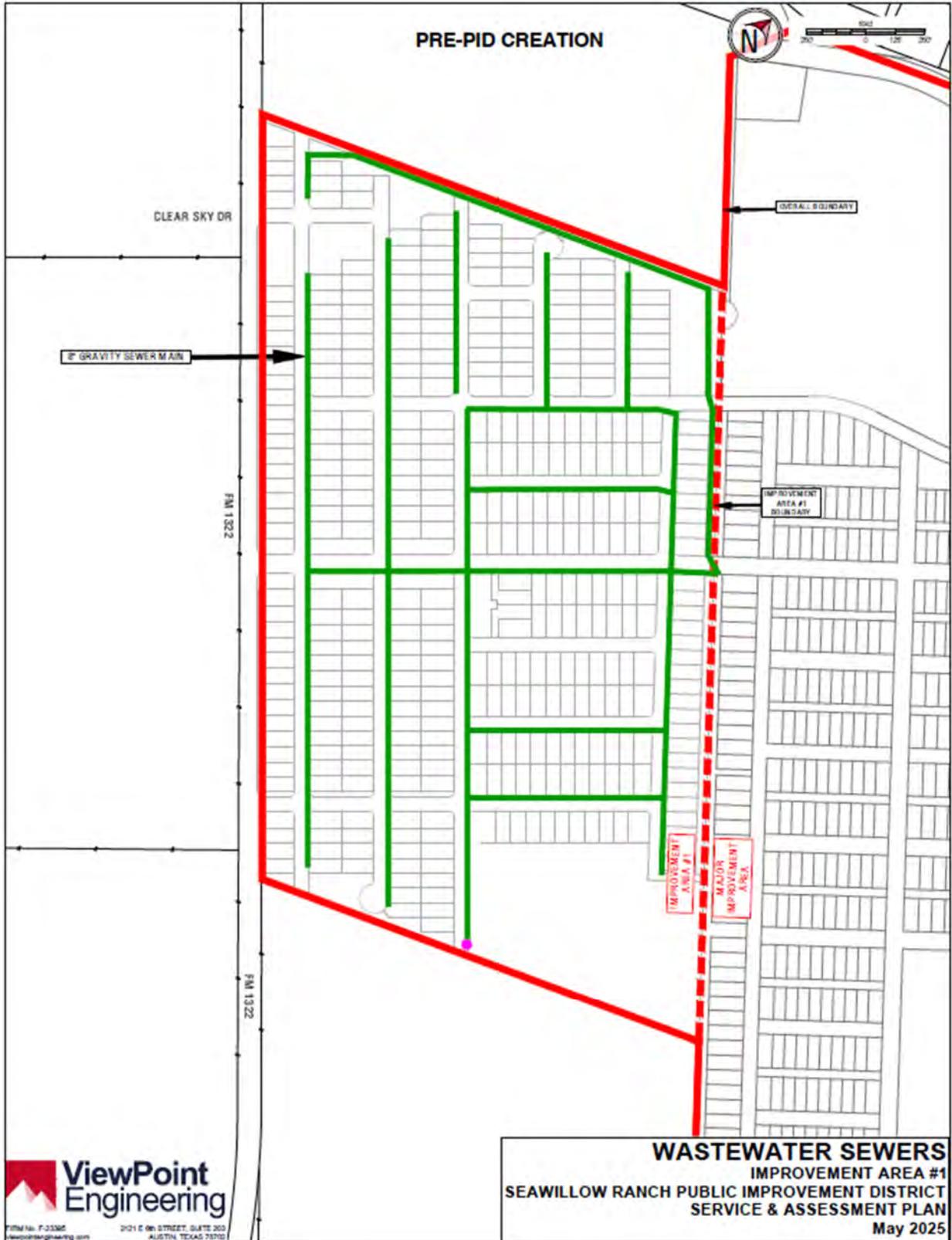
Allocation of Roadway, Water & Drainage Major Improvements						
Use	Acreage	Benefited	Allocation	Allocation %	Assessed/Non-Assessed	Assessed \$
Residential Single Family - MIA	403.03	Y	MIA	68.76%	A	\$ 4,944,310
Residential Townhomes - MIA	10.04	Y	MIA	1.71%	A	123,169
Central Commercial District (CCD)	22.5	Y	Private	3.84%	NA	276,027
Medium Commercial District (MCD)	16.44	Y	Private	2.80%	NA	201,683
ISD:	40.56	Y	Private	6.92%	NA	497,584
Lift Station:	1.42	N	-	0.00%	-	-
Service Lot:	3.76	Y	Private	0.64%	NA	46,127
Water Tower:	1.02	N	-	0.00%	-	-
Residential Single Family - Phase 1:	89.78	Y	IA#1	15.32%	A	1,101,407
Total	588.55			100.00%	85.79%	\$ 7,190,308

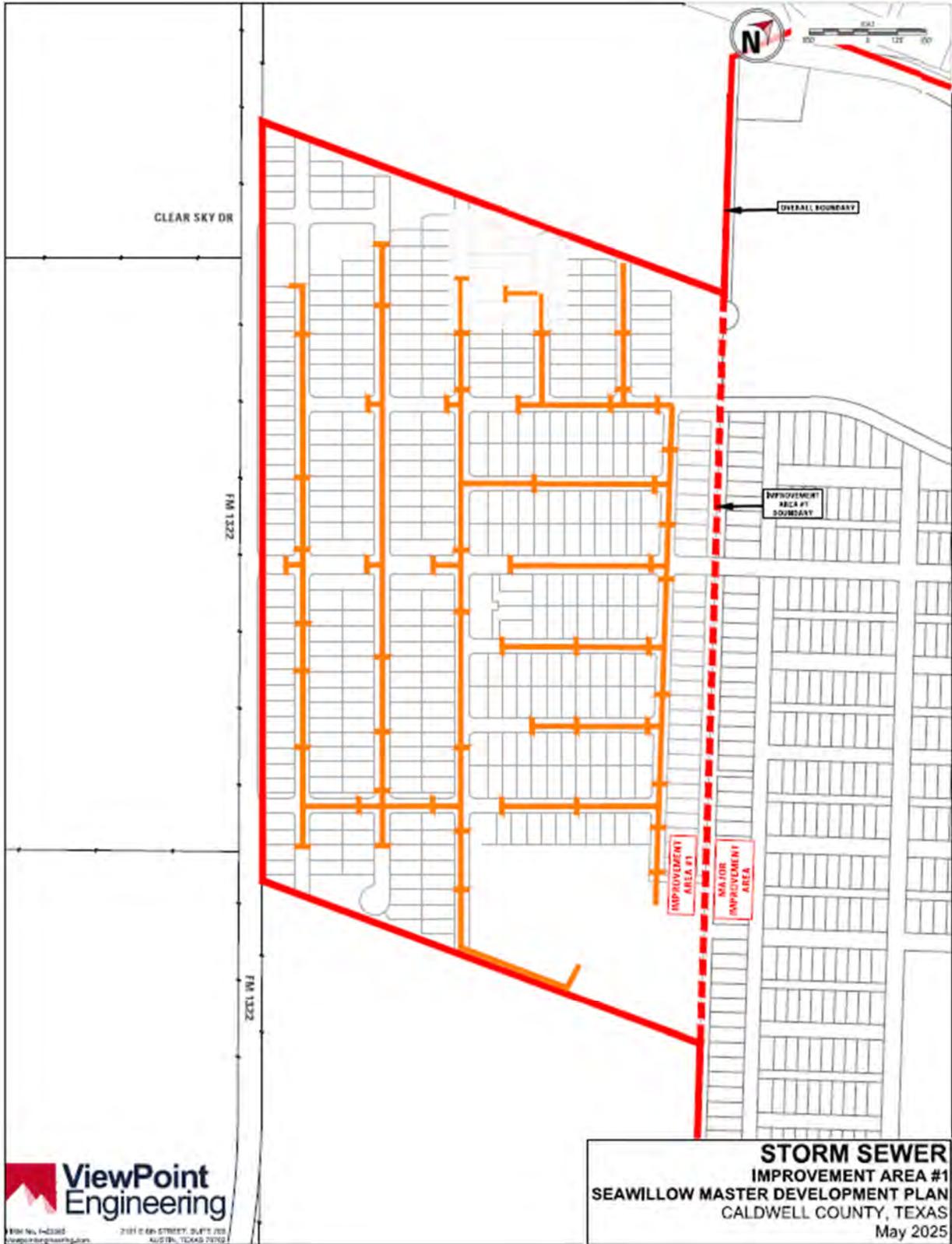
EXHIBIT H – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS







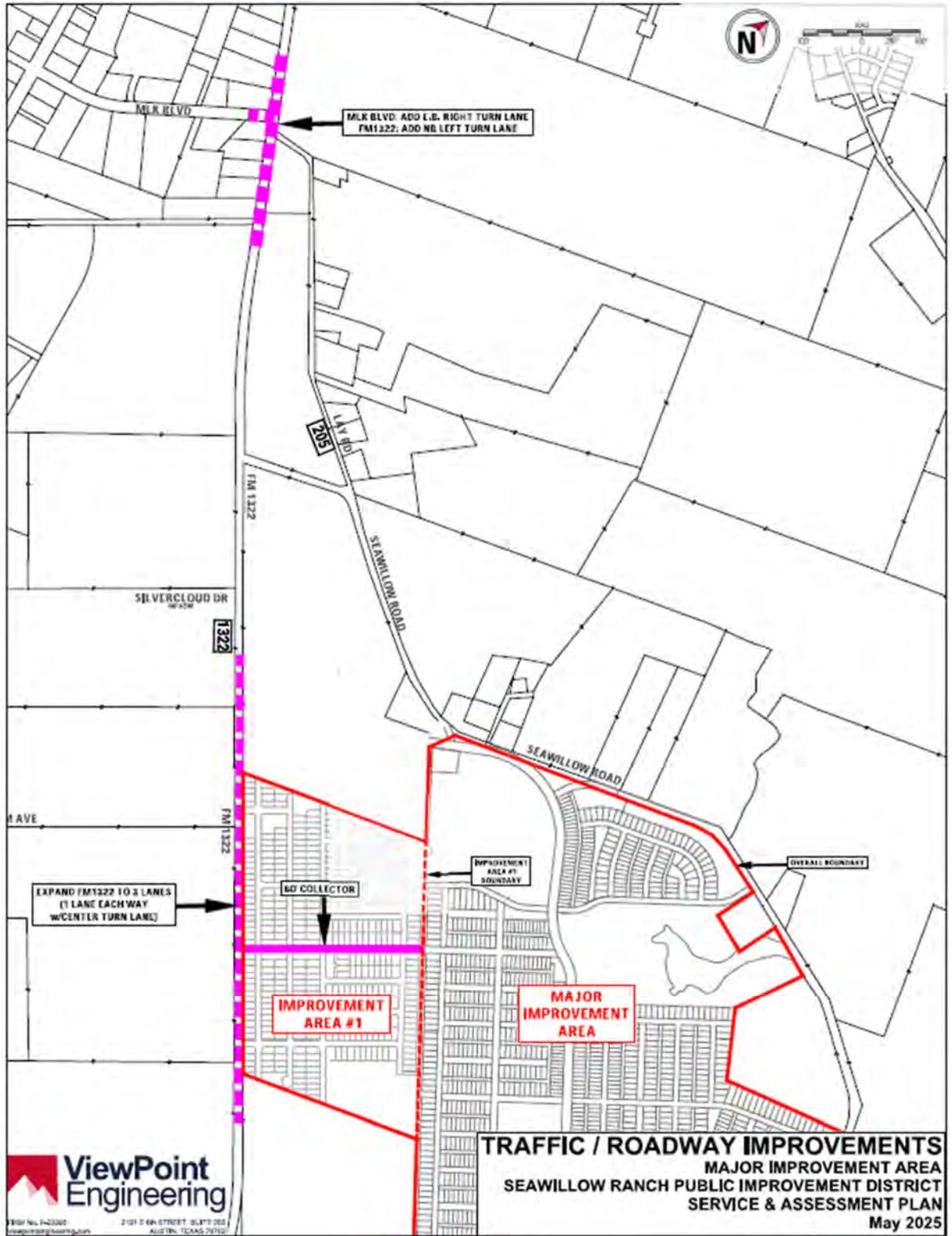


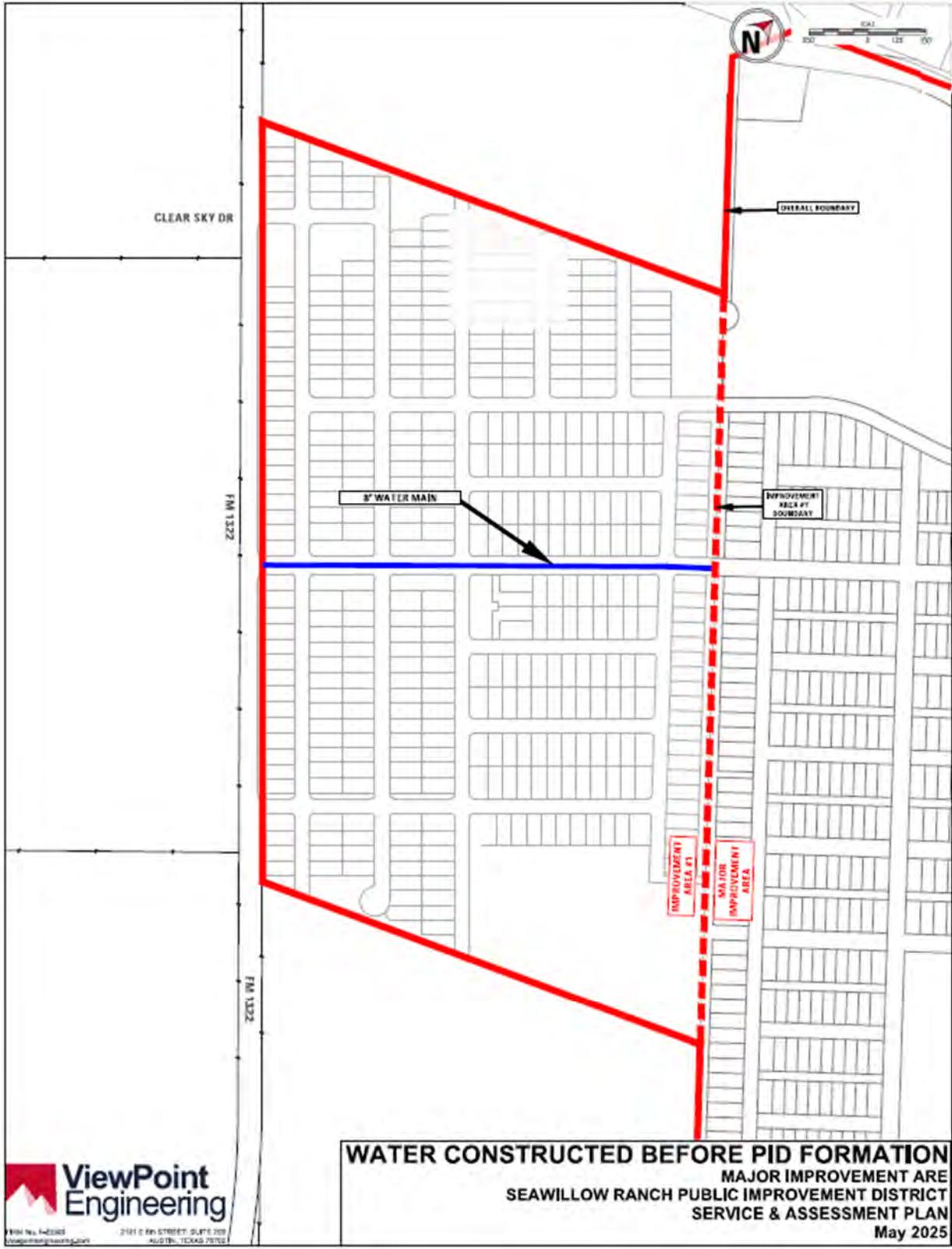


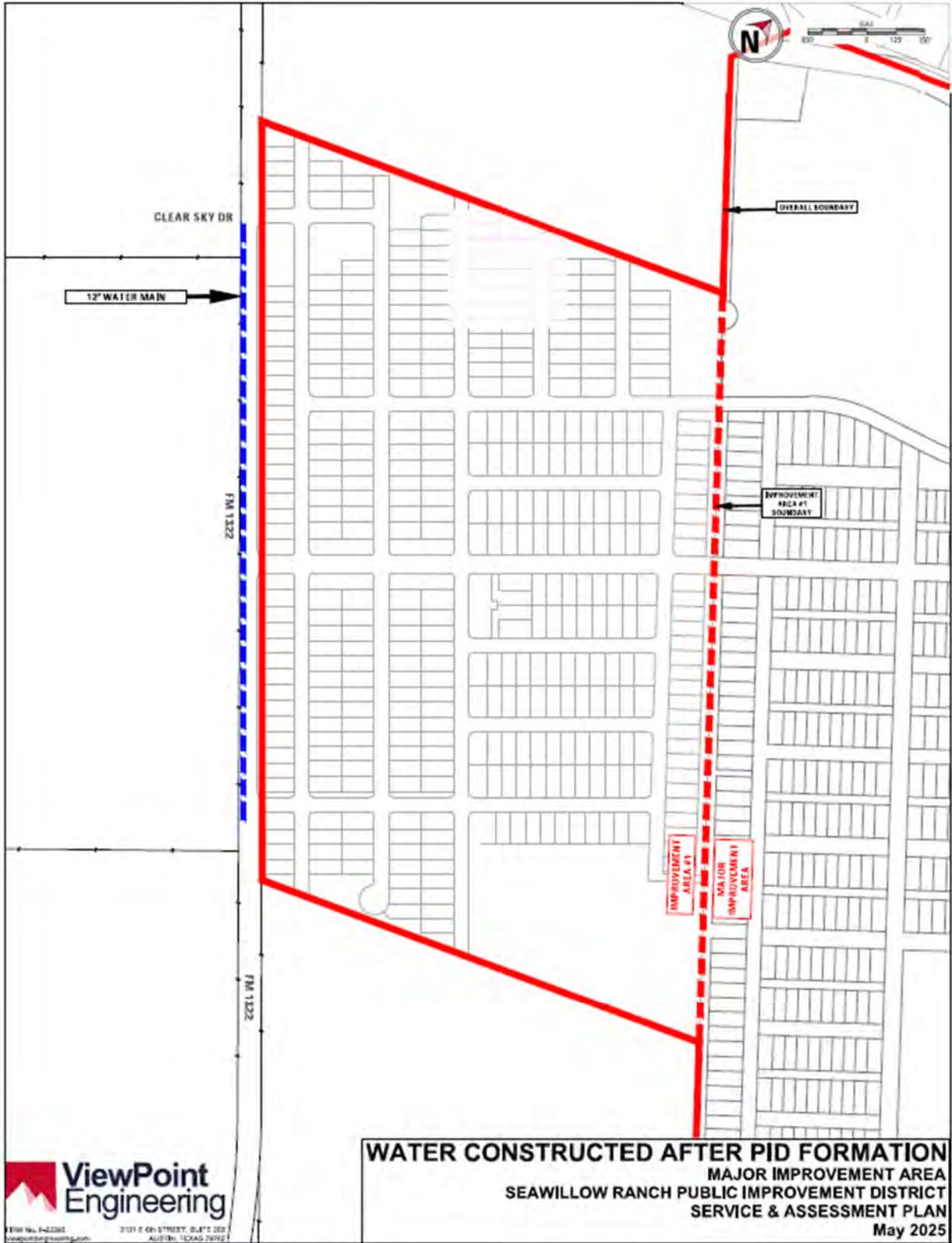
ViewPoint Engineering
 1800 No. 1-2385 2181 E 6th STREET, SUITE 200
 Austin, TEXAS 78702

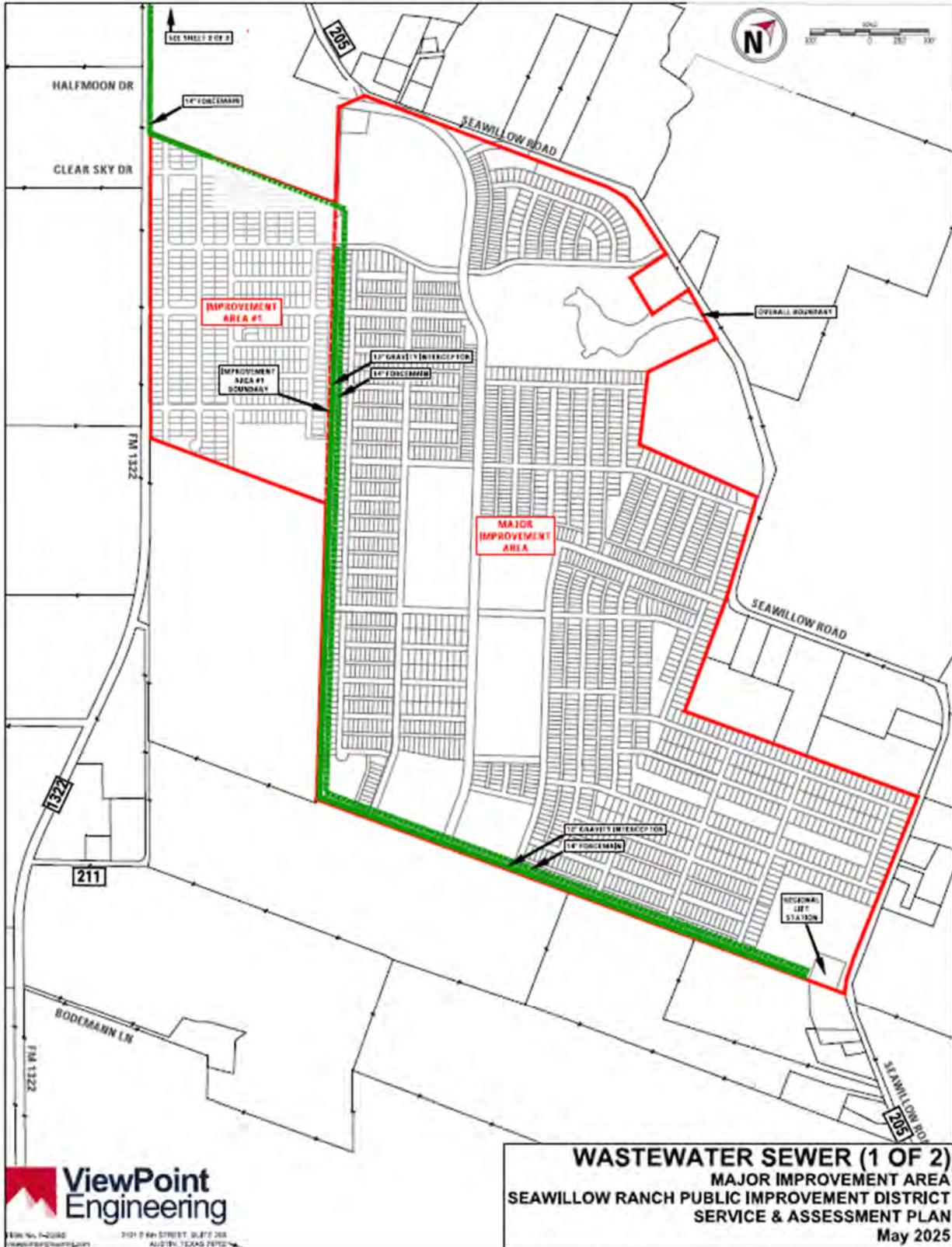
**STORM SEWER
 IMPROVEMENT AREA #1
 SEAWILLOW MASTER DEVELOPMENT PLAN
 CALDWELL COUNTY, TEXAS
 May 2025**

EXHIBIT I – MAPS OF MAJOR IMPROVEMENTS









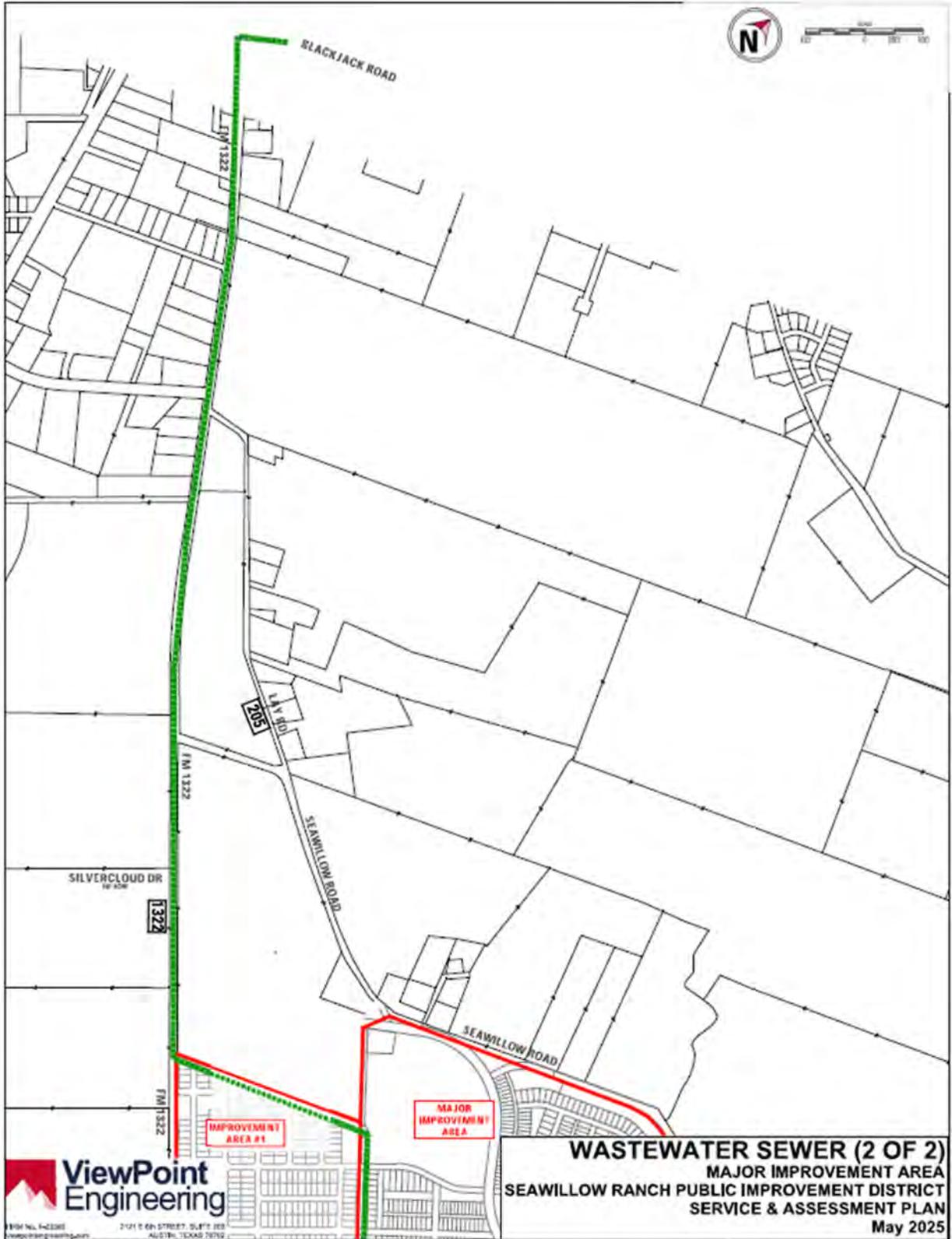


EXHIBIT J – NOTICE OF PID ASSESSMENT LIEN TERMINATION



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

[Date]
Caldwell County Clerk's Office
Honorable [County Clerk Name]
County Clerk Main Office
1703 S Colorado St #1200
Lockhart, TX 78644

Re: City of Lockhart Lien Release documents for filing

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

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

City of Lockhart
Attn: [City Secretary]
308 W San Antonio St,
Lockhart, TX 78644

Please contact P3Works if you have any questions or need additional information.

P: (888) 417-7074
admin@p3-works.com

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

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

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

RELEASE

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

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

CITY OF LOCKHART, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF CALDWELL §

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

Notary Public, State of Texas

EXHIBIT K-1 – IMPROVEMENT AREA #1 BONDS DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

City of Lockhart, Texas
 Special Assessment Revenue Bonds, Series 2026
 (Seawillow Public Improvement District Improvement Area #1)
 Bonds Callable September 1, 2036 @ Par
 FINAL NUMBERS

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
09/01/2026			397,345.19	397,345.19
09/01/2027			922,866.26	922,866.26
09/01/2028	200,000	4.500%	922,866.26	1,122,866.26
09/01/2029	209,000	4.500%	913,866.26	1,122,866.26
09/01/2030	219,000	4.500%	904,461.26	1,123,461.26
09/01/2031	229,000	4.500%	894,606.26	1,123,606.26
09/01/2032	239,000	4.500%	884,301.26	1,123,301.26
09/01/2033	250,000	4.500%	873,546.26	1,123,546.26
09/01/2034	261,000	4.500%	862,296.26	1,123,296.26
09/01/2035	273,000	4.500%	850,551.26	1,123,551.26
09/01/2036	353,000	4.500%	838,266.26	1,191,266.26
09/01/2037	369,000	5.750%	822,381.26	1,191,381.26
09/01/2038	391,000	5.750%	801,163.76	1,192,163.76
09/01/2039	415,000	5.750%	778,681.26	1,193,681.26
09/01/2040	439,000	5.750%	754,818.76	1,193,818.76
09/01/2041	465,000	5.750%	729,576.26	1,194,576.26
09/01/2042	493,000	5.750%	702,838.76	1,195,838.76
09/01/2043	522,000	5.750%	674,491.26	1,196,491.26
09/01/2044	554,000	5.750%	644,476.26	1,198,476.26
09/01/2045	587,000	5.750%	612,621.26	1,199,621.26
09/01/2046	622,000	5.750%	578,868.76	1,200,868.76
09/01/2047	659,000	6.125%	543,103.76	1,202,103.76
09/01/2048	702,000	6.125%	502,740.00	1,204,740.00
09/01/2049	747,000	6.125%	459,742.50	1,206,742.50
09/01/2050	794,000	6.125%	413,988.76	1,207,988.76
09/01/2051	846,000	6.125%	365,356.26	1,211,356.26
09/01/2052	900,000	6.125%	313,538.76	1,213,538.76
09/01/2053	958,000	6.125%	258,413.76	1,216,413.76
09/01/2054	1,020,000	6.125%	199,736.26	1,219,736.26
09/01/2055	1,085,000	6.125%	137,261.26	1,222,261.26
09/01/2056	1,156,000	6.125%	70,805.00	1,226,805.00
	15,957,000		19,629,576.71	35,586,576.71

EXHIBIT K-2 – MAJOR IMPROVEMENT AREA BONDS DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

City of Lockhart, Texas
 Special Assessment Revenue Bonds, Series 2026
 (Seawillow Public Improvement District Major Improvement Area)
 Bonds Callable September 1, 2036 @ Par
FINAL NUMBERS

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
09/01/2026			322,367.71	322,367.71
09/01/2027			748,725.00	748,725.00
09/01/2028	107,000	7.500%	748,725.00	855,725.00
09/01/2029	114,000	7.500%	740,700.00	854,700.00
09/01/2030	123,000	7.500%	732,150.00	855,150.00
09/01/2031	131,000	7.500%	722,925.00	853,925.00
09/01/2032	141,000	7.500%	713,100.00	854,100.00
09/01/2033	151,000	7.500%	702,525.00	853,525.00
09/01/2034	162,000	7.500%	691,200.00	853,200.00
09/01/2035	173,000	7.500%	679,050.00	852,050.00
09/01/2036	186,000	7.500%	666,075.00	852,075.00
09/01/2037	200,000	7.500%	652,125.00	852,125.00
09/01/2038	215,000	7.500%	637,125.00	852,125.00
09/01/2039	230,000	7.500%	621,000.00	851,000.00
09/01/2040	247,000	7.500%	603,750.00	850,750.00
09/01/2041	266,000	7.500%	585,225.00	851,225.00
09/01/2042	286,000	7.500%	565,275.00	851,275.00
09/01/2043	307,000	7.500%	543,825.00	850,825.00
09/01/2044	331,000	7.500%	520,800.00	851,800.00
09/01/2045	356,000	7.500%	495,975.00	851,975.00
09/01/2046	382,000	7.500%	469,275.00	851,275.00
09/01/2047	412,000	7.500%	440,625.00	852,625.00
09/01/2048	443,000	7.500%	409,725.00	852,725.00
09/01/2049	477,000	7.500%	376,500.00	853,500.00
09/01/2050	513,000	7.500%	340,725.00	853,725.00
09/01/2051	553,000	7.500%	302,250.00	855,250.00
09/01/2052	596,000	7.500%	260,775.00	856,775.00
09/01/2053	642,000	7.500%	216,075.00	858,075.00
09/01/2054	691,000	7.500%	167,925.00	858,925.00
09/01/2055	745,000	7.500%	116,100.00	861,100.00
09/01/2056	803,000	7.500%	60,225.00	863,225.00
	9,983,000		15,852,842.71	25,835,842.71

EXHIBIT L-1 – DISTRICT LEGAL DESCRIPTION

PID BOUNDARY

LEGAL DESCRIPTION

BEING a 588.547 acre tract of land situated in the JOHN A. NEILL SURVEY, ABSTRACT No. 20, Caldwell County, Texas, and being all of the called 89.769 acres of land as described in deed as recorded in Document Number 2021-006882, Real Property Records, Caldwell County, Texas, and a portion of the called 160.00 acres of land described in deed as recorded in Volume 28, Page 146 of the Real Property Records, Caldwell County, Texas, SAVE & EXCEPT the called 3.007 acres of land described in deed recorded in Instrument Number 2018-003545 Real Property Records, Caldwell County, Texas, and all of the 358.536 acres of land as described in deed as recorded in Volume 209, Page 425, Official Public Records, Caldwell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

THENCE North 31° 43' 06" West, along said Right-of-Way and the Southwest line of said 89.775 acre tract, a distance of **2,572.95 feet** to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Southwest corner of a called 80.04 acre tract of land as described in deed to Vema Investments, LLC. as recorded in Instrument 2021-007855 of said Official Public Records, same being a Northwest corner of said 89.775 acre tract;

THENCE North 78° 46' 11" East, along the common line of said 80.04 acres and said 89.775 acres, a distance of **1,665.32 feet** to a 1/2 inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, and being the Southeast corner of said 80.04 acres;

THENCE North 29°54'41" West, along the common line of said 358.536 acres and said 80.04 acres, a distance of **956.23 feet** to a 1/2 inch iron rod found for an interior angle point in the West line of a called 2.606 acre tract of land described in deed to Ray C. Nash and wife, Helen K. Nash as recorded in Volume 76, Page 743 of said Official Public Records, same being a Northwest corner of said 358.536 acres;

THENCE North 12°42'23" East, along the common line of said 358.536 acres and said 2.606 acres, a distance of **100.55 feet** to a 1 inch iron pipe found on the South Right-of-Way line of County Road 205, a.k.a. Seawillow Road, a variable width Right-of-Way;

THENCE along the South Right-of-way and the North line of said 358.536 acres the following bearings and distances:

South 72°03'50" East, a distance of **65.07 feet** to a 1/2 inch iron rod found capped;

South 86°16'07" East, a distance of **189.45 feet** to a 1/2 inch iron rod found capped;

North 79°02'20" East, a distance of **350.87 feet** to a three way fence corner post found;

North 78°34'18" East, a distance of **1,963.89 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 64°47'06" East, a distance of **592.08 feet** to a 1/2" iron rod found capped for the North corner of a called 3.07 acre tract of land described in deed to Chris C. Chapman and Kimberly K. Hoffman Chapman as recorded in Instrument Number 2018-003545 of said Official Public Records;

THENCE departing said South Right-of-Way, along the common line of said 3.07 acres and said 358.536 acres the following bearings and distances:

South 24°46'35" West, a distance of **365.69 feet** to a 1/2 inch iron rod found capped;

South 62°46'06" East, a distance of **358.21 feet** to a fence corner post found;

North 24°38'27" East, a distance of **366.83 feet** to a 5/8 inch iron rod found on said South Right-of-Way, for the East corner of said 3.07 acres;

THENCE South 61°15'06" East, along said South Right-of-Way line, a distance of **472.51 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set for the North corner of the 20.000 acre remainder of said 160 acre tract;

THENCE over and across, said 160 acres the following three (3) courses and distances:

South 32°22'32" West, a distance of **639.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 24°59'14" East, a distance of **617.22 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

North 82°35'38" East, a distance of **1096.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set on the West Right-of-Way line of said CR 205 and the East line of said 160 acres;

THENCE South 14°17'18" East, a distance of **970.10 feet** to a "L" bracket with flagging found for the Northwest corner of a called 1.997 acre tract of land as described in deed to Russell A. Nickel, a single man, as recorded in Instrument Number 2020-003246 of said Official Public Records, and being on the East line of said 358.536 acres;

THENCE South 11°10'32" East, along the East line of said 358.536 acres, passing a 5/8 inch iron rod found for the Northwest corner of a called 9.152 acre tract of land as described in the deed to Brenda Gayle Bagwell Hagan, a married person, as her separate property and estate as recorded in Instrument Number 2021004181 of said Official Public Records, same being the Southwest corner of said 1.997 acres, continuing a total distance of **935.26 feet** to a 6 inch wood fence corner post found for the Southwest corner of said 9.152 acres, same being an interior ell corner of said 358.536 acres;

THENCE North 78°31'19" East, along a North line of said 358.536 and along the South line of said 9.152 acres and a called 9.152 acres of land as described in deed to William R Hagan and Brenda G Hagan, husband and wife, as recorded in Volume 273, Page 537 of said Official Public Records, and the South line of a called 9.15 acres of land described in deed to Delores Stanton Revocable Trust as recorded in Instrument Number 2023-003597 of said Official Public Records, a distance of **2095.92 feet** to a 6 inch wood fence corner post found on the West Right-of-Way line of said CR 205 for a Northeast corner of said 358.536 acres, same being the Southeast corner of said 9.15 acres;

THENCE along the West Right-of-Way line of said CR 205 the following bearings and distances:
South 09°58'20" East, a distance of **1445.88 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;
South 13°05'03" East, a distance of **202.27 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;
South 23°19'16" East, a distance of **157.39 feet** to a 1/2 inch iron rod found capped for the Northeast corner of Lot 1, 2 and 3, Commanche Hill, Section One, a Subdivision in Caldwell County, Texas according to the Map or Plat of Records in Plat Cabinet A, Slide 28, Plat Records of Caldwell County, as described in deed to Beatrice Madrigal, a single person and John S. Rosales, a single person as recorded in Instrument Number 126568 of Official Public Records, same being the Southernmost Southeast corner of said 358.536 acres;

THENCE South 78°28'58" West, along the South line of said 358.536 acres, a distance of **4735.83 feet** to a 1 inch iron pipe found for the Southeast corner of said 85.00 acres and being the Southernmost Southwest corner of said 358.536 acres, from which a 1/2 inch iron rod found for the Southwest corner of said 85.00 acres bears South 78° 47' 06" West, a distance of 1,503.48 feet;

THENCE North 29°54'41" West, along the common line of said 85.00 acres and said 358.536 acres, a distance of **2533.18 feet** to a calculated point from which a 1/2 inch iron rod found capped "Hinkle Surveying" bears, South 78° 48' 18" West, a distance of 0.35 feet for the Northeast corner of said 85.00 acres and being the Southeast corner of said 89.775 acres;

THENCE South 78°46'18" West, along the South line of said 89.775 acres and the North line of said 85.00 acres, a distance of **1579.70 feet** to the **POINT OF BEGINNING**, containing an area of 25,637,112 Square Feet and/or **588.547 Acres** of land, more or less.

EXHIBIT L-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

TRACT 1/IMPROVEMENT AREA #1

LEGAL DESCRIPTION

BEING 89.775 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, and being a portion of and part of a called 169.811 acres of land described in deed to SVAG Investments, LLC, a Texas Limited Liability Company, as recorded in Document Number 2021-006881 of the Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

THENCE North 31 degrees 43 minutes 06 seconds West, along said Right-of-Way and the Southwest line of this tract, a distance of 2,572.95 feet to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Northwest corner of this herein described tract;

THENCE North 78 degrees 46 minutes 11 seconds East, crossing said 169.811 acre tract, a distance of 1,665.32 feet to a 1/2 inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, same being the Northeast line of said 169.811 acre tract, and being the Northeast corner of this herein described tract;

THENCE South 29 degrees 54 minutes 41 seconds East, along the common line of said 358.536 acre tract, a distance of 2,544.30 feet to a 1/2 inch capped iron rod found, marked Hinkle Surveying, for the Northeast corner of said 85.00 acre tract, and being the Southeast corner of this tract;

THENCE South 78 degrees 46 minutes 18 seconds West, along the common line of said 85.00 acre tract, a distance of 1,579.70 feet to the **POINT OF BEGINNING**, containing 3,910,599 square feet and/or 89.775 acres of land, more or less.

EXHIBIT L-3 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

TRACT 2/MAJOR IMPROVEMENT AREA

LEGAL DESCRIPTION

BEING a 498.778 acre tract of land situated in the JOHN A. NEILL SURVEY, ABSTRACT No. 20, Caldwell County, Texas, and being a portion of the called 160.00 acres of land described in deed as recorded in Volume 28, Page 146 of the Real Property Records, Caldwell County, Texas, SAVE & EXCEPT the called 3.007 acres of land described in deed recorded in Instrument Number 2018-003545 Real Property Records, Caldwell County, Texas, and all of the 358.536 acres of land as described in deed as recorded in Volume 209, Page 425, Official Public Records, Caldwell County, Texas, SAVE & EXCEPT a certain 20.000 acres, said 498.778 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract; **THENCE North 31° 43' 06" West**, along said Right-of-Way and the Southwest line of said 89.775 acre tract, a distance of **2,572.95 feet** to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Southwest corner of a called 80.04 acre tract of land as described in deed to Vema Investments, LLC. as recorded in Instrument 2021-007855 of said Official Public Records, same being a Northwest corner of said 89.775 acre tract; **THENCE North 78° 46' 11" East**, along the common line of said 80.04 acres and said 89.775 acres, a distance of **1,665.32 feet** to a 1/2 inch iron rod found for the **POINT OF BEGINNING** on the Southwest line of said 358.536 acre tract, for the Southeast corner of said 80.04 acres, same being the Northeast corner of said 89.775 acres;

THENCE North 29°54'41" West, along the common line of said 358.536 acres and said 80.04 acres, a distance of **956.23 feet** to a 1/2 inch iron rod found for an interior angle point in the West line of a called 2.606 acre tract of land described in deed to Ray C. Nash and wife, Helen K. Nash as recorded in Volume 76, Page 743 of said Official Public Records, same being a Northwest corner of said 358.536 acres;

THENCE North 12°42'23" East, along the common line of said 358.536 acres and said 2.606 acres, a distance of **100.55 feet** to a 1 inch iron pipe found on the South Right-of-Way line of County Road 205, a.k.a. Seawillow Road, a variable width Right-of-Way;

THENCE along the South Right-of-way and the North line of said 358.536 acres the following bearings and distances:

South 72°03'50" East, a distance of **65.07 feet** to a 1/2 inch iron rod found capped;

South 86°16'07" East, a distance of **189.45 feet** to a 1/2 inch iron rod found capped;

North 79°02'20" East, a distance of **350.87 feet** to a three way fence corner post found;

North 78°34'18" East, a distance of **1,963.89 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 64°47'06" East, a distance of **592.08 feet** to a 1/2" iron rod found capped for the North corner of a called 3.07 acre tract of land described in deed to Chris C. Chapman and Kimberly K. Hoffman Chapman as recorded in Instrument Number 2018-003545 of said Official Public Records;

THENCE departing said South Right-of-Way, along the common line of said 3.07 acres and said 358.536 acres the following bearings and distances:

South 24°46'35" West, a distance of **365.69 feet** to a 1/2 inch iron rod found capped;

South 62°46'06" East, a distance of **358.21 feet** to a fence corner post found;

North 24°38'27" East, a distance of **366.83 feet** to a 5/8 inch iron rod found on said South Right-of-Way, for the East corner of said 3.07 acres;

THENCE South 61°15'06" East, along said South Right-of-Way line, a distance of **472.51 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set for the North corner of the 20.000 acre remainder of said 160 acre tract;

THENCE over and across, said 160 acres the following three (3) courses and distances:

South 32°22'32" West, a distance of **639.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 24°59'14" East, a distance of **617.22 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

North 82°35'38" East, a distance of **1096.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set on the West Right-of-Way line of said CR 205 and the East line of said 160 acres;

THENCE South 14°17'18" East, a distance of **970.10 feet** to a "L" bracket with flagging found for the Northwest corner of a called 1.997 acre tract of land as described in deed to Russell A. Nickel, a single man, as recorded in Instrument Number 2020-003246 of said Official Public Records, and being on the East line of said 358.536 acres;

THENCE South 11°10'32" East, along the East line of said 358.536 acres, passing a 5/8 inch iron rod found for the Northwest corner of a called 9.152 acre tract of land as described in the deed to Brenda Gayle Bagwell Hagan, a married person, as her separate property and estate as recorded in Instrument Number 2021004181 of said Official Public Records, same being the Southwest corner of said 1.997 acres, continuing a total distance of **935.26 feet** to a 6 inch wood fence corner post found for the Southwest corner of said 9.152 acres, same being an interior ell corner of said 358.536 acres;

THENCE North 78°31'19" East, along a North line of said 358.536 and along the South line of said 9.152 acres and a called 9.152 acres of land as described in deed to William R Hagan and Brenda G Hagan, husband and wife, as recorded in Volume 273, Page 537 of said Official Public Records, and the South line of a called 9.15 acres of land described in deed to Delores Stanton Revocable Trust as recorded in Instrument Number 2023-003597 of said Official Public Records, a distance of **2095.92 feet** to a 6 inch wood fence corner post found on the West Right-of-Way line of said CR 205 for a Northeast corner of said 358.536 acres, same being the Southeast corner of said 9.15 acres;

THENCE along the West Right-of-Way line of said CR 205 the following bearings and distances:

South 09°58'20" East, a distance of **1445.88 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 13°05'03" East, a distance of **202.27 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 23°19'16" East, a distance of **157.39 feet** to a 1/2 inch iron rod found capped for the Northeast corner of Lot 1, 2 and 3, Commanche Hill, Section One, a Subdivision in Caldwell County, Texas according to the Map or Plat of Records in Plat Cabinet A, Slide 28, Plat Records of Caldwell County, as described in deed to Beatrice Madrigal, a single person and John S. Rosales, a single person as recorded in Instrument Number 126568 of Official Public Records, same being the Southernmost Southeast corner of said 358.536 acres;

THENCE South 78°28'58" West, along the South line of said 358.536 acres, a distance of **4735.83 feet** to a 1 inch iron pipe found for the Southeast corner of said 85.00 acres and being the Southernmost Southwest corner of said 358.536 acres, from which a 1/2 inch iron rod found for the Southwest corner of said 85.00 acres bears South 78° 47' 06" West, a distance of 1,503.48 feet;

THENCE North 29°54'41" West, along the common line of said 85.00 acres and said 358.536 acres, passing a calculated point from which a 1/2 inch iron rod found capped "Hinkle Surveying" bears, South 78° 48' 18" West, a distance of 0.35 feet for the Northeast corner of said 85.00 acres and being the Southeast corner of said 89.775 acres, at a distance of **2533.18 feet**, traveling in all a distance **7777.48 feet** to the **POINT OF BEGINNING**, containing an area of 21,726,762 Square Feet and/or **499.778 Acres** of land, more or less.

EXHIBIT M – DISTRICT BUYER DISCLOSURES

This exhibit contains the following buyer disclosures:

- Improvement Area #1
 - Lot Type 1

**SEAWILLOW PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 - LOT
TYPE 1 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$38,543.48

As the purchaser of the real property described above, you are obligated to pay assessments to Lockhart, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Seawillow Public Improvement District Improvement Area #1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Lockhart. The exact amount of each annual installment will be approved each year by the Lockhart City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lockhart.

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 Caldwell County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF CALDWELL

§

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 Caldwell County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF CALDWELL

§

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 Caldwell County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installments Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	TIRZ Annual Credit ^[b]	Total Annual Installment ^[c]
2026	\$ -	\$ 959.77	\$ (959.77)	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ 2,229.15	\$ (1,671.86)	\$ -	\$ 123.19	\$ -	\$ 680.47
2028	\$ 483.09	\$ 2,229.15	\$ -	\$ 192.72	\$ 125.65	\$ -	\$ 3,030.61
2029	\$ 504.83	\$ 2,207.41	\$ -	\$ 190.30	\$ 128.17	\$ -	\$ 3,030.70
2030	\$ 528.99	\$ 2,184.69	\$ -	\$ 187.78	\$ 130.73	\$ -	\$ 3,032.18
2031	\$ 553.14	\$ 2,160.88	\$ -	\$ 185.13	\$ 133.34	\$ -	\$ 3,032.50
2032	\$ 577.29	\$ 2,135.99	\$ -	\$ 182.37	\$ 136.01	\$ -	\$ 3,031.67
2033	\$ 603.86	\$ 2,110.02	\$ -	\$ 179.48	\$ 138.73	\$ -	\$ 3,032.09
2034	\$ 630.43	\$ 2,082.84	\$ -	\$ 176.46	\$ 141.50	\$ -	\$ 3,031.24
2035	\$ 659.42	\$ 2,054.47	\$ -	\$ 173.31	\$ 144.33	\$ -	\$ 3,031.54
2036	\$ 852.66	\$ 2,024.80	\$ -	\$ 170.01	\$ 147.22	\$ -	\$ 3,194.69
2037	\$ 891.30	\$ 1,986.43	\$ -	\$ 165.75	\$ 150.17	\$ -	\$ 3,193.65
2038	\$ 944.44	\$ 1,935.18	\$ -	\$ 161.29	\$ 153.17	\$ -	\$ 3,194.08
2039	\$ 1,002.42	\$ 1,880.87	\$ -	\$ 156.57	\$ 156.23	\$ -	\$ 3,196.09
2040	\$ 1,060.39	\$ 1,823.23	\$ -	\$ 151.56	\$ 159.36	\$ -	\$ 3,194.54
2041	\$ 1,123.19	\$ 1,762.26	\$ -	\$ 146.26	\$ 162.54	\$ -	\$ 3,194.25
2042	\$ 1,190.82	\$ 1,697.68	\$ -	\$ 140.64	\$ 165.80	\$ -	\$ 3,194.93
2043	\$ 1,260.87	\$ 1,629.21	\$ -	\$ 134.69	\$ 169.11	\$ -	\$ 3,193.87
2044	\$ 1,338.16	\$ 1,556.71	\$ -	\$ 128.38	\$ 172.49	\$ -	\$ 3,195.75
2045	\$ 1,417.87	\$ 1,479.76	\$ -	\$ 121.69	\$ 175.94	\$ -	\$ 3,195.27
2046	\$ 1,502.42	\$ 1,398.23	\$ -	\$ 114.60	\$ 179.46	\$ -	\$ 3,194.71
2047	\$ 1,591.79	\$ 1,311.84	\$ -	\$ 107.09	\$ 183.05	\$ -	\$ 3,193.77
2048	\$ 1,695.65	\$ 1,214.35	\$ -	\$ 99.13	\$ 186.71	\$ -	\$ 3,195.84
2049	\$ 1,804.35	\$ 1,110.49	\$ -	\$ 90.65	\$ 190.45	\$ -	\$ 3,195.94
2050	\$ 1,917.87	\$ 999.97	\$ -	\$ 81.63	\$ 194.26	\$ -	\$ 3,193.73
2051	\$ 2,043.48	\$ 882.50	\$ -	\$ 72.04	\$ 198.14	\$ -	\$ 3,196.16
2052	\$ 2,173.91	\$ 757.34	\$ -	\$ 61.82	\$ 202.10	\$ -	\$ 3,195.18
2053	\$ 2,314.01	\$ 624.19	\$ -	\$ 50.95	\$ 206.15	\$ -	\$ 3,195.30
2054	\$ 2,463.77	\$ 482.45	\$ -	\$ 39.38	\$ 210.27	\$ -	\$ 3,195.88
2055	\$ 2,620.77	\$ 331.55	\$ -	\$ 27.07	\$ 214.47	\$ -	\$ 3,193.86
2056	\$ 2,792.27	\$ 171.03	\$ -	\$ 13.96	\$ 218.76	\$ -	\$ 3,196.02
Total	\$ 38,543.48	\$ 47,414.44	\$ (2,631.63)	\$ 3,702.72	\$ 4,997.52	\$ -	\$ 92,026.52

Footnotes:

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] TIRZ No. 1 Annual Credit Amount will be calculated annually as described in Section V.F.

[c] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

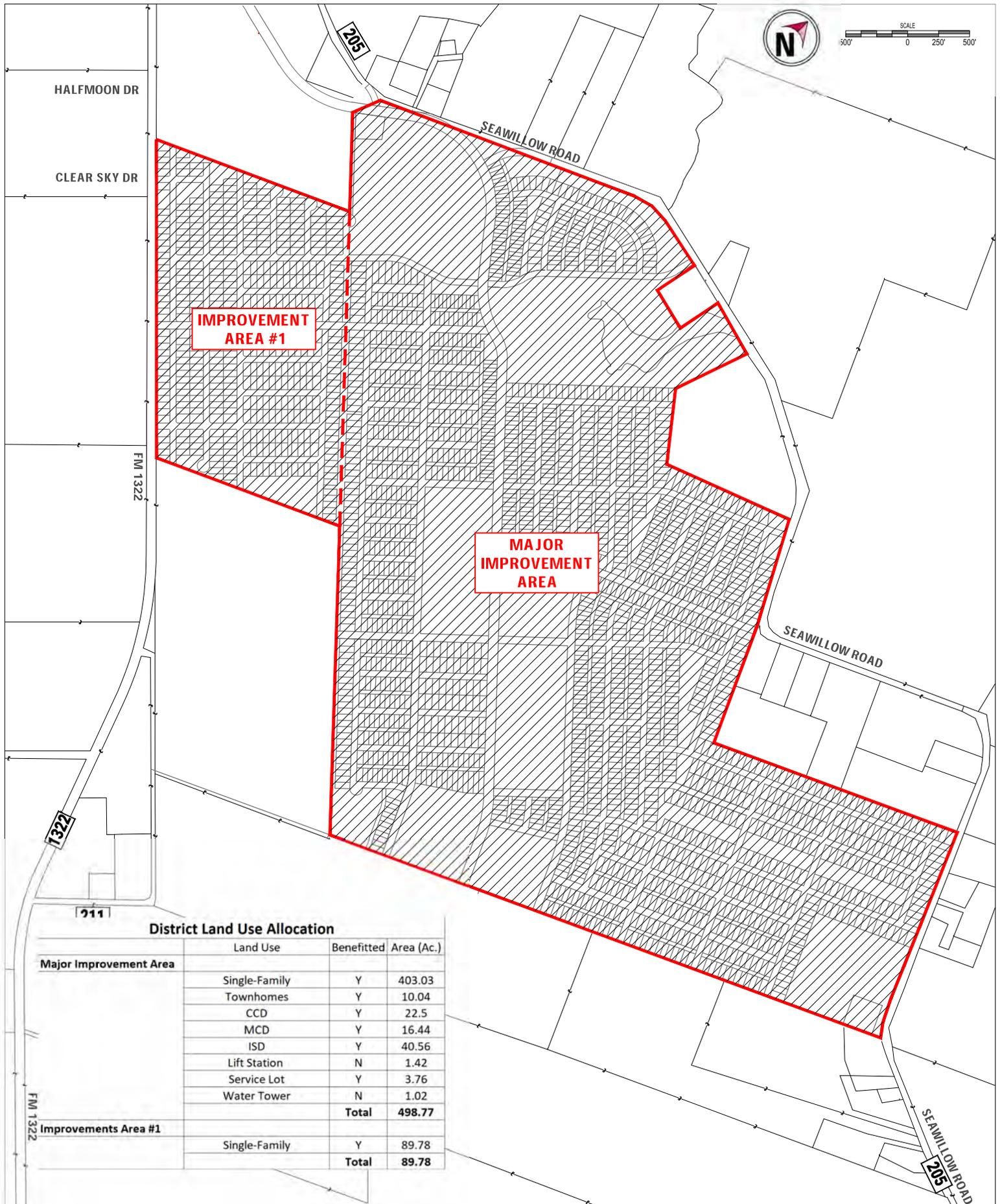
EXHIBIT N – ENGINEERING REPORT

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TABLE OF CONTENTS

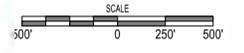
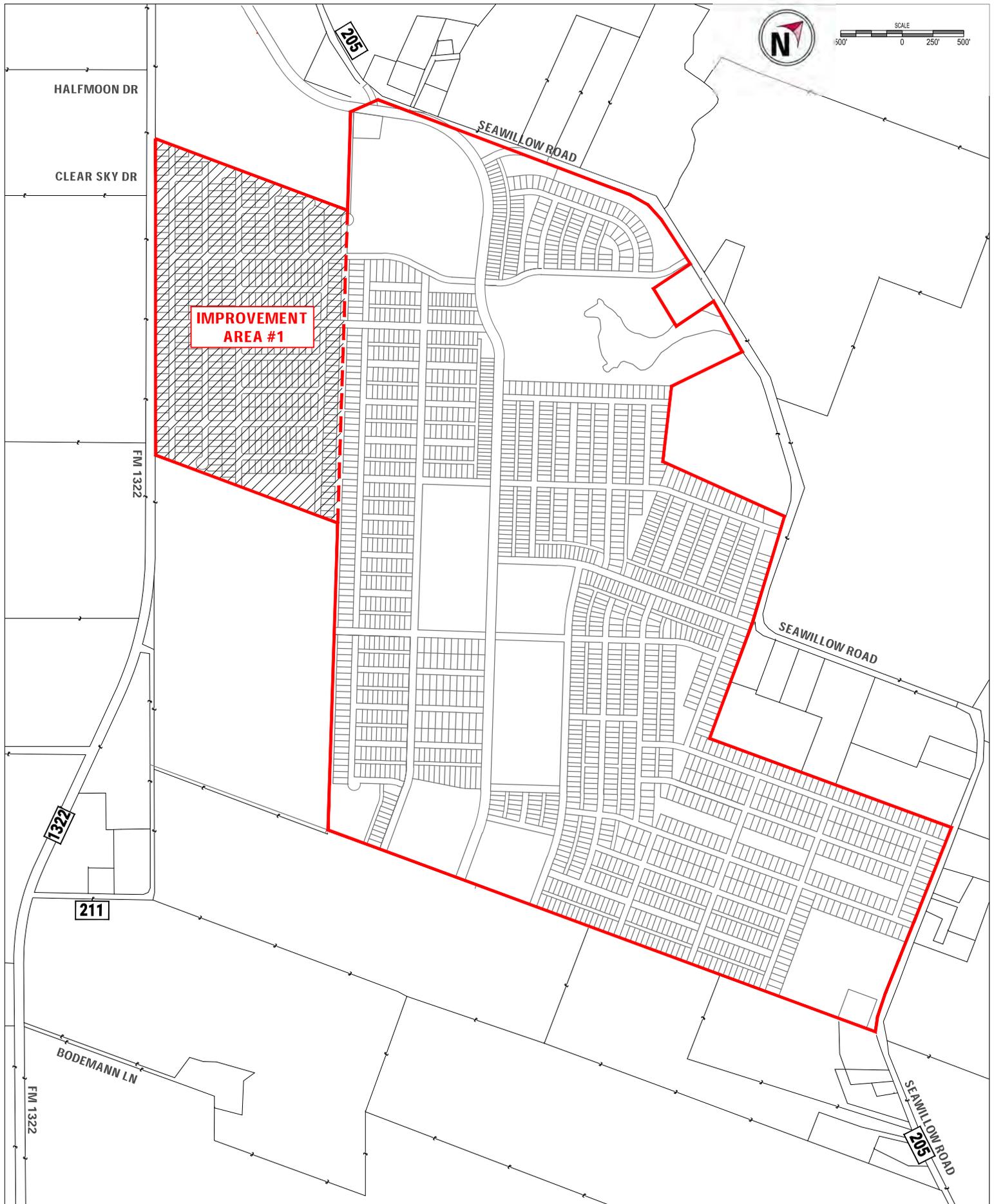
- **BOUNDARY MAPS**
 - **OVERALL PID**
 - **MAJOR IMPROVEMENT**
 - **IMPROVEMENT AREA #1**
 - **DISTRICT LOT TYPE CLASSIFICATION**
- **MAJOR IMPROVEMENT MAPS**
 - **ROADWAY/TRAFFIC**
 - **WASTEWATER**
 - **WATER (PRE-PID CREATION)**
 - **WATER (POST-PID CREATION)**
- **IMPROVEMENT AREA #1 IMPROVEMENT MAPS**
 - **ROADWAY/TRAFFIC**
 - **WASTEWATER**
 - **WATER (PRE-PID CREATION)**
 - **WATER (POST-PID CREATION)**
 - **STORM**
- **LEGAL DESCRIPTIONS W/ METES AND BOUNDS**
 - **OVERALL PID BOUNDARY**
 - **MAJOR IMPROVEMENT BOUNDARY**
 - **IMPROVEMENT AREA #1**
- **PID SUMMARY AND OPCS**
 - **PID SUMMARY**
 - **MAJOR IMPROVEMENT OPCS**
 - **IMPROVEMENT AREA #1 OPCS**

BOUNDARY MAPS



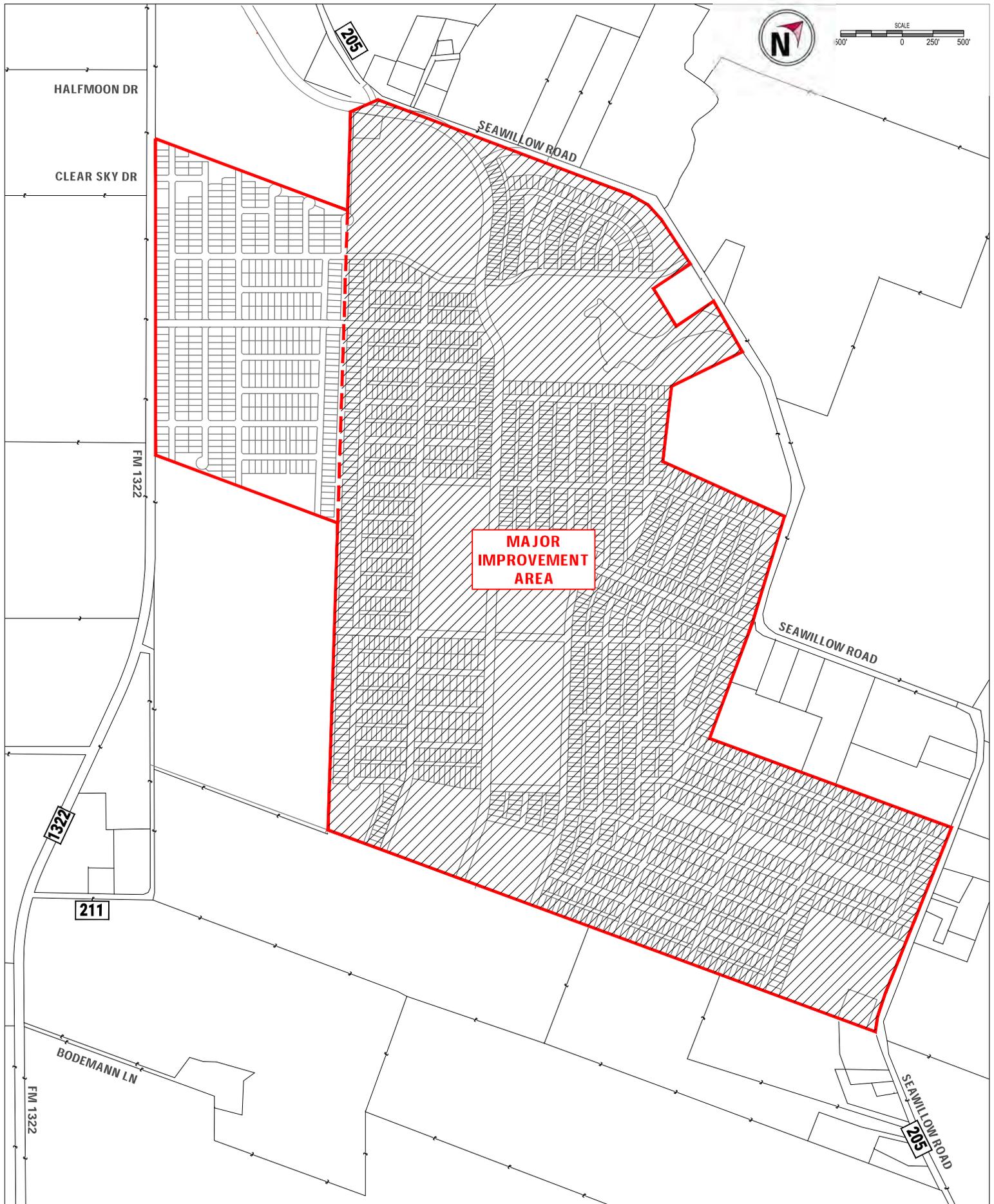
District Land Use Allocation

	Land Use	Benefitted	Area (Ac.)
Major Improvement Area	Single-Family	Y	403.03
	Townhomes	Y	10.04
	CCD	Y	22.5
	MCD	Y	16.44
	ISD	Y	40.56
	Lift Station	N	1.42
	Service Lot	Y	3.76
	Water Tower	N	1.02
	Total		498.77
Improvements Area #1	Single-Family	Y	89.78
	Total		89.78



**IMPROVEMENT
AREA #1**

IMPROVEMENT AREA#1 BOUNDARY MAP
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



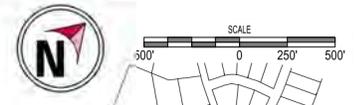
**MAJOR
IMPROVEMENT
AREA**



RESIDENTIAL LOT SUMMARY			
ZONING/DEVELOPMENT TYPE	AREA (AC)	MAXIMUM YIELD	DENSITY (UNITS/AC)
SINGLE-FAMILY DETACHED (SFD)			
SF-2 (7,700 SF; 70 x 110)	492.81	35	~ 4.54
(6,600 SF; 60 x 110)		70	
(5,500 SF; 50 x 110)		923	
AL45 (4,950 SF; 45 x 110)		350	
AL40 (4,400 SF; 40 x 110)		565	
AL35 (3,200 SF; 35 x 110)	295		
SINGLE-FAMILY ATTACHED (SFA)			
ALTH (2,500 ; 25 x 110)	10.04	94	~ 9.40
TOTAL ESTIMATED RESIDENTIAL UNITS	592.85	2,332	~ 4.63
COMMERCIAL/RETAIL			
CENTRAL COMMERCIAL DISTRICT (CCD)		22.50 ac.	
MEDIUM COMMERCIAL DISTRICT (MCD)		16.44 ac.	
TOTAL COMMERCIAL/RETAIL		38.94 ac.	
PUBLIC & INSTITUTIONAL			
SCHOOL		40.56 ac.	
REGIONAL SANITARY LIFT STATION		1.42 ac.	
PUBLIC SERVICE LOT [1]		3.76 ac.	
WATER TOWER		1.02 ac.	
TOTAL PUBLIC / INSTITUTIONAL		46.76 ac.	

DEVELOPMENT SUMMARY									
ZONING/DEVELOPMENT TYPE	UNITS/ACRE PER DEVELOPMENT PHASE								Total
	1	2	3	4	5	6	7	8	
SINGLE-FAMILY DETACHED (SFD)									
SF-2				5	5	7	8	10	35
8,400 SQ FT; 70 X 120				0	5	15	20	15	70
6,600 SQ FT; 60 X 110	414	0	0	15	118	115	130	131	923
5,500 SQ FT; 50 X 110		70	62	76	52	37	25	28	350
4,950 SQ FT; 45 X 110		100	100	131	80	91	42	21	565
4,400 SQ FT; 40 X 110		97	105	93				0	295
3,850 SQ FT; 35 X 110									0
SINGLE-FAMILY ATTACHED (SFA)									
TH		47	47						94
2,750; 25 X 110									
TOTALS	414	314	314	325	270	270	220	205	2332
COMMERCIAL/RETAIL									
CENTRAL COMMERCIAL DISTRICT (CCD)			7.53	14.97					
MEDIUM COMMERCIAL DISTRICT (MCD)								16.44	
PUBLIC & INSTITUTIONAL									
MIDDLE SCHOOL		25.5							
ELEMENTARY SCHOOL			15.06						

MAJOR IMPROVEMENT MAPS



MLK BLVD

MLK BLVD: ADD E.B. RIGHT TURN LANE
FM1322: ADD NB LEFT TURN LANE

205
L.V. RD

FM 1322

SEAWILLOW ROAD

SILVERCLOUD DR
50' ROW

1322

SEAWILLOW ROAD

M AVE

FM 1322

EXPAND FM1322 TO 3 LANES
(1 LANE EACH WAY
w/CENTER TURN LANE)

60' COLLECTOR

IMPROVEMENT
AREA #1
BOUNDARY

OVERALL BOUNDARY

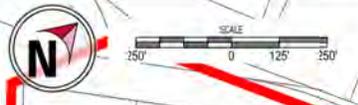
IMPROVEMENT
AREA #1

MAJOR
IMPROVEMENT
AREA



FIRM No. F-23395
2121 E 6th STREET, SUITE 203
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TRAFFIC / ROADWAY IMPROVEMENTS
MAJOR IMPROVEMENT AREA
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



CLEAR SKY DR

FM 1322

FM 1322

8" WATER MAIN

OVERALL BOUNDARY

IMPROVEMENT AREA #1 BOUNDARY

IMPROVEMENT AREA #1

MAJOR IMPROVEMENT AREA

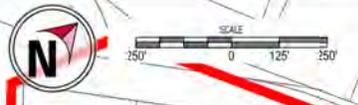
WATER CONSTRUCTED BEFORE PID FORMATION

MAJOR IMPROVEMENT ARE
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN

May 2025



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viewpointengineering.com AUSTIN, TEXAS 78702



CLEAR SKY DR

12" WATER MAIN

FM 1322

FM 1322

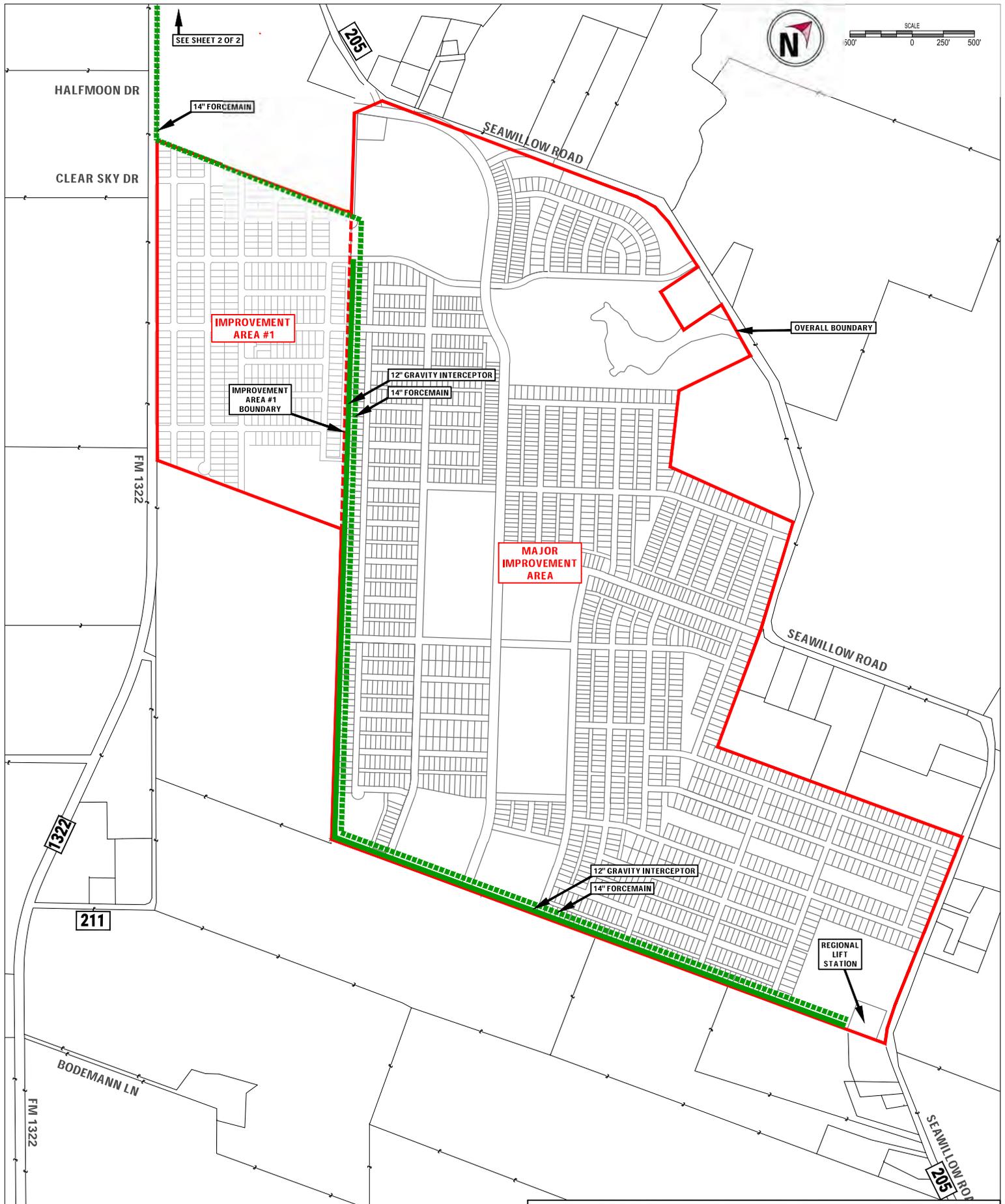
OVERALL BOUNDARY

IMPROVEMENT AREA #1 BOUNDARY

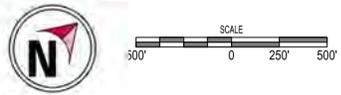
IMPROVEMENT AREA #1

MAJOR IMPROVEMENT AREA

WATER CONSTRUCTED AFTER PID FORMATION
MAJOR IMPROVEMENT AREA
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



SEE SHEET 2 OF 2



HALFMOON DR

CLEAR SKY DR

205

SEAWILLOW ROAD

IMPROVEMENT AREA #1

IMPROVEMENT AREA #1 BOUNDARY

12" GRAVITY INTERCEPTOR

14" FORCEMAIN

OVERALL BOUNDARY

MAJOR IMPROVEMENT AREA

SEAWILLOW ROAD

FM 1322

1322

211

12" GRAVITY INTERCEPTOR

14" FORCEMAIN

REGIONAL LIFT STATION

BODEMANN LN

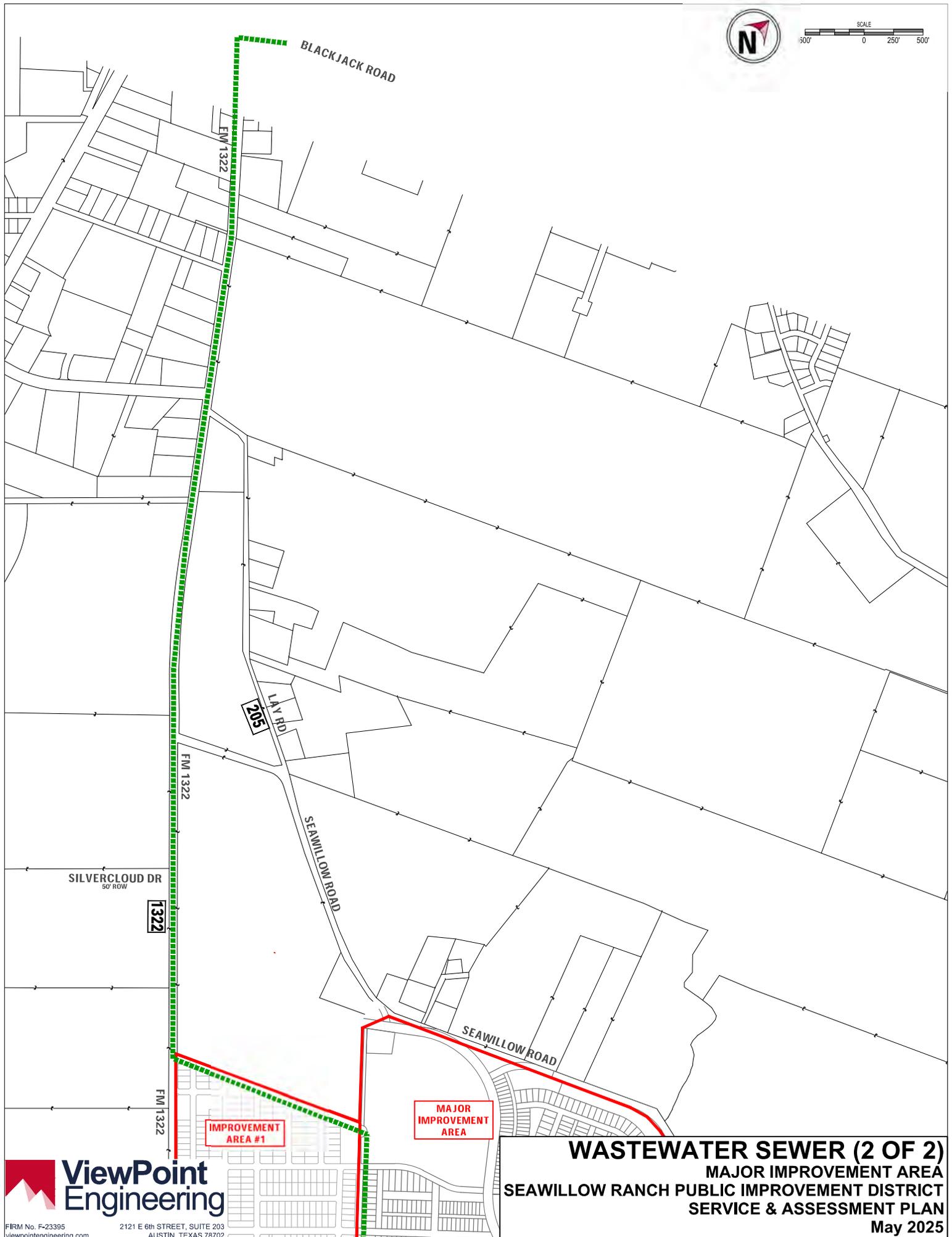
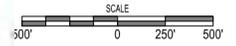
FM 1322

SEAWILLOW ROAD
205



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WASTEWATER SEWER (1 OF 2)
MAJOR IMPROVEMENT AREA
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



IMPROVEMENT
AREA #1

MAJOR
IMPROVEMENT
AREA

WASTEWATER SEWER (2 OF 2)
MAJOR IMPROVEMENT AREA
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



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IMPROVEMENT AREA #1

IMPROVEMENT MAPS



CLEAR SKY DR

50 FT ROW

FM 1322

FM 1322

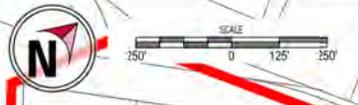
OVERALL BOUNDARY

IMPROVEMENT AREA #1 BOUNDARY

IMPROVEMENT AREA #1

MAJOR IMPROVEMENT AREA

TRAFFIC / ROADWAY
IMPROVEMENT AREA #1
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



CLEAR SKY DR

8" WATER MAIN

FM 1322

FM 1322

OVERALL BOUNDARY

IMPROVEMENT AREA #1 BOUNDARY

IMPROVEMENT AREA #1

MAJOR IMPROVEMENT AREA

WATER CONSTRUCTED BEFORE PID FORMATION
IMPROVEMENT AREA #1
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



8" WATER MAIN

CLEAR SKY DR

FIRE HYDRANT

FM 1322

FM 1322

OVERALL BOUNDARY

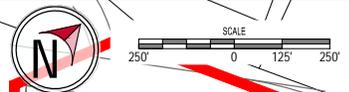
IMPROVEMENT AREA #1 BOUNDARY

IMPROVEMENT AREA #1

MAJOR IMPROVEMENT AREA

WATER CONSTRUCTED AFTER PID FORMATION
IMPROVEMENT AREA #1
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025

PRE-PID CREATION



CLEAR SKY DR

8" GRAVITY SEWER MAIN

OVERALL BOUNDARY

IMPROVEMENT AREA #1 BOUNDARY

FM 1322

FM 1322

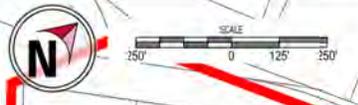
IMPROVEMENT AREA #1

MAJOR IMPROVEMENT AREA



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WASTEWATER SEWERS
IMPROVEMENT AREA #1
SEAWILLOW RANCH PUBLIC IMPROVEMENT DISTRICT
SERVICE & ASSESSMENT PLAN
May 2025



CLEAR SKY DR

FM 1322

FM 1322

OVERALL BOUNDARY

IMPROVEMENT AREA #1 BOUNDARY

IMPROVEMENT AREA #1

MAJOR IMPROVEMENT AREA



FIRM No. F-23395 2121 E 6th STREET, SUITE 203
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STORM SEWER
IMPROVEMENT AREA #1
SEAWILLOW MASTER DEVELOPMENT PLAN
CALDWELL COUNTY, TEXAS
May 2025

LEGAL DESCRIPTIONS

TRACT 1/IMPROVEMENT AREA #1

LEGAL DESCRIPTION

BEING 89.775 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, and being a portion of and part of a called 169.811 acres of land described in deed to SVAG Investments, LLC, a Texas Limited Liability Company, as recorded in Document Number 2021-006881 of the Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

THENCE North 31 degrees 43 minutes 06 seconds West, along said Right-of-Way and the Southwest line of this tract, a distance of 2,572.95 feet to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Northwest corner of this herein described tract;

THENCE North 78 degrees 46 minutes 11 seconds East, crossing said 169.811 acre tract, a distance of 1,665.32 feet to a 1/2 inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, same being the Northeast line of said 169.811 acre tract, and being the Northeast corner of this herein described tract;

THENCE South 29 degrees 54 minutes 41 seconds East, along the common line of said 358.536 acre tract, a distance of 2,544.30 feet to a 1/2 inch capped iron rod found, marked Hinkle Surveying, for the Northeast corner of said 85.00 acre tract, and being the Southeast corner of this tract;

THENCE South 78 degrees 46 minutes 18 seconds West, along the common line of said 85.00 acre tract, a distance of 1,579.70 feet to the **POINT OF BEGINNING**, containing 3,910,599 square feet and/or 89.775 acres of land, more or less.

TRACT 2/MAJOR IMPROVEMENT AREA

LEGAL DESCRIPTION

BEING a 498.778 acre tract of land situated in the JOHN A. NEILL SURVEY, ABSTRACT No. 20, Caldwell County, Texas, and being a portion of the called 160.00 acres of land described in deed as recorded in Volume 28, Page 146 of the Real Property Records, Caldwell County, Texas, SAVE & EXCEPT the called 3.007 acres of land described in deed recorded in Instrument Number 2018-003545 Real Property Records, Caldwell County, Texas, and all of the 358.536 acres of land as described in deed as recorded in Volume 209, Page 425, Official Public Records, Caldwell County, Texas, SAVE & EXCEPT a certain 20.000 acres, said 498.778 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract; **THENCE North 31° 43' 06" West**, along said Right-of-Way and the Southwest line of said 89.775 acre tract, a distance of **2,572.95 feet** to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Southwest corner of a called 80.04 acre tract of land as described in deed to Vema Investments, LLC. as recorded in Instrument 2021-007855 of said Official Public Records, same being a Northwest corner of said 89.775 acre tract; **THENCE North 78° 46' 11" East**, along the common line of said 80.04 acres and said 89.775 acres, a distance of **1,665.32 feet** to a 1/2 inch iron rod found for the **POINT OF BEGINNING** on the Southwest line of said 358.536 acre tract, for the Southeast corner of said 80.04 acres, same being the Northeast corner of said 89.775 acres;

THENCE North 29°54'41" West, along the common line of said 358.536 acres and said 80.04 acres, a distance of **956.23 feet** to a 1/2 inch iron rod found for an interior angle point in the West line of a called 2.606 acre tract of land described in deed to Ray C. Nash and wife, Helen K. Nash as recorded in Volume 76, Page 743 of said Official Public Records, same being a Northwest corner of said 358.536 acres;

THENCE North 12°42'23" East, along the common line of said 358.536 acres and said 2.606 acres, a distance of **100.55 feet** to a 1 inch iron pipe found on the South Right-of-Way line of County Road 205, a.k.a. Seawillow Road, a variable width Right-of-Way;

THENCE along the South Right-of-way and the North line of said 358.536 acres the following bearings and distances:

South 72°03'50" East, a distance of **65.07 feet** to a 1/2 inch iron rod found capped;

South 86°16'07" East, a distance of **189.45 feet** to a 1/2 inch iron rod found capped;

North 79°02'20" East, a distance of **350.87 feet** to a three way fence corner post found;

North 78°34'18" East, a distance of **1,963.89 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 64°47'06" East, a distance of **592.08 feet** to a 1/2" iron rod found capped for the North corner of a called 3.07 acre tract of land described in deed to Chris C. Chapman and Kimberly K. Hoffman Chapman as recorded in Instrument Number 2018-003545 of said Official Public Records;

THENCE departing said South Right-of-Way, along the common line of said 3.07 acres and said 358.536 acres the following bearings and distances:

South 24°46'35" West, a distance of **365.69 feet** to a 1/2 inch iron rod found capped;

South 62°46'06" East, a distance of **358.21 feet** to a fence corner post found;

North 24°38'27" East, a distance of **366.83 feet** to a 5/8 inch iron rod found on said South Right-of-Way, for the East corner of said 3.07 acres;

THENCE South 61°15'06" East, along said South Right-of-Way line, a distance of **472.51 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set for the North corner of the 20.000 acre remainder of said 160 acre tract;

THENCE over and across, said 160 acres the following three (3) courses and distances:

South 32°22'32" West, a distance of **639.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 24°59'14" East, a distance of **617.22 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

North 82°35'38" East, a distance of **1096.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set on the West Right-of-Way line of said CR 205 and the East line of said 160 acres;

THENCE South 14°17'18" East, a distance of **970.10 feet** to a "L" bracket with flagging found for the Northwest corner of a called 1.997 acre tract of land as described in deed to Russell A. Nickel, a single man, as recorded in Instrument Number 2020-003246 of said Official Public Records, and being on the East line of said 358.536 acres;

THENCE South 11°10'32" East, along the East line of said 358.536 acres, passing a 5/8 inch iron rod found for the Northwest corner of a called 9.152 acre tract of land as described in the deed to Brenda Gayle Bagwell Hagan, a married person, as her separate property and estate as recorded in Instrument Number 2021004181 of said Official Public Records, same being the Southwest corner of said 1.997 acres, continuing a total distance of **935.26 feet** to a 6 inch wood fence corner post found for the Southwest corner of said 9.152 acres, same being an interior ell corner of said 358.536 acres;

THENCE North 78°31'19" East, along a North line of said 358.536 and along the South line of said 9.152 acres and a called 9.152 acres of land as described in deed to William R Hagan and Brenda G Hagan, husband and wife, as recorded in Volume 273, Page 537 of said Official Public Records, and the South line of a called 9.15 acres of land described in deed to Delores Stanton Revocable Trust as recorded in Instrument Number 2023-003597 of said Official Public Records, a distance of **2095.92 feet** to a 6 inch wood fence corner post found on the West Right-of-Way line of said CR 205 for a Northeast corner of said 358.536 acres, same being the Southeast corner of said 9.15 acres;

THENCE along the West Right-of-Way line of said CR 205 the following bearings and distances:

South 09°58'20" East, a distance of **1445.88 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 13°05'03" East, a distance of **202.27 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 23°19'16" East, a distance of **157.39 feet** to a 1/2 inch iron rod found capped for the Northeast corner of Lot 1, 2 and 3, Commanche Hill, Section One, a Subdivision in Caldwell County, Texas according to the Map or Plat of Records in Plat Cabinet A, Slide 28, Plat Records of Caldwell County, as described in deed to Beatrice Madrigal, a single person and John S. Rosales, a single person as recorded in Instrument Number 126568 of Official Public Records, same being the Southernmost Southeast corner of said 358.536 acres;

THENCE South 78°28'58" West, along the South line of said 358.536 acres, a distance of **4735.83 feet** to a 1 inch iron pipe found for the Southeast corner of said 85.00 acres and being the Southernmost Southwest corner of said 358.536 acres, from which a 1/2 inch iron rod found for the Southwest corner of said 85.00 acres bears South 78° 47' 06" West, a distance of 1,503.48 feet;

THENCE North 29°54'41" West, along the common line of said 85.00 acres and said 358.536 acres, passing a calculated point from which a 1/2 inch iron rod found capped "Hinkle Surveying" bears, South 78° 48' 18" West, a distance of 0.35 feet for the Northeast corner of said 85.00 acres and being the Southeast corner of said 89.775 acres, at a distance of **2533.18 feet**, traveling in all a distance **7777.48 feet** to the **POINT OF BEGINNING**, containing an area of 21,726,762 Square Feet and/or **499.778 Acres** of land, more or less.

PID BOUNDARY

LEGAL DESCRIPTION

BEING a 588.547 acre tract of land situated in the JOHN A. NEILL SURVEY, ABSTRACT No. 20, Caldwell County, Texas, and being all of the called 89.769 acres of land as described in deed as recorded in Document Number 2021-006882, Real Property Records, Caldwell County, Texas, and a portion of the called 160.00 acres of land described in deed as recorded in Volume 28, Page 146 of the Real Property Records, Caldwell County, Texas, SAVE & EXCEPT the called 3.007 acres of land described in deed recorded in Instrument Number 2018-003545 Real Property Records, Caldwell County, Texas, and all of the 358.536 acres of land as described in deed as recorded in Volume 209, Page 425, Official Public Records, Caldwell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

THENCE North 31° 43' 06" West, along said Right-of-Way and the Southwest line of said 89.775 acre tract, a distance of **2,572.95 feet** to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Southwest corner of a called 80.04 acre tract of land as described in deed to Vema Investments, LLC. as recorded in Instrument 2021-007855 of said Official Public Records, same being a Northwest corner of said 89.775 acre tract;

THENCE North 78° 46' 11" East, along the common line of said 80.04 acres and said 89.775 acres, a distance of **1,665.32 feet** to a 1/2 inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, and being the Southeast corner of said 80.04 acres;

THENCE North 29°54'41" West, along the common line of said 358.536 acres and said 80.04 acres, a distance of **956.23 feet** to a 1/2 inch iron rod found for an interior angle point in the West line of a called 2.606 acre tract of land described in deed to Ray C. Nash and wife, Helen K. Nash as recorded in Volume 76, Page 743 of said Official Public Records, same being a Northwest corner of said 358.536 acres;

THENCE North 12°42'23" East, along the common line of said 358.536 acres and said 2.606 acres, a distance of **100.55 feet** to a 1 inch iron pipe found on the South Right-of-Way line of County Road 205, a.k.a. Seawillow Road, a variable width Right-of-Way;

THENCE along the South Right-of-way and the North line of said 358.536 acres the following bearings and distances:

South 72°03'50" East, a distance of **65.07 feet** to a 1/2 inch iron rod found capped;

South 86°16'07" East, a distance of **189.45 feet** to a 1/2 inch iron rod found capped;

North 79°02'20" East, a distance of **350.87 feet** to a three way fence corner post found;

North 78°34'18" East, a distance of **1,963.89 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 64°47'06" East, a distance of **592.08 feet** to a 1/2" iron rod found capped for the North corner of a called 3.07 acre tract of land described in deed to Chris C. Chapman and Kimberly K. Hoffman Chapman as recorded in Instrument Number 2018-003545 of said Official Public Records;

THENCE departing said South Right-of-Way, along the common line of said 3.07 acres and said 358.536 acres the following bearings and distances:

South 24°46'35" West, a distance of **365.69 feet** to a 1/2 inch iron rod found capped;

South 62°46'06" East, a distance of **358.21 feet** to a fence corner post found;

North 24°38'27" East, a distance of **366.83 feet** to a 5/8 inch iron rod found on said South Right-of-Way, for the East corner of said 3.07 acres;

THENCE South 61°15'06" East, along said South Right-of-Way line, a distance of **472.51 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set for the North corner of the 20.000 acre remainder of said 160 acre tract;

THENCE over and across, said 160 acres the following three (3) courses and distances:

South 32°22'32" West, a distance of **639.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 24°59'14" East, a distance of **617.22 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

North 82°35'38" East, a distance of **1096.03 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set on the West Right-of-Way line of said CR 205 and the East line of said 160 acres;

THENCE South 14°17'18" East, a distance of **970.10 feet** to a "L" bracket with flagging found for the Northwest corner of a called 1.997 acre tract of land as described in deed to Russell A. Nickel, a single man, as recorded in Instrument Number 2020-003246 of said Official Public Records, and being on the East line of said 358.536 acres;

THENCE South 11°10'32" East, along the East line of said 358.536 acres, passing a 5/8 inch iron rod found for the Northwest corner of a called 9.152 acre tract of land as described in the deed to Brenda Gayle Bagwell Hagan, a married person, as her separate property and estate as recorded in Instrument Number 2021004181 of said Official Public Records, same being the Southwest corner of said 1.997 acres, continuing a total distance of **935.26 feet** to a 6 inch wood fence corner post found for the Southwest corner of said 9.152 acres, same being an interior ell corner of said 358.536 acres;

THENCE North 78°31'19" East, along a North line of said 358.536 and along the South line of said 9.152 acres and a called 9.152 acres of land as described in deed to William R Hagan and Brenda G Hagan, husband and wife, as recorded in Volume 273, Page 537 of said Official Public Records, and the South line of a called 9.15 acres of land described in deed to Delores Stanton Revocable Trust as recorded in Instrument Number 2023-003597 of said Official Public Records, a distance of **2095.92 feet** to a 6 inch wood fence corner post found on the West Right-of-Way line of said CR 205 for a Northeast corner of said 358.536 acres, same being the Southeast corner of said 9.15 acres;

THENCE along the West Right-of-Way line of said CR 205 the following bearings and distances:

South 09°58'20" East, a distance of **1445.88 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 13°05'03" East, a distance of **202.27 feet** to a 1/2 inch iron rod capped DATAPOINT#10194585 set;

South 23°19'16" East, a distance of **157.39 feet** to a 1/2 inch iron rod found capped for the Northeast corner of Lot 1, 2 and 3, Commanche Hill, Section One, a Subdivision in Caldwell County, Texas according to the Map or Plat of Records in Plat Cabinet A, Slide 28, Plat Records of Caldwell County, as described in deed to Beatrice Madrigal, a single person and John S. Rosales, a single person as recorded in Instrument Number 126568 of Official Public Records, same being the Southernmost Southeast corner of said 358.536 acres;

THENCE South 78°28'58" West, along the South line of said 358.536 acres, a distance of **4735.83 feet** to a 1 inch iron pipe found for the Southeast corner of said 85.00 acres and being the Southernmost Southwest corner of said 358.536 acres, from which a 1/2 inch iron rod found for the Southwest corner of said 85.00 acres bears South 78° 47' 06" West, a distance of 1,503.48 feet;

THENCE North 29°54'41" West, along the common line of said 85.00 acres and said 358.536 acres, a distance of **2533.18 feet** to a calculated point from which a 1/2 inch iron rod found capped "Hinkle Surveying" bears, South 78° 48' 18" West, a distance of 0.35 feet for the Northeast corner of said 85.00 acres and being the Southeast corner of said 89.775 acres;

THENCE South 78°46'18" West, along the South line of said 89.775 acres and the North line of said 85.00 acres, a distance of **1579.70 feet** to the **POINT OF BEGINNING**, containing an area of 25,637,112 Square Feet and/or **588.547 Acres** of land, more or less.

PID SUMMARY W/ OPCS

PID Summary

Cost Estimates



	Major Improvements	Global	Global Pre-PID Creation	Total MI Costs
1	Wastewater Gravity Line (Phase 1 to Lift Station)	\$ 1,014,110	\$ -	\$ 1,014,110
2	Regional Lift Station	\$ 3,434,782	\$ -	\$ 3,434,782
3	Seawillow Phase 1 Collector			
	Street Improvements	\$ 598,162	\$ -	\$ 598,162
	Water Improvements	\$ -	\$ 303,537	\$ 303,537
4	12 in FM 1322 Water Line Extension	\$ 193,489	\$ -	\$ 193,489
5	Phase 1 Turn Lane Improvements (TxDOT, 93.72% Allocation)*	\$ 1,646,226.68	\$ -	\$ 1,646,227
6	District Formation Costs	\$ 1,500,000	\$ -	\$ 1,500,000
7	Contingency (5%)	\$ 374,844		\$ 374,844
8	Professional fees (10%)	\$ 770,049		\$ 770,049
9	Soft Costs/Misc/Other	\$ 372,057	\$ -	\$ 372,057
	Total MI Improvements	\$ 9,903,720	\$ 303,537	\$ 10,207,258
	Direct Improvements - Public	IA #1	IA #1 Pre-PID Creation	Total Direct Costs
1	Grading/Site Preparation (Earthwork/E&S)	\$ -	\$ 686,594	\$ 686,594
2	Water	\$ 93,300	\$ 1,420,868	\$ 1,514,167
3	Wastewater	\$ -	\$ 1,905,972	\$ 1,905,972
4	Storm Drainage	\$ 4,940,085	\$ -	\$ 4,940,085
5	Street Improvements	\$ 4,007,859	\$ -	\$ 4,007,859
6	Sale of ROW	\$ -	\$ -	\$ -
7	District Formation Costs	\$ -	\$ -	\$ -
8	Contingency (5%)	\$ 682,341	\$ -	\$ 682,341
9	Professional fees (10%)	\$ 1,364,682	\$ -	\$ 1,364,682
10	Soft Costs/Misc./Other	\$ 200,609	\$ -	\$ 200,609
	Total Direct Improvements	\$ 11,288,876	\$ 4,013,434	\$ 15,302,310
	Private Improvements	IA #1	IA #1 Pre-PID Creation	Total Private Costs
1	Lot excavation	\$ 391,535	\$ -	\$ 391,535
2	Electrical	\$ 949,931.69	\$ -	\$ 949,932
3	Construction Material Testing	\$ 9,567.00	\$ -	\$ 9,567
4	Developer fees	\$ 134,568.00	\$ -	\$ 134,568
5	Landscape, Irrigation, Entries	\$ 500,000.00	\$ -	\$ 500,000
6	Geotech Report	\$ 35,000.00	\$ -	\$ 35,000
7	Phase 1 Turn Lane Improvement (6.28% Allocation)*	\$ 110,311	\$ -	\$ 110,311
8	Contingency (5%)	\$ 106,546	\$ -	\$ 106,546
	Total Direct Improvements	\$ 2,237,458	\$ -	\$ 2,237,458
	Total Project Costs			\$ 27,747,025

*See TxDOT Turn Lane allocations located directly behind the TxDot Turn Lane OPC's in the provided package.

MAJOR IMPROVEMENT OPCS

WW INTERCEPTOR TO LS-MAJOR

PRELIMINARY OPINION OF PROBABLE COST					
VIEWPOINT ENGINEERING					
PROJECT NAME:	WW Phase 1 to LS	SITE ACRES:		NO. OF LOTS:	N/A
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY:	
JOB NUMBER:		CREATED:	13-Nov-23	CHECKED BY:	
FILE NAME:	OPC	PRINTED:	13-Nov-23	REVISED BY:	
A. WASTEWATER					
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT	
ON-SITE SEWER					
Single Lot Service Tap	EA	0	\$1,500.00	\$ -	
Double Lot Service Tap	EA	0	\$2,000.00	\$ -	
12" SDR 26 PVC	LF	9,576	\$70.00	\$ 670,320.00	
4' Dia. Manhole	EA	20	\$5,833.91	\$ 116,678.20	
Existing Manhole Connection	EA	1	\$5,000.00	\$ 5,000.00	
Trench Protection	LF	9,576	\$1.12	\$ 10,725.12	
Testing	LF	9,576	\$2.07	\$ 19,822.32	
Base Backfill	TON	0	\$18.36	\$ -	
TOTAL WASTEWATER				\$ 822,545.64	
B. EARTHWORK/EROSION CONTROL AND CLEARING					
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT	
Silt Fencing (18")	LF	9,576	\$4.14	\$39,644.64	
Rock Berm	LF	50	\$35.00	\$1,750.00	
Stabilized Construction Entrance	EA	1	\$2,200.00	\$2,200.00	
Revegetation	SY	63,780	\$2.32	\$ 147,969.60	
TOTAL EARTHWORK/EROSION CONTROL AND CLEARING				\$ 191,564.24	
C. MISCELLANEOUS					
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT	
Mobilization	LS	1	\$ 48,194.50	\$ 48,194.50	
Payment and Performance Bond	LS	1	\$ 67,760.00	\$ 67,760.00	
Supervision	LS	1	\$ 15,678.00	\$ 15,678.00	
Construction Staking	LS	1	\$ 6,720.00	\$ 6,720.00	
TOTAL MISCELLANEOUS				\$ 138,352.50	
A. WASTEWATER				\$ 822,545.64	
B. EARTHWORK/EROSION CONTROL AND CLEARING				\$ 191,564.24	
C. MISCELLANEOUS				\$ 138,352.50	
TOTAL				\$ 1,152,462.38	
PROFESSIONAL FEES (10%)				\$ 115,246.24	
CONTINGENCY (5%)				\$ 57,623.12	
TOTAL W/ CONTINGENCY				\$ 1,325,331.74	

REGIONAL LIFT STATION- MAJOR

Opinion of Probable Construction Cost

DATE: 19-Feb-25
 JOB NUMBER:
 PREPARED BY: LWC
 CHECKED BY: LWC
 SHEET:



Regional Lift Station Phase 1

DESCRIPTION	QUANTITY	UNIT		UNIT COST	AMOUNT
Performance and Payment Bond	1.00	LS	@	\$111,500.00	\$111,500.00
Mobilization	1.00	LS	@	\$185,000.00	\$185,000.00
14" PVC Force Main	9,513.00	LF	@	\$150.00	\$1,426,950.00
28" Steel Casing (bore)	104.00	LF	@	\$800.00	\$83,200.00
Trench Safety Protection	9,513.00	LF	@	\$3.00	\$28,539.00
14" Gate Valves	6.00	EA	@	\$12,345.00	\$74,070.00
Fittings	2.00	TON	@	\$32,400.00	\$64,800.00
Inductive Tracer Wire	9,513.00	LF	@	\$2.75	\$26,160.75
HMAC Trench Repair	591.00	SY	@	\$75.00	\$44,325.00
Air Release Valve Assembly	1.00	EA	@	\$23,300.00	\$23,300.00
Vegetation/Reseed	5,635.00	SY	@	\$0.75	\$4,226.25
SWPPP	1.00	LS	@	\$25,000.00	\$25,000.00
Sanitary Sewer Manhole	1.00	EA	@	\$15,500.00	\$15,500.00
			@		\$0.00
Lift Station	1.00	LS	@	\$1,000,000.00	\$1,000,000.00
Concrete Pad	36.00	SY	@	\$76.00	\$2,736.00
Asphalt Paving	75.00	SY	@	\$73.00	\$5,475.00
Fence	400.00	LF	@	\$35.00	\$14,000.00
Wet Well	1.00	EA	@	\$300,000.00	\$300,000.00
			@		\$0.00
			@		\$0.00
			@		\$0.00
			@		\$0.00
SUBTOTAL ESTIMATED CONSTRUCTION COSTS					\$3,434,782.00
PROFESSIONAL FEES (10%)					\$343,478.20
CONTINGENCY COSTS (5%)					\$171,739.10
LAND ACQUISITION					
TOTAL ESTIMATED PROJECT COSTS					\$3,949,999.30

In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

PHASE 1 COLLECTOR- MAJOR

PRELIMINARY OPINION OF PROBABLE COST					
VIEWPOINT ENGINEERING					
PROJECT NAME:	Phase 1 Collector	SITE ACRES:		NO. OF LOTS:	0
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY:	
JOB NUMBER:		CREATED:	13-Nov-23	CHECKED BY:	
FILE NAME:	OPC	PRINTED:	13-Nov-23	REVISED BY:	
A. EARTHWORK/EROSION CONTROL AND CLEARING					
				UNIT	TOTAL
DESCRIPTION		UNIT	QUANTITIES	PRICE	AMOUNT
Silt Fencing (18")	LF	1,554		\$4.14	\$6,433.56
Rock Berm	LF	-		\$35.00	\$0.00
Stabilized Construction Entrance	EA	-		\$1,344.00	\$0.00
Site Clear, Grub and Preparation	AC	2		\$184.83	\$395.54
Excavation	CY	12,000		\$3.00	\$36,000.00
Embankment	CY	12,000		\$3.00	\$36,000.00
Inlet Protection	EA	12		\$95.20	\$1,142.40
Revegetation	SY	3,454		\$2.32	\$8,013.28
Drill Seed Lots	SY	0		\$0.34	-
TOTAL EARTHWORK/EROSION CONTROL AND CLEARING					\$ 87,984.78
B. PAVEMENT AND APPURTENANCES					
				UNIT	TOTAL
DESCRIPTION		UNIT	QUANTITIES	PRICE	AMOUNT
Lime Stabilization (8")	SY	8,116		\$ 10.00	\$ 81,160.00
Subgrade Prep	SY	8,116		\$ 2.00	\$ 16,232.00
Base Course (10")	SY	8,116		\$ 12.16	\$ 98,690.56
HMAC (2.5")	SY	7,084		\$ 17.42	\$ 123,403.28
Curb & Gutter	LF	3,109		\$ 19.19	\$ 59,661.71
6" Concrete (Alleys)	SY	0		\$ 90.00	-
ADA Ramps	EA	16		\$ 2,126.88	\$ 34,030.08
Striping & Signage	LS	1		\$ 70,000.00	\$ 70,000.00
Traffic Control	LS	1		\$ 6,000.00	\$ 6,000.00
5' Concrete Sidewalk	SY	0		\$ 78.76	-
Street Lighting	EA	6		\$ 3,500.00	\$ 21,000.00
TOTAL PAVEMENT AND APPURTENANCES					\$ 510,177.63
C. MISCELLANEOUS					
				UNIT	TOTAL
DESCRIPTION		UNIT	QUANTITIES	PRICE	AMOUNT
Mobilization	LS	1		\$ -	\$ -
Payment and Performance Bond	LS	1		\$ 18,654.00	\$ 18,654.00
Supervision	LS	1		\$ 10,000.00	\$ 10,000.00
Construction Staking	LS	1		\$ 6,720.00	\$ 6,720.00
TOTAL MISCELLANEOUS					\$ 35,374.00
A. EARTHWORK/EROSION CONTROL AND CLEARING					
					\$ 87,984.78
B. PAVEMENT AND APPURTENANCES					
					\$ 510,177.63
C. MISCELLANEOUS					
					\$ 35,374.00
SUBTOTAL					
					\$ 633,536.41
PROFESSIONAL FEES					
					\$ 63,353.64
CONTINGENCY (5%)					
					\$ 31,676.82
					\$ 728,566.87

COLLECTOR WL PRE-PID-MAJOR

PRELIMINARY OPINION OF PROBABLE COST - SEAWILLOW					
VIEWPOINT ENGINEERING					
PROJECT NAME:	COLLECTOR WATERLINE (PRE-PID FORMATION)	SITE ACRES:		NO. OF LOTS:	
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY:	EH
JOB NUMBER:		CREATED:	5/13/2025	CHECKED BY:	LC
FILE NAME:	OPC	PRINTED:	13-May-25	REVISED BY:	LC
A. WATER					
				UNIT	TOTAL
<i>DESCRIPTION</i>		<i>UNIT</i>	<i>QUANTITIES</i>	<i>PRICE</i>	<i>AMOUNT</i>
ON-SITE WATER					
Double Water Service		EA	12	\$2,366.51	\$ 28,398.12
8" C900 PVC Water Line		LF	1,504	\$47.52	\$ 71,470.08
Trench Protection		LF	1,504	\$0.56	\$ 842.24
Testing		LF	1,504	\$1.12	\$ 1,684.48
8" Gate Valve		EA	10	\$2,534.99	\$ 25,349.90
Waterline Bore		LF	140	\$657.45	\$ 92,043.00
Base Backfill		TON	400	\$18.36	\$ 7,344.00
TOTAL WATER					\$ 227,131.82
B. SITEWORK/EROSION CONTROL AND CLEARING					
				UNIT	TOTAL
<i>DESCRIPTION</i>		<i>UNIT</i>	<i>QUANTITIES</i>	<i>PRICE</i>	<i>AMOUNT</i>
Silt Fencing (18")		LF	1,504.00	\$ 4.14	\$ 6,226.56
Site Clear, Grub and Preparation		AC	1	\$ 184.83	\$ 92.42
Revegetation		SY	1,985	\$ 2.32	\$ 4,605.20
TOTAL EARTHWORK/EROSION CONTROL AND CLEARING					\$ 10,924.18
C. MISCELLANEOUS					
				UNIT	TOTAL
<i>DESCRIPTION</i>		<i>UNIT</i>	<i>QUANTITIES</i>	<i>PRICE</i>	<i>AMOUNT</i>
Mobilization		LS	1	\$ 48,194.50	\$ 48,194.50
Supervision		LS	1	\$ 77,934.08	\$ 10,567.00
Construction Staking		LS	1	\$ 6,720.00	\$ 6,720.00
TOTAL MISCELLANEOUS					\$ 65,481.50
A. WATER					
					\$ 227,131.82
B. EARTHWORK/EROSION CONTROL AND CLEARING					
					\$ 10,924.18
C. MISCELLANEOUS					
					\$ 65,481.50
SUBTOTAL					
					\$ 303,537.50
PROFESSIONAL FEES					
					\$ 30,353.75
CONTINGENCY (5%)					
					\$ 15,176.87
DISTRICT FORMATION					
					\$ 1,500,000.00
TOTAL					
					\$ 1,849,068.12

FM 1322 12" WL EXT.- MAJOR

PRELIMINARY OPINION OF PROBABLE COST - SEAWILLOW				
VIEWPOINT ENGINEERING				
PROJECT NAME:	FM 1322 12" EXTENSION	SITE ACRES:		NO. OF LOTS:
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY:
JOB NUMBER:		CREATED:	5/13/2025	CHECKED BY:
FILE NAME:	OPC	PRINTED:	13-May-25	REVISED BY:
A. WATER				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT
ON-SITE WATER				
Connect to Existing with 12x12 Cut In Tee	EA	1	\$6,311.62	\$ 6,311.62
12" C900 PVC Water Line	LF	1,860	\$79.27	\$ 147,442.20
Trench Protection	LF	1,860	\$0.56	\$ 1,041.60
Testing	LF	1,860	\$1.12	\$ 2,083.20
12" Gate Valve	EA	4	\$4,173.26	\$ 16,693.04
Base Backfill	TON	400	\$18.36	\$ 7,344.00
TOTAL WATER				\$ 180,915.66
B. SITEWORK/EROSION CONTROL AND CLEARING				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT
Silt Fencing (18")	LF	1,860.00	\$ 4.14	\$ 7,700.40
Site Clear, Grub and Preparation	AC	0.42	\$ 184.83	\$ 77.63
Revegetation	SY	2,067	\$ 2.32	\$ 4,795.44
TOTAL EARTHWORK/EROSION CONTROL AND CLEARING				\$ 12,573.47
C. MISCELLANEOUS				
DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT
Mobilization	LS	1	\$ 48,194.50	\$ 48,194.50
Supervision	LS	1	\$ 77,934.08	\$ 77,934.08
Construction Staking	LS	1	\$ 6,720.00	\$ 6,720.00
TOTAL MISCELLANEOUS				\$ 132,848.58
A. WATER				\$ 180,915.66
B. EARTHWORK/EROSION CONTROL AND CLEARING				\$ 12,573.47
C. MISCELLANEOUS				\$ 132,848.58
SUBTOTAL				\$ 326,337.71
PROFESSIONAL FEES				\$ 32,633.77
CONTINGENCY (5%)				\$ 16,316.89
TOTAL				\$ 375,288.36

TXDOT LEFT TURN LANE- MAJOR

ViewPoint Engineering
 Engineer's OPC
 2121 E. 6th St
 Austin, TX

PROJECT:						
Seawillow Ranch FM 1322 Left Turn Lane						
						DATE:
						4/23/2025
The SubContract is changed as follows:						
Turn Lanes Site 1 & 2						
	Site 1 Turn Lane		QTY	Unit	Unit Price	Add/Deduct
1	Bond		1	LS	\$4,787.18	\$4,787.18
2	Mobilization/Supervision		1	LS	\$32,103.89	\$32,103.89
3	Staking		1	LS	\$3,009.08	\$3,009.08
4	Traffic Control - One Lane Closure W/ Flaggers		1	LS	\$114,398.64	\$114,398.64
5	Saw Cut		1063	LF	\$5.47	\$5,814.61
6	Relocate Comm Sign		2	EA	\$260.07	\$520.14
7	Relocate Mailbox		1	EA	\$260.07	\$260.07
8	Relocate Existing FM 1322 Sign		1	EA	\$390.10	\$390.10
9	Locate Existing Utilities		1	LS	\$7,053.15	\$7,053.15
10	Excavation		1363	CY	\$12.83	\$17,487.29
11	Embankment		159	CY	\$33.57	\$5,337.63
12	Fine Grade		2087	SY	\$1.90	\$3,965.30
13	Subgrade Prep		3253	SY	\$6.42	\$20,884.26
14	Mill Tie in		326	SY	\$19.49	\$6,353.74
15	4.5" Type D HMAC		2407	SY	\$47.19	\$113,586.33
16	14" Base (TxDot)		3253	SY	\$31.58	\$102,729.74
17	Black Base at Lay Road Intersection		333	SF	\$11.95	\$3,979.35
18	Pavement Markings		1	LS	\$39,962.73	\$39,962.73
19	Hydromulch		2087	SY	\$4.79	\$9,996.73
20	Erosion Blanket		2087	SY	\$3.42	\$7,137.54
21	Silt Fence		1806	LF	\$5.20	\$9,391.20
22	Rock Berm		21	LF	\$34.95	\$733.95
23	Select Fill for FM Under Pmt		2127	TN	\$22.23	\$47,283.21
24	Haul Excess to Site		2481	CY	\$7.52	\$18,657.12
25						\$ -
						\$575,822.98

	Site 2 Turn Lane		QTY	Unit	Unit Price	Add/Deduct
1	Bond		1	LS	\$9,574.36	\$9,574.36
2	Mobilization/Supervision		1	LS	\$48,283.59	\$48,283.59
3	Staking		1	LS	\$4,513.63	\$4,513.63
4	Traffic Control - One Lane Closure W/ Flaggers		1	LS	\$247,751.79	\$247,751.79
5	Saw Cut		3,806	LF	\$5.47	\$20,818.82
6	Relocate Existing No Engine Break Sign		1	EA	\$260.07	\$260.07
7	Relocate Mailbox		1	EA	\$260.07	\$260.07
8	Relocate Existing 45 MPH Speed Limit Sign		1	EA	\$260.07	\$260.07
9	Relocate Existing Lockhart City Limit Sign		1	EA	\$260.07	\$260.07
10	Relocate Lay Road Sign		1	EA	\$260.07	\$260.07
11	Locate Existing Utilities		1	LS	\$7,053.15	\$7,053.15
12	Excavation		3,684	CY	\$12.83	\$47,265.72
13	Embankment		417	CY	\$29.85	\$12,447.45
14	Fine Grade		5,578	SY	\$1.90	\$10,598.20
15	Subgrade Prep		7,684	SY	\$6.42	\$49,331.28
16	4.5" Type D HMAC		5,459	SY	\$47.19	\$257,610.21
17	14" Base (TxDot)		7,684	SY	\$29.89	\$229,674.76
18	Pavement Markings		1	LS	\$81,084.63	\$81,084.63
19	4" Concrete Driveway		389	SY	\$126.70	\$49,286.30
20	Hydromulch		5,578	SY	\$4.79	\$26,718.62
21	Erosion Blanket		5,578	SY	\$3.42	\$19,076.76

TXDOT LEFT TURN LANE-MAJOR

22	Silt Fence	3,783	LF	\$5.20	\$19,671.60
23	Concrete Wash	1	EA	\$1,367.76	\$1,367.76
24	Maintain Existing Drive During Const.	2	EA	\$1,443.48	\$2,886.96
25	Select Fill for FM Under Pnmt	721	TON	\$22.38	\$16,135.98
26	Haul Excess to Site	3,238	CY	\$5.64	\$18,262.32
					\$1,180,714.24
				Total Construction Cost	\$1,756,537.22
				Professional Fees	\$175,653.72
				Contingency (5%)	\$87,826.86
				CC w/ Contingency	\$2,020,017.80
Notes:					

Any other work not listed above is excluded
 Fence relocation/demo not included
 SWPPP is excluded
 Complete 1" overlay of road is not included - not shown
 Please confirm we have the correct section quoted since it

TxDOT Turn Lane Allocation	
Phase 1	5,872
Phase 2	2,637
Phase 3	3,772
Phase 4	4,102
Phase 5	8,194
Total Proposed Development	24,577
2023 TxDOT AADT	1,647
Total Overall Trips After Development	26,224
% of Trips from Development	93.72%

1. TxDOT Annual Average Daily Trips (AADT) we referenced from the following website: [TxDOT Annual Average Daily Traffic Counts \(Public\) | TxDOT Open Data Portal](#)
2. Development trips were obtained from the September 2024 version of the Seawillow Ranch TIA.

TxDOT Annual Average Daily Traffic Counts (Public)

✔ Authoritative

TPP Traffic Section

Texas Department of Transportation

Summary

Point layer of AADT traffic count data that includes current and historical AADT on Texas state system and national highway system roadways.

[View Full Details](#)

[Download](#)

Details

 **Dataset**
Feature Layer

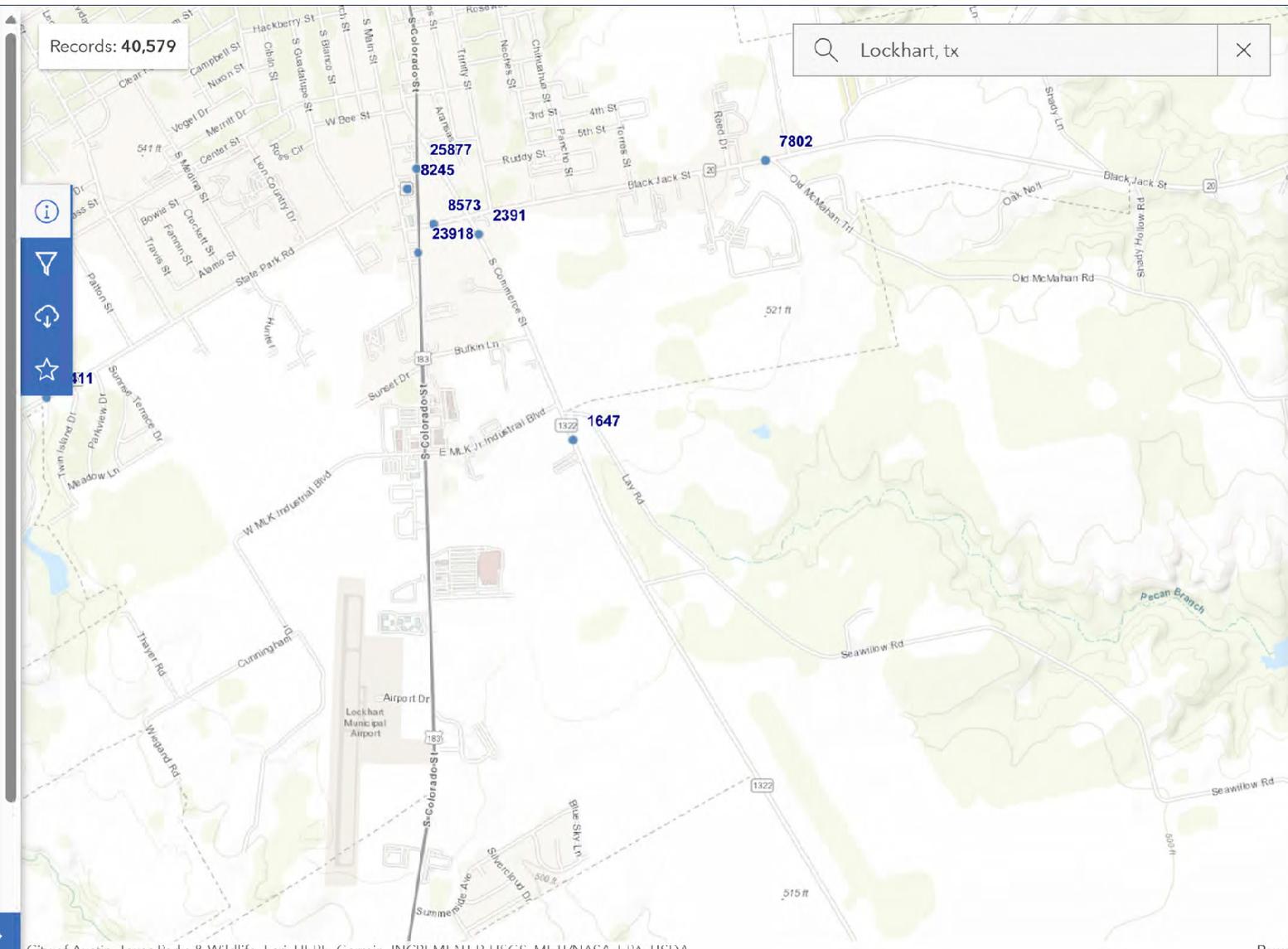
 **January 6, 2025**
Info Updated

 **August 26, 2024**
Data Updated

 **July 22, 2024**
Published Date

 **Records: 40,579**
[View data table](#)

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IMPROVEMENT AREA #1 OPCS

PHASE DIRECT-IMPROVEMENT AREA #1

PRELIMINARY OPINION OF PROBABLE COST - SEAWILLOW					
VIEWPOINT ENGINEERING					
PROJECT NAME:	Phase 1	SITE ACRES:		NO. OF LOTS:	414
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY:	EH
JOB NUMBER:		CREATED:	13-Nov-23	CHECKED BY:	LC
FILE NAME:	OPC	PRINTED:	13-Mar-23	REVISED BY:	LC
A. WATER					
PRE-PID CREATION				UNIT PRICE	TOTAL AMOUNT
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITIES</i>			
ON-SITE WATER					
Single Lot Service Tap	EA	59		\$1,471.27	\$ 86,804.93
Double Lot Service Tap	EA	156		\$2,366.51	\$ 369,175.56
Connect to Existing with 12x12 Cut In Tee	EA	2		\$6,311.62	\$ 12,623.24
8" C900 PVC Water Line	LF	14,896		\$47.52	\$ 707,857.92
8" Gate Valve	EA	58		\$2,534.99	\$ 147,029.42
Trench Protection	LF	14,896		\$0.56	\$ 8,341.76
Testing	LF	14,896		\$1.12	\$ 16,683.52
Fire Hydrant Assembly	EA	9		\$6,828.11	\$ 61,452.99
8" Blowoff Valve	EA	6		\$2,148.89	\$ 12,893.34
12" Gate Valve	EA	4		\$4,173.26	\$ 16,693.04
Irrigation Service	EA	1		\$3,007.64	\$ 3,007.64
Base Backfill	TON	3,900		\$18.36	\$ 71,604.00
TOTAL WATER					\$ 1,514,167.36
B. WASTEWATER					
PRE-PID CREATION				UNIT PRICE	TOTAL AMOUNT
<i>DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITIES</i>			
ON-SITE SEWER & LIFT STATION					
Single Lot Service Tap	EA	62		\$1,284.51	\$ 79,639.62
Double Lot Service Tap	EA	177		\$2,417.01	\$ 427,810.77
8" SDR 26 PVC	LF	16,812		\$41.86	\$ 703,750.32
12" SDR 26 PVC	LF	215		\$78.95	\$ 16,974.25
4' Dia. Manhole	EA	39		\$5,833.91	\$ 227,522.49
4' Dia. Manhole- Extra Vertical Depth	EA	4		\$680.44	\$ 2,721.76
5' Manhole	EA	21		\$11,051.95	\$ 232,090.95
Trench Protection	LF	17,027		\$1.12	\$ 19,070.24
Testing	LF	17,027		\$2.07	\$ 35,245.89
Base Backfill	TON	8,777		\$18.36	\$ 161,145.72
TOTAL WASTEWATER					\$ 1,905,972.01
C. STORM WATER MANAGEMENT AND PONDS					
DESCRIPTION	UNIT	QUANTITIES		UNIT PRICE	TOTAL AMOUNT
18" RCP	LF	2,795		\$ 56.83	\$ 158,839.85
24" RCP	LF	4,808		\$ 73.49	\$ 353,339.92
36" RCP	LF	1,495		\$ 134.60	\$ 201,227.00
3'x3' RBC	LF	790		\$ 284.17	\$ 224,494.30
4'x3' RBC	LF	3,719		\$ 322.22	\$ 1,198,336.18
5'x3' RBC	LF	1,151		\$ 457.52	\$ 526,605.52
4' Manhole	EA	21		\$ 4,075.46	\$ 85,584.66
Curb Inlets	EA	110		\$ 5,254.08	\$ 577,948.80
5' Manhole	EA	18		\$ 5,165.08	\$ 92,971.44
5' Manhole Extra Vertical Depth	EA	13		\$ 750.44	\$ 9,755.72
5x5 Junction Box Extra Vertical Depth	EA	5		\$ 750.25	\$ 3,751.25
5x5 Junction Box	EA	8		\$ 17,354.30	\$ 138,834.40
6x6 Junction Box	EA	18		\$ 7,143.99	\$ 128,591.82
6x6 Junction Box Extra Vertical Depth	EA	40		\$ 840.06	\$ 33,602.40
8x8 Junction Box	EA	15		\$ 10,229.96	\$ 153,449.40
24" SET	EA	0		\$ 2,981.94	-
4x3 Headwall with Closure Pour	EA	1		\$ 15,400.53	\$ 15,400.53

**PRELIMINARY OPINION OF PROBABLE COST - SEAWILLOW
VIEWPOINT ENGINEERING**

PROJECT NAME:	Phase 1	SITE ACRES:		NO. OF LOTS:	414
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY:	EH
JOB NUMBER:		CREATED:	13-Nov-23	CHECKED BY:	LC
FILE NAME:	OPC	PRINTED:	13-Mar-23	REVISED BY:	LC
5x3 Headwall	EA	1	\$ 13,676.84	\$	13,676.84
Trench Safety	LF	8,204	\$ 1.12	\$	9,188.48
Base Backfill	TON	7,738	\$ 18.36	\$	142,069.68
3'x2' RBC	LF	273	\$ 299.30	\$	81,708.90
3'x2' SET	EA	1	\$ 9,622.01	\$	9,622.01
4'x4' Grate Inlet	EA	2	\$ 6,556.02	\$	13,112.04
SCRAP AND REBUILD PRODUCED MANHOLES AND INLETS	LS	1	\$ 50,085.55	\$	50,085.55
Detention Ponds	EA	1	\$ 717,888.75	\$	717,888.75

TOTAL STORM WATER MANAGEMENT AND PONDS \$ **4,940,085.44**

D. SITEWORK/EROSION CONTROL AND CLEARING

DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT
Silt Fencing (18")	LF	6,916.00	\$ 4.14	\$ 28,632.24
Stabilized Construction Entrance	EA	1	\$ 1,344.00	\$ 1,344.00
Site Clear, Grub and Preparation	AC	90	\$ 184.83	\$ 16,706.78
Import/Export-Stockpile On Site	CY	41,093	\$ 0.06	\$ 2,465.58
Embankment	CY	131,882	\$ 2.33	\$ 307,285.06
Excavation	CY	134,548	\$ 2.91	\$ 391,534.68
Revegetation	SY	96,886	\$ 2.32	\$ 224,775.52
Fine Grade/Scab to Existing Rough Cut (Street Adj)	SY	378	\$ 0.41	\$ 154.98
Drill Seed Lots	SY	278,139	\$ 0.34	\$ 94,567.26
Inlet Protection	EA	112	\$ 95.20	\$ 10,662.40

TOTAL EARTHWORK/EROSION CONTROL AND CLEARING \$ **1,078,128.50**

E. PAVEMENT AND APPURTENANCES

DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT
Sidewalks	SY	1083	\$ 78.76	\$ 85,297.08
Concrete Paving	SY	448	\$ 87.60	\$ 39,244.80
Subgrade Prep	SY	72,720	\$ 2.16	\$ 157,075.20
8" Lime Stabilization	SY	72,720	\$ 8.16	\$ 593,395.20
11" Base	SY	63,620	\$ 13.36	\$ 849,963.20
12" Base	SY	9,100	\$ 15.21	\$ 138,411.00
2.5" HMAC	SY	47,496	\$ 21.56	\$ 1,024,013.76
4" HMAC	SY	7,347	\$ 34.16	\$ 250,973.52
Curb & Gutter	LF	32,192	\$ 19.19	\$ 617,764.48
ADA Ramps	EA	84	\$ 2,126.88	\$ 178,657.92
Striping & Signage	LS	1	\$ 67,463.20	\$ 67,463.20
Traffic Control	LS	1	\$ 5,600.00	\$ 5,600.00

TOTAL PAVEMENT AND APPURTENANCES \$ **4,007,859.36**

F. MISCELLANEOUS

DESCRIPTION	UNIT	QUANTITIES	UNIT PRICE	TOTAL AMOUNT
Mobilization	LS	1	\$ 48,194.50	\$ 48,194.50
Payment and Performance Bond	LS	1	\$ 67,760.00	\$ 67,760.00
Supervision	LS	1	\$ 77,934.08	\$ 77,934.08
Construction Staking	LS	1	\$ 6,720.00	\$ 6,720.00

TOTAL MISCELLANEOUS \$ **200,608.58**

PHASE DIRECT-IMPROVEMENT AREA #1

PRELIMINARY OPINION OF PROBABLE COST - SEAWILLOW				
VIEWPOINT ENGINEERING				
PROJECT NAME:	Phase 1	SITE ACRES:		NO. OF LOTS: 414
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY: EH
JOB NUMBER:		CREATED:	13-Nov-23	CHECKED BY: LC
FILE NAME:	OPC	PRINTED:	13-Mar-23	REVISED BY: LC
A. WATER				\$ 1,514,167.36
B. WASTEWATER				\$ 1,905,972.01
C. STORM WATER MANAGEMENT AND PONDS				\$ 4,940,085.44
D. EARTHWORK/EROSION CONTROL AND CLEARING				\$ 1,078,128.50
E. PAVEMENT AND APPURTENANCES				\$ 4,007,859.36
F. MISCELLANEOUS				\$ 200,608.58
PROFESSIONAL FEES (10%)				\$ 1,364,682.13
CONTINGENCY (5%)				\$ 682,341.06
DISTRICT FORMATION				\$ 0
TOTAL				\$ 15,693,844. 44
			PER LOT	\$ 40,323.30

ASSUMPTIONS/EXCLUSIONS/DISCLAIMERS

PHASE 1 WATER AFTER PID- DIRECT- IMPROVEMENT AREA #1

PRELIMINARY OPINION OF PROBABLE COST - SEAWILLOW					
VIEWPOINT ENGINEERING					
PROJECT NAME:	PHASE 1 WATER AFTER PID CREATION	SITE ACRES:		NO. OF LOTS:	
CITY:	LOCKHART, TEXAS	PHASE ACRES:	-	CREATED BY:	EH
JOB NUMBER:		CREATED:	5/13/2025	CHECKED BY:	LC
FILE NAME:	OPC	PRINTED:	13-May-25	REVISED BY:	LC
A. WATER					
				UNIT	TOTAL
DESCRIPTION		UNIT	QUANTITIES	PRICE	AMOUNT
ON-SITE WATER					
Single Water Service		EA	3	\$1,471.27	\$ 4,413.81
Double Water Service		EA	9	\$2,366.51	\$ 21,298.59
8" C900 PVC Water Line		LF	681	\$47.52	\$ 32,361.12
Trench Protection		LF	681	\$0.56	\$ 381.36
Testing		LF	681	\$1.12	\$ 762.72
8" Gate Valve		EA	3	\$2,148.89	\$ 6,446.67
Base Backfill		TON	198	\$18.36	\$ 3,635.28
TOTAL WATER					\$ 69,299.55
B. MISCELLANEOUS					
				UNIT	TOTAL
DESCRIPTION		UNIT	QUANTITIES	PRICE	AMOUNT
Mobilization		LS	1	\$ 8,000.00	\$ 8,000.00
Supervision		LS	1	\$ 15,000.00	\$ 15,000.00
Construction Staking		LS	1	\$ 1,000.00	\$ 1,000.00
TOTAL MISCELLANEOUS					\$ 24,000.00
A. WATER					\$ 69,299.55
B. MISCELLANEOUS					\$ 24,000.00
SUBTOTAL					\$ 93,299.55
PROFESSIONAL FEES					\$ 9,329.96
CONTINGENCY (5%)					\$ 4,664.98
TOTAL					\$ 107,294.48