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TRES LAURELS SPECIAL IMPROVEMENT DISTRICT

PID SUMMARY

1. Public Improvement District:

- a. Name: Tres Laurels Special Improvement District
- b. Location: West of HWY 90 and Grosenbacher
- c. Applicant/Property Owner: Equitable Land Holdings, LLC, Hooda Enterprises, Inc., and SA Given to Fly, LLC
- d. Applicant/Developer: SA Far Rider, LLC
- e. Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
- f. Acreage: Approximately 311.235 acres
- g. Water/Sewer: SAWS

2. Statutory Authority, Ad Valorem Tax, and Sales and Use Tax:

- a. The Tres Laurels Special Improvement District (District) would be a public improvement district created pursuant to Chapter 382 of the TX Local Gov't Code with the power to assess ad valorem tax at a rate not to exceed the City's tax rate, sales and use tax not to exceed 2% per taxable sale subject to the state sales and use tax rate, and the power to issue bonds

3. Project:

- a. 1,075 Single Family Homes (approximately \$225k /unit), +/- 201 MF Units, and +/- 2.412 acres of Commercial
- b. Proposed On-Site Improvements: Individual Lot Improvements (onsite), Collector Roadway, Montgomery Road Expansion, SAWS CIP Water Extension
- c. Proposed Off-Site Improvements: Offsite SAWS CIP Water Extension
- d. Improvements are dependent on phasing/adjacent platting, County obtaining the necessary ROW/easements, other developer improvements, and reimbursements through the District
- e. Improvement Costs: approximately \$54.1M for onsite/total Improvement Cost
- f. District Revenue: approximately \$41.9M