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STONE GARDEN SPECIAL IMPROVEMENT DISTRICT

PID SUMMARY

1. Public Improvement District:

- a. Name: Stone Garden Special Improvement District
- b. Location: Generally Northeast of Old Corpus Christi Rd. and Richter Road
- c. Property Owner: Davis McCrary Property Trust
- d. Applicant: Lennar Homes of Texas Land & Construction
- e. Jurisdiction: Bexar County (City of San Antonio's Extraterritorial Jurisdiction)
 - Bexar County Precinct 4
 - Closest to City of San Antonio City Council District 3
- f. Acreage: +/- 423.15 acres
- g. Water: SAWS Water CCN & East Central Special Utility District (ECSUD) Water CCN
- h. Sewer CCN: SAWS Sewer CCN & partially outside any Sewer CCN

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

- a. The Stone Garden Special Improvement District (District) would be a public improvement district created pursuant to Chapter 382 of the TX Local Government 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. 100% single-family residential development, 2,202 total lots
- b. Proposed On-Site Improvements: Individual Lot Improvements, Streets, Utilities, Drainage and Grading, Amenity, Open Space, Sanitary Sewer Extension with Lift Station Improvements
- c. Proposed Off-Site Improvements: Turn Lane, Utility Extension, Traffic Light, and Driveways
- d. Improvements are dependent on phasing/adjacent platting, other developer improvements, and reimbursements through the District