

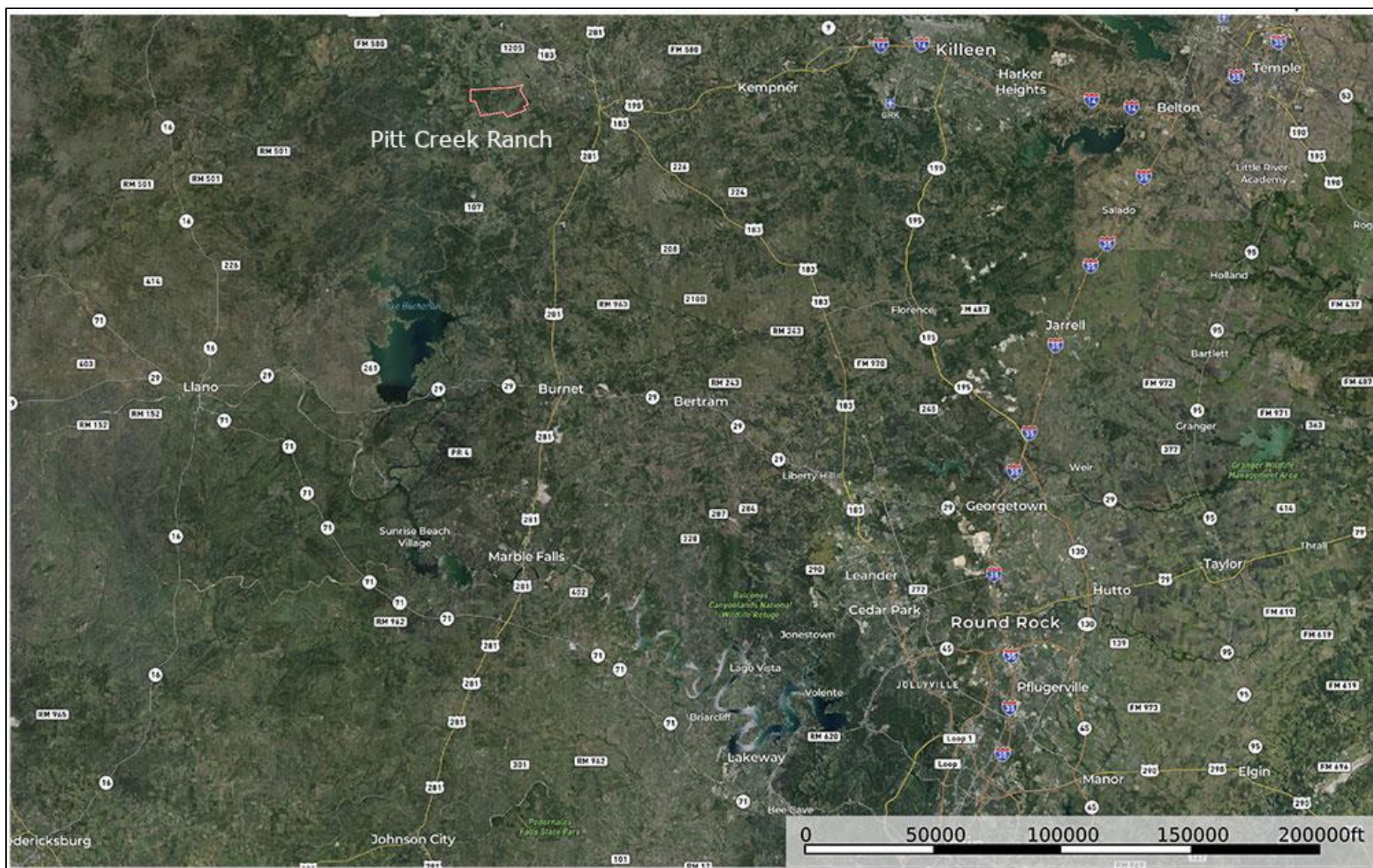


www.austinranchroundup.com



Pitt Creek Ranch, 2819 acres, Lampasas County. Potential for 421
two to ten-acre lots with
MUD in place!

Austin Ranch Roundup pricing \$8,900 per acre.





WFL DATA

Acres	100.00
Section 1	25.00
Section 2	25.00
Section 3	25.00
Section 4	25.00
Total	100.00

Notes:

1. This map was prepared by WFL and is not a legal document. It is for informational purposes only.
2. The boundaries shown on this map are based on the best available information and are not guaranteed.
3. The area shown on this map is not to be used for any purpose without the written consent of WFL.
4. The area shown on this map is not to be used for any purpose without the written consent of WFL.



WICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
1000 LINDSEY BLVD., SUITE 100
DENVER, CO 80202
(303) 733-1100



Pitt Creek Ranch
Preliminary Control & Plan

DATE: 06/01/2010
DRAWN BY: J. WICKREY
CHECKED BY: J. WICKREY
APPROVED BY: J. WICKREY



Notes:

1. This map was prepared by WFL and is not a legal document. It is for informational purposes only.
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Pitt Creek Ranch

2,819 acres & MUD, Lampasas County

Development Analysis

- $2,819 \text{ acres} \times 43,560 = 122,795,640 \text{ SF}$
- $122,795,640 \text{ SF} \times 60\% = 73,677,384 \text{ SF}$ of developable land
- $73,677,384 \text{ SF} / 421 \text{ lots} = 175,005 \text{ SF} = 4\text{-acre average lot size}$
- Average lot frontage = Approx 250 Lineal Feet
- $421 \text{ lots} \times 250' = \text{Approx } 105,250 \text{ LF} / 2 = 52,625 \text{ LF}$ of roads to accommodate 421 lots
- $52,625 \text{ LF} \times \$700 \text{ per LF} = \$36,837,500$ approx. cost to build road
- $421 \text{ water tap fees} \times \$2,500 = \$1,052,500$ water tap fees
- 20,000 LF of offsite water line extension + water treatment plant improvements + pump station = \$4.5 million (per CORIX)
- $\$36,837,500 + \$1,052,500 + \$4,500,000 = \$42,390,000$ approx. cost to build roads
- $\$42,390,000 / 421 \text{ lots} = \$100,688$ approx. per lot cost to develop
- MUD deductions = \$4,500,000 for offsite water cost & \$25,786,250 for onsite development costs = \$30,286,250 in MUD reimbursements
- $\$42,390,000 \text{ cost} - \$30,286,250 \text{ MUD} = \$12,103,750$ development cost
- $\$12,103,750 / 421 \text{ lots} = \$28,750$ approx. per lot cost to develop with MUD reimbursements
- $\$700,000 \text{ home value} / 25\% = \$175,000$ value of finished lot
- $\$175,000 \text{ value} - \$28,750 \text{ cost} = \$146,250$ land value
- $\$146,250 \times 421 \text{ lots} = \$61,751,250$
- $\$61,751,250 \text{ developed value} - \$25,089,100 \text{ land cost} = \$36,662,150$ potential gross profit



Eight Point Ranch, 142 acres, Williamson County. Approved for 102 one-acre lots. 104 water taps pre-paid to Manville Water.

Austin Ranch Roundup pricing = \$4,950,000.







NUMBER OF
TOTAL LOTS = 100



DRAINAGE
EASEMENT



Eight Point Ranch

140 acres, Williamson County

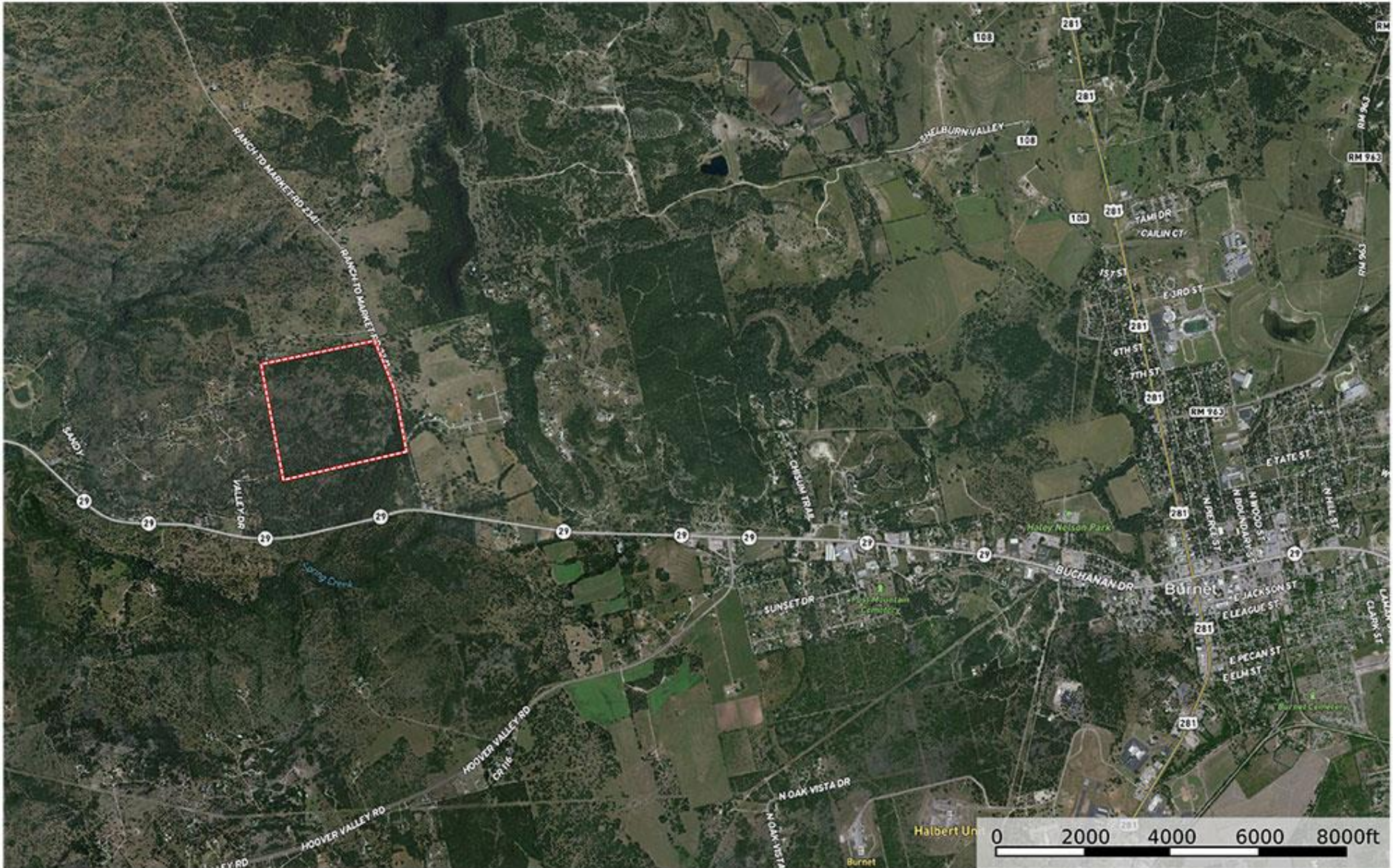
Development Analysis

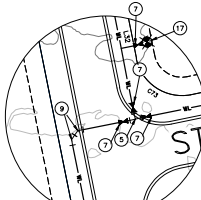
- **140 acres x 43,560 SF = 6,098,400 SF**
- **6,098,400 SF x 70% = 4,268,880 SF of developable land**
- **4,268,880 SF / 100 lots = 1-acre average lot size**
- **Average lot frontage = 270 LF**
- **100 Lots x 270 LF = 27,000 LF / 2 = 13,500 LF of roads to accommodate 100 one acre lots**
- **13,500 LF of road x \$500 per LF = \$6,750,000 approx. cost to build road**
- **100 water tap fees pre-paid with Manville water at \$3,800 each = \$380,000**
- **\$6,750,000 + \$380,000 = \$7,130,000 approx. cost to build roads**
- **\$7,130,000 / 100 lots = \$71,300 cost per lot to develop**
- **\$600,000 home value / 25% = \$150,000 value of finished lot**
- **\$150,000 value - \$71,300 cost = \$78,700 land value**
- **\$78,700 land value x 100 lots = \$7,870,000**
- **\$7,870,000 developed land value - \$4,950,000 land cost = \$2,920,000 potential gross profit**



The Reserve at Burnet Woods, 168 acres, Burnet County. Preliminary plat for 86 one to five-acre lots. City of Burnet water at site.

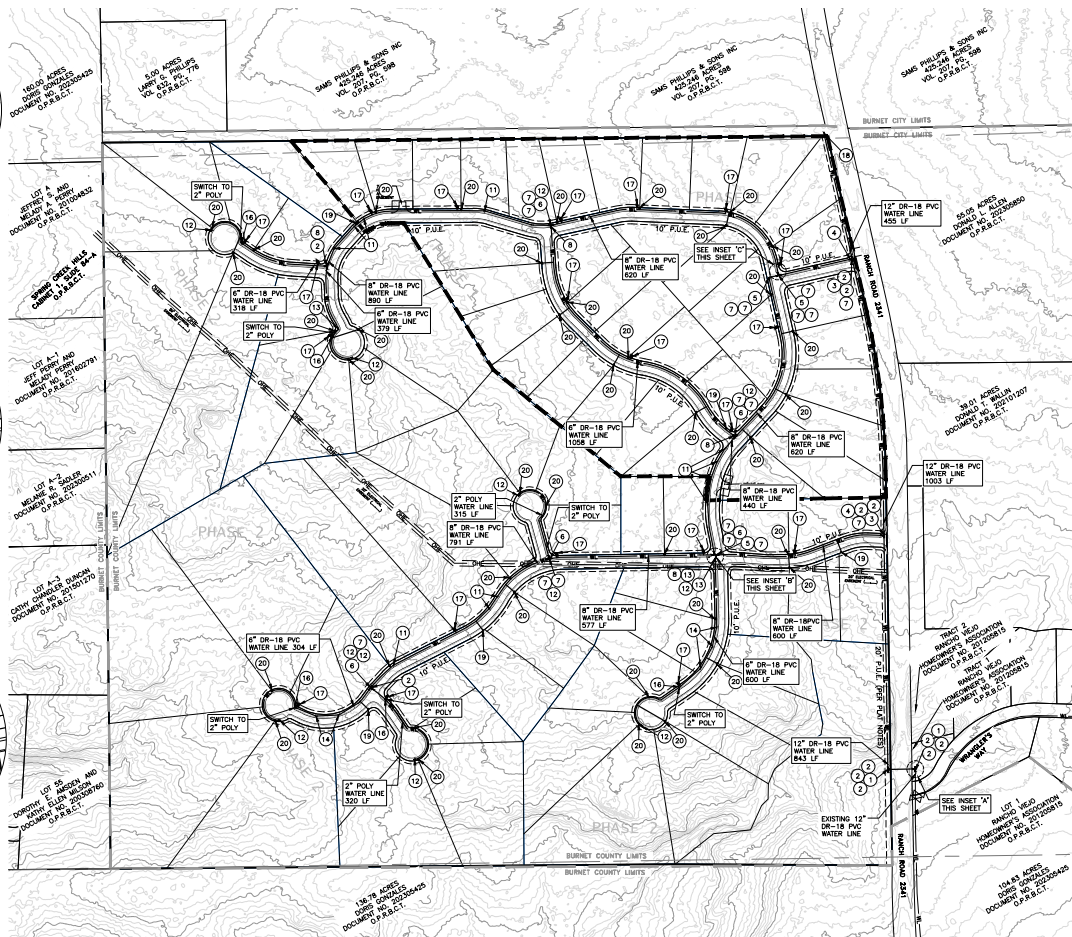
Austin Ranch Roundup pricing \$5,250,000.





INSET 'C'

1" = 30'

[illegible]

WATER FITTING SCHEDULE

- ① 12" TEE, M.J.
- ② 12" GATE VALVE WITH VALVE BOX, M.J.
- ③ 12" x 8" TEE
- ④ 12" x 8" REDUCER
- ⑤ 8" TEE, M.J.
- ⑥ 8" x 6" TEE, M.J.
- ⑦ 8" GATE VALVE WITH VALVE BOX, M.J.
- ⑧ 8" x 6" REDUCER, M.J.
- ⑨ 8" x 45° BEND, M.J.
- ⑩ 8" x 22.5° BEND, M.J.
- ⑪ 8" x 11° BEND, M.J.
- ⑫ 6" GATE VALVE WITH VALVE BOX, M.J.
- ⑬ 6" x 45° BEND, M.J.
- ⑭ 6" x 11° BEND, M.J.
- ⑮ 6" PLUG, M.J.
- ⑯ 6" x 2" M.J. x I.P.T. PLUG
- ⑰ FIRE HYDRANT ASSEMBLY
- ⑱ 12" PLUG, M.J.
- ⑲ SINGLE WATER/SERVICE
- ⑳ DOUBLE WATER/SERVICE

4 CUATRO
Consultants, LTD.
Registration No. F-5524
Phone (512) 314-5524 Fax (512) 314-5599
Coronado Drive, Suite 120

UTILITY LAYOUT

PREM KALIDINDI
THE RESERVE AT BURNET, LLC
7267 NOTRE DAME DRIVE
IRVING TX 75063

NT:

DATE: DECEMBER, 2023	
PROJECT: 23-052	
DRAWING'S NAME: UTILITY LAYOUT	
DESIGN: KAB	CHECKED: KAB
DRAWN: DR	APPROVED: HE
SHEET: 8 OF 10	



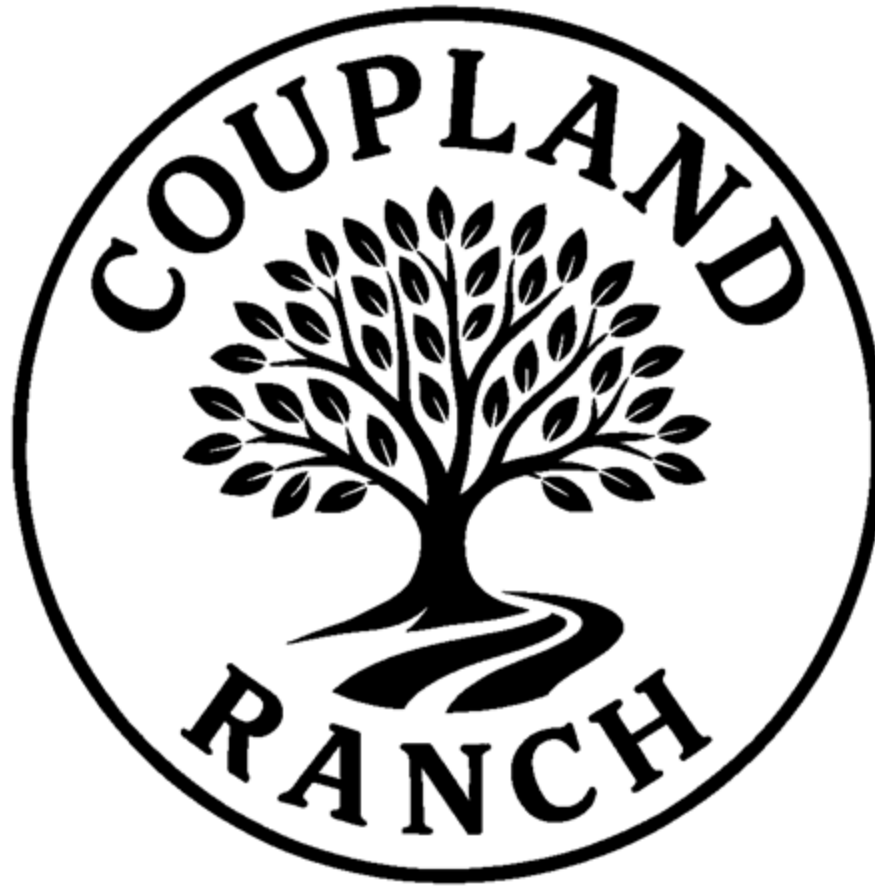
Boundary lines shown are approximate for reference only

The Reserve at Burnet Woods

168 acres, Burnet County

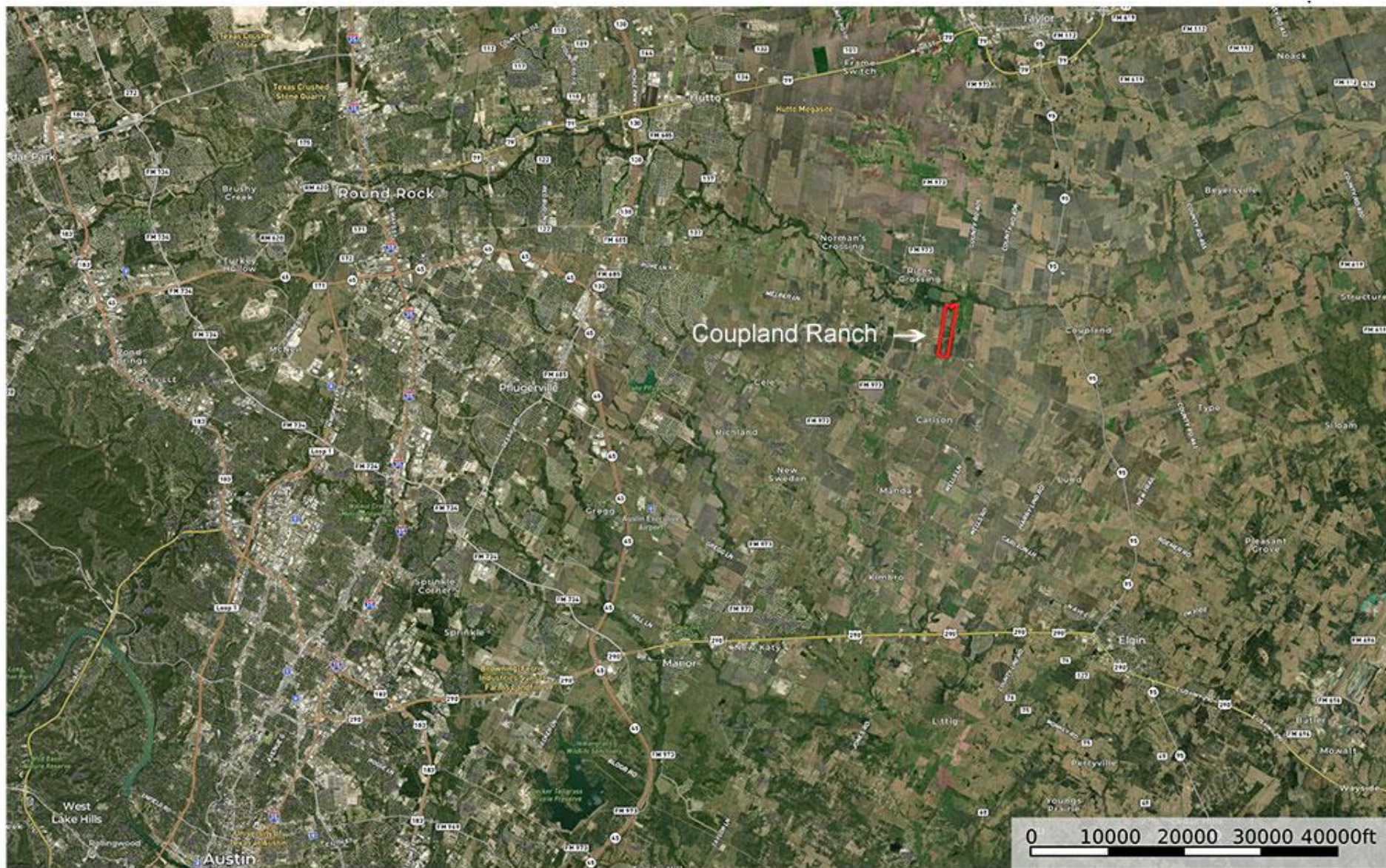
Development Analysis

- **168 acres x 43560 SF = 7,318,080 SF**
- **7,318,080 SF x 70% = 5,122,656 SF of developable land**
- **5,122,656 SF / 86 lots = 1.4 acres average lot size**
- **Average lot frontage = 250 LF**
- **86 lots x 250 LF = 21,500 LF / 2 = 10,750 LF of roads to accommodate 86 1.4 acre lots**
- **10,750 LF of road x \$500 per LF = \$5,375,000 approx. cost to build road**
- **86 water tap fees x \$3500 = \$300,000**
- **\$5,375,000 + \$300,000 = \$5,675,000 approx. cost to build roads**
- **\$5,675,000 / 86 lots = \$66,000 cost per lot to develop**
- **\$665,000 home value / 25% = \$165,000 value of finished lot**
- **\$165,000 value - \$70,000 cost = \$95,000 land value**
- **\$95,000 land value x 86 lots = \$8,170,000**
- **\$8,170,000 developed land value - \$5,250,000 land cost = \$2,920,000 potential profit**

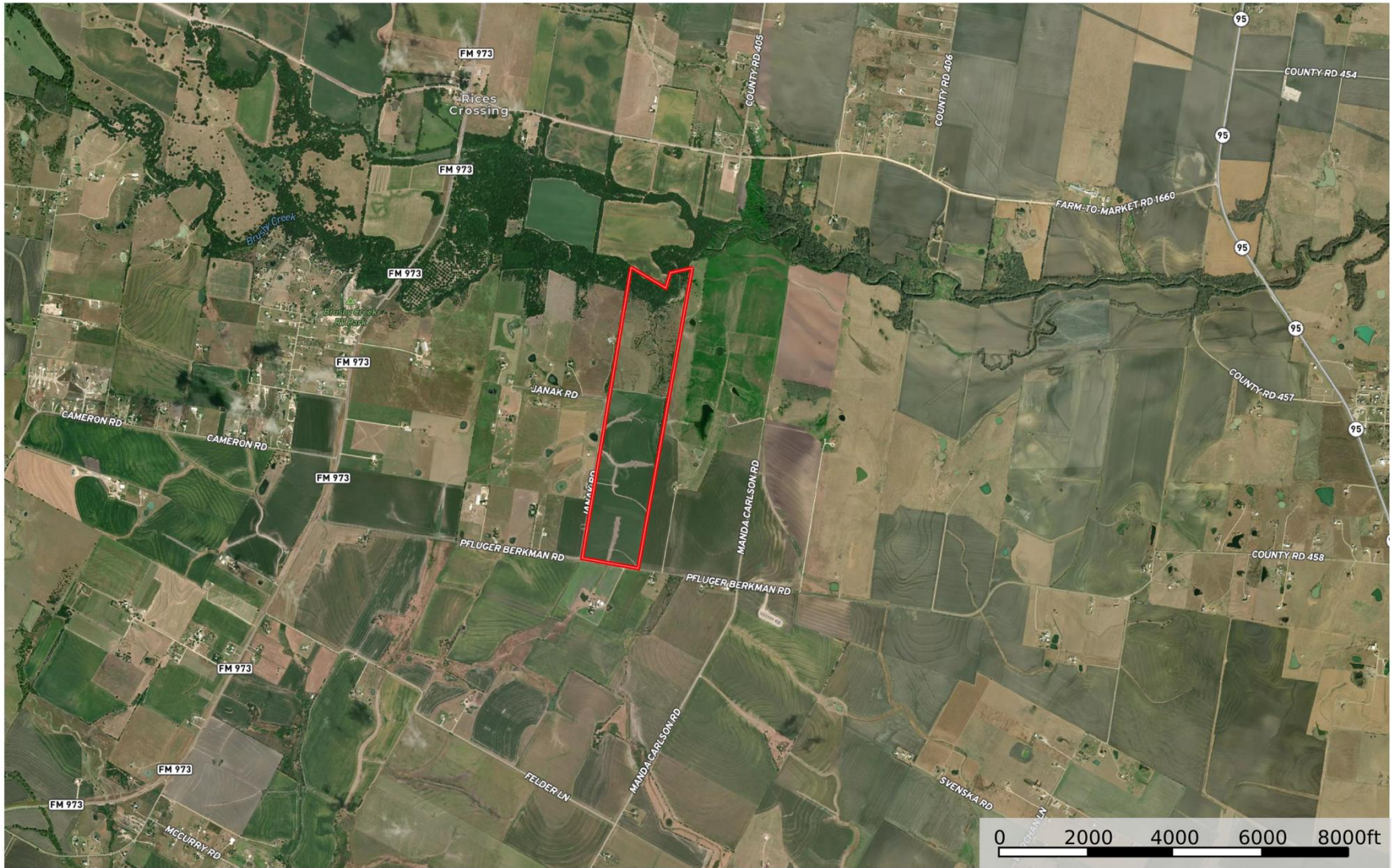


Coupland Ranch, 196 acres, Travis County. Manville water at site. Potential for 136 one-acre lots, possibly 400+ with public sewer.

Austin Ranch Roundup pricing \$13,500,000.



Texas, AC +/-



Boundary

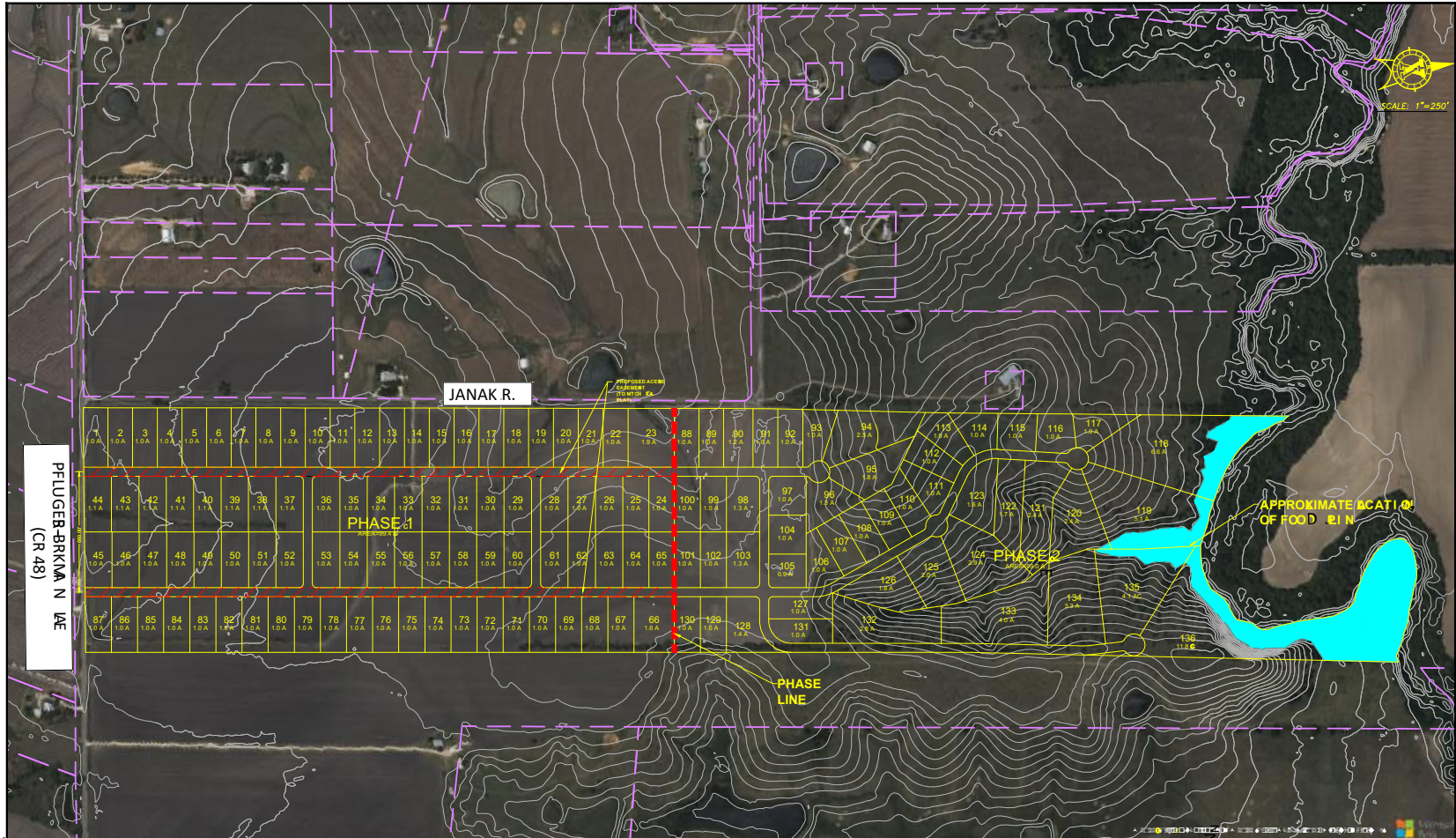
David Cavalier
P: 5126565787

<http://www.cavalierrealestategroup.com>

7000 N. Mopac #200 Austin, TX 78731



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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VICKREY & ASSOCIATES, LLC
CONSULTING-ENGINEERS
3800 W. Main St., Suite 100, Dallas, TX 75241
Phone: (214) 343-1111
Fax: (214) 343-1112
Email: info@vickrey.com
www.vickrey.com

196 A SE
13711 JANAK R.
COUPLAND, TEXAS A
WILLIAMSON & RIVINGTON

DATE: 06/29/2023
Vertical Scale: 1"=10'
Horizontal Scale: 1"=250'
CONCEPTUAL
THIS DRAWING IS CONCEPTUAL ONLY AND FOR THE CONVENIENCE OF REFERENCE. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF VICKREY & ASSOCIATES, LLC.
SHEET 1 OF 1
PROJ. NO.

Coupland Ranch

196 acres, Travis County

Development Analysis, 1 acre lots

- **196 acres x 43,560 SF = 8,537,760 SF**
- **8,537,760 SF x 70% = 5,976,432 SF of developable land**
- **5,976,760 SF / 136 lots = 1 acre lots**
- **Average lot frontage = 175 LF**
- **136 lots x 175 LF = 23,800 / 2 = 11,900 LF of roads to accommodate 136 one-acre lots**
- **11,900 LF x \$600 per LF = \$7,140,000 cost to build road**
- **136 Manville water tap fees x \$3,500 = \$476,000**
- **\$7,140,000 + \$476,000 = \$7,616,000 cost to build roads**
- **7,616,000 / 136 lots = \$56,000 per lot to develop**
- **\$650,000 home value / 25% = \$162,500 value of finished lot**
- **\$162,500 value - \$56,000 cost to build = \$106,500 land value**
- **\$106,500 land value x 136 lots = \$14,484,000**
- **\$14,484,000 developed land value - \$13,500,000 land cost = \$984,000 potential profit**

Coupland Ranch

196 acres, Travis County

Development Analysis, Public Sewer

- **196 acres x 43,560 SF = 8,537,760 SF**
- **8,537,760 SF x 60% = 5,122,656 SF of developable land**
- **5,122,656 SF / 10,000 SF lots = 512 lots**
- **Average lot frontage = 80 LF**
- **512 lots x 80 LF = 40,960 LF / 2 = 20,480 LF of roads to accommodate 512 lots**
- **20,480 LF of road x \$900 per LF = \$18,432,000 cost to build road**
- **512 Manville water tap fees x \$3,500 = \$1,792,000**
- **Sewage treatment plant to accommodate 512 LUE's =**
- **\$2,000,000**
- **\$18,432,000 + \$1,792,000 + \$2,000,000 = \$22,224,000 cost to build roads**
- **\$22,224,000 / 512 lots = \$45,000 cost per lot to develop**
- **\$500,000 home value / 25% = \$125,000 value of finished lot**
- **\$125,000 value - \$45,000 cost to build = \$80,000 land value**
- **\$80,000 land value x 512 lots = \$40,960,000**
- **\$40,960,000 developed land value - \$13,500,000 land cost = \$27,460,000 potential profit**



Mesa Ridge Ranch, 337 acres, Bastrop/Travis counties, public water & sewer available, conceptual site plan for 750 fifty-foot lots, \$30 million PID available.

Austin Ranch Roundup pricing \$19 million.



Mesa Ridge Ranch



0 5000 10000 15000 20000ft

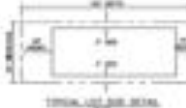


Mesa Ridge Ranch Del Valle

Del Valle, Texas
February 2008

PHASE 1: 315 SF LOTS
PHASE 2: 265 SF LOTS
PHASE 3A: 18.90 AC
PHASE 3B: 12.49 AC

PHASE	ACRES
PHASE 1	18.90
PHASE 2	12.49
PHASE 3A	18.90
PHASE 3B	12.49



PROJECT AREA	
OVERALL	30.38 AC
PHASE 1	18.90 AC
PHASE 2	12.49 AC



Kimley Horn

1000 West 10th Street
Austin, Texas 78703
512.476.1000
www.kimleyhorn.com

Mesa Ridge Ranch

337 acres, Bastrop/Travis Counties

Development Analysis

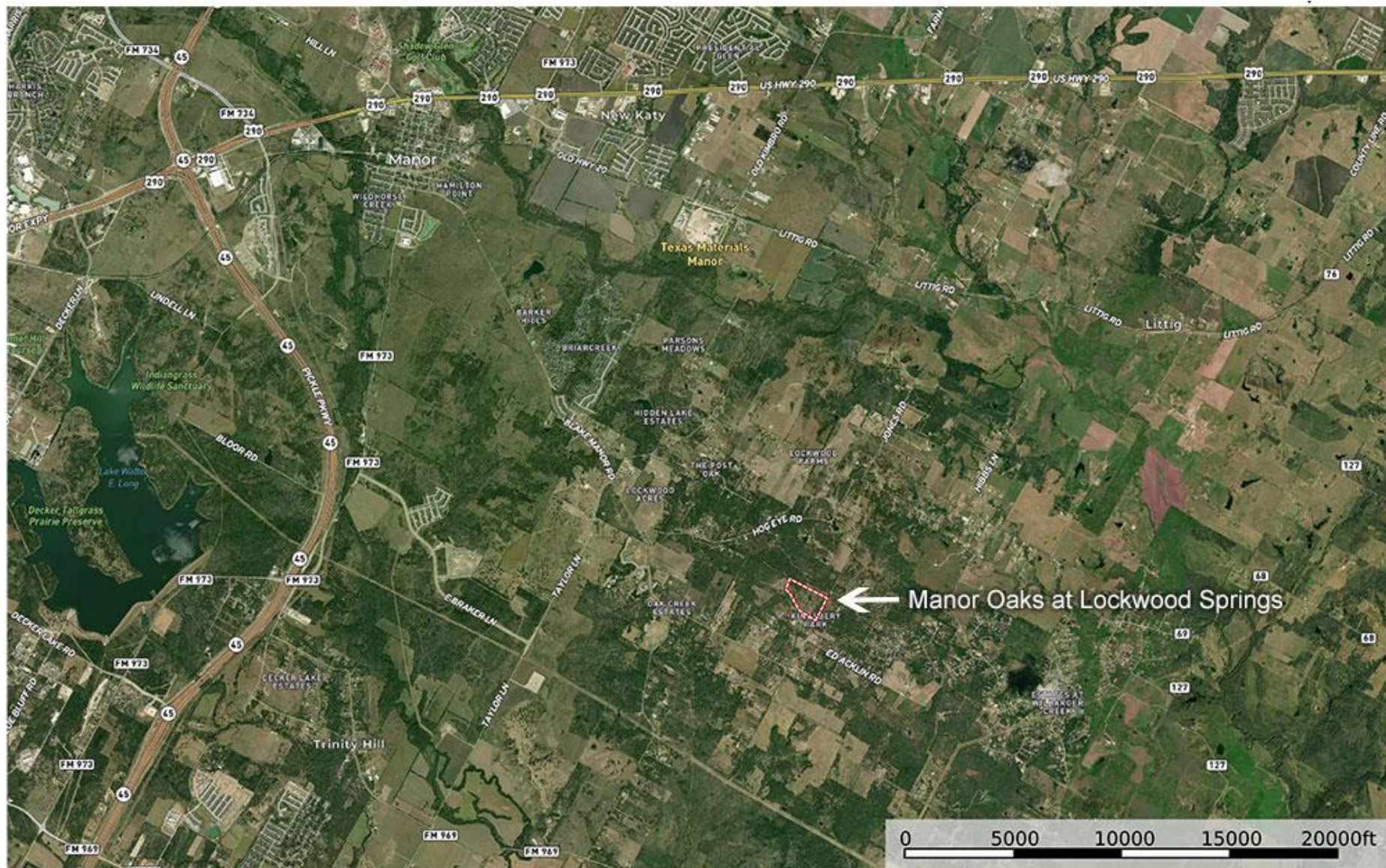
- **337 acres x 43,560 SF = 14,679,720 SF**
- **14,679,720 SF x 50% = 7,339,860 SF of developable land**
- **7,339,860 SF / 6,000 SF lots = 750 50' x 120' Lots**
- **Average lot frontage = 50 LF**
- **750 lots x 50 LF = 37,500 LF / 2 = 18,750 LF of roads to accommodate 750 lots**
- **18,750 LF of road x \$900 per LF = \$16,875,000 cost to build road**
- **750 water tap fees x \$5,000 = \$3,750,000**
- **750 sewer tap fees x \$5,000 = \$3,750,000**
- **Offsite water & sewer extension = \$22 million**
- **PID to offset offsite water & sewer extension = \$22 million**
- **\$16,875,000 + \$3,750,000 + \$3,750,000 = \$24,375,000 cost to build roads**
- **\$24,375,000 / 750 lots = \$32,500 cost per lot to develop**
- **\$300,000 home value x 25% = \$75,000 value of finished lot**
- **\$75,000 value - \$32,500 cost to build = \$42,500 land value**
- **\$42,500 land value x 750 lots = \$31,875,000**
- **\$31,875,000 developed land value - \$19,000,000 land cost = \$12,875,000 potential profit**



Manor Oaks

Manor Oaks, 43.6 acres, Travis County, public water at site,
conceptual site plan for 36 one-acre lots.

Austin Ranch Roundup pricing = \$1.4 million.





CONCEPTUAL

DATE: 01/11/2024	SCALE: 1"=100'
DATE: 01/11/2024	SCALE: 1"=100'



DATE: 01/11/2024

SCALE: 1"=100'

DATE: 01/11/2024

SCALE: 1"=100'

LOCKWOOD SPRINGS ROAD

LOCKWOOD SPRINGS ROAD

43.648 ACRES

9200 LOCKWOOD SPRINGS ROAD

MANOR, TEXAS

VICKERY & ASSOCIATES, LLC

CONSULTING ENGINEERS

3000 W. Highway 190, Suite 100, Fort Worth, TX 76102

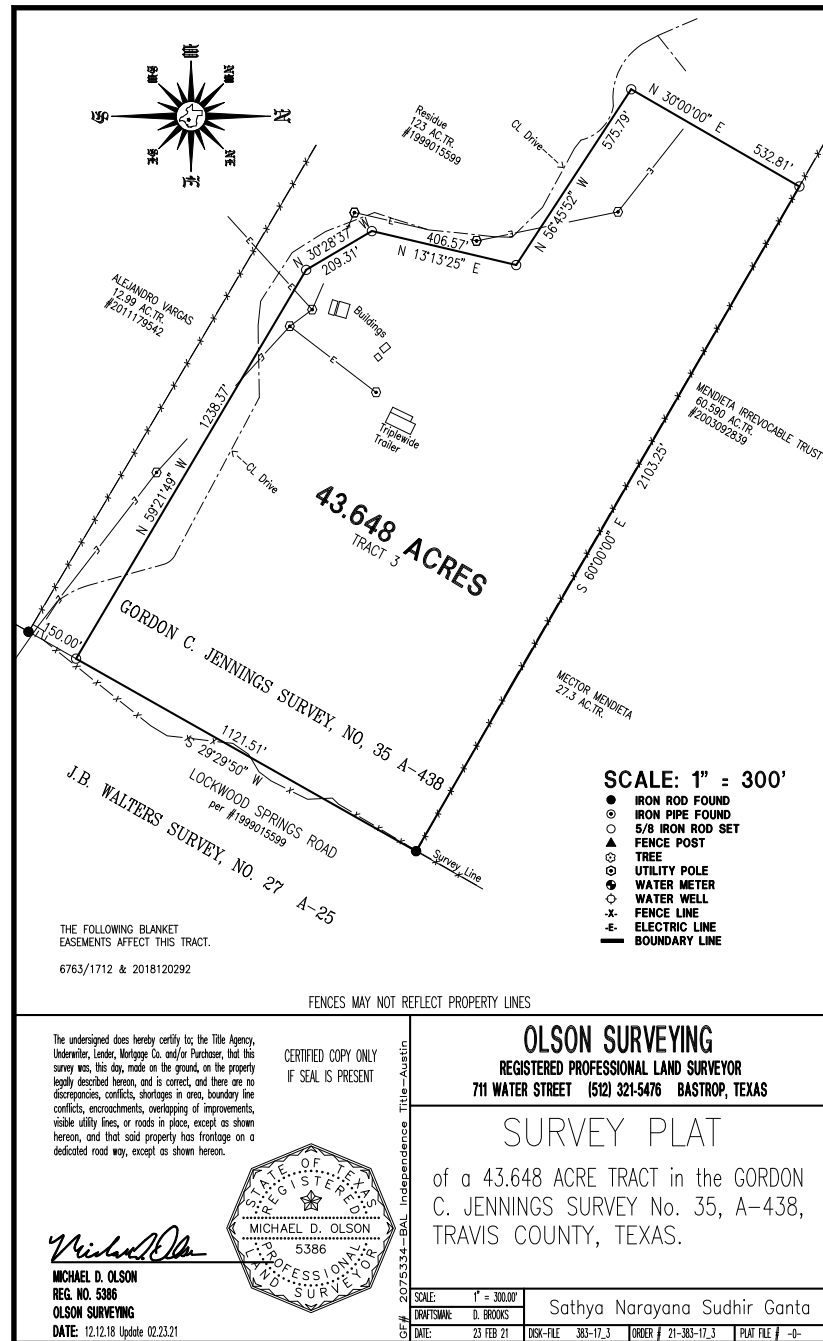
Phone: (817) 335-1111

www.vickeryassoc.com

REVISIONS

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DATE	BY



Manor Oaks

43.6 acres, Travis County

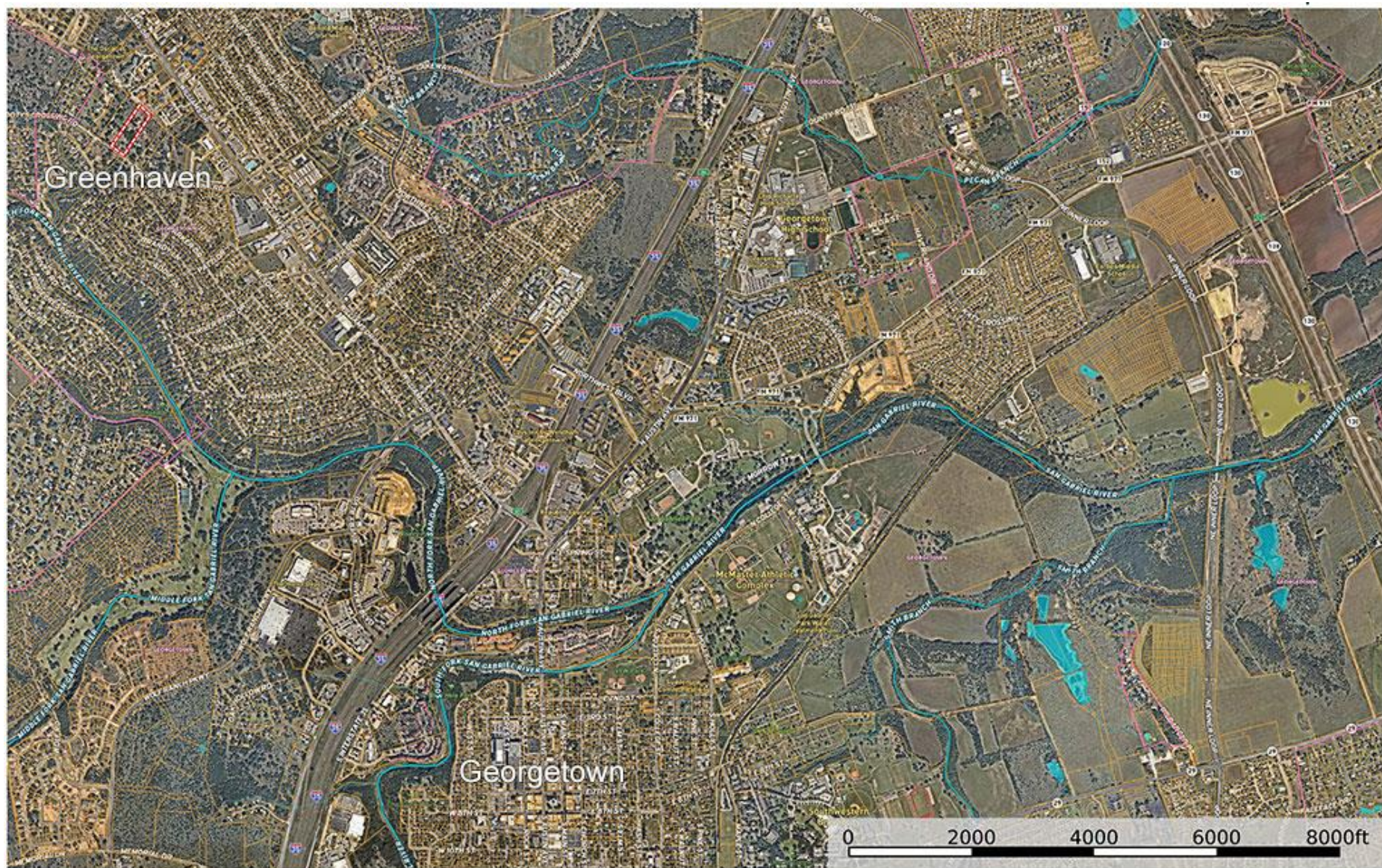
Development Analysis

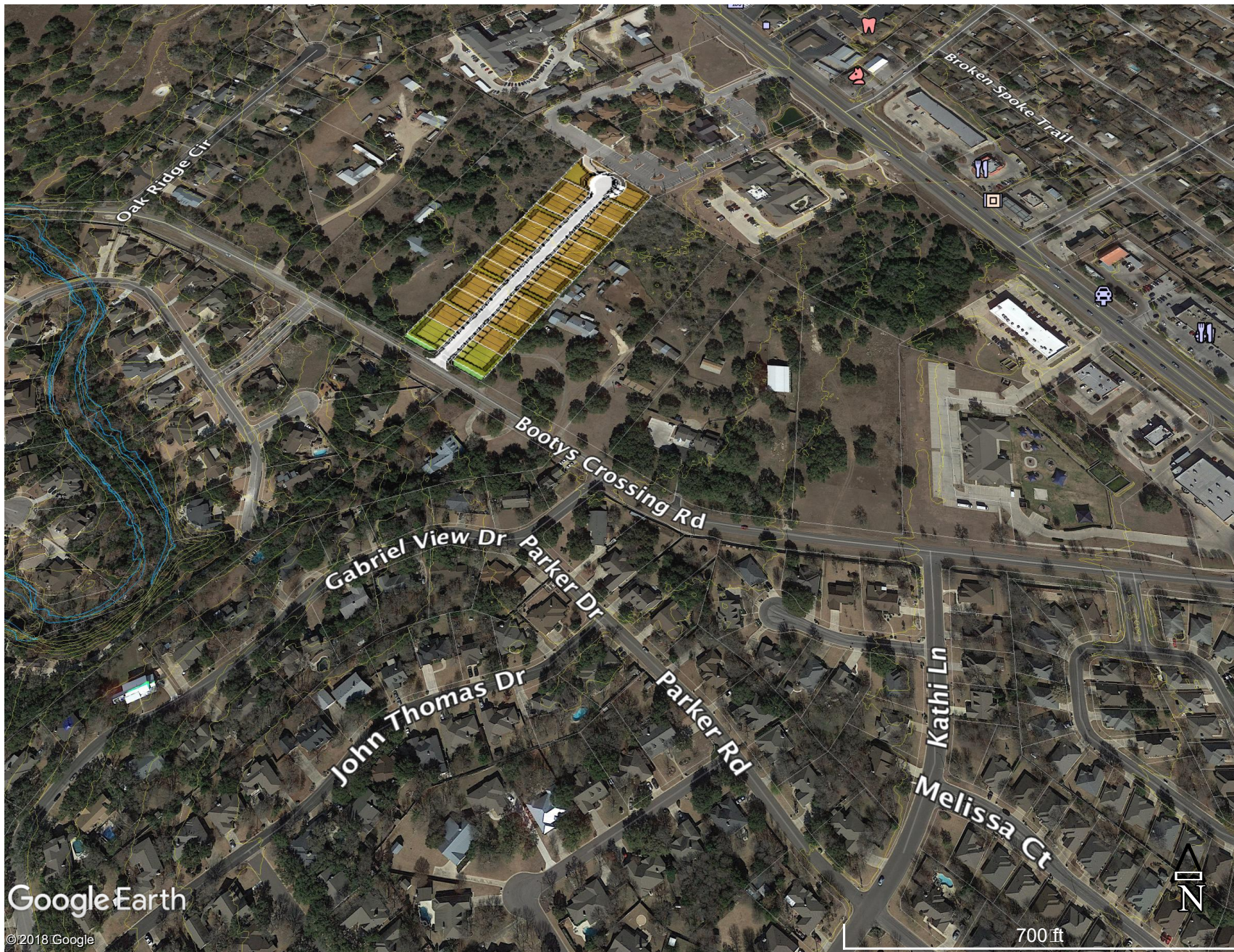
- **43.6 acres x 43,560 SF = 1,899,216 SF**
- **1,899,216 SF x 70% = 1,329,451 SF of developable land**
- **1,329,451 SF / 36 lots = 1-acre minimum lots**
- **Average lot frontage = 175 LF**
- **36 lots x 175 LF = 6300 LF / 2 = 3,150 LF of roads to accommodate 36 lots**
- **3,150 LF x \$700 per LF = \$2,205,000 cost to build road**
- **36 water tap fees x \$3,500 = \$126,000**
- **2,000 LF water main extension x \$100 per LF = \$200,000**
- **\$2,205,000 + \$126,000 + \$200,000 = \$2,531,000 cost to build roads**
- **\$2,531,000 / 36 lots = \$70,305 cost per lot to develop**
- **\$500,000 home value x 25% = \$125,000 value of finished lot**
- **\$125,000 value - \$70,305 cost to develop = \$54,695 land value**
- **\$54,695 land value x 36 lots = \$1,969,020**
- **\$1,969,020 land value - \$1,400,000 land cost = \$569,020 potential profit**



Greenhaven, 4.5 acres, entitle for 22 fifty-foot lots, city of
Georgetown, public water & sewer.

Austin Ranch Roundup pricing = \$995,000.



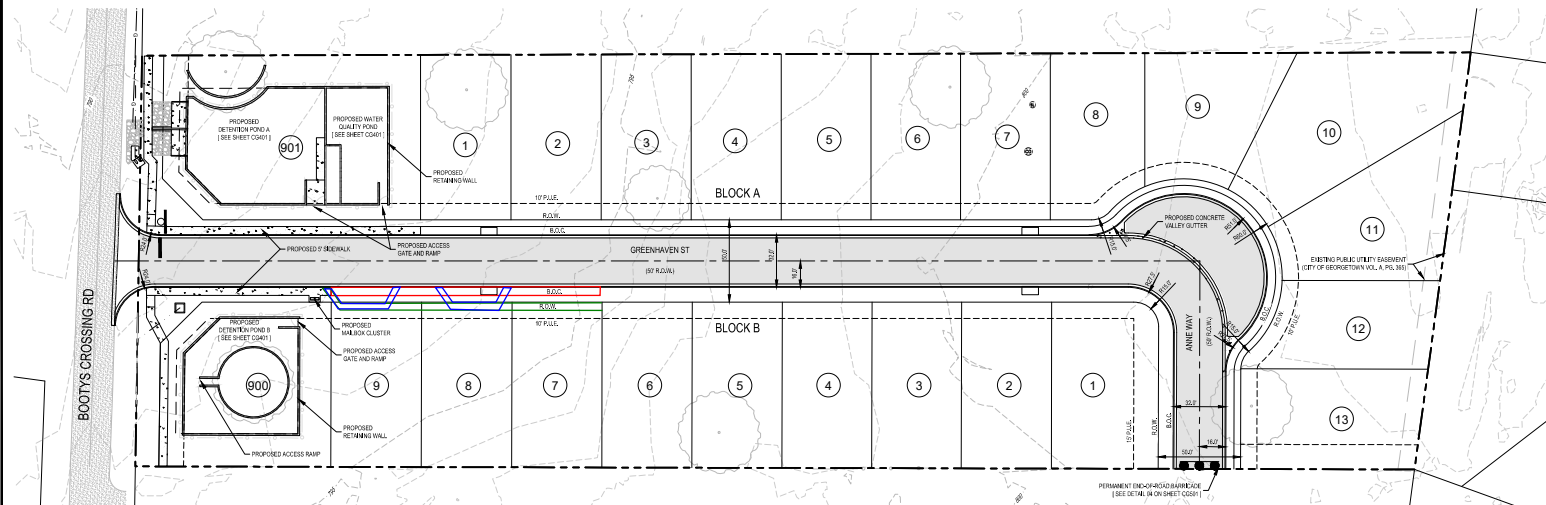


Google Earth

©2018 Google



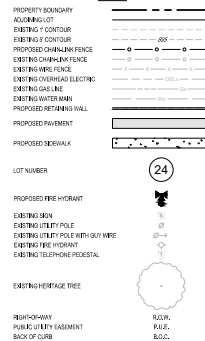
700 ft



GENERAL SITE PLAN NOTES:

1. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNITED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, AND THE DEVELOPMENT MANUAL.
2. THE SITE PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
3. ALL STORAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO STORAGE IS APPROVED WITH THE SITE PLAN.
4. DRIVERS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
5. SITE CONSTRUCTION PLANS MUST BE IN COMPLIANCE WITH THIS SITE PLAN.
6. ANY HERITAGE TREE AS NOTED ON THIS SITE PLANS SUBJECT, IN REPERTUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE.
7. REFER TO PRELIMINARY PLAN FOR TREE TABLE.

LEGEND



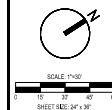
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

OVERALL SITE PLAN

FOR
GREENHAVEN SUBDIVISION
CITY OF GEORGETOWN, TEXAS

CS101

JOB NO.	3135.01
DESIGNED BY:	JM / BY
DRAWN BY:	PC
CHECKED BY:	GK
SHEET #	08 OF 37



This document is released for
REVIEW PURPOSES ONLY,
NOT FOR CONSTRUCTION
and was prepared under the
authorization of Garrett D. Keller
Registered Professional
Engineer, State of Texas,
Registration No. 111511.
DATE: NOVEMBER 2023

REF: 50 DMS:

MATKINHOVER
ENGINEERING
& SURVEYING

● 2006年10月1日現在の人口は、約10万人。
● 2006年10月1日現在の人口は、約10万人。
● 2006年10月1日現在の人口は、約10万人。

Greenhaven

4.5 acres, City of Georgetown

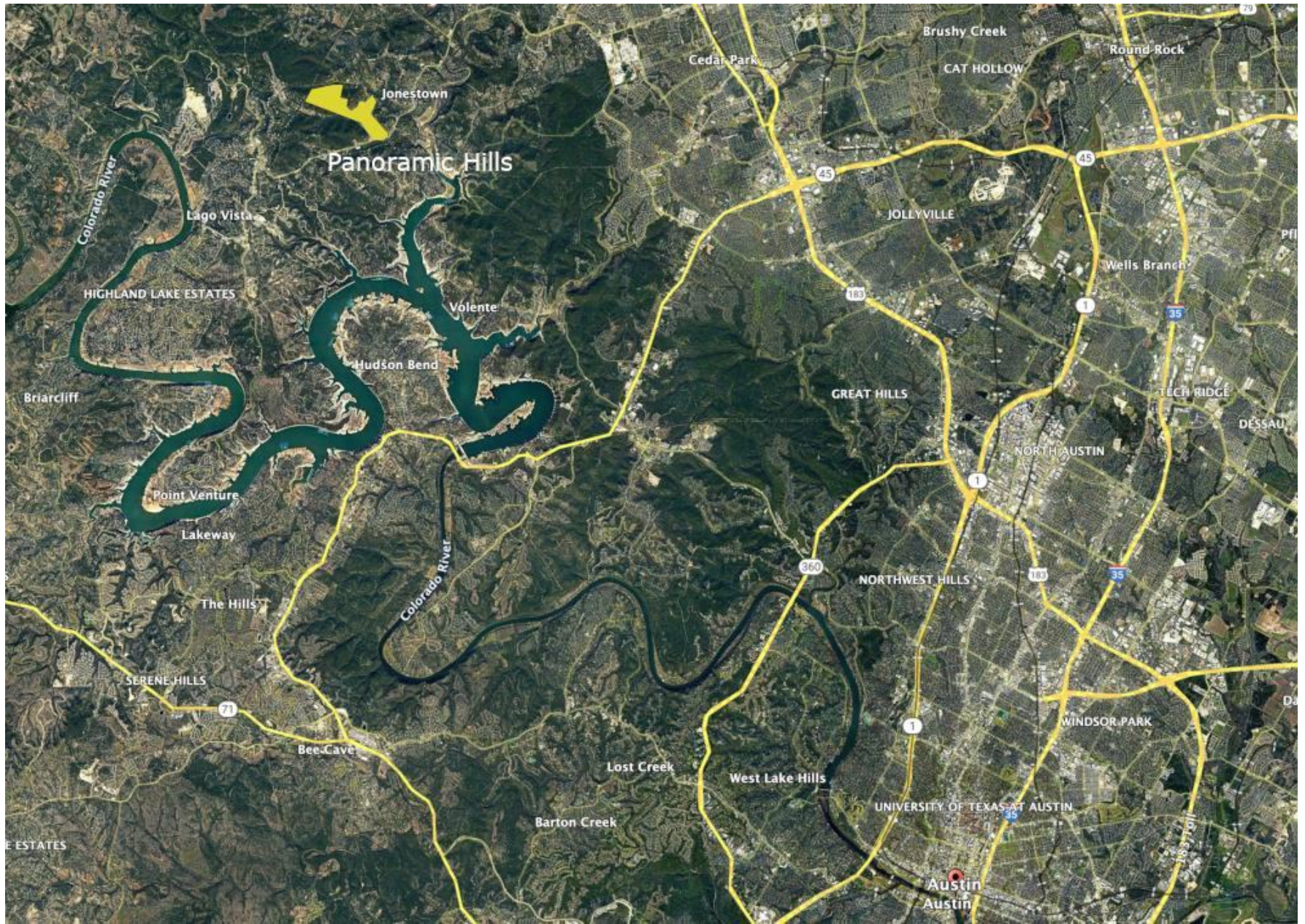
Development Analysis

- **4.5 acres x 43,560 SF = 196,020 SF**
- **196,020 SF x 70% = 137,214 SF of developable land**
- **137,214 SF / 6,000 SF lots = 22 lots**
- **Average lot frontage = 55 LF**
- **22 lots x 55 LF = 1210 LF / 2 = 610 LF of road to accommodate 22 lots**
- **610 LF x \$1200 per LF = \$732,000 cost to build road**
- **22 water tap fees x \$7,500 = \$165,000**
- **1,000 LF offsite sewer line extension x \$500 per LF = \$500,000**
- **\$732,000 + \$165,000 + \$500,000 = \$1,397,000 cost to build road**
- **\$1,397,000 / 22 lots = \$63,500 cost per lot to develop**
- **\$600,000 home value x 25% = \$150,000 value of finished lot**
- **\$150,000 value - \$63,500 cost = \$86,500 land value**
- **\$86,500 land value x 22 lots = \$1,903,000**
- **\$1,903,000 land value - \$995,000 land cost = \$908,000 potential profit**



Panoramic Hills Phase 1, 100± acres, Travis County, public water at site, conceptual site plan for 64 one-acre lots approved by city of Jonestown.

Austin Ranch Roundup pricing = \$4,250,000.



PANORAMIC HILLS

PHASE 1

RESIDENTIAL-6 IDS 80 AC
COMMERCIAL-10 8 AC

PHASE 2

RESIDENTIAL-16 IDS 10 AC

LIVING UI T VA ENT

PHASE 1

RESIDENTIAL = 8 IDS
COMMERCIAL = 5 IDS

PHASE 2

RESIDENTIAL = 10 IDS

LOT CUNT WITH JSTOWN CITY LIMIT

PHASE 1

RESIDENTIAL-10 (198 AC)
COMMERCIAL-10 (10 AC)
ROW-1000'

PHASE 2

RESIDENTIAL-10 (10 AC)
COMMERCIAL-10 (10 AC)
ROW-1000'

LOT CUNT OUTSIDE JSTOWN CITY LIMITS

PHASE 1

RESIDENTIAL-10
COMMERCIAL-10
ROW-1000'

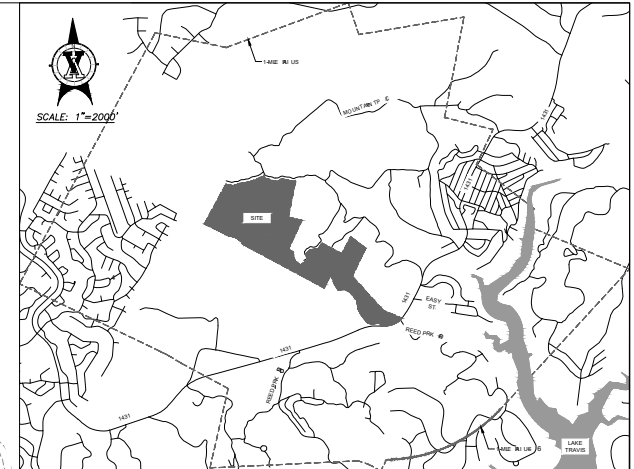
PHASE 2

RESIDENTIAL-10
COMMERCIAL-10
ROW-1000'

PHASE 1 & 2
PHASE 1 & 2
OWNER/DEVELOPER
PANORAMIC HILLS
600 N. MAIN ST. 1
ACROSS THE RIVER
IRVING, TEXAS 75039
PHONE: (214) 890-84

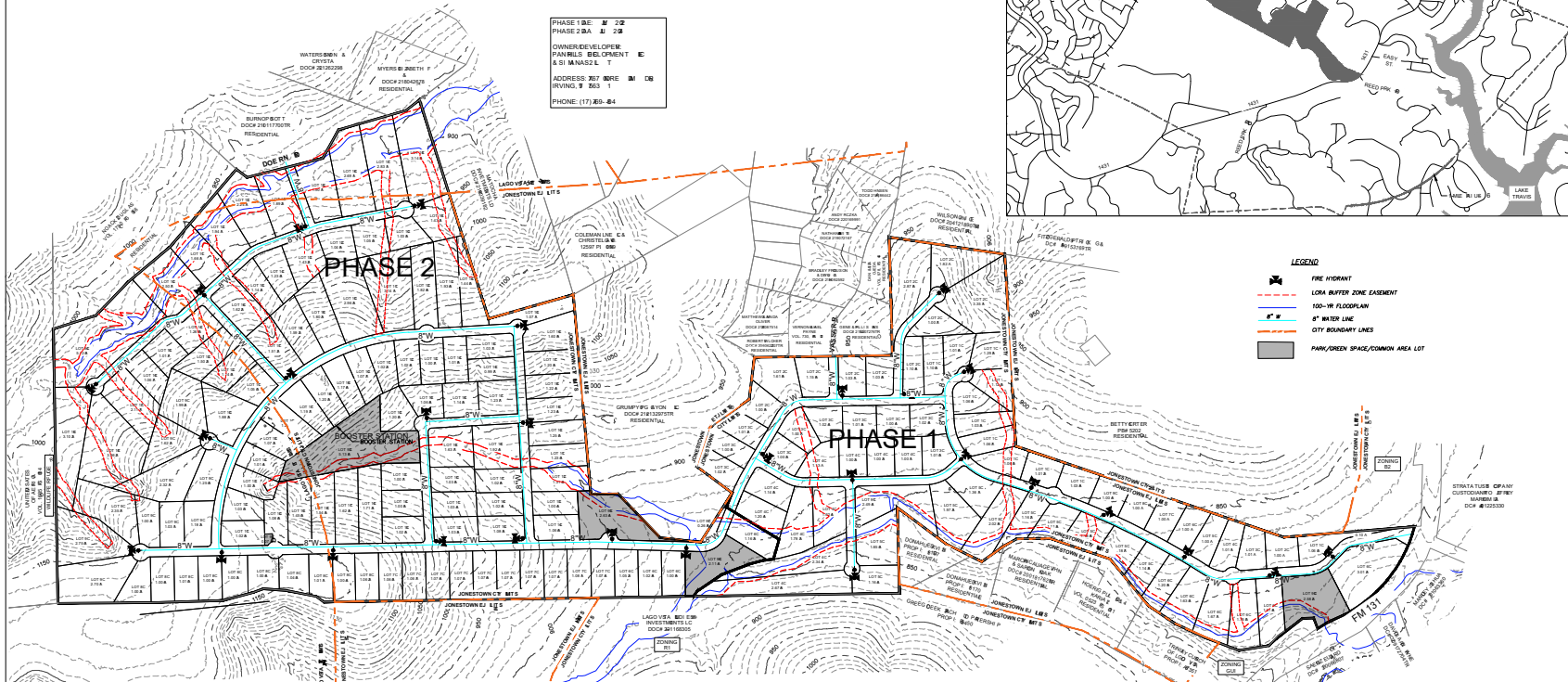


SCALE: 1"=2000'



LEGEND

- FIRE HYDRANT
- LOCAL BUFFER ZONE EASEMENT
- 100-YR FLOODPLAIN
- 8" WATER LINE
- CITY BOUNDARY LINES
- PARK/OPEN SPACE/COMMON AREA LOT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

3500 West 9th St. Suite 1500, Fort Worth, TX 76102
Telephone: (817) 631-1111
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PANORAMIC HILLS

CONCEPT PLAN 4

VICKREY & ASSOCIATES, INC.
JUNE 2001

Horizontal Scale 1"=300'





Panoramic Hills

100 acres+-, Phase 1, Travis County

Development Analysis

- **100 acres x 43,50 SF = 4,350,000 SF**
- **4,350,000 SF x 65% = 2,827,500 SF of developable land**
- **2,827,500 SF / 64 lots = 1 acre lots**
- **Average lot frontage 220 LF**
- **64 lots x 220 LF = 14,080 LF / 2 = 7,040 LF of roads to accommodate 64 one-acre lots**
- **7,040 LF of road x \$900 per LF = \$6,336,000 approx. cost to build roads**
- **64 water tap fees x \$3,000 = \$192,000**
- **Cost for traffic light & Balcones Canyonland fee = \$733,000**
- **\$6,336,000 + \$192,000 + \$733,000 = \$7,225,000 approx. cost to build roads**
- **\$7,225,000 / 64 lots = \$112,890 cost per lot to develop**
- **\$1,100,000 home value / 25% = \$275,000 value of finished lot**
- **\$275,000 value - \$112,890 cost = \$162,110 land value**
- **\$162,100 land value x 64 lots = \$10,375,040**
- **\$10,375,040 land value - \$4,250,000 land cost = \$6,125,040 potential profit**

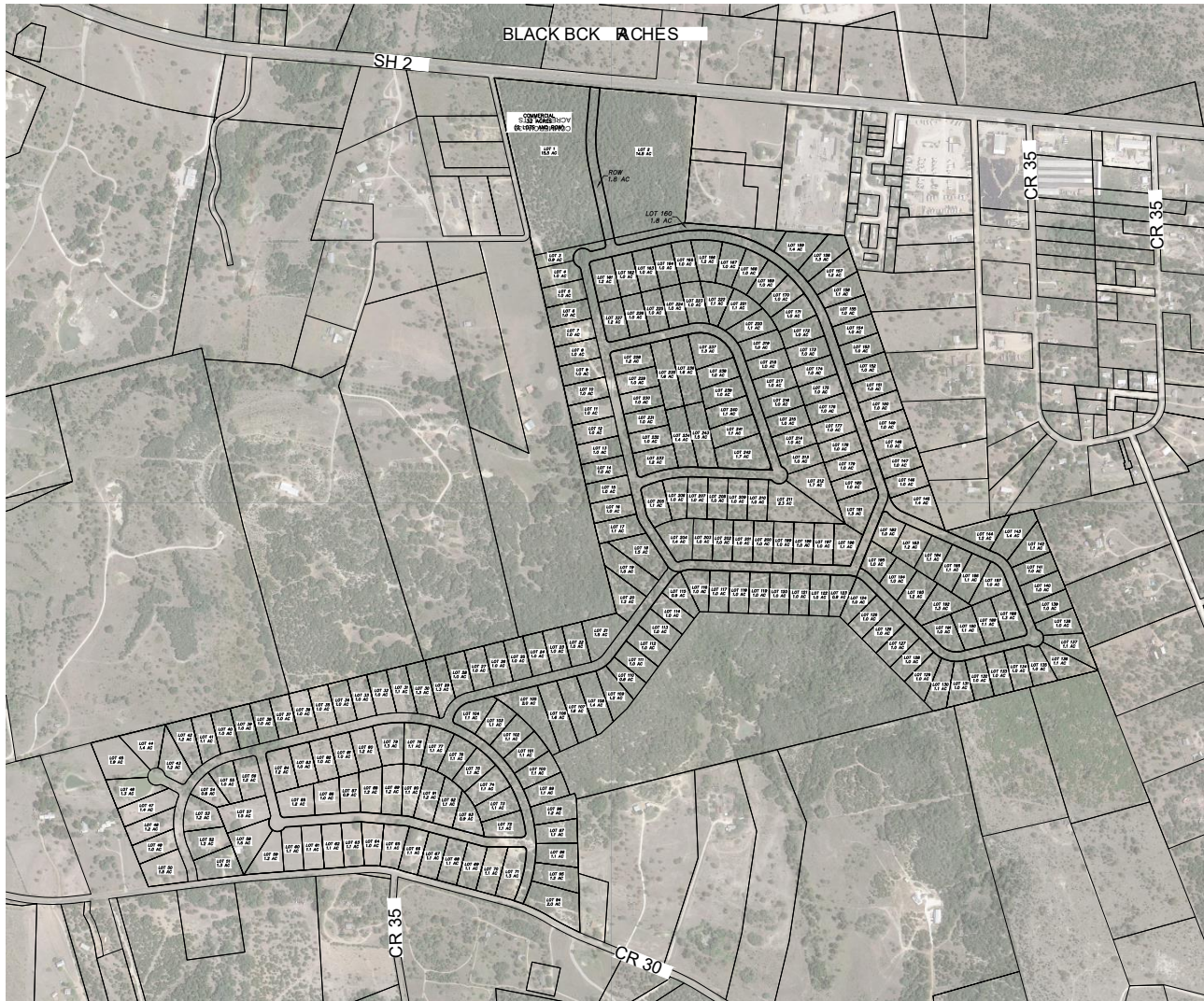


Black Buck Ranch at Burnet, 288 acres, Burnet County, potential for
40 five-acre lots, well water.

Potential for 200 one-acre lots with public water.

Austin Ranch Roundup pricing = \$28K per acre.
Additional 32 acres with frontage on Hwy 29 available for
\$4,950,000





CONCEPTUAL

THIS DRAWING IS CONCEPTUAL ONLY AND FOR THE CONVEYANCE OF INFORMATION. IT IS NOT TO BE RELIED UPON FOR REPRESENTATION OR WARRANTY OF THE FUTURE OR ACCORDING TO THE TERMS OF THE AGREEMENT. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF VICKROY & ASSOCIATES, L.L.C.

Black Buck Ranch at Burnet

288 acres, Burnet County

Development Analysis

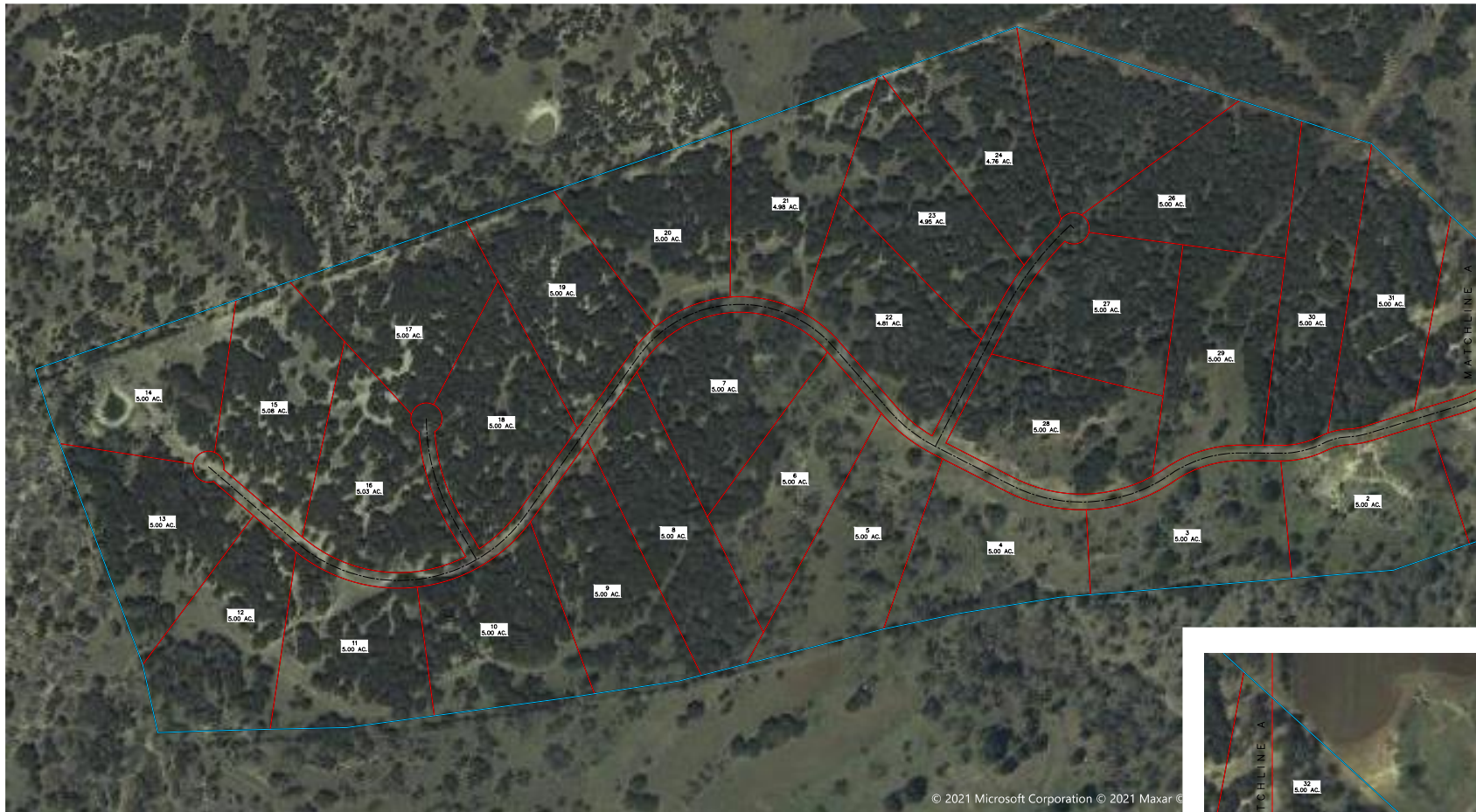
- **288 acres x 43,560 SF = 12,545,280 SF**
- **12,545,280 SF x 60% = 8,789,696 SF of developable land**
- **8,789,696 SF / 43,560 = 201 one-acre lots**
- **Average lot frontage = 175 LF**
- **175 LF x 201 lots = 35,175 LF / 2 = 17,587 LF of roads to accommodate 201 one-acre lots**
- **17,587 LF x \$900 per LF = \$15,828,300 approx. cost to build roads**
- **201 water tap fees x \$5,000 = \$1,005,000**
- **\$15,828,300 + \$1,005,000 = \$16,833,300 approx. cost to build roads**
- **\$16,833,300 / 201 lots = \$83,747 cost per lot to develop**
- **\$665,000 home value / 25% = \$166,250 value of finished lot**
- **\$166,250 value - \$83,747 cost = \$82,503 land value**
- **\$82,503 land value x 201 lots = \$16,583,103**
- **\$16,583,103 - \$8,064,000 land cost = \$8,519,103 potential profit**



Black Buck Ranches at Oakalla, 167 acres, Burnet County, potential for 32 Five-acre ranchettes, well water.

Austin Ranch Roundup pricing = \$2,950,000.





REVISIONS



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*Engineering
Design/Build
Planning*

CONCEPT LAYOUT OF
BLACK BUCK RANCHES AT OAKALLA
FARM-TO-MARKET 983
CITY OF OAKALLA, BURNET COUNTY, TEXAS 78527
PREM KALINDI
2602 N MAIN AVENUE
SAN ANTONIO, TEXAS, 78212



11/30/21

SCALE: 1"=150'

DRAWN: RR

ELEC. DRAWING FILE

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DATE: 11/30/21

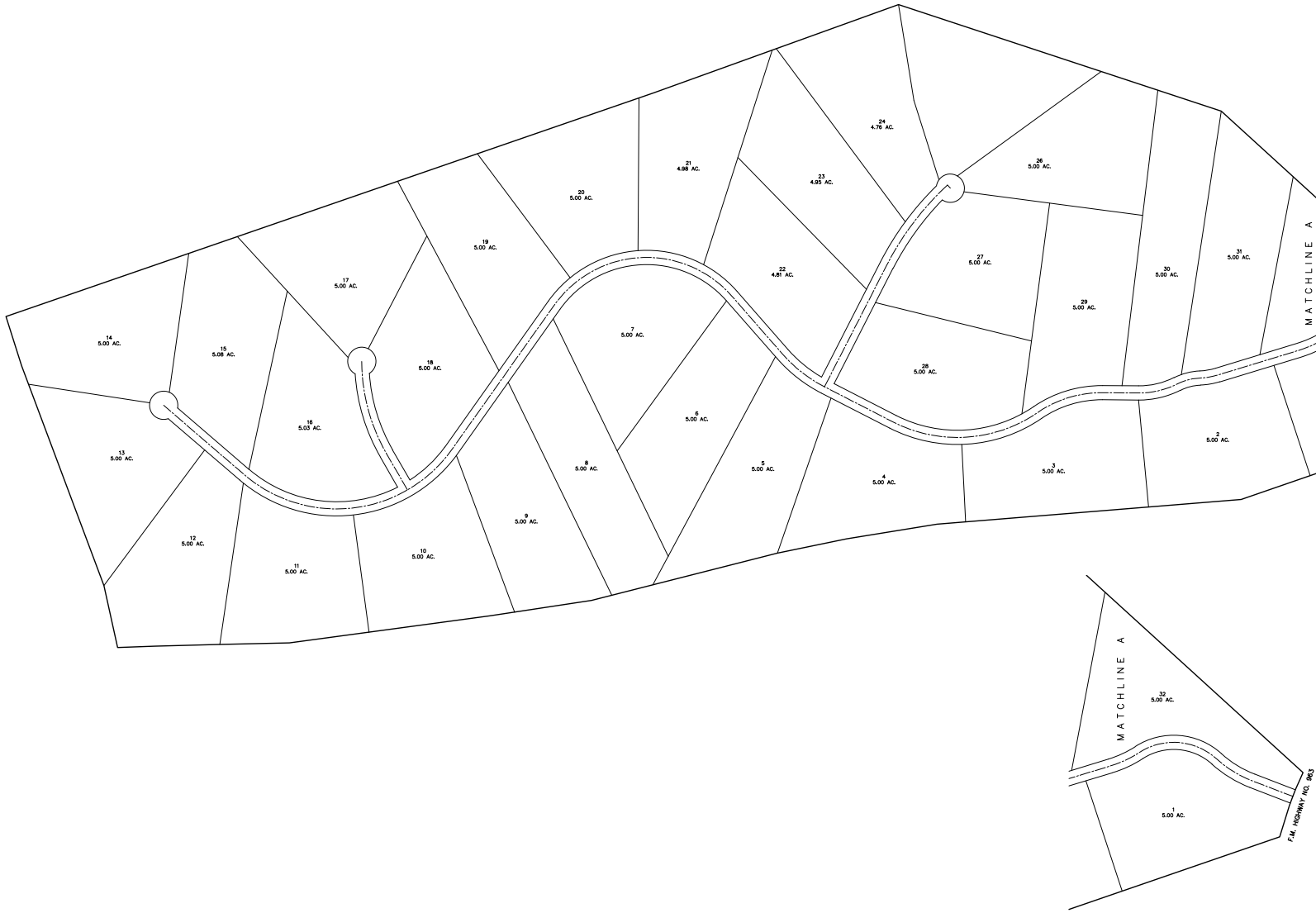
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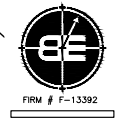
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REVISIONS



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*Engineering
Design/Build
Planning*

CONCEPT LAYOUT OF:
BLACK BUCK RANCHES AT OAKALLA
FARM-TO-MARKET 963
CITY OF OAKALLA, BURNET COUNTY, TEXAS, 78527
PREM KALDINDI
2602 N MAIN AVENUE
SAN ANTONIO, TEXAS, 78212



11/30/21
SCALE: 1"=150'
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Black Buck Ranch at Oakalla

167 acres, Burnet County

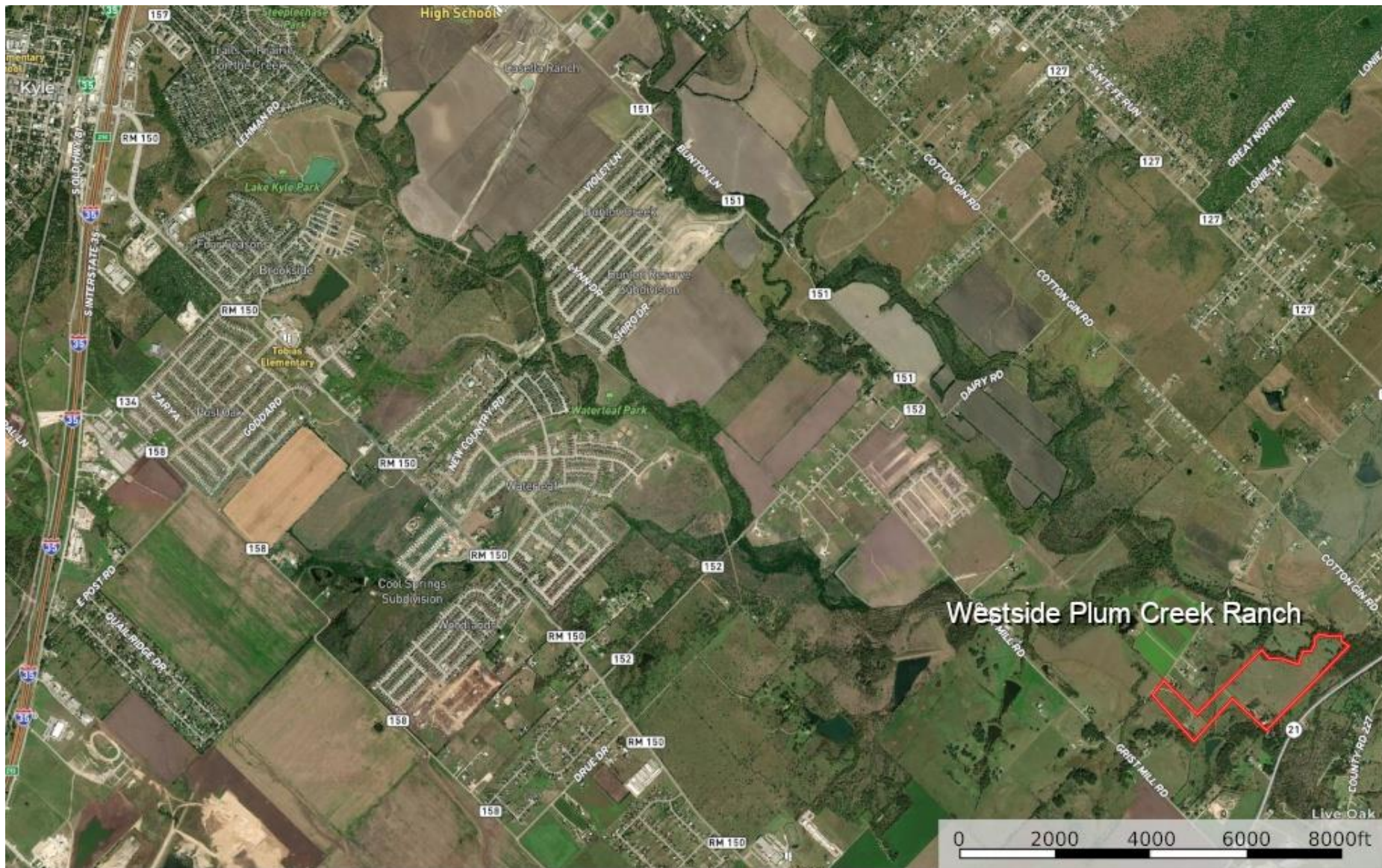
Development Analysis

- **167 acres x 43,560 SF = 7,274,520 SF**
- **7,274,520 SF x 90% = 5,092,164 SF of developable land**
- **5,092,164 SF / 32 lots = 32 five-acre lots**
- **Average lot frontage = 400 LF**
- **400 LF x 32 lots = 12,800 LF / 2 = 6,400 LF of roads to accommodate 32 five-acre lots**
- **6,400 LF x \$400 per LF = \$2,560,000 approx cost to build road**
- **\$2,560,000 / 32 lots = \$80,000 cost per lot to develop**
- **\$825,000 home value x 25% = \$206,250 value of finished lot**
- **\$206,250 value - \$80,000 cost = \$126,250 land value**
- **\$126,250 land value x 32 lots = \$4,040,000**
- **\$4,040,000 - \$2,950,000 land cost = \$1,090,000 potential profit**



Westside at Plum Creek Ranch will be a premier community of 285 thoughtfully and environmentally designed single-family homes on 70 acres in Hays County. Located just east of Kyle in Umland, just south of Austin, Texas.

Austin Ranch Roundup pricing is \$9 million.





Westside at Plum Creek - Concept Plan

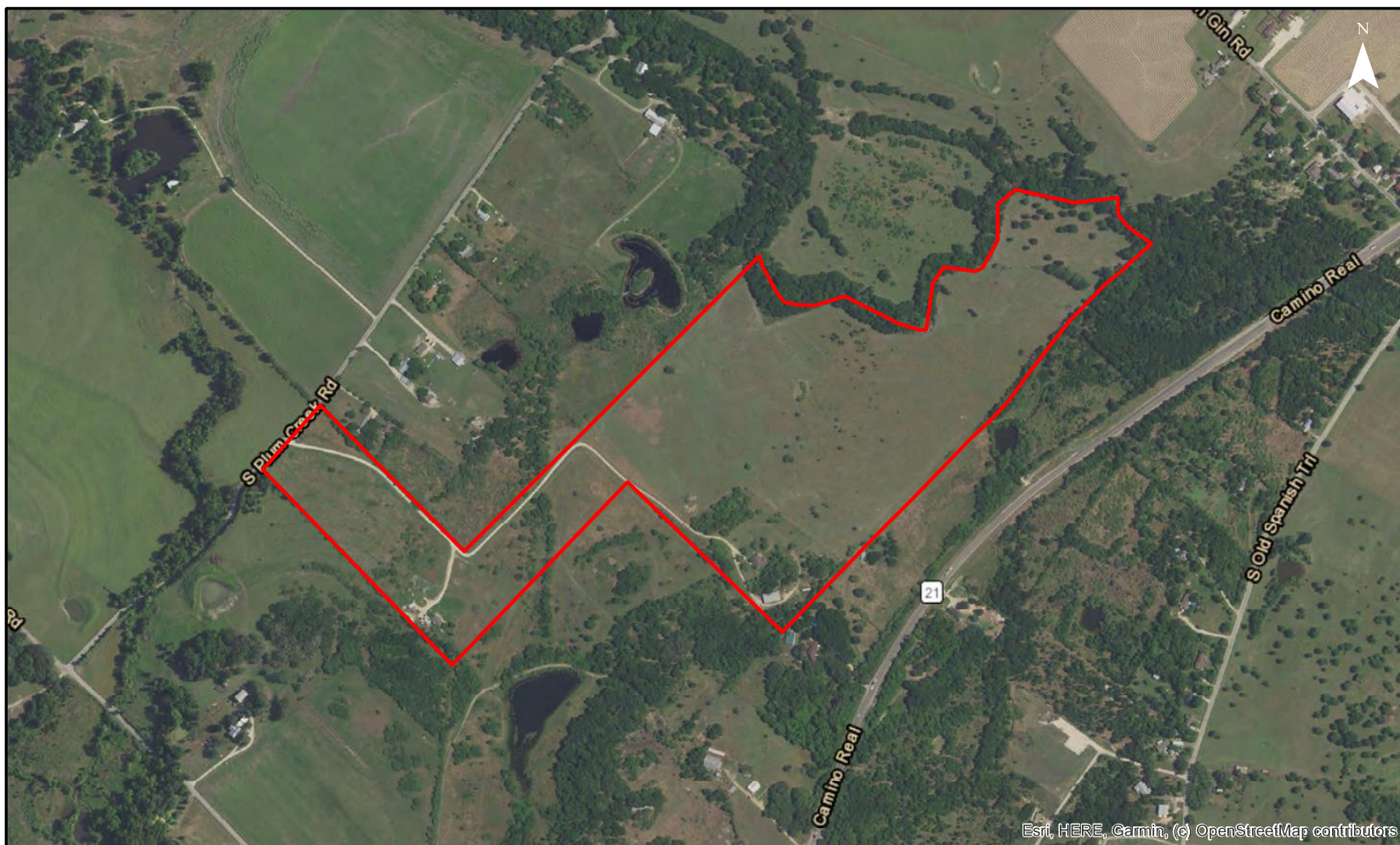
December 2024
Gisland, Texas

TYPE OF LOT	APPROXIMATE NUMBER OF LOTS
40' LOT	218
80' LOT	86
TOTAL LOTS	299

TOTAL WALKING TRAIL MILE
~2.400

Kimley Horn

1010 Westside at Plum Creek
Gisland, Texas 77625
409.744.1111
www.kimleyhorn.com



Note: Property location and boundary are representative only.

0 500 1,000 2,000 Feet

Boundary Confirmation

Subject Property

**Location: 87-89 South Plum Creek Road (70.695 acres)
Uhland, TX 78640**

Westside at Plum Creek Ranch

70 acres, Hays County

Development Analysis

- **70 acres x 43,560 SF = 3,049,200 SF**
- **3,049,200 SF x 50% = 1,524,600 SF of developable land**
- **1,524,600 SF / 285 lots = 285 lots average 5,350 SF**
- **Average lot frontage = 45 LF**
- **285 lots x 45 LF = 12,825 LF / 1.6 = 8,200 LF of roads to accommodate 285 lots**
- **8,200 LF of road x \$900 per LF = \$7,380,000 cost to build road**
- **285 water tap fees x \$3,500 = \$997,500**
- **285 sewer tap fees x \$3,500 = \$997,500**
- **\$7,380,000 + \$997,500 + \$997,500 = \$9,375,000 cost to build roads**
- **\$9,375,000 / 285 lots = \$32,894 cost per lot to develop**
- **\$275,000 home value x 25% = \$68,750 value of finished lot**
- **\$68,750 value - \$32,894 cost = \$35,856 land value**
- **\$35,856 land value x 285 lots = \$10,218,960**
- **\$10,218,960 - \$9,000,000 purchase price = \$1,218,960 potential profit**
- **\$9,700,000 PID reimbursement + \$1,218,960 = \$10,918,960 potential profit**



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