TODAY’S AGENDA

- ABOUT LANZOLA
- ABOUT DEVELOPING IN KYLE
- ABOUT PLUM CREEK COMMUNITY
- WATER / ECO DETAILS OF THE COMMUNITY
- CONCLUSIONS
ABOUT LANZOLA

• LanZola Corporation’s mission is the development of:

  • State-of-the-Art,  
  • Sustainable and Eco-friendly,  
  • Community-conscious,  
  • Affordable,  

Manufactured home neighborhoods.
LanZola’s Mission and Focus

- Market conditions have put “home-ownership” out of reach for many consumers
- Manufactured homes are:
  - a “home-ownership” and lower-density alternative
  - to apartment complexes.
- **LanZola’s focus:** Austin, San Antonio and the I-35 Corridor:
  - Rapid population growth in I-35 Corridor
  - + Rapid increase in Real Estate + Housing prices
  - = Need for Quality affordable home neighborhoods
Home-Ownership Affordable Housing Option

Apartment Complex Density

Residents Rent Without Home Ownership

Plum Creek Community

Residents Enjoy Pride of Ownership
LanZola Core Beliefs

• Affordable, quality housing
• Pride-of-Ownership Opportunities for:
  • Young families
  • Retirees
  • Military
• Control + maintenance of quality neighborhood standards
• Integration into surrounding community
• Resort-style amenities
• Materials appropriate to aesthetic permanence
• Functional communal areas
Characteristics of some 579 Units (of 1,337) in manufactured home parks in Hays County:

- No concrete or asphalt roads.
- Disorganized spatial use.
- No communal areas.
Topographic Plan
Plum Creek Site Plan
THE LAYOUT

Two entrances
Central club house
Green space, walk and picnic areas
ABOUT OUR PROJECT
PLUM CREEK COMMUNITY

Entrance on FM East 150
Currently being widened to 100 ft.
Attractive landscaped signs.
PLUM CREEK LOCATION
FM 150 E, Kyle, Texas.
Plum Creek Community
DETAILS:

330 manufactured homes

Landscaped green space

Community Center

Storage area

Walking trails
Plum Creek Community focus:

- Young families
- Retirees
- Peaceful, secure, clean, energy-efficient
- Eco-minded
- Common areas permanently maintained by LanZola affiliates.
DETAILS:

Community Center  Resort-style amenities  Swimming pool / splash pad

Mini golf, volleyball, soccer, and pavilion

Maintenance by LanZola affiliates insures neighborhood maintenance and consistency
Permanent Common area Maintenance by LanZola affiliate to ensure consistency and high standards of neighborhood appearance, safety and security.

The maintenance building and parking area will be fenced and gated.

Storage Area.

Residents store RVs, boats, ATV’s, etc. in Storage Area rather than on home sites.
WATER/ECO DETAILS FOR PLUM CREEK COMMUNITY

- Water service available by County Water Supply Corp. through an existing 10 in water line located along FM 150.

- Proposed detention pond to contain storm water flows to existing conditions or less.

- Green areas utilized to decrease storm water flow rate.

- Waste Water treatment consistent with Plum Creek Watershed Partnership goals
Waste water service available by package waste water treatment plant permitted by the Texas Commission on Environmental Quality (TCEQ).

The level of treatment to be determined by TCEQ, with advice from Plum Creek Watershed Partnership, after modeling Plum Creek to avoid adverse impacts.
H2O Treatment Plant - Plan View
0.08 MGD (80,000 gal./day capacity)

NOTES:
1. TO MINIMIZE FLOW THROUGH PLANT
   LOCATE INLET INVERT 6" ABOVE FLOW LINE
H2O Treatment Plant – Elevation View
0.08 MGD (80,000 gal./day capacity)
CONCLUSION

• LanZola’s Plum Creek Community will:
  • Follow all regulations,
  • Attend to high quality standards,
  • Ensure long-term
    • Neighborhood-development “Best Practices”
    • Leadership in neighborhood security and aesthetics
  • Be a Leader in Eco-friendly development
CONCLUSION (cont’d)

• City of Kyle, Hays County, and the Plum Creek Watershed Partnership will benefit from:
  • Additional, affordable home-ownership housing options.
  • Well-designed, eco-friendly development.
  • Respectful of Plum Creek and PCWP Goals.
CONCLUSION (cont’d)

• LanZola seeks a favorable opinion from:

  • The Plum Creek Watershed Partnership,
  • The citizens of the Hays County and
  • The City of Kyle.
THANK YOU!
Additional Demographic Information

See Following Slides
WHY DEVELOP IN KYLE?

- Kyle experiencing major growth.
- Kyle needs additional affordable home-ownership options.
- Current Kyle manufactured homes: 343, in 4 communities.
- Lanzola’s planned community will add 330 homes.
- Increase Hays County manufactured homes by 25%, (currently approx. 1,337 homes in 20+ communities).

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### Hays County

#### Manufactured Homes per City

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<td>531</td>
<td>227</td>
<td>579</td>
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**Communities:**
- Buda: 5
- Dripping Springs: 5
- Kyle: 4
- San Marcos: 16
- Hays: 30

**Appraised Value:**
- Buda: $1,451,440
- Dripping Springs: $1,194,560
- Kyle: $7,496,610
- San Marcos: $11,878,341
- Hays: $22,020,951

**Appraised Value per Home:**
- Buda: $21,856
- Dripping Springs: $15,121
- Kyle: $14,792
- Hays: $16,470

**Projected increase in appraised value:**
Approx. $7,916,770 for LanZola’s 330 additional manufactured homes.