

This questionnaire was provided to MAK from HCMUD 391 for the purpose of publishing the responses below for our residents. These answers are subject to change and represent the current situation as of 11/10/2025.

Communication and Engagement

1. How can residents get in touch with MAK to ask questions or share feedback about the development?

questions can be sent to us via email and we will respond accordingly.

Development Design and Aesthetics

2. Can MAK share a rendering or description of the planned landscape buffer to help residents visualize it? What is the anticipated timeline for starting the landscaping work?

The landscape buffer will be constructed in accordance with the MAK TRACT Agreement. Timing of the buffer area will be in phases. As each section that backs up to the buffer is completed, we will construct such portion of the buffer.



3. Does MAK have details about the lot sizes planned for areas adjacent to existing homes? Is an updated land plan available to help residents understand the layout?
[Please see attached land plan]



4. Can MAK describe the fencing planned for homes along the landscape buffer? Are there opportunities for existing residents to discuss fencing options, such as switching from wrought iron to wood, to ensure compatibility with the new development?

Our intent for the new homes backing up to the landscape buffer is to construct an upgraded wood fence.

5. What are MAK's current plans for lighting along any trails in the development? Additionally, what type of streetlights are planned for the subdivision, and how will their design consider visibility or impact on nearby existing homes?

There are no current plans to light the trails within our development.

The streetlights will be typical LED streetlights provided by CenterPoint energy and the layout will be based on their IES lighting design standards.

6. Could MAK provide information about the home builders involved in the development and the lot sizes throughout the whole development?

*The home builders will be Toll Brothers and Tri Pointe Homes.
They will both be building on 45', 50' and 60' Lots.*

Toll Brothers:

<i>45' Lots</i>	<i>1184-2784+ Square Feet</i>	<i>From \$383,995</i>
<i>50' Lots</i>	<i>2210-3175+ Square Feet</i>	<i>From \$429,995</i>
<i>60' Lots</i>	<i>2717-3534+ Square Feet</i>	<i>From \$569,995</i>

Tri Pointe Homes:

<i>45' Lots</i>	<i>2076-2688+ Square Feet</i>	<i>From \$400,000</i>
<i>50' Lots</i>	<i>2280-2976+ Square Feet</i>	<i>From \$450,000</i>
<i>60' Lots</i>	<i>2881-3613+ Square Feet</i>	<i>From \$560,000</i>

7. Are there anticipated traffic and signal changes in the area that are due to the development?

This will be determined per the TIA (Traffic Impact Analysis) and Harris County Engineering.

Community and Financial Impacts

8. Can MAK clarify the timeline for any financial contributions or agreements with HCMUD No. 391 to support shared infrastructure or services?

We will make payments to HCMUD No. 391 in accordance with the HCMUD No. 391 agreement.

ARTICLE II

CONVEYANCE OF WATER PLANT CAPACITY

Section 2.1. Sale and Price of Capacity. MUD 391 hereby agrees to sell and MUD 592 hereby agrees to purchase capacity in the Water Plant sufficient to supply 755 ESFCs (the “MUD 592 Water Plant Capacity”) according to the terms and conditions of this Agreement. Subject to Section 3.4, the total consideration to be paid by MUD 592 to MUD 391 for the purchase of the MUD 592 Water Plant Capacity is \$1,266,525.97 (the “Water Plant Capacity Payment”), calculated as shown on **Exhibit H**. The Water Plant Capacity Payment has been calculated based upon the best information available with regard to current market conditions, and MUD 592 and the Board of Directors for MUD 391 have each found, in their discretion, that the Water Plant Capacity Payment represents a fair and reasonable price for the MUD 592 Water Plant Capacity. The Water Plant Capacity Payment may be paid by MUD 592 to MUD 391 pursuant to the following schedule, or sooner, at the discretion of MUD 592:

- (i) 20% of the Water Plant Capacity Payment shall be due and payable upon the date which MUD 592 connects to the MUD 391 Water Distribution System (such portion of the Water Plant Capacity Payment, the “Initial Water Plant Capacity Payment”).
- (ii) Upon sections becoming platted on the MAK Tract such that more than 151 ESFCs are required to serve the aforementioned platted sections, the remaining 80% of the Water Plant Capacity Payment (such portion of the Water Plant Capacity Payment, the “Deferred Water Plant Capacity Payments”) shall become due and payable by MUD 592 to MUD 391 in installments as development of the MAK Tract progresses. The Deferred Water Plant Capacity Payments will become due and payable by MUD 592 to MUD 391 within thirty (30) days of the date such platting is recorded in the real property records of Harris County, with the Deferred Water Plant Capacity Payment(s) equaling the cost of the number of ESFCs required to serve the platted sections not already paid for by MUD 592, calculated as shown on **Exhibit H**.

Section 2.2. Current Water Plant Capacity. The Districts acknowledge and agree that:

- (a) The Current Water Plant Capacity is sufficient to supply capacity to serve MUD 391 at full development and provide the MUD 592 Water Plant Capacity.
- (b) As of the Effective Date of this Agreement, MUD 592’s ownership in the Water Plant is zero (0) ESFCs; *provided, however*, that MUD 592’s ownership of ESFCs in the Water Plant shall equal the portion of the Water Plant Capacity Payment then-paid for by MUD 592 pursuant to the schedule set forth in Section 2.01 and calculated as shown on **Exhibit H**. By way of example, upon MUD 592’s payment of the Initial Water Plant Capacity Payment, MUD 592 shall own 151 ESFCs of capacity in the Water Plant. Upon MUD 592’s timely payment of the entire Water Plant Capacity Payment, MUD 592 shall own a total of 755 ESFCs of capacity in the Water Plant.

- 9. Are there plans for HCMUD No. 592's to collaborate with the Commissioner's office on security measures, similar to HCMUD No. 391's approach, to ensure safety across the area?**

We are open to discussion with HCMUD No. 391 on this matter.

- 10. Would HCMUD No. MUD 592 contribute to shared infrastructure costs, such as street lighting along Cypresswood and Louetta or flock cameras, currently supported by HCMUD No. 391 and Cy-Hill MUD?**

We are open to discussion with HCMUD No. 391 and Cy-Hill MUD on this matter.