

Mirasol Springs

Since the Mirasol Springs Project was announced in April of 2021, our team has designed a standard for environmentally focused development in the Texas Hill Country. Since then we have evolved that standard based upon an enhanced understanding of the unique sensitivities of the area and how to honor the natural beauty of this land through water conservation, land restoration, low-density development, research, and education.

Our team of designers, ecologists, stormwater experts, hydrologists, hydrogeologists, utility experts, engineers and architects have been deeply focused on protecting the various interests of the land, river and groundwater resources, conservation opportunities and the people who live in the area. The design team's development process has included multiple adjustments in the land plan based on recommendations of the community stakeholders through public engagement. The Project is better for the input we have received. The following are some important highlights of the current project land plan reflecting the design team's incorporation of community feedback:

The Project

- Mirasol Springs, a 1,400-acre project, plans to place more than 70% of the property (~1,000 acres), into a conservation easement.
- Low density development resulting in less than 5% impervious cover across the entire site.
- Development limited to the following:
 - Auberge Resort Collection Hotel (73 guest room cottages)
 - 30 Branded Resort Residences, 41 Single-Family Residential Homesites
 - University of Texas Biodiversity Field Station

Environmental Protections

- Primary water is surface water contracted from the LCRA.
- Groundwater is a supplemental water source when LCRA contracted water is limited or unavailable.
- No use of groundwater for irrigation.
- No private exempt water wells.
- Minimal development within the Roy Creek watershed.
- Centralized wastewater system:
 - No individual septic systems allowed.
 - Wastewater will be collected, treated and recycled for irrigation use.
 - No discharge to creeks, streams or the Pedernales River.
- Rainwater harvesting to be mandated:
 - Commercial structures will capture rainwater that will be used for potable water.
 - Single family home sites will be required to collect rainwater for potable water and/or irrigation.
- Restricted impervious cover for residential homesites and limitations on the area of landscaping. Only native plants will be allowed for landscaping. Xeriscaping will be encouraged.
- Prohibition of landscaping fertilizers, chemicals, and pesticides.
- Water quality monitoring of Roy Creek.

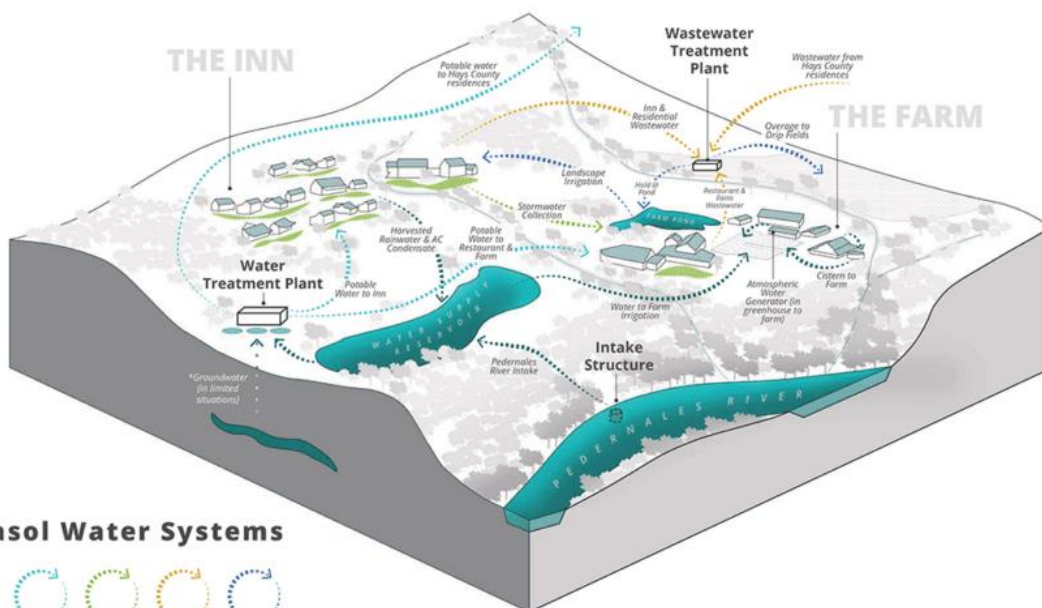
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Conjunctive Water Management

While Mirasol Springs believes the currently proposed approach sets a new standard in the Texas Hill Country, we will continue to refine the project's innovative land plan and water plan.

Mirasol Springs will rely primarily upon the Pedernales River (surface water) to meet its potable water demands. Groundwater from the Middle Trinity Aquifer will only be utilized to supplement surface water when regulatory constraints reduce access to contracted surface water. Non-potable water demands will be met by a combination of deed restricted landscaping criteria, mandated rainfall harvesting and reuse of highly treated wastewater effluent. No potable water will be used for landscape irrigation.

- Using criteria mandated by the Groundwater District and Travis County, Mirasol has demonstrated through multiple, highly conservative studies that Middle Trinity Aquifer groundwater is available to fully support the Project when surface water contracted from the LCRA is curtailed. In fact, the aquifer can support the project's full water supply demand even in the absence of LCRA contracted surface water.
- Rather than using storage ponds subject to evaporative losses, water will be stored in enclosed tanks to conserve the surface water diverted under the LCRA contract. There will be 1.5M gallons of enclosed storage.
- Mirasol Springs' groundwater availability studies have demonstrated minimal effect on the springs and seeps in the watershed as a result of the planned periodic groundwater use. Per the groundwater conservation districts' rules, these studies were performed assuming maximum continuous pumping, with zero rainfall or recharge, for a period of 30 years.
- HTGCD and SWTCGCD Groundwater Districts commissioned a third-party study. Those independent study findings do not contradict the conclusions in Mirasol's groundwater availability studies.



*Groundwater to be used in limited circumstances as authorized by permit issued by groundwater district, subject to curtailment in drought conditions

Water Sources on Site



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Aquifer Storage & Recovery (ASR)/Artificial Aquifer Enhancement

- Project intends to conduct preliminary study on viability of ASR and Aquifer Recharge Enhancement.
- ASR opens opportunities to develop the Lower Trinity Aquifer as a storage vessel and reduce dependence on the Middle Trinity Aquifer.

Research & Education

Mirasol Springs will host a University of Texas Biodiversity Field Station that will serve as an anchor for the project's environmental stewardship of the property. Currently planned studies and collaboration with the Field Station include:

- Water quality and flow data collection.
- Dendrochronological and speleothem studies to create data on drought and climate change patterns through the growth rings in timber.
- Ecological restoration of native grassland and woodland, with a focus on soil, biodiversity, and hydrology.
- Baseline biological data collection using both conventional field methods and eDNA.
- Pollinator studies.
- Studies relating to existing and new drought resistant vegetative options for landscaping.
- Manager Aquifer Recharge technologies including vegetative restoration, recharge basins, and aquifer storage and recovery (ASR).

Summary

Project construction is expected to begin in the Summer of 2025, with an anticipated opening in the Summer of 2027. The completed build-out is anticipated for 2032. Communication with our neighbors and the community is, and will continue to be, an integral part of the Project's development process.

For further information on the project and the opportunity to review the site plan, please visit www.mirasolsprings.com. We also encourage you to contact us there for any questions or additional information.