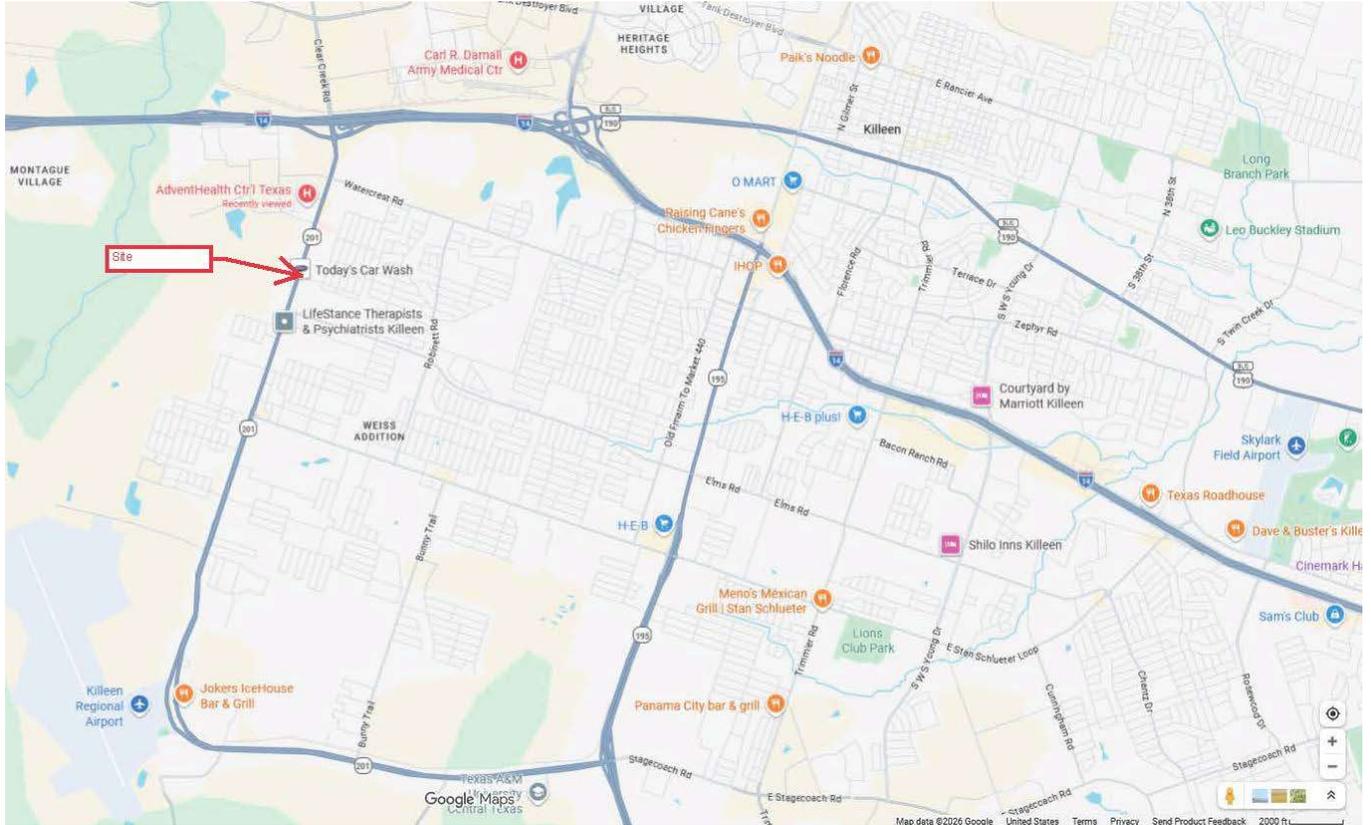


EXHIBIT 3B

Neighborhood Location



Site Location



EXHIBIT 3C

Conceptual Site Plan

SITE DATA

SITE ACREAGE 4.4 ACRES
 UNIT COUNT 80 UNITS
 UNITS PER ACRE 18.1

SITE AMENITIES

SENIOR LIVING
 BALCONIES
 CLUBHOUSE
 DOG PARK
 POOL
 PERIMETER FENCE
 SECURE ACCESS VIA GATE

BUILDING KEY



PARKING TABULATION

PARKING REQUIRED: 1 2/3 SPACE PER DWELLING UNIT
 1 2/3 SPACE PER DWELLING UNIT (1 2/3 x80) 133.33
 TOTAL 134

PARKING PROVIDED:

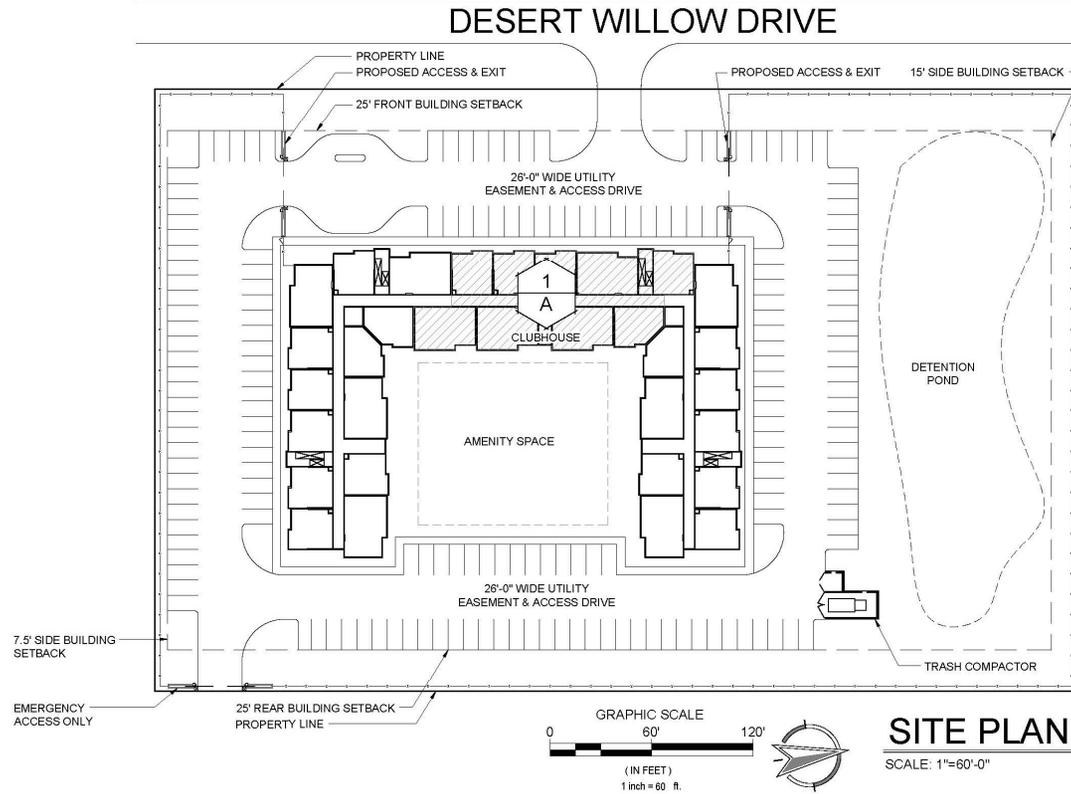
TOTAL 178
 PARKING RATIO 2.2 / UNIT

BUILDING TABULATION

TYPE	#BLDGS	UNITS/BLDG	UNIT TYPES	BLDG. S.F.
A	1	80	A1, B1	61,260 S.F.

UNIT TABULATION

TYPE	#UNITS	UNIT. S.F.	TOTAL S.F.
A1	54	665 S.F.	35,910 S.F.
B1	26	975 S.F.	25,350 S.F.
TOTAL	80		61,260 S.F.



PROJECT: ---

MADelyn SENIOR
 LIVING

DATE: 01.23.26

A1.0
 SITE PLAN

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EXHIBIT 3H

CONTRACT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS CONTRACT FOR PURCHASE AND SALE OF REAL PROPERTY (the "Contract") made and entered into as of the 27th day of December, 2025, by and between KILLEEN LAP, LLC ("Seller"), and ROUNDSTONE DEVELOPMENT, LLC, a Nevada limited liability company or its assigns (hereinafter referred to as "Purchaser").

WITNESSETH:

Subject to the terms and conditions of this Contract, and in consideration of the mutual promises set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, Seller and Purchaser agree as follows:

1. **Property.** Subject to the terms and conditions set forth below, Seller shall sell and convey to Purchaser and Purchaser shall purchase from Seller the real property located on Desert Willow Drive in Killeen, Bell County, Texas, containing approximately 4.46 acres and more specifically described in Exhibit "A" attached hereto, together with any and all easements, rights-of-way, privileges, benefits, contract rights, development rights, permits, licenses or approvals, improvements, or appurtenances arising from, pertaining to or associated with said real property (collectively, the "Property").

2. **Purchase Price and Method of Payment.** The purchase price for the Property shall be One Million One Hundred Thousand Dollars and Zero Cents (\$1,100,000.00), payable, as follows:

(a) Upon the execution and delivery hereof, Purchaser shall deposit with Chuck Brown, Sendern Title Company, 4161 McKinney Avenue, Suite 401, Dallas, Texas, 75204 ("Escrow Agent"), the sum of Eleven Thousand Dollars and Zero Cents (\$11,000.00) as a good faith deposit (the "Escrow Deposit"), to be held in escrow according to the terms of this Contract. The Escrow Agent shall deposit the Escrow Deposit and all additional deposits (all together the "Deposit") provided for herein, when received, as required by Texas law and Texas Real Estate Commission Rules and Regulations.

(b) **Second Deposit.** If Purchaser has elected to proceed with this transaction, on May 1, 2026, Purchaser shall deliver to Escrow Agent the sum of Five Thousand and No/100 Dollars (\$5,000) by check or wire transfer ("**Second Deposit**"). The Second Deposit will be held by Escrow Agent in the same interest-bearing account as the Initial Deposit. The Second Deposit will be nonrefundable to Purchaser but applicable to the Purchase Price.

(c) **Non-Refundable Deposits.** After the end of Inspection Period, the Deposit shall be non-refundable except in the event that (i) the Seller fails, refuses or is unable to perform all of its obligations under this Contract; (ii) one or more of the Closing Conditions in favor of the Purchaser set forth herein has not been satisfied; or (iii) as otherwise specifically provided in this Contract.

(d) The Deposit shall be held in escrow by the Escrow Agent in an interest-bearing account at a state or national banking association and disbursed in accordance with the terms and provisions of this Contract. Except as otherwise provided herein, the Deposit shall be paid over to Seller and credited against the Purchase Price at the closing of the sale by Seller and the purchase by Purchaser of the Property in accordance with the terms and provisions of this Contract (herein referred to as the "Closing"). Interest accrued on the Deposit shall be paid to or for the benefit of the Purchaser, unless Seller shall be entitled to receive the Deposit as a result of a default by Purchaser, in which event Seller shall also be entitled to receive such interest.

(e) The balance of the Purchase Price, after credit for the amount of the Deposit paid to the Seller, and less any other credits, adjustments or prorations provided for herein, shall be paid in full by Purchaser to the Escrow Agent for disbursement to Seller at Closing by means of wire transfer of immediately available funds.

3. **Inspection Period.** Purchaser shall have a period of time (the "Inspection Period") within which to conduct such tests, studies, inspections, evaluations, investigations and appraisals of or

concerning the Property and the feasibility of Purchaser's Intended Use thereof as Purchaser may desire, which shall expire on or before March 18, 2026. Purchaser shall have the right, on or before the end of the Inspection Period, to determine, in Purchaser's sole and absolute discretion, whether or not the Property is suitable or acceptable in all respects and that Purchaser's Intended Use thereof is feasible in Purchaser's sole judgment. If Purchaser shall determine the Property is suitable and acceptable, Purchaser shall furnish written notice of such acceptance and intent to proceed (a "Notice to Proceed") to Seller, on or before the expiration of the Inspection Period.

If the Purchaser shall determine the Property is not suitable or acceptable, Purchaser shall have the right to terminate this Contract by written notice thereof to Seller, given by Purchaser on or before the end of the Inspection Period. If the Purchaser should fail to provide a written Notice to Proceed to Seller before the expiration of the Inspection Period, Purchaser must be deemed to have timely terminated the Contract. In the event of such timely termination, the Deposit shall immediately be returned to Purchaser by the Escrow Agent, and thereafter the parties shall have no further duties or obligations hereunder except for matters which expressly survive termination.

4. Access to Property and Information

(a) **Access to the Property.** Seller covenants and agrees that from and after the date hereof, and until the Closing Date, Seller must afford Purchaser, and its authorized representatives and agents, entry upon and access to the Property for the purpose of satisfying itself with respect to the representations, warranties and covenants of the Seller contained herein, and to take soil tests, borings, make surveys or layouts for the improvements, or such other tests, evaluations, or investigations as Purchaser may deem necessary or desirable. Before entry to the Property by Purchaser, or its agents, Purchaser shall provide Seller general liability insurance coverage in the amount of \$1mm per occurrence and \$2 million aggregate naming the Seller as an additional insured. In the event Purchaser fails to close for any reason, Purchaser shall repair any damage caused by Purchaser's tests, studies, and inspections of the Property and shall restore the Property to the same condition as existing on the date of this Contract. Purchaser shall protect, defend, indemnify and hold Seller harmless from and against any liens, claims, losses or damages as a result of arising out of Purchaser's tests, studies, and inspections of the Property or the exercise by the Purchaser of any rights granted to Purchaser hereunder. The obligations arising under this paragraph shall survive Closing and any termination of this Contract.

(b) **Information Relating to Property.** In order to allow Purchaser to expeditiously and timely complete such tests, studies, etc., as referred to hereinabove, Seller shall deliver or make available to Purchaser within ten (10) days after the Effective Date any and all surveys, environmental audits or studies, engineering reports, plans or drawings, site plans or layouts, zoning or land use documentation or information, soil tests or reports, wetlands jurisdictional determinations or reports, feasibility studies, concurrency evaluations, documentation or information concerning the Property or any correspondence concerning any of such topics, which Seller, or any agent or representative of Seller has in its possession or control.

(c) **Cooperation of Seller.** Purchaser is planning to apply for low income housing tax credits from the Texas Department of Housing and Community Affairs. Seller shall not interfere in Purchaser's efforts to obtain local governmental support for Purchaser's pursuits and may support Purchaser in these pursuits, so long as Seller is not required to suffer or incur any costs, expenses or liability with regard thereto.

5. **Title Insurance.** Within ten (10) days after the Effective Date, Seller shall deliver to Purchaser a copy of the most recent title insurance commitment issued with respect to the Property, if any is available (the "Prior Commitment"). Within ninety (90) days after the Effective Date, Purchaser shall obtain, a title insurance commitment (the "Title Commitment") for an owner's title insurance policy (ALTA Form B, Marketability Policy) to be issued by a title insurance company acceptable to Purchaser (the "Title Insurance Company") in the amount of the Purchase Price covering title to the Property on or after the date hereof, showing title vested in the Seller and all matters of record which the Seller's title is subject to. Purchaser shall furnish a copy of the Title Commitment, and all title exceptions referred to therein, to Seller.

The standard exceptions for mechanics' liens and parties in possession shall be deleted at Closing upon Seller's execution and delivery by Seller of the Seller's Affidavit required pursuant to Paragraph 13(a)(ii) hereinbelow. The Title Commitment shall be conclusive evidence of good title as to all matters to be insured by the policy, subject to the exceptions as therein stated. The cost of said Title Commitment, including title search fees and the premium for the title insurance policy to be issued pursuant thereto, shall be paid by Seller on or before Closing.

6. **Survey.** Purchaser, at Purchaser's sole cost and expense, shall obtain a boundary survey (the "Survey") of the Property. The Survey shall be certified to the Purchaser, the Seller, and the Title Insurance Company by the surveyor as having been made in compliance with the minimum

technical standards adopted for surveys conducted in the State of Texas, which Survey shall also be in form and content satisfactory to the Title Insurance Company for the purposes of issuing the owner's title insurance policy required by this Contract, and deleting therefrom the standard general exception for matters which might be revealed by an accurate survey of the Property.

Said Survey shall show and designate any and all matters disclosed by the Title Commitment and all other easements, rights of way, encroachments, overlaps or improvements located on the Property. The Survey shall contain the legal description of the Property by appropriate legal description, and shall certify the total acreage of the Property to the second decimal point. The cost of the Survey shall be borne by Purchaser and be credited to Purchaser on or before Closing.

7. Title and Survey Objections. Within forty (40) days after the receipt of the Title Commitment, Purchaser shall provide Seller with written notice of any matters set forth or shown in the Title Commitment or Survey which are unacceptable to Purchaser in its sole discretion (the "Title Objections"). Any matters set forth or shown in the Title Commitment or Survey to which Purchaser does not timely object shall be referred to collectively herein as the "Permitted Exceptions." Seller shall have until the Closing Date within which to use its best efforts to cure such Title Objections to the satisfaction of the Purchaser and the Title Company.

In the event Seller fails or refuses to cure any Title Objection prior to the Closing Date, then Purchaser may, at its option (i) terminate this Contract, and receive a refund of the Deposit, whereupon the Contract shall be deemed null and void and of no force and effect, and no party hereto shall have any further rights, obligations or liability hereunder; or (ii) accept title to the Property subject to such Title Objection, without reduction of the Purchase Price. At Closing, Seller shall provide the Title Company with such affidavits or other documents as are necessary to enable the Title Company to remove the standard exceptions from the Title Policy.

8. Representations, Warranties and Covenants of Seller. The Seller hereby represents, warrants and covenants to and with the Purchaser as follows:

(a) The execution and delivery of this Contract and the closing of the transaction contemplated herein shall not and do not constitute a violation or breach by Seller of any provision of any agreement or other instrument to which Seller is a party or to which Seller may be subject although not a party, nor result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against Seller, or by which Seller is bound or subject

(b) Seller has the full right, power and authority to enter into and deliver this Contract and to consummate the purchase and sale of the Property in accordance herewith and to perform all covenants and agreements of Seller hereunder.

(c) The person or persons executing this Contract on behalf of the Seller are fully and duly authorized to do so by Seller, and any and all actions required to make this Contract and the performance thereof legally binding obligations of Seller, have been duly and legally taken. No further consent, authorization or approval of any person or entity is required for Seller to enter into or perform this transaction.

(d) Seller has paid (or covenants that Seller must pay prior to Closing) any and all taxes (excluding taxes not yet due) which are due and payable, subject to the proration herein provided.

(e) Except for the liens, encumbrances or charges against the Property of record or which are otherwise specifically disclosed in this Contract, Seller has no knowledge of any other liens, encumbrances, unpaid bills to vendors, outstanding obligations or charges (contingent or absolute) in existence against such Seller or any business conducted thereon, or any existing undisclosed or unrecorded liens, encumbrances or charges, which could adversely affect title to the Property after the Effective Date hereof and prior to the Closing Date, and Seller has no knowledge of any matters pending that could result in a lien against the Property, or in any material way substantially adversely affect title to the Property.

(f) No notice has been received by Seller from any governmental body asserting or claiming any violation of any law, ordinance, code or regulation with respect to the Property, and Seller has no knowledge that any such violation exists with regard to the Property.

(g) There are no leases of the Property, or any portion thereof, nor any other right to possession or use of the Property which have not been disclosed herein.

(h) Seller has not received any notice and has no actual knowledge, without independent investigation or inquiry, that any portion of the Property has ever been used for the dumping, disposal, manufacture, handling, transportation, storage, or usage of any toxic or hazardous wastes or materials, or that any such toxic or hazardous waste or materials are present on, in, or

under the Property. As used herein "hazardous or toxic wastes or materials" shall mean and refer to any contaminant, pollutant, substance or matter giving rise to liability or regulation under any federal, state, or local law, statute, regulation, rule or ordinance.

(i) Seller has not received any notice, and has no actual knowledge, that the Property, or any portion thereof, is or will be subject to or affected by any condemnation or eminent domain proceeding.

(j) It is understood that a zoning and/or land use change may be necessary for Purchaser's intended use and the Seller agrees to aide in such change(s) provided all cost associated with said change(s) are born entirely by the Purchaser.

(k) Seller has no knowledge of any fact or condition which would result in the termination or impairment of access to the Property from adjoining public or private streets or ways. To Seller's knowledge, all sewage, sanitation, plumbing, water retention, refuse disposal, and similar facilities servicing the Property are in full compliance with governmental authorities' laws, rules and regulations.

(l) To Seller's knowledge, all necessary sewer, water, electric, gas, telephone, or other utilities or services are available for the Property and there is no fact or condition which would impair Purchaser's ability to tap-in and use said utilities for the development of the Property.

(m) There are no public improvements which have been ordered to be made and/or which have not heretofore been assessed, and there are no special, general, or other assessments pending, or to Seller's knowledge, threatened against or affecting the Property.

(n) There are no public improvements which have been ordered to be made and/or which have not heretofore been assessed, and there are no special, general, or other assessments pending, or to Seller's knowledge, threatened against or affecting the Property.

(o) There are no actions, suits or legal proceedings of any kind or nature whatsoever, legal or equitable, to which Seller is a party affecting the Property, or any portion thereof, or relating to or arising out of the ownership of the Property, in any court or before or by any Federal, state, county or municipal department, commission, board, bureau, or agency or other governmental instrumentality.

(p) Seller has no knowledge or notice that any present default or breach exists under any covenants, conditions, restrictions, rights-of-way or easements which may affect the Property or any portion thereof, or that any condition or circumstance exists which, with the passage of time and/or the giving of notice, or otherwise, would constitute or result in a default or breach under any such covenants, conditions, restrictions, rights-of-way or easements.

(q) No person, firm or other legal entity other than Purchaser has any right or option whatsoever to acquire the Property or any portion thereof, or any interest therein.

The Seller's representations in this Section 8 are based upon the actual knowledge of Seller at the time of the execution of the Contract without the duty of the Seller to perform additional investigation.

9. Representations, Warranties and Covenants of the Purchaser Purchaser hereby represents, warrants and covenants to and with Seller as follows:

(a) The person or persons executing this Contract on behalf of the Purchaser are fully and duly authorized to do so by Purchaser and any and all actions required to make this Contract and the performance thereof legally binding obligations of Purchaser, have been duly and legally taken. No further consent, authorization or approval of any person or entity is required for Purchaser to enter into or perform this transaction.

(b) Purchaser has the full right, power and authority to enter into and deliver this Contract and to consummate the purchase and sale of the Property in accordance herewith and to perform all covenants and agreements of Purchaser hereunder.

(c) The execution and delivery of this Contract and the consummation of the transaction contemplated herein shall not and do not constitute a violation or breach by Purchaser of any provision of any agreement or other instrument to which Purchaser is a party or to which Purchaser may be subject although not a party, nor result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against Purchaser, or by which Purchaser is bound or subject.

(d) Purchaser shall not modify, cancel, extend or otherwise change in any manner any of the

terms, covenants or conditions of any land use or development approvals or permits for the Property, nor grant any easements or licenses affecting the Property, nor take any legal action in connection with the Property which will affect title to the Property, without the express prior written consent of Seller, which consent shall not be unreasonably withheld.

10. **Continuing Representations and Warranties.** The representations and warranties of the parties contained herein shall be deemed to be continuing representations and warranties which are true and correct in all material respects on the Effective Date hereof and shall remain true and correct at all times up to the Closing Date, with the same force and effect as though such representations and warranties had been made as of Closing; provided, however, that, no representations or warranties of either party shall survive Closing, unless specifically provided to so survive herein, or in the Closing documents.

11. **Conditions Precedent to Obligations of the Purchaser.** The obligation of Purchaser hereunder to close upon the purchase of the Property is subject to and contingent upon the following conditions (the "Purchaser Contingencies") having been met or satisfied to the satisfaction of Purchaser:

(a) Purchaser at Purchaser's sole cost and expense shall have been able to obtain any and all rezoning and/or other land use permits, approvals, or consents, and any and all other permits, licenses, approvals or consents from any and all governmental authorities, agencies, or entities having jurisdiction over the Property or Purchaser's Intended Use, and all utilities services, necessary to allow development, construction and operation of Purchaser's Intended Use on the Property.

In the event that all such conditions have not been satisfied, with all appeal periods having expired without any appeal or contest having been filed, or if such appeal or contents were filed, with such appeal or contest having been ultimately and finally not resolved to the satisfaction of Purchaser, on or before the Closing Date, then the Purchaser, at Purchaser's sole option may (i) terminate this Contract by giving written notice to the Seller and the Escrow Agent, whereupon any portion of the Deposit due, shall be released to the Seller and any remaining balance shall be returned to Purchaser by the Escrow Agent, and thereafter neither party shall have any further obligation hereunder; or (ii) extend the Closing Date to allow Purchaser to continue to try to satisfy such conditions; or (iii) waive this contingency and proceed to Closing.

12. **Closing.**

(a) Subject to the terms and conditions hereof, including the right of Purchaser to extend the Closing Date under Section 12 herein, the Closing of this transaction shall be held on or before June 1, 2026, (the "Closing Date"), at 5 P.M. CST., or such other time as may be mutually agreed upon by Seller and Purchaser, at the offices of Escrow Agent or by mail. At Purchaser's option, the closing may be held sooner than the foregoing date, so long as Purchaser gives Seller not less than ten (10) days notice of the Closing Date.

(b) Purchaser shall have the right to obtain a sixty (60) day extension of the Closing Date, upon written notice to Seller at least three (3) days prior to the existing Closing Date, which notice shall be accompanied by the payment of an additional sum of Fifty Thousand Dollars and Zero Cents (\$50,000.00) to be paid to the Escrow Agent as an Additional Deposit which shall be nonrefundable but shall be applicable to the Purchase Price.

(c) Seller shall deliver possession of the Property to Purchaser on the Closing Date.

13. **Closing Documents.**

(a) Seller shall execute and/or deliver to Purchaser at Closing the following:

(i) A Special Warranty Deed executed by Seller conveying fee simple title of the Property to Purchaser, subject only to the Permitted Exceptions;

(ii) A Seller's Affidavit sufficient in form and content sufficient to satisfy the requirements of Texas law and to allow deletion of all of the standard ALTA general exceptions (other than those exceptions requiring a current survey for deletion) from the Title Commitment;

(iii) A non-foreign certificate in compliance with Section 1445 of the Internal Revenue Code;

(iv) An assignment or assignments of all of Seller's right, title and interest with regard to all development rights, permits, licenses, consents, approvals, benefits soil tests, development plans engineering plans or specifications, tests, reports, studies, appraisals, analyses, or transportation capacity reservations or certificates, and similar documents or information which Seller may

have in its possession and pertaining exclusively to the Property (the "Development Rights"), thereto, in form and content satisfactory and to the appropriate governmental agency or entity having jurisdiction thereof

(v) Closing Statement; and

(vi) Such other customary documents as reasonably may be reasonably required to consummate the transaction contemplated by this Contract, or which may be required by the Title Company in order to issue the Title Policy as required by the Title Commitment

(b) Purchaser shall execute and or deliver to Seller at Closing

(i) The Closing Statement;

(ii) The Purchase Price, subject to credits and prorations as provided herein; and

(iii) All documents required hereunder in order to consummate this Contract, and such other customary documents as reasonably may be required to consummate the transaction contemplated by this Contract, or which may be required by the Title Company in order to issue the title policies described in this Contract.

14. Closing Expenses. The cost of rollback taxes, documentary stamps on the Deed and costs and of any corrective instruments or actions shall be paid by Seller on or before Closing. The cost of recording the Deed shall be paid by the Purchaser on or before Closing. Each party shall bear and pay its own attorneys' fees and expenses.

15. Prorations and Reimbursements

(a) Real Estate Taxes. Real estate taxes for the year of Closing shall be prorated on an accrual basis as of the Closing Date, based upon the most recent ascertainable taxes. Seller shall be responsible for any rollback taxes, as calculated by Title Company, and such calculation shall be credit to Purchaser at Closing. In the event that the tax bill for the year of Closing is not available on the Closing Date, the parties agree to a re-proration and adjustment of the real estate taxes when the actual tax bill for the year of closing is received.

(b) Other Assessments. Any other assessments on the Property shall be prorated in the same manner as taxes, with the assessments for the period which includes the date of Closing being prorated, and with the Seller being responsible for and paying any assessments or installments thereof for prior years or periods, and the Purchaser assuming and paying any assessments or installments thereof which are not yet due and payable.

(c) Costs of Document Preparation and Attorneys' Fees. With regard to Closing, each party shall pay the fees of its attorney and the costs of preparing all documents which this Contract requires such party to furnish.

16. Default

(a) If the sale contemplated by this Contract is not completed as a result of a default of Purchaser, Seller's sole and exclusive remedy shall be to receive and retain the Deposit paid or deposited hereunder, as agreed upon full liquidated damages for such default by Purchaser, and the parties hereunder shall have no further rights or liabilities under this Contract. Seller hereby expressly waives and releases any right to sue Purchaser for specific performance or to assert that Seller's actual damages exceed the Deposit, which waiver and release is a substantial inducement to Purchaser entering into this Contract.

(b) If the sale contemplated by this Contract is not completed as a result of a default of Seller, Purchaser's sole remedies shall be to either (i) seek specific performance of this Contract or (ii) terminate this Contract and demand and receive a refund of the Deposit.

17. Real Estate Commission

(a) Broker. Each party represents to the other that no broker has been involved in this transaction except for Elevate Texas Real Estate Group ("Brokers"). At Closing, a commission shall be paid by Seller to such Brokers pursuant to a separate agreement between Seller and Broker. Each party agrees to indemnify and hold harmless the other party hereto from and against any and all such claims or demands with respect to any brokerage fees or agent's commissions or other compensation asserted by any person, firm or corporation in connection with this Contract or the transaction contemplated hereby under this Closing.

18. Condemnation. If, prior to Closing, the Property or any material portion thereof in the

Killeen L.P., LLC

Jodi Schwartz
Jodi Schwartz

Telephone: 254-269-8369
E-mail: _____

Killeen L.P., LLC

Cali Hoban
Cali Hoban

Telephone: 254-269-8369
E-mail: calihoban@killeenlpc.com

Killeen L.P., LLC

Elizabeth H. Tipton, Trustee of the
Elizabeth H. Tipton 1999 Trust
Elizabeth Tipton

Telephone: 713-875-9901
E-mail: eltipton@killeenlpc.com

Killeen L.P., LLC

Sue Ellen Van Zanten, Trustee of the
Sue Ellen Van Zanten 1999 Trust

Sue Ellen Van Zanten

Telephone: 254-861-8211
E-mail: suellen@killeenlpc.com

Killeen L.P., LLC

Cristina Purser-King, Trustee of the
Cristina Sue Purser Heritage Trust
Cristina King

Telephone: 254-415-7031
E-mail: _____

Killeen L.P., LLC

Gary W. Purser, Jr., Trustee of the
Benjamin John Franklin Purser Heritage Trust

Gary W. Purser, Jr.

Telephone: _____
E-mail: _____

Killeen L.P., LLC

Elizabeth H. Tipton, Trustee of the
Meredith Lee Holbert Heritage Trust
Elizabeth Tipton

Telephone: 713-875-9991
E-mail: eltipton@killeenlpc.com

Killeen L.P., LLC

Elizabeth H. Tipton, Trustee of the
William Parker Tipton Heritage Trust

Elizabeth Tipton

Telephone: 7138709501

E-mail: etipton@gmail.com

Killeen LAP, LLC

Sue van Zanten, Trustee of the
Nathaniel Andries van Zanten Heritage Trust

Sue Van Zanten

Telephone: 2548818231

E-mail: svanzanten@hor.rr.com

Killeen LAP, LLC

Sue van Zanten, Trustee of the
Emily Elizabeth van Zanten Heritage Trust

Sue Van Zanten

Telephone: 2548818231

E-mail: svanzanten@hor.rr.com

Killeen LAP, LLC

Sue van Zanten, Trustee of the
Adriana Rachel van Zanten Heritage Trust

Sue Van Zanten

Telephone: 2548818231

E-mail: svanzanten@hor.rr.com

Killeen LAP, LLC

Gary W. Purser, Jr., Trustee of the
Gary W. Purser, Jr. 1999 Trust

Gary W. Purser, Jr.

Telephone: _____

E-mail: _____

Killeen LAP, LLC

JoAnn Purser, Trustee of the
JoAnn Purser 1999 Trust

Joann Purser

Telephone: 2545355100

E-mail: joannpurser@vahoo.com

Killeen LAP, LLC

Cristina Purser-King, Trustee of the
Cristina Sue Purser 1999 Trust

Cristina King

Telephone: 254-415-7035

E-mail: cprking@comcast.net

Killeen LAP, LLC

Gary W. Purser, Jr., Trustee of the
Benjamin John Franklin Purser 1999 Trust

Gary W. Purser, Jr.

Telephone: _____

E-mail: _____

22 Miscellaneous.

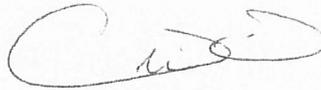
- (a) Successors and Assigns. This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
- (b) Amendments and Termination. Except as otherwise provided herein, this Contract may be amended or modified by, and only by, a written instrument executed by Seller and Purchaser, acting by their respective duly authorized agents or representatives.
- (c) Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of Texas and legal venue under the Contract shall be Dallas County.
- (d) Section Headings. The section headings inserted in this Contract are for convenience only and are intended to, and shall not be construed to, limit, enlarge or affect the scope or intent of this Contract, nor the meaning of any provision hereof.
- (e) Counterparts. This Contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.
- (f) Merger of Prior Agreements. This Contract supersedes all prior agreements and understandings between the parties hereto relating to the subject matter hereof.
- (g) Effective Date. The "Effective Date" of this Contract shall be the date that the last party shall have agreed to the terms and conditions hereof and executed this Contract, and a fully executed copy of this Contract shall have been returned to the other party.
- (h) Time. Time is of the essence of this Contract. When any time period specified herein falls or ends upon a Saturday, Sunday or legal holiday, the time period shall be automatically extended to 5:00 P.M. on the next ensuing business day.
- (i) Acceptance. If this Contract is not executed and delivered by both parties on or before December 31, 2025, it shall be null and void.
- (j) Terminology. The use of the term "Shall" or "shall" in the Contract creates a duty or obligation on the appropriate party.
- (k) Conditions of Property. Except as specifically set forth herein, Seller hereby disclaims all warranties of any kind or nature whatsoever, whether expressed or implied, including but not limited to, warranties with respect to the soil conditions or the suitability of the Property for Purchaser's Intended Use. Purchaser acknowledges that it is not relying on any representations of any kind or nature made by Seller, or any of its employees or agents, other than as specifically set forth herein, and that, in fact, no such representations were made. Purchaser further acknowledges that, except as specifically herein provided, it is purchasing the Property "AS IS" and "with all faults."
- (l) Assignment. Purchaser shall have the right to assign this Contract in whole, but not in part, without the consent of Seller so long as such assignment is made in writing which provides that the assignee expressly assumes and agrees to pay and perform all of Purchaser's duties, obligations, liabilities and responsibilities hereunder.

[REMAINDER OF PAGE BLANK INTENTIONALLY]

IN WITNESS WHEREOF, Purchaser, Seller and Escrow Agent have caused this Contract to be executed as of the dates set forth below.

PURCHASER:

ROUNDSTONE DEVELOPMENT, LLC, a
Nevada limited liability company



By:

Name: Clifton E Phillips
Title: President

-
Date: 12/27/2025

SELLER:

KILLEEN LAP, LLC.

By:

Name: Gary W. Purser, Trustee of the Gary W.
Purser, Jr. 2000 Trust
Title: Vice President

-
Date: 12-24-25

By: 

Name: Fawaz Asseed
Title: Vice President

-
Date: _____

By: Fawaz Asseed

Name: Jodi Schwartz
Title: Vice President

-
Date: _____

By: Jodi Schwartz

Name: Culi Hoban
Title: Vice President

[REMAINDER OF PAGE BLANK INTENTIONALLY]

IN WITNESS WHEREOF, Purchaser, Seller and Escrow Agent have caused this Contract to be executed as of the dates set forth below

PURCHASER:

ROUNDSTONE DEVELOPMENT, LLC, a
Nevada limited liability company

By:

Name: Clifton E Phillips
Title: President

-

Date:

SELLER:

KILLEEN LAP, LLC.

By:

Name: Gary W. Purser, Trustee of the Gary W
Purser, Jr. 2000 Trust
Title: Vice President

-

Date: 12-24-25

-

By: 

Name: Fawaz Asseed
Title: Vice President

-

Date:

-

By: Fawaz Asseed

Name: Jodi Schwartz
Title: Vice President

-

Date:

-

By: Jodi Schwartz

Name: Cali Hoban
Title: Vice President

-

Date: _____

-

By: *Cali Hoban*

Name: Elizabeth H. Tipton, Trustee of the Elizabeth H. Tipton 1999 Trust

Title: Vice President

-

Date: _____

-

By: *Elizabeth Tipton*

Name: Sue Ellen Van Zanten, Trustee of the Sue Ellen Van Zanten 1999 Trust

Title: Vice President

-

Date: _____

-

By: *Sue Van Zanten*

Name: Cristina Purser-King, Trustee of the Cristina Sue Purser Heritage Trust

Title: Vice President

-

Date: _____

-

By: *Cristina King*

Name: Gary W. Purser, Jr., Trustee of the Benjamin John Franklin Purser Heritage Trust
Title: Vice President

Date: *12-24-25*

By: 

Name: Elizabeth H. Tipton, Trustee of the Meredith Lee Holbert Heritage Trust

Title: Vice President

-

Date: _____

-

By: *Elizabeth Tipton*

Name: Elizabeth H. Tipton, Trustee of the William Parker Tipton Heritage Trust
Title: Vice President

-

Date: _____

By: Elizabeth Tipton

Name: Sue van Zanten, Trustee of the
Nathaniel Andries van Zanten Heritage Trust
Title: Vice President

Date: _____

By: Sue Van Zanten

Name: Sue van Zanten, Trustee of the
Emily Elizabeth van Zanten Heritage Trust
Title: Vice President

Date: _____

By: Sue Van Zanten

Name: Sue van Zanten, Trustee of the
Adriana Rachel van Zanten Heritage Trust
Title: Vice President

Date: _____

By: Sue Van Zanten

Name: Gary W. Purser, Trustee of the Gary W.
Purser, Jr. 1999 Trust
Title: Vice President

Date: 12-24-25

By: 

Name: JoAnn Purser, Trustee of the
JoAnn Purser 1999 Trust
Title: Vice President

Date: _____

By: Joann Purser

Name: Cristina Purser-King, Trustee of the
Cristina Sue Purser 1999 Trust
Title: Vice President

Date: _____

By: Cristina King

EXHIBIT A

APPROXIMATELY 4.46 ACRES FROM BELL COUNTY PARCEL IDS #318675 AND #23739 DESCRIBED AS:

A0686BC T ROBINETT, ACRES 4.025

And

A0686BC T ROBINETT, ACRES 0.442

AS FURTHER DEPICTED IN BLUE BELOW:

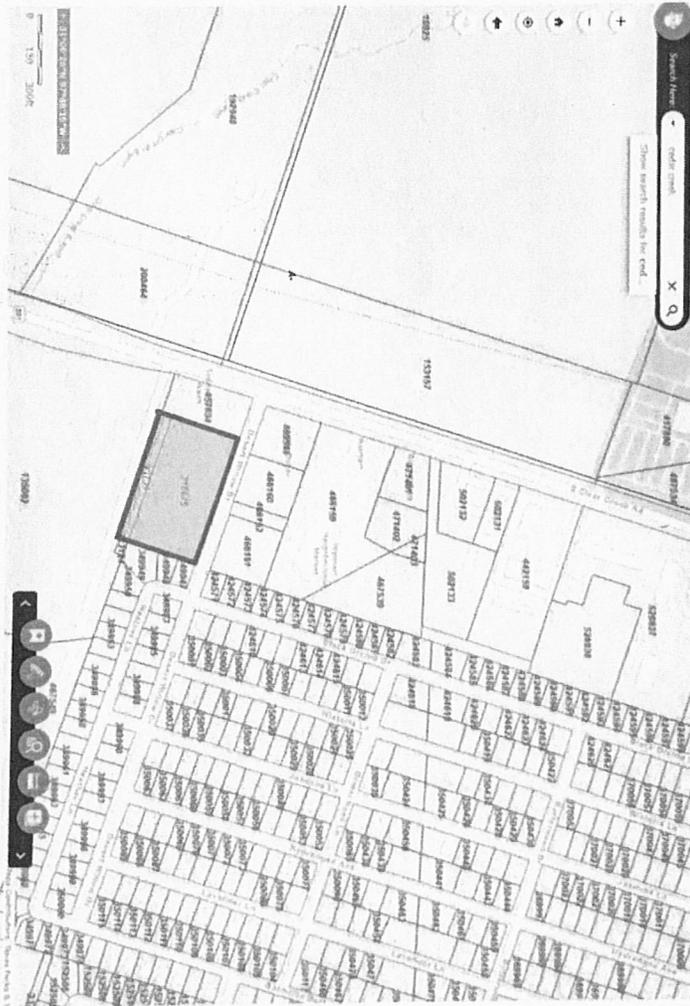


EXHIBIT 3G.2



CITY OF KILLEEN – ZONING CHANGE APPLICATION

Requirements for all zoning change application submittals:

All zoning change application materials must be submitted by 11:00 a.m. on the intake deadline.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

- Pre-application meeting
 - Applicant shall schedule a pre-application meeting with staff prior to submitting a zoning change application (CUP & PUD only)

- Completed zoning change application (original, signed)
 - Must be signed by the property owner, or
 - In the case of a corporation or partnership, documentation must be provided authorizing a single party to sign on behalf of the corporation or partnership (e.g., Corporate Resolution, Minutes, Certificate of Formation)

- Application fee (All payment methods accepted, except American Express; checks made payable to City of Killeen)
 - Zoning change application: \$500.00 + \$10.00 Tech Fee
 - Conditional Use Permit Application: \$500.00 + \$10.00 Tech Fee
 - Planned Unit Development (PUD) \$1,000.00 + \$10.00 Tech Fee

- Traffic Impact Analysis (TIA) Worksheet + \$100.00 fee

- Description of property location (in one of the following forms)
 - Property address
 - Property survey
 - Legal description (subdivision name with lot and block)
 - Metes and bounds description

- Warranty deed (showing current ownership of the property)

- Letter of request signed by property owner or applicant, including the following information:
 - Reason for the request and proposed use of the property
 - Whether or how the proposed change will impact the surrounding properties
 - Whether the request is consistent with the Future Land Use Map (FLUM)
(If the request is not consistent with the FLUM, an amendment request must be submitted.)

- Digital copies of all submittal documents
 - Electronic copies in .pdf format of all submittal documents
 - Must be provided on a disc (CD or DVD), USB flash drive or email
 - File names should include the name of each application document (i.e. “APP”, “DEED”, etc.)

*For additional zoning change requirements, please reference
Killeen Code of Ordinances, Chapter 31 - Zoning.*



CITY OF KILLEEN - ZONING CHANGE APPLICATION

General Zoning Change \$510.00

Conditional Use Permit \$510.00 Planned Unit Development (PUD) \$1,010.00

Name(s) of Property Owner: _____

Current Address: _____

City: _____ State: _____ Zip: _____ - _____

Primary Phone: (____) _____ - _____ Cell Phone: (254) 634 - _____

Email: _____

Name of Applicant: _____
(If different than Property Owner)

Address: _____

City: _____ State: _____ Zip: _____ - _____

Primary Phone: (972) _____ - _____ Cell Phone: (214) _____ - _____

Email: _____

Address/Location of property to be rezoned: _____

Legal Description: _____

Is the rezone request consistent with the Comprehensive Plan? YES NO

** If no, a FLUM amendment application must be submitted.*

Is there a simultaneous plat application for this property? YES NO

Total Acreage: _____ Number of Lots: _____

Type of Ownership: Sole Ownership Partnership Corporation Other

Present Zoning: _____ Present Use: _____

Proposed Zoning: _____ Proposed Use: _____

Conditional Use Permit for: _____

This property was conveyed to owner by deed dated _____ and recorded in Volume _____,
Page _____, Instrument Number _____ of the Bell County Deed Records. (Attached)

Is this the first rezoning application on a unilaterally annexed tract?

Yes (fee not required) No (submit required fee)



APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ - _____

Home Phone: (____) _____ - _____ Business Phone: (____) _____ - _____

Email: _____

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me. This authorization only applies to this specific zoning change request.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Killeen, its officers, agents, employees, and third parties who act in reliance upon my agent’s words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to ‘I’, ‘my’, or ‘me’ is a reference to the entity.

Signature of Agent: _____ Title: _____

Printed/Typed Name of Agent: _____ Date: _____

Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Title: _____

Printed/Typed Name of Property Owner: _____ Date: _____

***Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.**

Application Revised: May 2024



**CITY OF KILLEEN
APPLICATION**

For Office Use Only:

Applicant: _____ Case #: _____ Intake Date: _____

Amount Due: \$ _____ Payment Received by: _____

Amount Paid: \$ _____ Cash/CC/MO#/Check#: _____ Receipt #: _____

Project Name: _____ Agent: _____

- FLUM Amendment _____
- Zoning Change Request _____
- Plat Application _____
- Parkland Dedication Fee _____
- Subdivision Variance _____
- Zoning Variance _____
- Special Exceptions _____
- TIA-DW _____

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must have completed worksheet included in application submittal.

Project Name: The Madelyn
 Location: Approx. the 5100 Block of Desert Willow Dr., Killeen, TX 76549
 Applicant: Roundstone Development, LLC Telephone No: 972-243-4205
 Application Status: Zoning Preliminary Plat Commercial Site Plan Change-Use

EXISTING:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
48027023111	4.5	0	B5	Vacant			

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
48027023111	4.5	61,260	R-3	MF-Senior			

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
Desert Willow Drive	Yes		
Shoemaker High School Loop Road	No		

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.
- The traffic impact analysis has been waived for the following reason:
- _____
- _____

Reviewed By: _____ Date: _____

Distribution: File Applicant Other Total Copies: _____

NOTE: A TIA Worksheet must be submitted with any Zoning, Preliminary Plat or Commercial Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

EXHIBIT 3K.1 & K.2

None

EXHIBIT 3.R

Financial Aspects

Financial Overview

- **Total Project Costs: \$19.16 Million**
- **Construction Loan**
 - **\$14.5 Million, 2 Year, 6.80% Interest Only**
- **Permanent Loan**
 - **\$3.375 Million, 18 year/40 Yr. Amort, 6.5% Principal/Interest**
- **Equity**
 - **\$1.9 million in annual credits, Est. Price/Credit \$.7925**

SOURCES OF FUNDS	AMOUNT
PERMANENT LOAN	\$3,375,000
FIRST EQUITY PAYMENT	\$2,270,285
CITY OF KILLEEN	\$500
SECOND EQUITY PAYMENT	-
THIRD EQUITY PAYMENT	\$9,081,142
FINAL EQUITY PAYMENT	\$3,783,809
TOTAL SOURCES OF FUNDS:	\$18,510,736
PERM DEFERRED DEVELOPER FEE	\$644,383
TOTAL ALL SOURCES:	\$19,155,119

- **Operating Highlights**
 - **Max LIHTC Rents**
 - **7.5% Assumed Vacancy**
 - **\$20/unit per Month Other Income**
 - **4% Management Fee**
 - **\$72,000 Annual Property Taxes**
 - **\$300/unit per annum replacement reserve deposit**
 - **Total Expenses \$5,655 per unit**



ROUNDSTONE DEVELOPMENT
BASE SHEET FOR ALL COST

PROJECT: THE MADELYN
PROJECT LOCATION: 5100 DESERT WILLOW DRIVE

NO. OF UNITS: 80
ENGINEER: CROSS ENGINEERING
ARCHITECT: CROSS ARCHITECTS

COST CODES	DESCRIPTION	UNIT QUANTITY	UNIT COST	TOTAL COST
BASE SHEET FOR ALL COST:				
	CONSTRUCTION HARD COST	80	109,000	8,720,000
	SITework COSTS	80	22,250	1,780,000
	SITE AMENITY COST	80	-	-
	GENERAL REQUIREMENTS	10,748,839.00	6.00%	644,930
	OVERHEAD COST	10,748,839.00	2.00%	214,977
	PROFIT	10,748,839.00	6.00%	644,930
	CONTINGENCY	10,424,339.00	5.50%	573,339
	REPLACEMENT RESERVE	80	-	-
	DEVELOPERS OVERHEAD	14,932,066.06	-	-
	DEVELOPERS FEE	14,932,066.06	15.00%	2,239,810
	ARCHITECTURAL DESIGN FEES	80	3,375	270,000
	ARCHITECTURAL INSPECTION FEES	80	375	30,000
	ENGINEERING DESIGN FEES	80	1,250	100,000
	GEOTECHNICAL REPORT	80	125	10,000
	BUILDING PERMIT COST	80	938	75,000
	SURVEYS-ASBUILTS-TESTING	80	375	30,000
	SOFT COST CONTINGENCY	80	625	50,000
	CONNECTION FEE COST	80	500	40,000
	ADVERTISING/ MARKETING	80	250	20,000
	LEGAL COST	80	2,875	230,000
	ACCOUNTING COST	80	375	30,000
	APPRAISAL AND MARKET STUDY	80	194	15,500
	REAL ESTATE TAXES	80	450	36,000
	FURNITURE, COMPUTERS AND FIXTURES	80	1,563	125,000
	INSURANCE-(LIABILITY/P.D.)	80	1,875	150,000
	ENVIRONMENTAL COST	80	200	16,000
	OPERATING RESERVE	80	4,302	344,173
	RECORDING FEES	80	25	2,000
	Inspections & Closing	80	375	30,000
	TITLE INSURANCE	80	1,400	111,990
	LAND COST	80	13,750	1,100,000
	TAX CREDIT FEES	80	955	76,400
	OTHER TAX CREDIT FEES	80	39	3,120
	CONSTRUCTION LOAN INTEREST	80	14,790	1,183,200
	CONSTRUCTION LOAN FEES	80	1,813	145,000
	PERMANENT LOAN FEES	80	672	53,750
	SYNDICATION FEES	80	750	60,000
	TOTAL DEVELOPMENT COSTS:			19,155,119

EXHIBIT 3.S

LIHTC Development Experience List

Role	Location	Name	# Units	Type	Year Built
Owner/Developer	Del Rio, TX	Aster Villas	80	Multifamily	2014
Owner/Developer	Eagle Pass, TX	Aurora Meadows	76	Single Family	2011
Developer	Gainesville, TX	Bella Vista Apartments	144	Multifamily	2007
Owner/Developer	Cleveland, MS	Bolivar Homes	65	Single Family	2008
Owner/Developer	Greenville, MS	Broadway Estates	104	Multifamily	2008
Owner/Developer	Eagle Pass, TX	Legacy Villas	64	Single Family	2011
Owner/Developer	Carthage, MS	Lincoln Estates	55	Single Family	2008
Developer	Dallas, TX	Magnolia Trace	112	Elderly	2011
Developer	Uvalde, TX	Monarch Estates	80	Elderly	2019
Developer	Gautier, MS	Ocean Estates II	120	Single Family	2009
Owner/Developer	Greenwood, MS	Parkway Place	65	Single Family	2008
Developer	Plano, TX	Plaza at Chase Oaks	240	Elderly	2006
Owner/Developer	Indianola, MS	Sunflower Estates	65	Single Family	2008
Developer	Fort Worth, TX	Terraces at Marine Creek	186	Multifamily	2004
Developer	Hot Springs, AR	The Cascades at Spring Street	32	Multifamily	2009
Owner/Developer	Temple, TX	The Fairways at Sammons Park	92	Elderly	2012
Owner/Developer	Pinellas Park, FL	The Lodges at Pinellas Park	120	Multifamily	2011
Owner/Developer	DeLand, FL	The Pines	100	Multifamily	2019
Developer	Plano, TX	Tuscany Villas	90	Elderly	2011
Developer	Delray Beach, FL	The Villas at Village Square	144	Multifamily	2015
Developer	Delray Beach, FL	The Courts at Village Square	84	Elderly	2018
Owner/Developer	Yazoo City, MS	Yazoo Estates	96	Multifamily	2008
TOTAL UNITS			2,214		



July 9, 2012

Re: The Fairways at Sammons Park
Southwest Corner of West Adams and 43rd Street
Temple, TX 76502

To Whom It May Concern:

Please accept this letter as a letter of support from the City of Temple for an affordable housing project that was recently built in Temple, Texas called the Fairways at Sammons Park. Below is a summary of our experience with Roundstone Development.

As the project liaison, I experienced a high level of professionalism, flexibility, and care by Roundstone Development. The development group was very responsive to our requests for information and other documentation necessary for the City to achieve a satisfactory comfort level with the project. Mr. Clifton Phillips personally provided us a tour of one of their existing projects.

Now that the project is complete and operational, we are very pleased with the results. The facility is excellent in quality and is well perceived in the community.

I hope that this information is helpful in your decision-making process. Should you need additional information, please feel free to contact me at 254-298-5600.

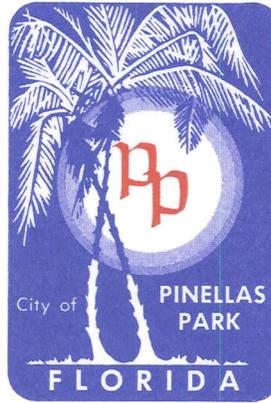
Sincerely,

Kim Foutz
Assistant City Manager

cc: Clifton Phillips
2010 Valley View Lane, Ste 210
Farmers Branch, TX 75234

City of
PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 541-0700
FAX • (727) 544-7448
SUNCOM • 969-1011

March 13, 2013

Robert Colvard
Roundstone Development
420 Snug Harbor Drive
Merritt Island, Fl 32953

Re: letter of reference

To Whom it may concern:

To all let it be known that I had the distinct pleasure of working with the agents and staff of **Roundstone Development** in the development of a planned unit development master plan for the construction of a 120 unit rental apartment community with provisions for affordable housing and transit amenities located on the City's "Main Street," Park Boulevard. Given its highly visible location, the City was interested in a product that would make a positive visual statement while also providing needed workforce housing proximate to Carruth Health Education campus of St. Petersburg College for its student population as well as the many local retail employees. Quite simply, **Roundstone** delivered. The result is a very architecturally pleasing development that sets the quality standard for multi-family housing on Park Boulevard. With Roundstone one will find a very responsive development team that delivers quality and community equity in each phase of their work. I can only hope that **Roundstone** can find additional opportunities to develop in our city knowing the value they can bring to our neighborhoods and the trust that we can easily rely on.

Sincerely:

A handwritten signature in blue ink that reads 'Dean R. Neal'. The signature is fluid and cursive.

Dean R. Neal, AICP
Zoning Director



PRINTED ON RECYCLED PAPER



July 6, 2012

Clifton Phillips
Roundstone Development, LLC
2010 Valley View Lane, Ste. 210
Farmers Branch, TX 75234

RE: Legacy Villas and Aurrora Meadows in Eagle Pass, TX

Dear Mr. Phillips:

Please consider the following letter a genuine expression of the confidence which I have with Roundstone Development as an affordable housing developer and operator.

I had the pleasure of working with you, Lisa Brown, and the rest of your team in my capacity as the Assistant Planning Director for the City of Eagle Pass. Working as the lead planner on this project, you and your team always displayed a strong level of professionalism, competency, and dedication to the project and to improving the housing conditions in our community.

It is very evident by the quality of your work that your company is committed to creating housing communities which are aesthetic, functional, and very well maintained. Design considerations are so important in housing and the community which you developed here in Eagle Pass is virtually indistinguishable from our other market rate neighborhoods.

I would gladly discuss your qualifications with other cities that you are working with and look forward to working with you again in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Tijerina Jr.", is written over a horizontal line.

Daniel Tijerina Jr.
City of Eagle Pass
Asst. Planning Director