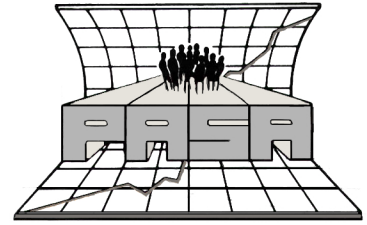


July, 2016



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Demographic Update

Housing Projections ◦ Economic Trends
Ratios of Students per Household ◦ Student Enrollment
Projections ◦ Long Range Planning

Marble Falls

Independent School District

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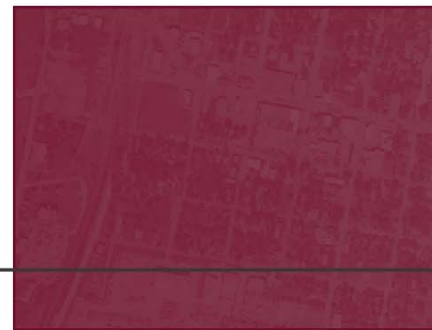
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Executive Summary



Population and Survey Analysts (PASA) has recently completed a Demographic Update for Marble Falls I.S.D., and the findings are summarized herein. The Demographic Update included the study of current student locations, potential growth based on new housing, trends occurring in student relocation patterns throughout the District, and economic factors relevant to both the District and the nation. PASA projects student data for a school district by using forward-looking techniques, and does not rely strictly on past rates of change.

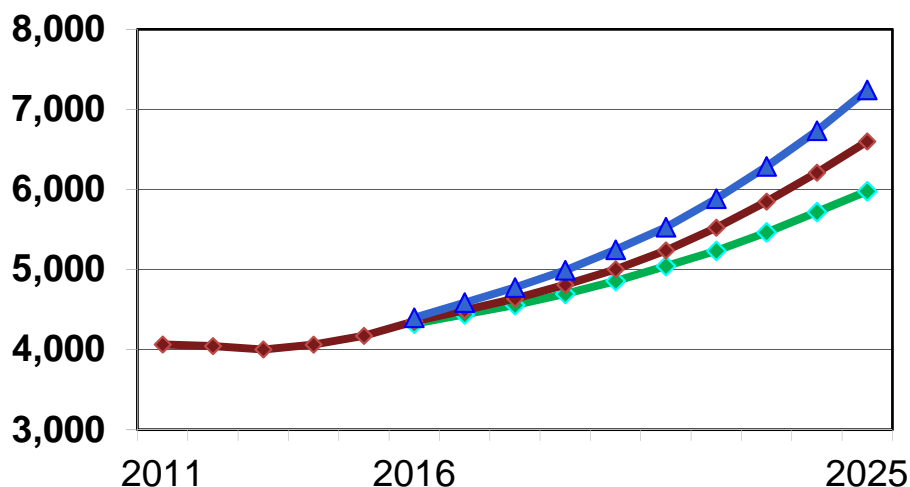
Districtwide Projections

After evaluating the current student population, recent trends in geo-coded students, projected additional housing occupancies and their resulting student yields, and the over-arching economic and employment concerns, PASA finds the following projected student population by grade group:

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
EE-5th	2,144	2,248	2,356	2,480	2,624	2,766	2,947	3,108	3,281	3,452
6th-8th	938	979	988	1,009	1,041	1,087	1,144	1,254	1,363	1,488
9th-12th	1,273	1,267	1,295	1,322	1,339	1,388	1,434	1,488	1,568	1,662
Total:	4,355	4,494	4,639	4,811	5,004	5,240	5,524	5,850	6,211	6,602

Three Scenarios of Growth

PASA takes a “conservative” approach to projecting growth, and develops a Low, Moderate, and High scenario of growth for each of the years in the projection period. These scenarios are shown on a graph below, with supporting data and complete projections found in the attached Chapter 5.



Student Enrollment Projections

The projected student enrollment districtwide under three scenarios of growth is compared to the Design Capacity of the schools below:

	Projected Elementary Students										
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Low Growth Scenario											
<i>Cumulative Design Capacity</i>	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
<i>EE-5th Students Projected</i>	1,988	2,119	2,208	2,292	2,387	2,505	2,603	2,716	2,821	2,935	3,044
<i>Percent Utilization</i>	80%	85%	88%	92%	95%	100%	104%	109%	113%	117%	122%
<i>Student Margin</i>	512	381	292	208	113	-5	-103	-216	-321	-435	-544
Moderate Growth Scenario											
<i>Cumulative Design Capacity</i>	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
<i>EE-5th Students Projected</i>	1,988	2,144	2,248	2,356	2,480	2,624	2,766	2,947	3,108	3,281	3,452
<i>Percent Utilization</i>	80%	86%	90%	94%	99%	105%	111%	118%	124%	131%	138%
<i>Student Margin</i>	512	356	252	144	20	-124	-266	-447	-608	-781	-952
High Growth Scenario											
<i>Cumulative Design Capacity</i>	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
<i>EE-5th Students Projected</i>	1,988	2,183	2,330	2,472	2,633	2,834	3,012	3,250	3,447	3,657	3,891
<i>Percent Utilization</i>	80%	87%	93%	99%	105%	113%	120%	130%	138%	146%	156%
<i>Student Margin</i>	512	317	170	28	-133	-334	-512	-750	-947	-1,157	-1,391
Projected Resident Students Exceed 100% Capacity											
Projected Resident Students Exceed 120% Capacity											

	Projected Middle School Students										
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Low Growth Scenario											
<i>Design Capacity</i>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<i>6th-8th Students Projected</i>	940	936	974	981	1,000	1,030	1,072	1,118	1,203	1,278	1,357
<i>Percent Utilization</i>	78%	78%	81%	82%	83%	86%	89%	93%	100%	107%	113%
<i>Student Margin</i>	260	264	226	219	200	170	128	82	-3	-78	-157
Moderate Growth Scenario											
<i>Design Capacity</i>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<i>6th-8th Students Projected</i>	940	938	979	988	1,009	1,041	1,087	1,144	1,254	1,363	1,488
<i>Percent Utilization</i>	78%	78%	82%	82%	84%	87%	91%	95%	105%	114%	124%
<i>Student Margin</i>	260	262	221	212	191	159	113	56	-54	-163	-288
High Growth Scenario											
<i>Design Capacity</i>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<i>6th-8th Students Projected</i>	940	941	985	998	1,021	1,057	1,106	1,169	1,314	1,459	1,629
<i>Percent Utilization</i>	78%	78%	82%	83%	85%	88%	92%	97%	109%	122%	136%
<i>Student Margin</i>	260	259	215	202	179	143	94	31	-114	-259	-429
Projected Resident Students Exceed 100% Capacity											
Projected Resident Students Exceed 120% Capacity											

Projected High School Students										
2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26

Low Growth Scenario										
<i>Design Capacity</i>	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
<i>9th- 12th Students Projected</i>	1,246	1,270	1,260	1,285	1,309	1,324	1,369	1,401	1,442	1,508
<i>Percent Utilization</i>	83%	85%	84%	86%	87%	88%	91%	93%	96%	101%
<i>Student Margin</i>	254	230	240	215	191	176	131	99	58	-8
Moderate Growth Scenario										
<i>Design Capacity</i>	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
<i>9th- 12th Students Projected</i>	1,246	1,273	1,267	1,295	1,322	1,339	1,388	1,434	1,488	1,568
<i>Percent Utilization</i>	83%	85%	84%	86%	88%	89%	93%	96%	99%	105%
<i>Student Margin</i>	254	227	233	205	178	161	112	66	12	-68
High Growth Scenario										
<i>Design Capacity</i>	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
<i>9th- 12th Students Projected</i>	1,246	1,276	1,274	1,307	1,337	1,359	1,412	1,466	1,529	1,619
<i>Percent Utilization</i>	83%	85%	85%	87%	89%	91%	94%	98%	102%	108%
<i>Student Margin</i>	254	224	226	193	163	141	88	34	-29	-119

Projected Resident Students Exceed 100% Capacity

New Projected Housing Units

PASA projects the developments listed below to have the largest impact on the District in the next 10 years. These projections are based on interviews with land owners, real estate experts, commercial brokers, and city and county officials. These projections are for the number of new housing units only, and are not a reflection of the total public school students expected in each development.

Single-Family Housing Projections

Five Largest Single-Family Developments	Projected New Housing Units		
	2016-2020	2020-2025	2016-2025
Thomas Ranch	70	590	660
Canyon West	78	375	453
Sherwood Shores	124	114	238
Horseshoe Bay	101	128	229
Gregg Ranch at Marble Falls	38	189	227

Multi-Family Housing Projections

Five Largest Multi-Family Developments	Projected New Housing Units		
	2016-2020	2020-2025	2016-2025
Thomas Ranch	60	400	460
Gregg Ranch	60	230	290
Flatrock Springs	20	260	280
Panther Hollow	210	0	210
Paleface Ranch Road Area	0	200	200

Total New Housing Projected by Housing Type

	Projected New Housing Occupancies						Grand Total
	Single-Family	Probable Single-Family	Multi-Family	Senior Living	Condos/Townhomes	Mobile Home Communities	
May 2016-Oct 2016	67	0	9	0	1	1	78
Oct 2016-Oct 2017	222	1	105	8	6	12	354
Oct 2017-Oct 2018	281	2	150	10	24	3	470
Oct 2018-Oct 2019	320	6	120	2	39	4	491
Oct 2019-Oct 2020	390	31	170	0	75	3	669
Oct 2020-Oct 2021	433	70	280	0	83	5	871
Oct 2021-Oct 2022	529	124	360	0	82	1	1,096
Oct 2022-Oct 2023	631	163	360	0	70	2	1,226
Oct 2023-Oct 2024	727	198	260	0	78	0	1,263
Oct 2024-Oct 2025	860	240	240	0	47	3	1,390
May 2016-Oct 2020	1,280	40	554	20	145	23	2,062
Oct 2021-Oct 2025	3,180	795	1,500	0	360	11	5,846
May 2016-Oct 2025	4,460	835	2,054	20	505	34	7,908

Ratios of Students per Home

The average ratio of students per occupied unit for Single-Family units was **0.29**. The ratio in specific subdivisions ranged from **0.00** to **1.69** students per home.

This is a low weighted average ratio, with less than a third of a student per home. However, Leander and Lake Travis school districts were also more rural and more second home oriented, until these two school districts began to see developers enter their districts with homes for traditional families with children.

This low ratio for Marble Falls I.S.D. can thus be expected to increase over the next two decades, as developers build more primary rather than secondary homes. It is important to note that the ratio of students per home for the State is ~0.63 -- or about two-thirds of a student per home. Rarely does a neighborhood have an average of over 1 student per home, but it is common in master-planned communities, where families have a strong sense of security, and where there are more amenities for children.

The District has 23 multi-family apartment complexes for rental by the general population. Many of these complexes did not provide occupancy data to PASA researchers. For those complexes where

occupancy rates are available, the average ratio of students per complex was **0.41**. The ratios of students per unit ranged from **0.05** to **1.23** for these complexes.

Economic Considerations ---

In the 12 months ending in May, 2016, the Austin MSA gained 37,300 jobs, making it the third fastest growth major metro area. Two sectors were especially strong – construction (10.5% growth) and wholesale trade (10.1% growth). Another sector important to the greater Austin area is professional and business services, and this sector continued to add the most jobs (7,000, or 4.4% growth) in the last 12 months ending in May.

The cities of Austin, and Travis and Burnet counties have had unemployment rates ranging between 2.5% and 3.2%, which is down as much as 8/10ths of a percentage point from the same time last year. Forecasts by the Austin Chamber of Commerce indicates employment stability at least throughout 2016. Unemployment rates in the cities in and around Marble Falls I.S.D. have remained consistently lower than unemployment rates in Texas over the past three years.

In sum, the healthy employment environment suggests that housing growth, as well as commercial and industrial entities, will continue to move outward to those school districts (like Marble Falls I.S.D.) within the regional development path.

Introductory Materials

1

Population and Survey Analysts (PASA) has recently completed a Demographic Update for Marble Falls I.S.D. by studying student residential locations, potential growth, housing trends, and economic factors inherent to the District. PASA studied the expected long-term trends for the District, and created a dataset to use in planning for the next ten years. The findings of this report are detailed in the following document.

Demographic Study Overview

PASA projects student data for a school district by using forward-looking techniques, and does not rely on past rates of change. The resulting data that PASA generates is more rigorous and more usable by school districts than data created by State or Local entities because PASA assesses the actual development occurring. The steps in the gathering of this data are outlined below and organized by chapter.

Chapter 1 – Introductory Materials

PASA uses this data to understand the competitive advantage the District has over other nearby districts or schools, and also to understand recent enrollment trends by grade and grade group.

1. Introductory materials comparing the District to surrounding districts
2. Economic data
3. Recent enrollment trends by grade
4. Private school data

Chapter 2 – Housing Projections

PASA employees assess the 10 year development potential for each major parcel of land in the District. Data is gathered for every subdivision, apartment complex, and condo and then aggregated into Planning Units, with the Planning Units being derived from the Census-defined block groups for the area. Projected housing occupancies are based on interviews with up to 100 real estate experts, commercial brokers, city and county officials, and others, who are familiar with development expected in the area.

1. Planning Unit maps
2. Maps and spreadsheets of projected housing occupancies – both single- and multi-family – for the 10 year timeframe
3. Maps containing aerial imagery and data on parcels, subdivisions, and multi-family complexes

Chapter 3 – Ratios of Students per Household

PASA must understand how many new students each new house will yield. The common assumption is that each home contains an average of two students, but in reality, the ratios of students enrolled in the District at any given time is much lower than that.

1. Current ratios of students per household for both single- and multi-family housing units
2. Maps and spreadsheets of this ratio data

Chapter 4 – Districtwide Student Projections

Where the current students live is the basis of all of PASA's student projections, and maps in this chapter show these "geo-coded" students and their attendance zones of residence. PASA develops three scenarios of growth, in an attempt to "bracket-in" all future growth patterns. The Moderate Scenario of Growth is used as the basis of long range planning in this report, but the Low and High Growth Scenarios must also be considered as feasible possibilities when planning for future facility utilization.

1. Maps of the current student population, geo-coded by their home addresses
2. Three scenarios of Districtwide, grade level growth: Low Growth, Moderate Growth, and High Growth

Chapter 5 – Student Projections by Location

PASA uses the data prepared in the Demographic Update to assess the long-term stability of each existing attendance zone, and also projects when and where additional facilities might be warranted.

1. Charts containing projections by Planning Unit, based on the Moderate Scenario of Growth
2. Maps detailing the projections by Attendance Zone
3. Charts of current transfers by attendance zone
4. Maps and charts detailing the projected student population compared to the capacity of each facility

Regional Growth Trends

The following maps illustrate how demographic trends in Marble Falls I.S.D. compare to other districts in the greater Austin area. Marble Falls I.S.D. had 4,174 students enrolled at the PEIMS snapshot date, which reflects a 110 student (2.71%) increase over the PEIMS snapshot date in 2014. M.F.I.S.D. ranks 49th out of 207 districts in Texas with more than 4,000 students for highest percent growth in the last year.

Over the past five years, Marble Falls I.S.D. has grown by only 104 students (2.56%), which is a small gain when compared to the surrounding districts of Leander I.S.D., Lake Travis I.S.D., and even Round Rock I.S.D. These districts gained 5,006 students, 2,260 students, and 3,051 students, respectively, in the last 5 years. This map illustrates the outward (westward) migration of growth from the Austin core (refer to red crescent shape around the western side of Austin). Much of this report will discuss how Marble Falls I.S.D. is next in line in this development path.

Private and Charter School Enrollment

PASA conducted a survey of area private and charter schools in order to get a general understanding of how many Marble Falls I.S.D. residents are not attending public schools. Schools included in this survey were those located within M.F.I.S.D. boundaries, as well as those located near major employment centers that could potentially enroll students living in M.F.I.S.D. Based on these interviews with headmasters and enrollment coordinators at each school, there are an estimated 243 students in KN-12th grades who live within M.F.I.S.D. that attend these private/charter schools. In other words, approximately 5.51% of the student aged population living in M.F.I.S.D. boundaries attends private/charter schools. This is a small percent of the total student-aged population within the District, compared to some Districts with up to 15-17% of the population enrolled in private/charter schools.

Based on these schools' plans for expansion of facilities and enrollment goals, the private/charter schools in the area could draw an additional 53 students from the M.F.I.S.D. public school system over the next five years, which would translate into about 5.40% of the school aged population being enrolled in these private/charter schools. Alternatively, if a downturn in economic conditions were to occur, this will discourage families from financing private school educations, and M.F.I.S.D. could receive some of these projected 296 students into the public school system.

Recent Growth of Students in Early Grades

PASA must measure and understand the trends occurring in grade levels throughout the District, paying particular attention to any changes in enrollment at the earliest grade levels. Changes in the Kindergarten and 1st grade enrollment counts can mean trends and patterns are developing or changing, and these patterns can have very large, future impacts for the District.

Marble Falls I.S.D. has seen recent increases in the size of its Kindergarten classes. The KN class increased by 7% between 2014 and 2015 – and this correlates with the 32% increase in PreK for the previous year. During this time, the KN class increases have outpaced the overall student population increases, with the District having grown by only 2.71% last year, and 2.56% since 2010. If these increases in the early grades continue, it can mean growth for the District, as larger classes replace smaller classes that are matriculating out of the District.

As noted, between 2014-15 and 2015-16, the Kindergarten population grew by 6.8% (refer to the map in this Chapter showing this year's percent growth of KN students for all school districts throughout the Austin region). Marble Falls I.S.D. increased more in KN than all other districts in the Metro Area except Jarrell and San Marcos school districts. A few Austin area districts lost KN students. These include McDade (18% lost,) Lexington (13% lost,) Bartlett (12.5% lost,) Del Valle (2.4% lost,) and Manor (11% lost.) In Burnet County, Burnet C.I.S.D. lost 16.7% of its Kindergarten students.

An analysis of the past decade of enrollment trends (refer to Historical Growth Trends chart) shows the expected fluctuation in class sizes from year to year, but also shows a shift in the proportion by

grade group over the last decade. In the Fall, 2005, 50.57% of the student population was in elementary school grades. This has declined steadily since then, with only 47.63% of the student population in those same grades for the Fall, 2015. The proportion in the middle school grades and in the high school grades has increased correspondingly over the last decade.

The next chart compares the number of children born to mothers living within M.F.I.S.D. to the Kindergarten enrollment in the District five years later. This chart shows a correlation between the two sets of data, but with a good deal of variation in the strength of this correlation in the last decade. The number of births, as well as the number of Kindergarten students, has been fairly constant, with a slight downward trend.

Likewise, the distribution of younger students throughout the District can have a varying impact on enrollment at each elementary school. The next chart illustrates the attendance zones in which the resident 1st grade population is larger than the 5th grade population (shown in green). Colt and Spicewood Elementary attendance zones contain more resident 1st graders than 5th graders, while Highland Lakes and Marble Falls contain more 5th graders. Those with larger 1st grade classes may see continued growth, due to the aging out of the smaller 5th grade classes, while those with larger 5th grade classes may see decline, in the absence of additional students moving into the area.

Socioeconomic Characteristics of Student Population

Many non-specific quality of life opinions held by the public can be studied empirically using two factors from school district data. First, the percentage of students who qualify for the free/reduced price lunch program is tightly correlated with median household income and median housing value. Therefore, analysis of the free/reduced lunch population offers an annually updated assessment of this quality of life indicator.

In M.F.I.S.D., 62.75% of enrolled students were eligible for the free/reduced price lunch program in the Fall, 2015, compared to 58.93% of all students in Texas who participate in this program for economically disadvantaged families. This measure has become a good empirical measure of the quality of life factors that new parents consider when deciding where to purchase a new home. Marble Falls I.S.D. ranks 112th in Texas for the lowest percentage of disadvantaged students, when compared to other districts with more than 4,000 students.

Standardized Tests

Another indicator commonly being used to quantify quality of life parameters is performance on the State-mandated STAAR test. While most Districts focus on small subsets of the population and scores on specific tests, a more global analysis provides a good comparison of overall performance between districts. In Spring 2015, 73.82% of Marble Falls I.S.D. students passed the STAAR test, compared to 71.83% Statewide. This ranks Marble Falls I.S.D. 86th among all Districts in the State (with 4,000+ students.)

Other Socioeconomic Indicators

Other socioeconomic characteristics of large Districts like Marble Falls I.S.D. are updated annually by the American Community Survey. The data from 2014 shows that the Marble Falls I.S.D. population is:

1. Significantly Older – median age is 44.8 years old, compared to the Austin metro area median of 33.9 years old.
2. Less Child-Oriented -- ironically, while there is a much higher median age for the District's residents, the percent of school aged children (5-17 years) is 17%, compared to the Austin-Round Rock Metro Area of 18% -- a significant disparity in demographic terms.
3. Less Educated – 26% of the population holds a bachelor's degree or higher, compared to 41% in the Austin Metro Area and 27.6% in Texas overall.
4. Less Affluent – median household income in Marble Falls I.S.D. is \$48,401, compared to \$63,603 in the Austin metro area.
5. Commuting an Average Time – Mean travel time to work (one-way) is 27.4 minutes, a close comparison to 26.5 minutes in the Austin Metro Area. Approximately 28% of Burnet County's work force commutes outside Burnet County to go to work, so that travel times are an important focus as a quality of life factor.
6. More Stable– only 15% of Marble Falls I.S.D. residents, compared to 19% for the Metro Area, had moved to a new residence in the past 12 months. In 2014, only 1% moved from a different state or country within the past year, but that proportion may be increasing.

Economic and Employment Trends

In the 12 months ending in May, 2016, the Austin MSA gained 37,300 jobs, making it the third fastest growth major metro area. Two sectors were especially strong – construction (10.5% growth) and wholesale trade (10.1% growth). Another sector important to the greater Austin area is professional and business services, and this sector continued to add the most jobs (7,000, or 4.4% growth) in the last 12 months ending in May.

The cities of Austin, and Travis and Burnet counties have had unemployment rates ranging between 2.5% and 3.2%, which is down as much as 8/10ths of a percentage point from the same time last year. Forecasts by the Austin Chamber of Commerce indicates employment stability at least throughout 2016. Unemployment rates in the cities in and around Marble Falls I.S.D. have remained consistently lower than unemployment rates in Texas over the past three years.

In sum, the healthy employment environment suggests that housing growth, as well as commercial and industrial entities, will continue to move outward – to those school districts within the regional development path.

Employment by Sector in Marble Falls I.S.D.

The American Community Survey provides annually updated information about residents of Marble Falls I.S.D., including the economic sectors in which residents are employed.

Based on estimates for 2014 from the American Community Survey, the largest employment sectors represented in the District are the Educational services and Medical Services sector, along with the Arts, Entertainment, Recreation, Accommodation, and Food Services sector, both of which have 16% of the population employed. The proportion of Entertainment and Recreation jobs in the District is much higher than almost all other suburban school districts. Austin I.S.D. has about 11.6% of its residents employed in this sector, and Del Valle, where there are no water or resort-oriented residences, has 11.88%.

Within M.F.I.S.D., the two sectors described above are followed by the Retail Trade sector, which employs 11% of the population, and then by the Professional, Scientific, Management, and Waste Management services sector, which represents 10% of the workforce.

The next chart and graph show this information over time. The Construction sector has declined from over 15% of the workforce in 2010, to 10.6% in 2014. Wholesale Trade has also decreased over time, with Arts, Entertainment, and Recreation having grown substantially.

The final chart in the chapter shows employment in the District and in the City of Austin, and compares it to occupied housing units and student population over the last several years. The employment in M.F.I.S.D., along with the occupied housing units and the student population have all been very stable since 2009.

Largest Employers in the Marble Falls Area

According to the Marble Falls EDC, the largest employers in the area include:

Employer:	Industry:	Number of Employees:
Horseshoe Bay	Resort/Hotel	687
Marble Falls ISD	Education	629
Wal-Mart Corporation	Discount Retailer	320
Baylor-Scott and White	Healthcare	240
H.E.B.	Grocery Store	200
Lowes	Home Improvement	125
Granite Mesa	Healthcare	115
City of Marble Falls	Municipal Government	107
Johnson-Sewell Ford Lincoln	Auto Industry	105
Home Depot	Home Improvement	86
Coldspring Granite	Mining	72
Bluebonnet Café	Restaurant	65

Employment Trends in Marble Falls I.S.D.

Marble Falls is seeing an infusion of new firms, particularly industrial entities, within and near the District's boundaries. This correlates with the increase in manufacturing jobs already depicted in the ACS data for those employees who already reside in M.F.I.S.D.

Of particular interest are the planned, as well as current, industrial plants in Spicewood. Historic ranches are being sold for both industrial, as well as residential, uses along SH 71. If these new developments are outside urban areas and fall within the purview of the county, then neither type of land use will have much regulation from Burnet County. Because of the continual suburbanization of the industrial plants in Austin, additional, similar land usages can be expected in Spicewood and further west into Marble Falls I.S.D. On SH 71, and also east on US 281, the following industrial firms are either existing or planned:

Asphalt Inc. in Spicewood – under construction;

Lauren Concrete – opened in Spicewood in May, 2016;

Vulcan Material – in Spicewood;

Martin Marietta Spicewood Ready Mix – in Spicewood;

Tex-Mix Concrete – opened in October, 2015 in Spicewood;

Ingram Ready Mix – in Marble Falls and East of US 281;

Alamo Concrete Products – in Marble Falls; and

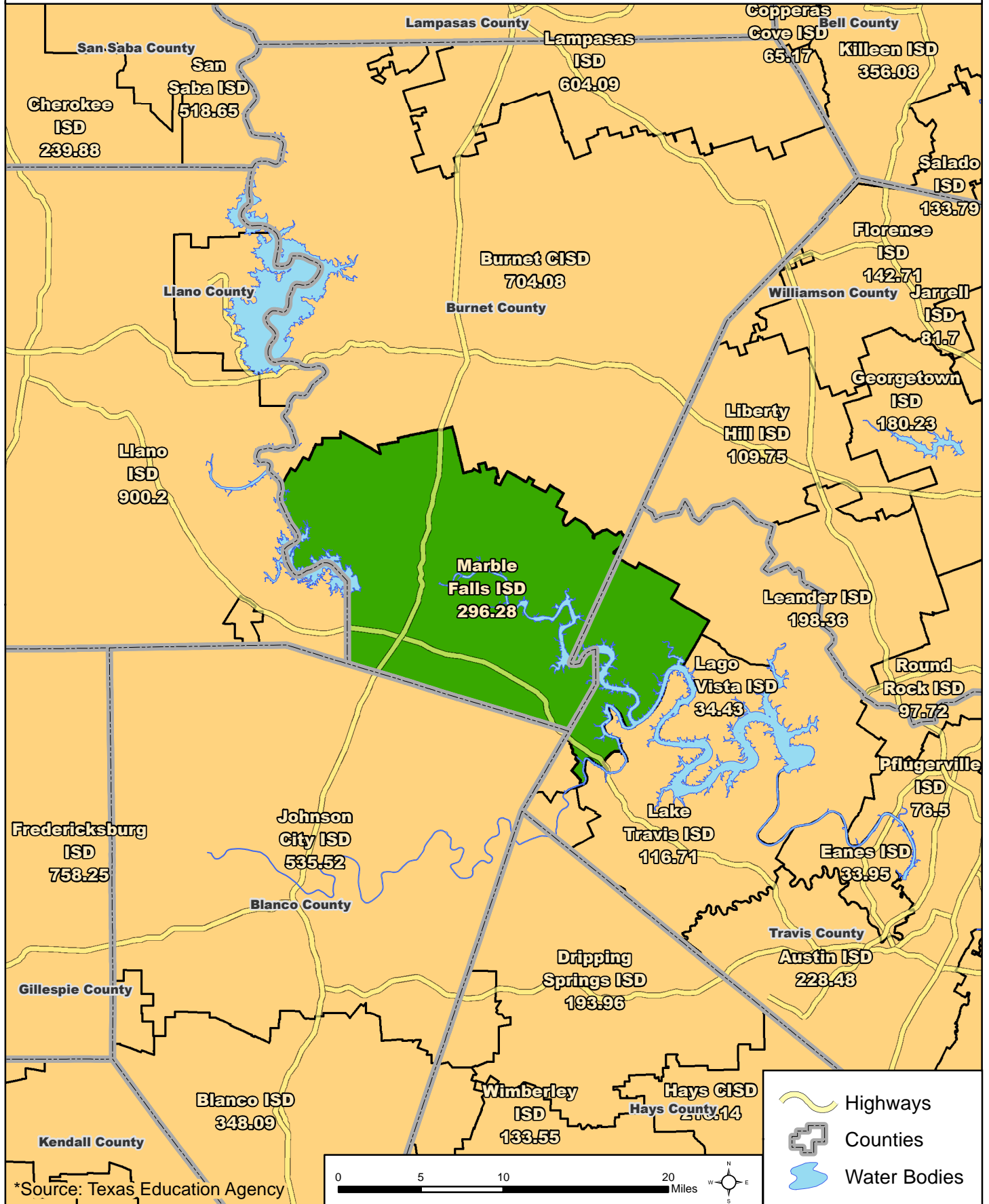
Oldcastle Aggregate and Asphalt – in Burnet County, east on US 281.

While many expect new land use in Marble Falls I.S.D. to be residential in nature, industrial land usage will have significant impacts on the District. This industrial growth will provide job epicenters for newcomers moving west of the Pedernales River. The plants described above are somewhat complementary to one another, with asphalt plants needing aggregate from rock plants, for example, so that future industrial developments may replicate this same type of complementary focus.

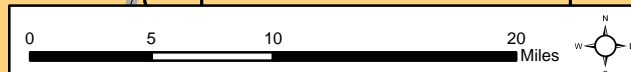
The medical and educational service sectors are also growing significantly in M.F.I.S.D. The new Scott and White Hospital will provide jobs, coupled with a series of specialty clinics and other auxiliary medical service centers that are in the implementation stages.

School District Area in Square Miles

Marble Falls I.S.D.



*Source: Texas Education Agency

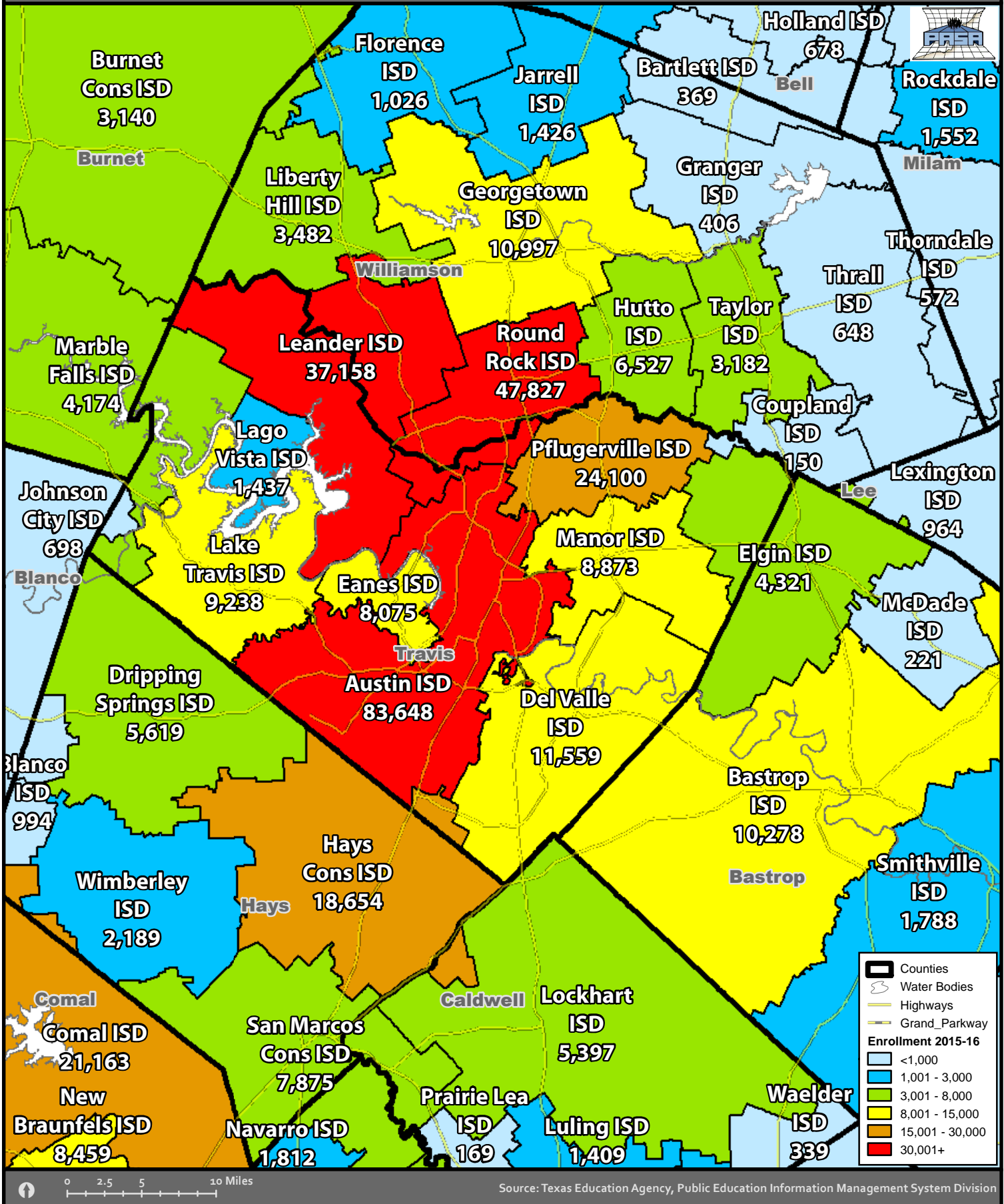


- Highways
- Counties
- Water Bodies

Total Public School Enrollment

2015-16 School Year

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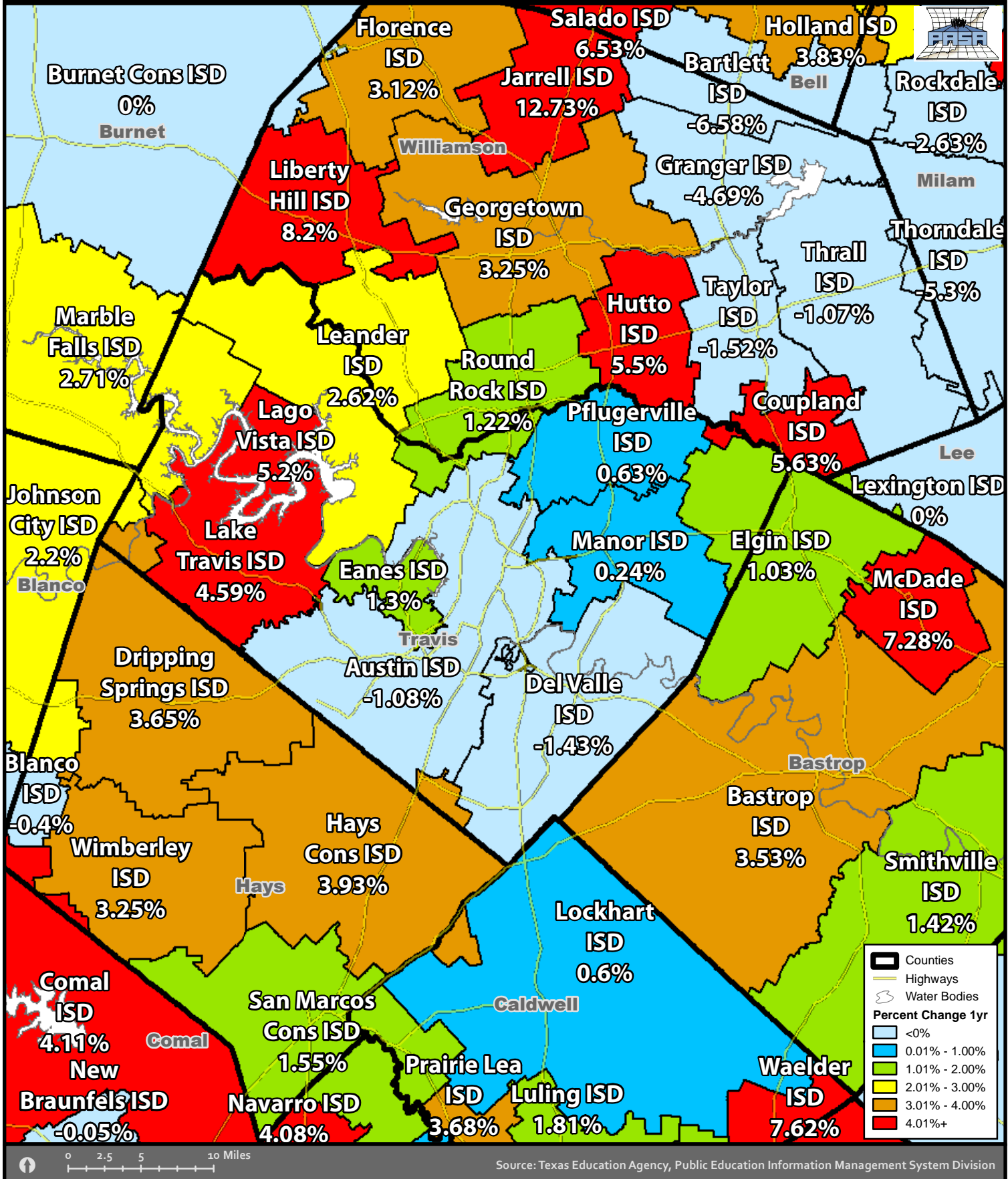


Source: Texas Education Agency, Public Education Information Management System Division

Percent Change in School District Enrollment

1-Year Change: 2014-15 to 2015-16

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Source: Texas Education Agency, Public Education Information Management System Division



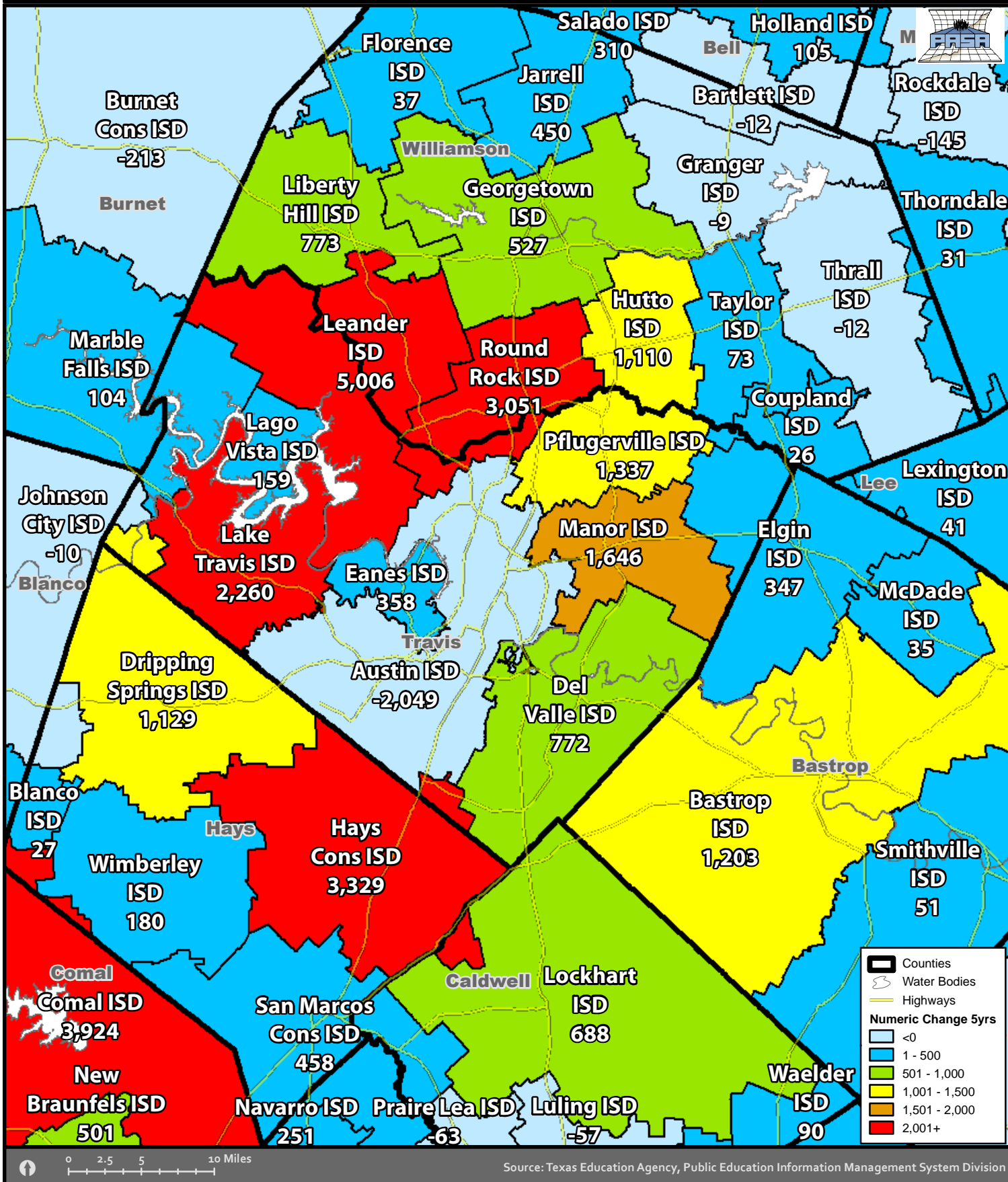
Five Year Enrollment Trends by District: Fall, 2010 to Fall, 2015
 All Districts with >4,000 Students
 (Sorted by 1-Year % Change 2014-15 to 2015-16)

Rank	District Name	Enrollment										5-Year % Change (2010-2015)	Percent Change									
		2015	2014	2013	2012	2011	2010	2009	2008	2007	2006		2015 / 2014	2014 / 2013	2013 / 2012	2012 / 2011	2011 / 2010	2010 / 2009	2009 / 2008	2008 / 2007	2007 / 2006	
1	PROSPER ISD	8,296	7,076	6,413	5,505	4,847	4,341	3,637	3,125	2,675	2,224	91.11%	17.24%	10.34%	16.49%	13.58%	11.66%	19.36%	16.38%	16.82%	20.28%	
2	GREENVILLE ISD	5,220	4,742	4,804	4,661	4,753	4,837	4,956	4,636	4,943	5,224	7.92%	10.08%	1.23%	-1.94%	-1.74%	-2.40%	2.48%	-2.16%	-4.30%	6.17%	
3	LUBBOCK-COOPER ISD	5,818	5,314	4,965	4,633	4,269	4,039	3,746	3,452	3,061	2,902	44.05%	9.48%	7.03%	7.17%	8.53%	5.69%	8.52%	12.04%	12.04%	13.70%	
4	CLEVELAND ISD	4,140	3,847	3,838	3,663	3,710	3,866	3,779	3,672	3,539	3,478	7.09%	7.62%	0.23%	-1.27%	-4.04%	2.30%	2.91%	3.76%	1.75%	1.75%	
5	FRISCO ISD	53,300	49,644	46,053	42,707	40,123	37,279	33,973	30,797	27,418	23,777	42.98%	7.36%	7.80%	7.83%	6.44%	7.63%	10.31%	12.32%	15.31%	15.31%	
6	TOMBALL ISD	14,120	13,238	12,499	11,772	11,125	10,669	10,266	9,723	9,388	9,124	32.35%	6.66%	5.91%	6.18%	5.82%	4.27%	3.93%	5.58%	3.57%	2.89%	
7	SHELDON ISD	8,477	7,963	7,760	7,566	7,159	6,851	6,570	6,206	5,811	5,669	23.73%	6.45%	2.82%	2.56%	5.69%	4.50%	4.28%	5.87%	6.80%	2.50%	
8	NEW CANEY ISD	13,816	12,979	12,319	11,551	10,884	10,106	9,609	9,122	8,676	8,362	36.71%	6.45%	5.38%	6.65%	6.13%	7.70%	5.17%	5.44%	5.14%	3.76%	
9	ALVIN ISD	22,183	20,866	19,809	18,886	18,209	17,367	16,788	16,169	15,329	14,254	27.73%	6.31%	5.34%	4.89%	3.72%	4.85%	3.45%	3.83%	5.48%	7.54%	
10	MEDINA VALLEY ISD	4,473	4,218	3,878	3,646	3,543	3,490	3,382	3,228	3,246	3,094	28.17%	6.05%	8.77%	6.36%	2.91%	1.52%	3.19%	4.77%	-0.55%	4.91%	
11	NORTHWEST ISD	20,976	19,831	18,950	17,811	16,626	15,370	14,164	13,012	11,898	10,388	36.47%	5.77%	4.65%	6.39%	7.13%	8.17%	8.51%	8.65%	9.36%	14.54%	
12	HUTTO ISD	6,527	6,187	5,926	5,754	5,669	5,417	5,137	4,858	4,350	3,706	20.49%	5.50%	4.40%	2.99%	1.50%	4.65%	5.45%	5.74%	11.68%	17.38%	
13	BOERNE ISD	7,902	7,493	7,229	7,094	6,753	6,639	6,392	6,299	6,250	6,188	19.02%	5.46%	3.65%	1.90%	5.05%	1.72%	3.86%	1.48%	0.78%	1.00%	
14	WALLER ISD	6,572	6,250	5,909	5,721	5,618	5,451	5,407	5,224	5,134	5,071	20.57%	5.15%	5.77%	3.29%	1.83%	3.06%	0.81%	3.50%	1.75%	1.24%	
15	DICKINSON ISD	10,953	10,418	10,000	9,746	9,368	9,118	8,878	8,596	8,228	7,788	20.13%	5.14%	4.18%	2.61%	4.04%	2.74%	2.70%	3.28%	4.47%	5.65%	
45	ROYSE CITY ISD	5,220	5,070	5,015	4,905	4,853	4,556	4,450	4,323	4,144	3,795	14.57%	2.96%	1.10%	2.24%	5.42%	2.15%	2.38%	2.94%	4.32%	9.20%	
46	EAGLE MT-SAGINAW ISD	19,203	18,659	18,197	17,728	17,155	16,709	16,126	15,292	14,165	12,655	14.93%	2.92%	2.54%	2.65%	3.44%	2.67%	3.62%	5.45%	7.96%	11.93%	
47	WILLIS ISD	7,113	6,915	6,795	6,550	6,475	6,442	6,264	6,026	5,945	5,666	10.42%	2.86%	1.92%	3.99%	1.16%	0.51%	2.84%	3.95%	1.36%	4.92%	
48	LIVINGSTON ISD	4,171	4,059	4,020	4,098	4,106	4,050	3,999	4,008	4,073	4,111	2.99%	2.76%	0.97%	-1.90%	-0.19%	1.38%	1.28%	-0.22%	-1.60%	-0.92%	
49	MARBLE FALLS ISD	4,174	4,064	4,003	4,045	4,065	4,011	3,916	4,004	4,030	4,030	2.56%	2.71%	1.52%	-1.04%	-0.49%	-0.12%	1.47%	2.43%	-2.20%	-0.65%	
50	COPELL ISD	11,881	11,570	11,364	10,999	10,676	10,217	9,982	9,948	9,948	9,944	16.29%	2.69%	1.81%	3.32%	3.03%	4.49%	2.35%	0.34%	0.00%	0.04%	
51	PEARLAND ISD	21,093	20,550	20,034	19,650	19,205	18,769	18,308	17,640	17,090	16,244	12.38%	2.64%	2.58%	1.95%	2.32%	2.32%	2.92%	3.79%	3.22%	5.21%	
52	LEANDER ISD	37,158	36,211	35,450	34,381	33,309	32,152	30,454	28,507	26,551	24,333	15.57%	2.62%	2.15%	3.11%	3.22%	3.60%	5.58%	6.83%	7.37%	9.12%	
53	HUMBLE ISD	40,549	39,522	38,235	37,095	36,076	35,913	34,923	33,883	32,970	31,327	12.91%	2.60%	3.37%	3.07%	2.82%	0.45%	2.83%	3.07%	2.77%	5.24%	
54	EAST CENTRAL ISD	10,087	9,836	9,708	9,603	9,462	9,617	9,292	9,112	8,807	8,484	4.89%	2.55%	1.32%	1.09%	1.49%	-1.61%	3.50%	1.98%	3.46%	3.81%	
55	GOOSE CREEK ISD	23,748	23,169	22,320	21,821	21,675	21,263	20,954	20,698	20,354	20,293	11.58%	2.50%	3.80%	2.29%	0.67%	1.84%	1.57%	1.24%	1.69%	0.30%	
200	MERCEDES ISD	5,664	5,769	5,761	5,705	5,706	5,734	5,545	5,516	5,503	5,279	-1.22%	-1.82%	0.14%	0.98%	-0.02%	-0.49%	3.41%	0.53%	0.29%	4.24%	
201	TEXARKANA ISD	7,061	7,200	7,243	7,129	7,090	6,937	6,849	6,660	6,448	6,108	1.79%	-1.93%	-0.59%	1.60%	0.55%	2.21%	1.28%	2.84%	3.29%	5.57%	
202	ALICE ISD	5,143	5,245	5,413	5,479	5,442	5,455	5,389	5,383	5,457	5,567	-5.72%	-1.94%	-3.10%	-1.20%	0.88%	-0.24%	1.22%	0.11%	-1.36%	-1.96%	
203	ABILENE ISD	16,978	17,324	17,329	17,152	17,177	17,161	17,016	16,489	16,532	16,732	-1.07%	-2.00%	-0.03%	1.03%	-0.15%	0.09%	0.85%	3.20%	-0.26%	-1.20%	
204	LAREDO ISD	24,199	24,705	24,955	24,823	24,768	24,706	24,707	24,963	25,148	24,885	-2.05%	-2.05%	-1.00%	0.53%	0.14%	0.33%	0.00%	-1.03%	-0.74%	1.06%	
205	SHARYLAND ISD	10,054	10,280	10,273	10,232	10,165	9,978	9,566	9,274	8,897	8,208	0.76%	-2.20%	0.07%	0.40%	0.66%	1.87%	4.31%	1.51%	4.24%	8.99%	
206	BIG SPRING ISD	4,122	4,255	4,160	4,195	3,919	3,929	3,882	3,823	3,870	3,810	4.91%	-3.13%	2.28%	-0.83%	7.04%	-0.25%	1.21%	1.54%	-1.21%	1.57%	
207	EDGEWOOD ISD	11,293	11,735	12,063	11,937	11,863	11,947	12,392	11,644	11,783	11,916	-5.47%	-3.77%	-2.22%	1.06%	0.62%	-0.70%	-3.59%	6.42%	-1.19%	-1.12%	

Numeric Change in School District Enrollment

5-Year Change: 2010-11 to 2015-16

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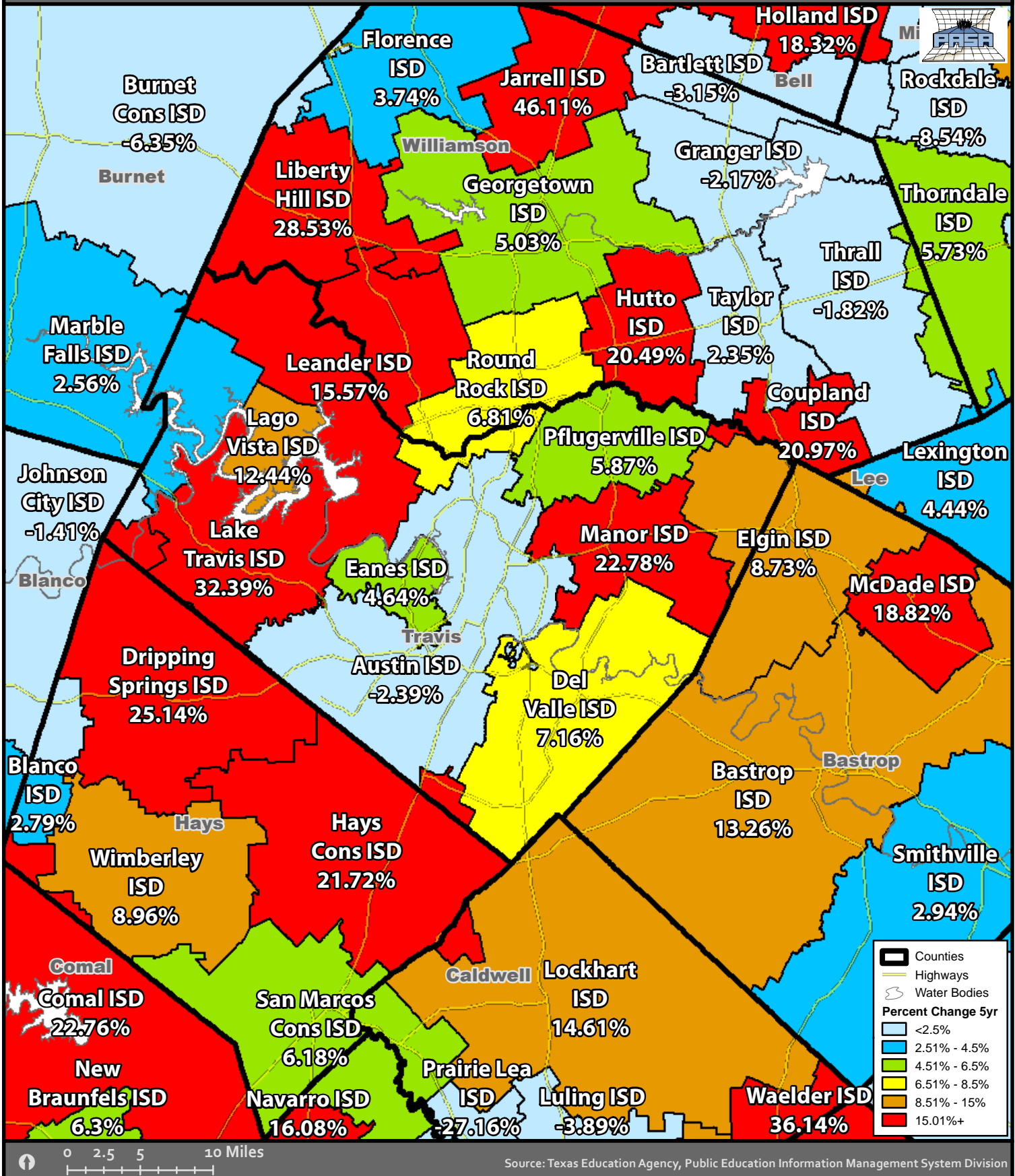


Source: Texas Education Agency, Public Education Information Management System Division

Percent Change in School District Enrollment

5-Year Change: 2010-11 to 2015-16

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Trends in Private/Charter School Enrollment Marble Falls I.S.D.

School	Address	Current Enrollment				Projected Enrollment in 5 Years				Additional Information						
		Grades	% of Students from MFISD	Current Enrollment	Estimated Students from MFISD in KN-12th	% of enrollment that are KN-12th	Estimated Students from MFISD	Enrollment in 5 yrs.	Estimated Students from MFISD in KN-12th		% of enrollment that are KN-12th	Estimated Students from MFISD in KN-12th				
Faith Academy Marble Falls	3151 E FM 1431, Marble Falls															Not included in total, could not be reached.
Falls Career High School	1800 Colt Cir, Marble Falls		95%	60	57	100%	57	60	57	100%	57	60	57	100%	57	No plans for expansion.
First Baptist Christian School	501 2nd St, Marble Falls		95%	230	219	75%	164	300	285	75%	285	300	285	75%	214	Adding a grade every year.
Living Word Academy	918 2nd St, Marble Falls		69%	13	9	100%	9	13	9	100%	9	13	9	100%	9	No plans for expansion.
New Horizons Academy	516 Camp Ridge Rd, Marble Falls															a private boarding school for teens since 1999. (all over Texas)
St. Peter's Lutheran School	1803 FM Rd 1431, Marble Falls		90%	28	25	29%	7	30	27	29%	27	30	27	29%	8	No plans for expansion.
Tierra Vista Montessori School	2400 Commerce St, Marble Falls		100%	55	55	11%	6	75	75	11%	75	75	75	11%	8	No plans for expansion.
Total				386	365		243	478	453		453	478	453		296	

District Enrollment
Overall percentage of students from MFISD in private/charter schools

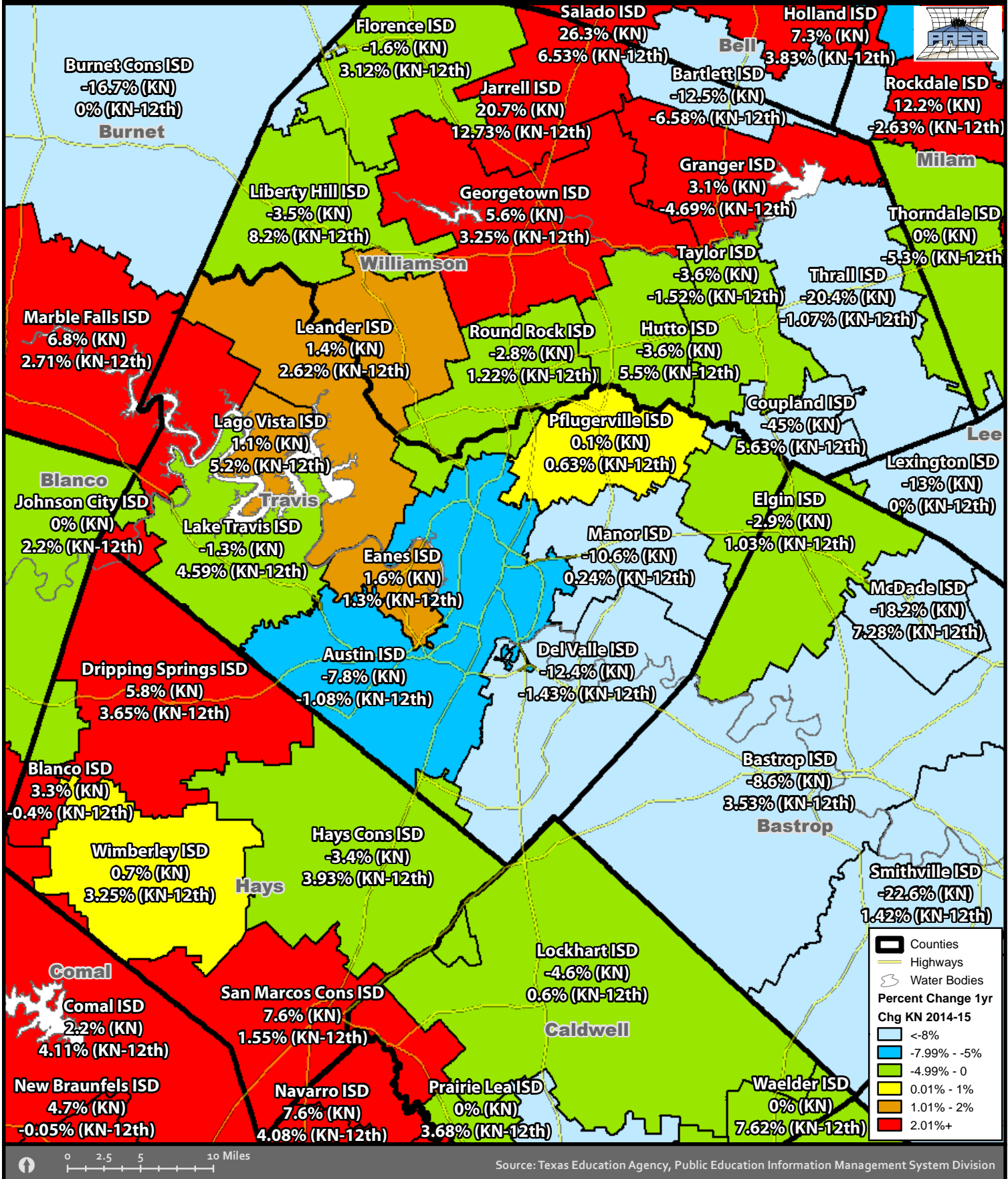
4,174
5.51%

5,185
5.40%

Growth/Decline in KN Class Size (Relative to District Growth/Decline)

1-Year Change: 2014-15 to 2015-16

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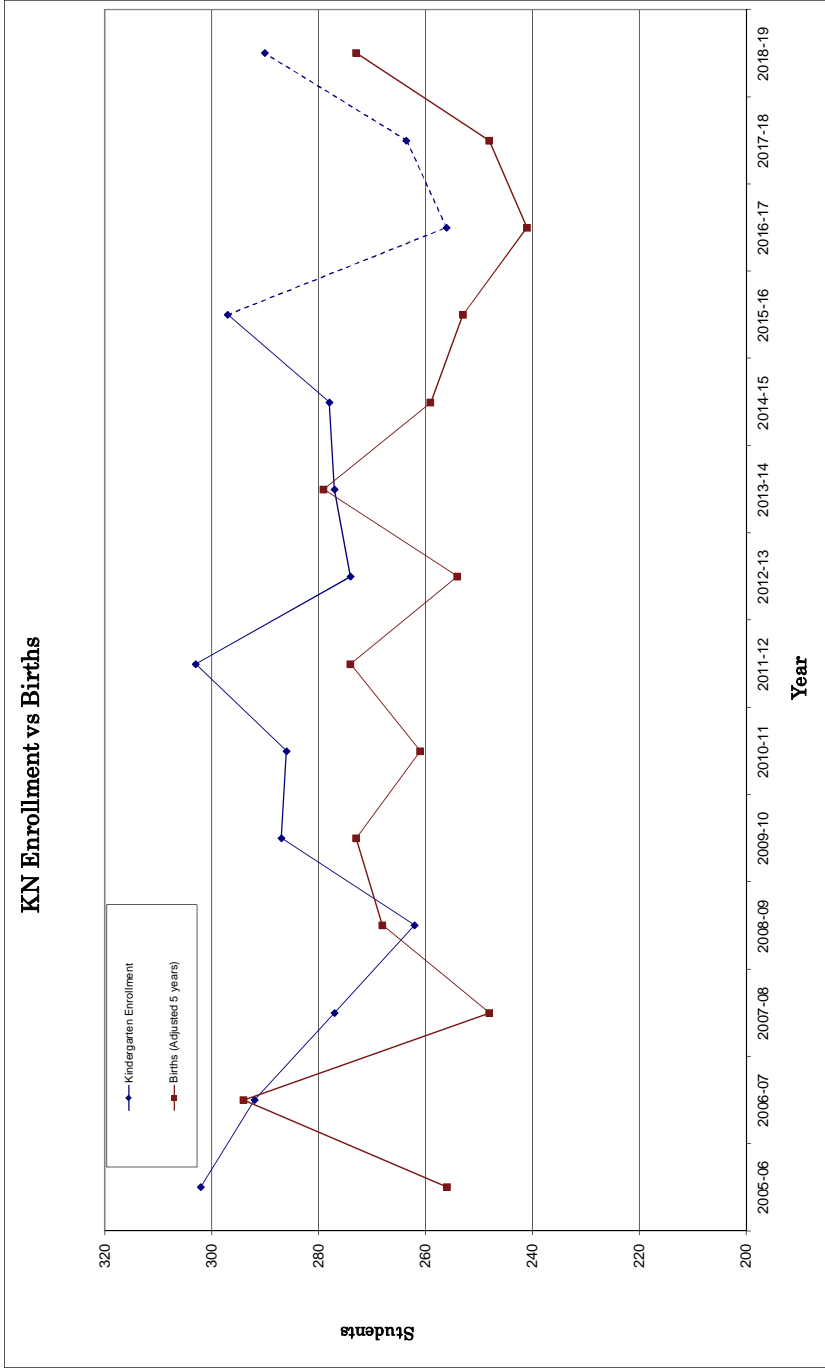
Historical Growth Trends by Grade and Grade Group in Marble Falls I.S.D.

	2005-06	05-06/ 04-05	% Chg.	2006-07	06-07/ 05-06	% Chg.	2007-08	07-08/ 06-07	% Chg.	2008-09	08-09/ 07-08	% Chg.	2009-10	09-10/ 08-09	% Chg.	2010-11	10-11/ 09-10	% Chg.	2011-2012	11-12/ 10-11	% Chg.	2012-2013	12-13/ 11-12	% Chg.	2013-2014	13-14/ 12-13	% Chg.	2014-2015	14-15/ 13-14	% Chg.	2015-16	15-16/ 14-15	% Chg.
EE	48	14.29%	38	-20.83%	34	-10.53%	19	-44.12%	24	26.32%	21	-12.50%	22	4.76%	8	-63.64%	12	50.00%	11	-8.33%	15	36.36%	11	-8.33%	12	50.00%	11	-8.33%	15	36.36%	15	36.36%	
PK	171	0.59%	178	4.09%	169	-5.06%	172	1.78%	187	8.72%	205	9.63%	184	-10.24%	179	-2.72%	126	-29.61%	166	31.75%	137	-17.47%	166	31.75%	126	-29.61%	166	31.75%	137	-17.47%	137	-17.47%	
KN	302	5.96%	292	-3.31%	277	-5.14%	262	-5.42%	287	9.54%	286	-0.35%	303	5.94%	274	-9.57%	277	1.09%	278	0.36%	297	6.83%	278	0.36%	277	1.09%	278	0.36%	297	6.83%	297	6.83%	
1	284	-8.39%	326	14.79%	296	-9.20%	301	1.69%	286	-4.98%	297	3.85%	304	2.36%	294	-3.29%	285	-3.06%	299	4.91%	301	0.67%	299	4.91%	285	-3.06%	299	4.91%	301	0.67%	301	0.67%	
2	312	6.85%	286	-8.33%	314	9.79%	277	-11.78%	319	15.16%	297	-6.90%	284	-4.38%	288	1.41%	303	5.21%	298	-1.65%	311	4.36%	298	-1.65%	303	5.21%	298	-1.65%	311	4.36%	311	4.36%	
3	297	9.19%	319	7.41%	278	-12.85%	320	15.11%	287	-10.31%	314	9.41%	288	-8.28%	293	1.74%	293	0.00%	308	5.12%	306	-0.65%	308	5.12%	293	0.00%	308	5.12%	306	-0.65%	306	-0.65%	
4	291	4.30%	297	2.06%	318	7.07%	275	-13.52%	310	12.73%	284	-8.39%	318	11.97%	276	-13.21%	296	7.25%	306	3.38%	309	0.98%	306	3.38%	296	7.25%	306	3.38%	309	0.98%	309	0.98%	
5	284	4.41%	304	7.04%	286	-5.92%	316	10.49%	295	-6.65%	311	5.42%	302	-4.13%	302	0.00%	311	5.42%	298	-4.18%	313	4.00%	312	4.00%	287	-8.31%	300	4.53%	312	4.00%	312	4.00%	
6	275	-1.08%	288	4.73%	306	6.25%	288	-5.88%	315	9.38%	302	-4.13%	309	2.32%	297	-3.88%	315	6.06%	284	-9.84%	321	13.03%	284	-9.84%	315	6.06%	284	-9.84%	321	13.03%	321	13.03%	
7	278	5.70%	284	2.16%	290	2.11%	296	2.07%	299	1.01%	305	2.01%	300	-1.64%	312	4.00%	294	-5.77%	312	6.12%	287	-8.01%	312	6.12%	294	-5.77%	312	6.12%	287	-8.01%	287	-8.01%	
8	262	-10.27%	295	12.60%	273	-7.46%	283	3.66%	285	0.71%	308	8.07%	311	0.97%	314	0.96%	325	3.50%	293	-9.85%	332	13.31%	293	-9.85%	325	3.50%	293	-9.85%	332	13.31%	332	13.31%	
9	328	0.31%	332	1.22%	326	-1.81%	295	-9.51%	302	2.37%	297	-1.66%	315	6.06%	337	6.98%	322	-4.45%	339	5.28%	339	0.00%	339	0.00%	322	-4.45%	339	5.28%	339	0.00%	339	0.00%	
10	302	7.09%	287	-4.97%	293	2.09%	287	-2.05%	263	-8.36%	307	16.73%	297	-3.26%	307	3.37%	329	7.17%	304	-7.60%	318	4.61%	304	-7.60%	329	7.17%	304	-7.60%	318	4.61%	318	4.61%	
11	252	-5.62%	275	9.13%	277	0.73%	285	2.89%	304	6.67%	270	-11.18%	297	10.00%	279	-6.06%	268	-2.19%	265	-1.12%	294	10.94%	265	-1.12%	271	-2.87%	301	11.07%	295	-1.99%	295	-1.99%	
12	247	10.27%	229	-7.29%	267	16.59%	240	-10.11%	248	3.33%	266	7.26%	235	-11.65%	274	16.60%	4,003	-1.04%	4,064	1.52%	4,174	2.71%	4,064	1.52%	268	-2.19%	265	-1.12%	294	10.94%	294	10.94%	
Total	3,933	2.02%	4,030	2.47%	4,004	-0.65%	3,916	-2.20%	4,011	2.43%	4,070	1.47%	4,065	-0.12%	4,045	-0.49%	4,003	-1.04%	4,064	1.52%	4,174	2.71%	4,064	1.52%	4,003	-1.04%	4,064	1.52%	4,174	2.71%	4,174	2.71%	
EE-5th	1,989	3%	2,040	3%	1,972	-3%	1,942	-2%	1,995	3%	2,015	1%	2,001	-1%	1,925	-4%	1,879	-2%	1,966	5%	1,988	1%	1,966	5%	1,879	-2%	1,966	5%	1,988	1%	1,988	1%	
6th-8th	815	-2%	867	6%	869	0%	867	0%	899	4%	915	2%	920	1%	923	0%	934	1%	889	-5%	940	6%	889	-5%	934	1%	889	-5%	940	6%	940	6%	
9th-12th	1,129	3%	1,123	-1%	1,163	4%	1,107	-5%	1,117	1%	1,140	2%	1,144	0%	1,197	5%	1,190	-1%	1,209	2%	1,246	3%	1,209	2%	1,190	-1%	1,209	2%	1,246	3%	1,246	3%	
% EE-5th	50.57%		50.62%		49.25%		49.59%		49.74%		49.51%		49.23%		47.59%		46.94%		48.38%		47.63%		48.38%		46.94%		48.38%		47.63%		47.63%		
% 6th-8th	20.72%		21.51%		21.70%		22.14%		22.41%		22.48%		22.63%		22.82%		23.33%		21.88%		22.52%		21.88%		23.33%		21.88%		22.52%		22.52%		
% 9th-12th	28.71%		27.87%		29.05%		28.27%		27.85%		28.01%		28.14%		29.59%		29.73%		29.75%		29.85%		29.75%		29.73%		29.75%		29.85%		29.85%		



Marble Falls I.S.D. : Kindergarten Enrollment Compared to Births (Moved Five Years Forward)

	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Kindergarten Enrollment	302	292	277	262	287	286	303	274	277	278	297	256	264	290
Births (Adjusted 5 years)	256	294	248	268	273	261	274	254	279	259	253	241	248	273



Marble Falls I.S.D.: Comparison of Grade 1 and Grade 5 by School Zone, 2015-16



School	1st grade	5th grade	Difference (1st-5th)	% Difference
Colt	79	72	7	10%
Highland Lakes	78	87	-9	-10%
Marble Falls	79	103	-24	-23%
Spicewood	40	36	4	11%
Total	276	298	-22	-7%

Yellow: 5th > 1st

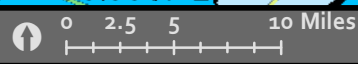
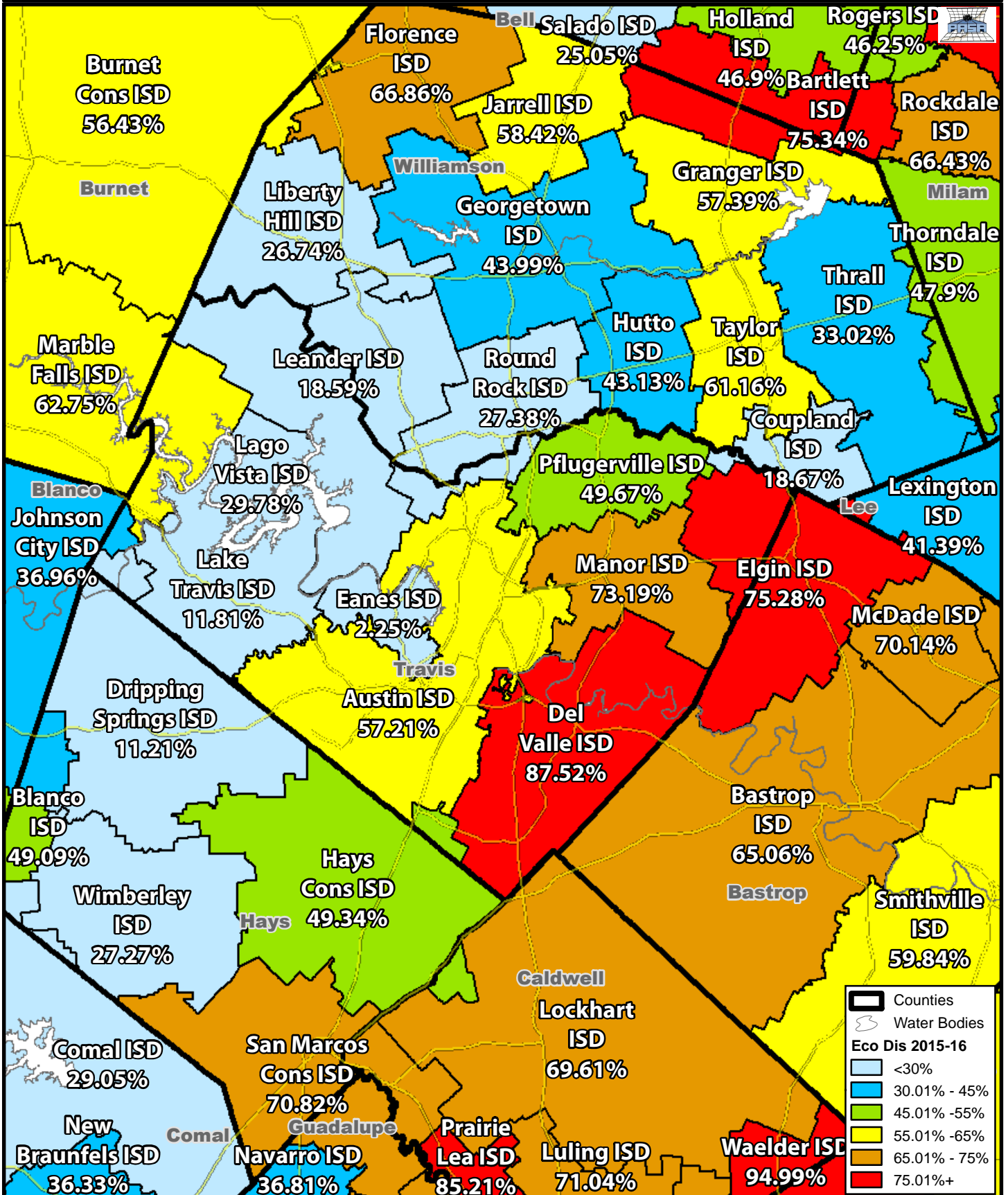
Green: 1st > 5th

**Number of students is based on current geo-coded 1st and 5th grade students.

Economically Disadvantaged Student Population

2015-16 School Year

AUSTIN



Source: Texas Education Agency, Public Education Information Management System Division

Economically Disadvantaged Student Population -- Fall 2015
All Districts with 4,000+ Students
(Excluding Charter Schools)

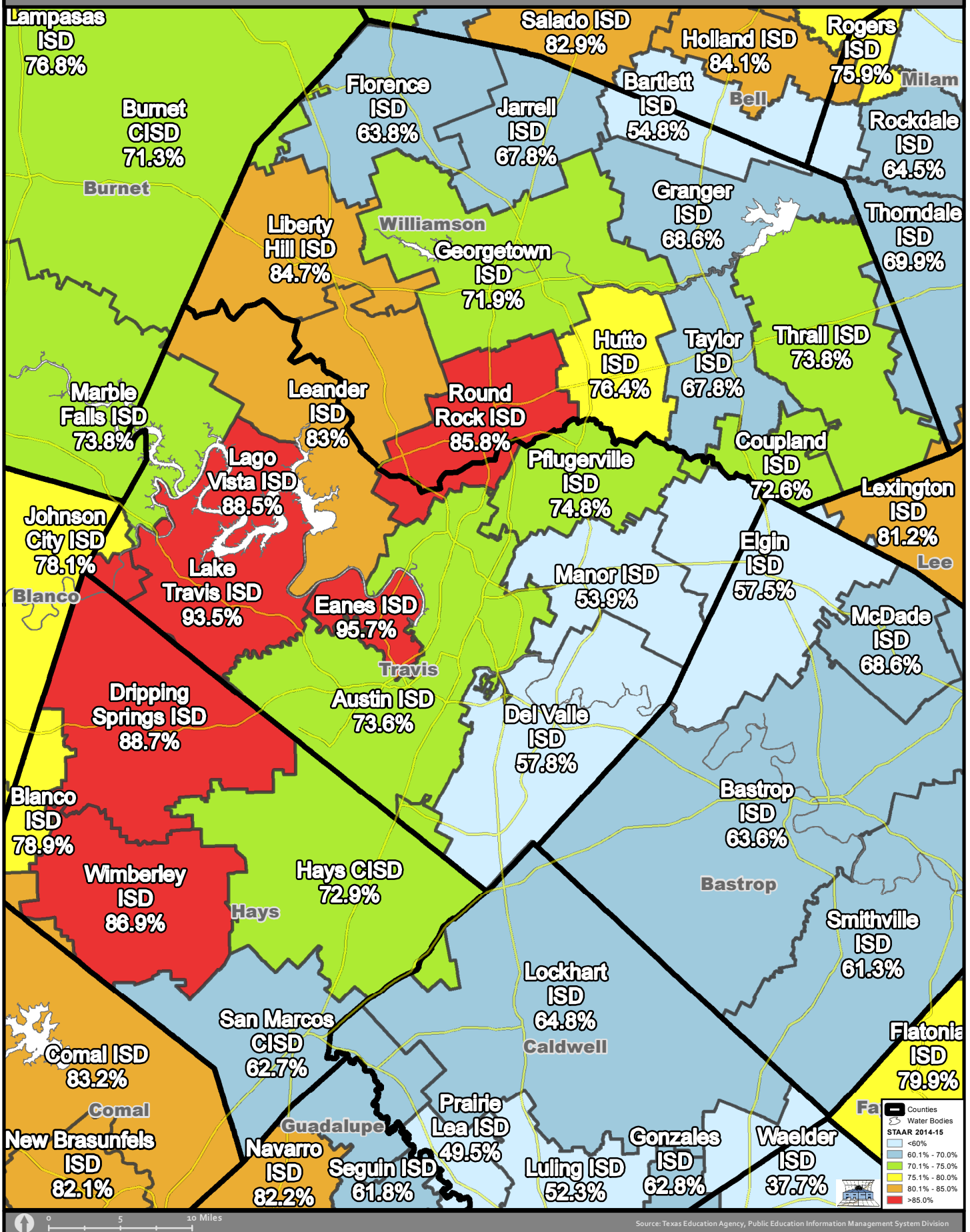


Rank	District Name	Economically Disadvantaged Students 2015-16	Total Enrollment 2015-16	% Disadvantaged 2015-16
1	HIGHLAND PARK ISD	0	7,081	0.00%
2	CARROLL ISD	113	8,068	1.40%
3	EANES ISD	182	8,075	2.25%
4	PROSPER ISD	550	8,296	6.63%
5	COPPELL ISD	1,048	11,881	8.82%
6	FRIENDSWOOD ISD	555	6,133	9.05%
7	FRISCO ISD	5,753	53,300	10.79%
8	DRIPPING SPRINGS ISD	630	5,619	11.21%
9	LAKE TRAVIS ISD	1,091	9,238	11.81%
10	ALEDO ISD	674	5,249	12.84%
11	WALLER ISD	4,111	6,572	62.55%
112	MARBLE FALLS ISD	2,619	4,174	62.75%
113	GOOSE CREEK CISD	15,161	23,748	63.84%
114	CEDAR HILL ISD	5,131	8,020	63.98%
115	VICTORIA ISD	9,300	14,502	64.13%
116	LIVINGSTON ISD	2,684	4,171	64.35%
117	LUBBOCK ISD	18,648	28,921	64.48%
118	CARROLLTON-FARMERS BRANCH ISD	16,676	25,796	64.65%
119	JUDSON ISD	15,113	23,286	64.90%
120	BASTROP ISD	6,687	10,278	65.06%
121	EAST CENTRAL ISD	2,587	3,987	64.89%
122	SEVEN ISD	2,647	4,089	64.73%
123	CELEBRATION ISD	4,838	7,471	64.75%
124	AMARILLO ISD	2,815	4,348	64.77%
125	AMARILLO ISD	2,815	4,348	64.77%
126	AMARILLO ISD	2,815	4,348	64.77%
127	AMARILLO ISD	2,815	4,348	64.77%
128	AMARILLO ISD	2,815	4,348	64.77%
129	AMARILLO ISD	2,815	4,348	64.77%
130	AMARILLO ISD	2,815	4,348	64.77%
131	AMARILLO ISD	2,815	4,348	64.77%
132	AMARILLO ISD	2,815	4,348	64.77%
133	AMARILLO ISD	2,815	4,348	64.77%
134	AMARILLO ISD	2,815	4,348	64.77%
135	AMARILLO ISD	2,815	4,348	64.77%
136	AMARILLO ISD	2,815	4,348	64.77%
137	AMARILLO ISD	2,815	4,348	64.77%
138	AMARILLO ISD	2,815	4,348	64.77%
139	AMARILLO ISD	2,815	4,348	64.77%
140	AMARILLO ISD	2,815	4,348	64.77%
141	AMARILLO ISD	2,815	4,348	64.77%
142	AMARILLO ISD	2,815	4,348	64.77%
143	AMARILLO ISD	2,815	4,348	64.77%
144	AMARILLO ISD	2,815	4,348	64.77%
145	AMARILLO ISD	2,815	4,348	64.77%
146	AMARILLO ISD	2,815	4,348	64.77%
147	AMARILLO ISD	2,815	4,348	64.77%
148	AMARILLO ISD	2,815	4,348	64.77%
149	AMARILLO ISD	2,815	4,348	64.77%
150	AMARILLO ISD	2,815	4,348	64.77%
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162	AMARILLO ISD	2,815	4,348	64.77%
163	AMARILLO ISD	2,815	4,348	64.77%
164	AMARILLO ISD	2,815	4,348	64.77%
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168	AMARILLO ISD	2,815	4,348	64.77%
169	AMARILLO ISD	2,815	4,348	64.77%
170	AMARILLO ISD	2,815	4,348	64.77%
171	AMARILLO ISD	2,815	4,348	64.77%
172	AMARILLO ISD	2,815	4,348	64.77%
173	AMARILLO ISD	2,815	4,348	64.77%
174	AMARILLO ISD	2,815	4,348	64.77%
175	AMARILLO ISD	2,815	4,348	64.77%
176	AMARILLO ISD	2,815	4,348	64.77%
177	AMARILLO ISD	2,815	4,348	64.77%
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185	AMARILLO ISD	2,815	4,348	64.77%
186	AMARILLO ISD	2,815	4,348	64.77%
187	AMARILLO ISD	2,815	4,348	64.77%
188	AMARILLO ISD	2,815	4,348	64.77%
189	AMARILLO ISD	2,815	4,348	64.77%
190	AMARILLO ISD	2,815	4,348	64.77%
191	AMARILLO ISD	2,815	4,348	64.77%
192	AMARILLO ISD	2,815	4,348	64.77%
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196	AMARILLO ISD	2,815	4,348	64.77%
197	AMARILLO ISD	2,815	4,348	64.77%
198	AMARILLO ISD	2,815	4,348	64.77%
199	AMARILLO ISD	2,815	4,348	64.77%
200	SOUTH SAN ANTONIO ISD	8,950	9,854	90.83%
201	EDGEWOOD ISD	10,403	11,293	92.12%
202	SAN ANTONIO ISD	48,932	53,069	92.20%
203	DONNA ISD	14,244	15,334	92.89%
204	LA JOYA ISD	27,864	29,590	94.17%
205	LAREDO ISD	22,821	24,199	94.31%
206	BROWNSVILLE ISD	45,177	47,749	94.61%
207	EDCOUCH-ELSA ISD	5,117	5,135	99.65%
	State of Texas			58.93%

Percent of Students Passing STAAR (Level II)

3rd-8th Grade Primary Assessment, All Tests Taken, 2014-15

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0 5 10 Miles

Source: Texas Education Agency, Public Education Information Management System Division



Marble Falls I.S.D.
2014 Selected Socioeconomic Characteristics for Marble Falls I.S.D. as Compared with Adjacent and/or Comparable School Districts in the Austin Area

	Marble Falls ISD**		Burnet CISD**		Dripping Springs ISD**		Johnson City ISD**		Lake Travis ISD		State of Texas*		Austin-Round Rock, TX Metro Area*	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Total Population	23,700		21,985		24,679		5,492		39,224		26,956,958		1,943,299	
Housing														
Total housing units	12,004		11,740		9,026		3,200		16,836		10,426,760		764,778	
Occupied housing units	9,455	79%	8,639	74%	8,321	92%	2,296	72%	14,586	87%	9,277,197	89%	703,976	92%
Vacant housing units	2,549	21%	3,101	26%	705	8%	904	28%	2,250	13%	1,149,563	11%	60,802	8%
Owner Occupied	6,828		6,567		7,211		1,850		11,593		564,241		401,992	
Renter Occupied	2,627		2,072		1,110		491		2,993		3,602,956		301,984	
Age														
Under 5 years	1,126	5%	1,256	6%	1,611	7%	201	4%	2,295	6%	1,946,388	7%	130,486	7%
5 to 9 years	1,422	6%	999	5%	2,244	9%	402	7%	2,932	7%	2,016,347	7%	140,670	7%
10 to 14 years	1,691	7%	1,466	7%	2,194	9%	195	4%	3,113	8%	1,992,696	7%	126,224	6%
15 to 19 years	1,324	6%	1,318	6%	1,426	6%	140	3%	2,684	7%	1,933,569	7%	127,493	7%
5 to 17 years	4,029	17%	3,204	15%	5,434	22%	736	13%	8,093	21%	5,169,448	19%	340,604	18%
20 to 24 years	1,554	7%	907	4%	779	3%	113	2%	1,179	3%	1,980,070	7%	143,273	7%
25 to 34 years	2,344	10%	2,258	10%	1,806	7%	534	10%	3,282	8%	3,904,730	14%	339,366	17%
35 to 44 years	2,434	10%	2,516	11%	4,054	16%	711	13%	6,331	16%	3,660,268	14%	300,335	15%
45 to 54 years	3,398	14%	2,783	13%	4,282	17%	774	14%	6,948	18%	3,462,983	13%	248,509	13%
55 to 59 years	1,739	7%	1,658	8%	1,938	8%	410	7%	3,010	8%	1,607,185	6%	107,558	6%
60 to 64 years	1,662	7%	1,942	9%	1,599	6%	712	13%	2,386	6%	1,356,709	5%	96,111	5%
65 to 74 years	2,879	12%	2,722	12%	1,638	7%	808	15%	3,171	8%	1,833,652	7%	113,868	6%
75 to 84 years	1,657	7%	1,579	7%	907	4%	418	8%	1,433	4%	915,730	3%	48,647	3%
85 years and over	476	2%	581	3%	201	1%	74	1%	460	1%	346,631	1%	20,759	1%
Median Age	44.8		46.6		41.3		51.5		42.1		34.3		33.9	
Class of Worker														
Private wage and salary	7,454	74%	6,650	73%	8,942	76%	1,685	62%	14,125	75%	9,911,913	80%	776,974	78%
Government	1,308	13%	1,422	16%	1,807	15%	480	18%	2,070	11%	1,655,230	13%	156,557	16%
Self-employed	1,354	13%	985	11%	979	8%	569	21%	2,600	14%	824,540	7%	64,849	6%
Unpaid family workers	3	0%	17	0%	3	0%	0	0%	40	0%	19,640	0%	1,237	0%
Income and Benefits														
Total households	9,455		8,639		8,321		2,296		14,586		9,277,197		703,976	
less than \$10,000	583	6%	318	4%	273	3%	92	4%	579	4%	674,500	7%	43,394	6%
\$10,000 to \$14,999	591	6%	380	4%	245	3%	108	5%	398	3%	488,304	5%	27,854	4%
\$15,000 to \$24,999	1,184	13%	1,424	16%	446	5%	191	8%	598	4%	995,423	11%	59,834	8%
\$25,000 to \$34,999	996	11%	912	11%	337	4%	268	12%	735	5%	940,346	10%	53,311	8%
\$35,000 to \$49,999	1,472	16%	1,163	13%	636	8%	427	19%	1,277	9%	1,255,594	14%	91,277	13%
\$50,000 to \$74,999	1,895	20%	1,878	22%	887	11%	342	15%	1,894	13%	1,645,108	18%	129,661	18%
\$75,000 to \$99,999	1,019	11%	1,048	12%	1,061	13%	304	13%	1,936	13%	1,089,158	12%	95,166	14%
\$100,000 to \$149,999	991	10%	1,026	12%	1,807	22%	434	19%	2,576	18%	1,206,492	13%	107,807	15%
\$150,000 to \$199,999	363	4%	204	2%	1,218	15%	59	3%	1,883	13%	474,321	5%	44,817	6%
\$200,000 or more	361	4%	286	3%	1,411	17%	71	3%	2,710	19%	507,951	5%	50,855	7%
Median household income	\$48,401		\$52,127		\$107,413		\$51,667		\$98,571		\$53,035		\$63,603	

* Data Gathered From the 2014 1-year and **5-year American Community Survey



Marble Falls I.S.D.
2014 Selected Socioeconomic Characteristics for Marble Falls I.S.D. as Compared with Adjacent and/or Comparable School Districts in the Austin Area

	Marble Falls ISD**	Burnet CISD**	Dripping Springs ISD**	Johnson City ISD**	Lake Travis ISD	State of Texas*	Austin-Round Rock, TX Metro Area*
Educational Attainment							
Population 25 years & over	16,583	16,039	16,425	4,441	27,021	17,087,888	1,275,153
Less than 9th grade	1,195	891	166	265	340	1,542,434	73,334
9th to 12th grade, no diploma	1,266	1,369	438	197	561	1,503,261	68,441
H.S. graduate	4,749	5,596	2,410	1,182	3,530	4,298,854	249,952
Some college, no degree	3,950	4,008	3,163	1,198	5,542	3,847,197	274,748
Associate's degree	1,190	734	1,232	164	1,496	1,147,113	80,046
Bachelor's degree	2,801	2,474	5,675	1,035	10,173	3,104,847	336,358
Graduate or professional degree	1,432	967	3,341	400	5,379	1,644,182	191,979
H.S. graduate or higher	85%	86%	96%	90%	97%	82%	89%
Bachelor's degree or higher	26%	21%	55%	32%	58%	28%	41%
Residence 1 year ago							
Population 1 year & over	23,488	21,678	24,449	5,492	38,744	26,588,600	1,919,297
Same house	19,823	18,665	20,755	5,300	32,970	22,151,594	1,533,882
Different house in the U.S.	3,572	2,977	3,508	192	5,444	4,219,614	367,743
Same county	2,318	912	1,156	81	3,264	2,597,551	197,558
Different county	1,254	2,065	2,352	111	2,180	1,622,063	170,185
Same state	1,022	1,863	1,886	85	1,061	1,083,491	110,558
Different state	232	202	466	26	1,119	538,572	59,627
Abroad	93	36	186	0	330	217,392	17,672
Commuting to work							
Workers 16 years & over	9,921	8,993	11,692	2,680	18,548	12,275,962	986,709
Car, truck or van--drove alone	7,928	7,007	8,600	2,183	13,604	9,869,007	755,647
Car, truck or van--carpooled	1,217	860	1,115	226	1,535	1,301,080	99,287
Public transportation (excluding taxis)	10	16	35	0	18	197,216	24,629
Walked	39	173	134	56	111	192,370	16,580
Other means	33	102	189	23	386	221,952	22,240
Worked at home	694	835	1,619	192	2,894	494,337	68,326
Mean travel time to work (mins.)	27.4	28.1	38.2	27.8	30.4	25.6	26.5

* Data Gathered From the 2014 1-year and **5-year American Community Survey



Annual Employment Trends

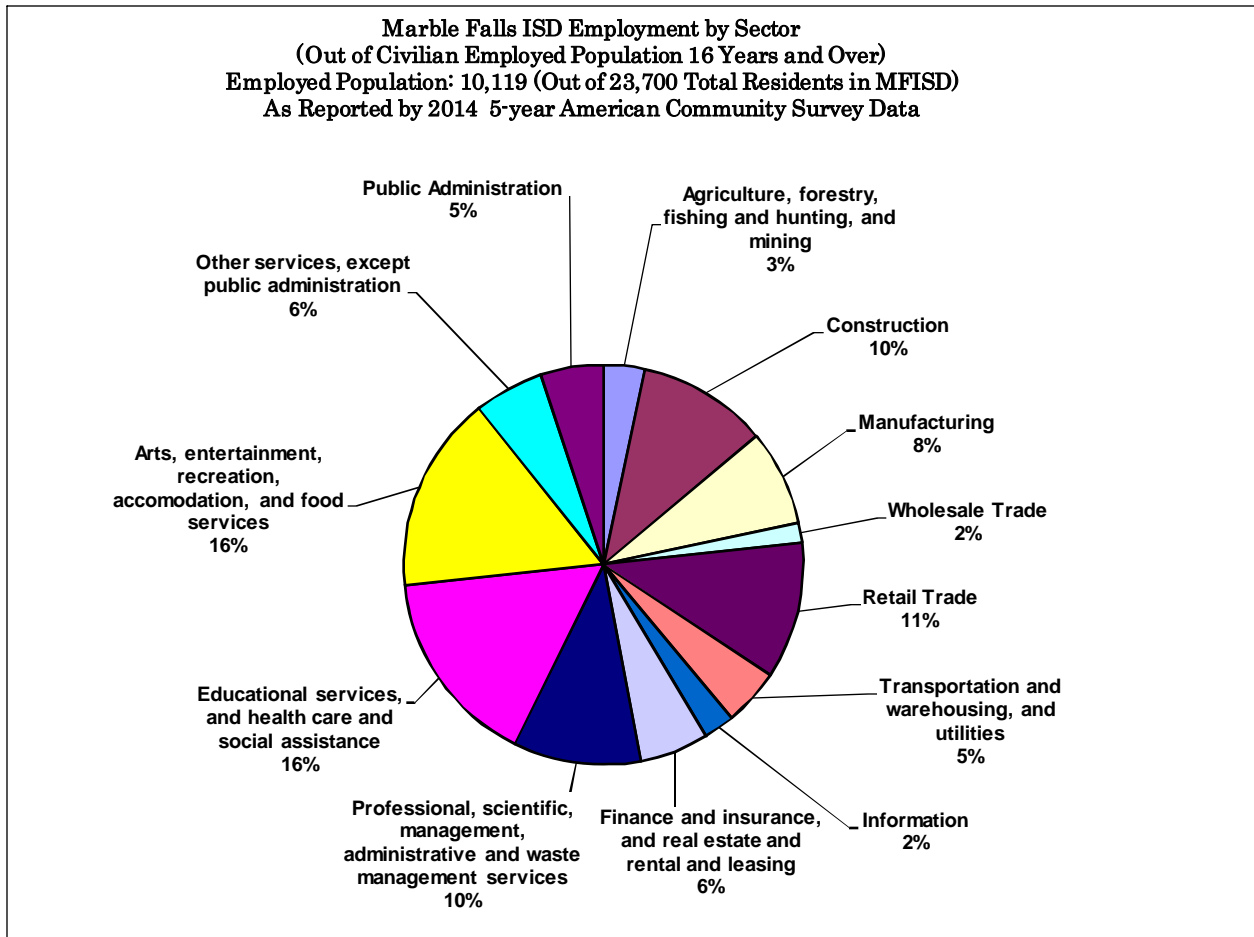
	May 2015	November 2015	May 2016	6 Month Percent Change	Annual Percent Change
City of Austin					
Employment	523,993	533,148	540,841	1.44%	3.22%
Unemployment Rate	2.9	2.8	2.5		
Burnet County					
Employment	20,568	20,271	20,559	1.42%	-0.04%
Unemployment Rate	3.6	3.5	3.2		
Travis County					
Employment	637,238	648,318	657,677	1.44%	3.21%
Unemployment Rate	3.2	3.1	2.8		



**Marble Falls ISD Employment by Sector
(Out of Civilian Employed Population 16 Years and Over)**

Marble Falls ISD Population: 23,700
Civilian Employed Population 16 Years and Over: 10,119

Industry	% in Each Sector
Agriculture, forestry, fishing and hunting, and mining	3.3
Construction	10.6
Manufacturing	7.7
Wholesale Trade	1.6
Retail Trade	11.1
Transportation and warehousing, and utilities	4.6
Information	2.5
Finance and insurance, and real estate and rental and leasing	5.6
Professional, scientific, management, administrative and waste management services	10.3
Educational services, and health care and social assistance	16.1
Arts, entertainment, recreation, accomodation, and food services	15.9
Other services, except public administration	5.6
Public Administration	5.1

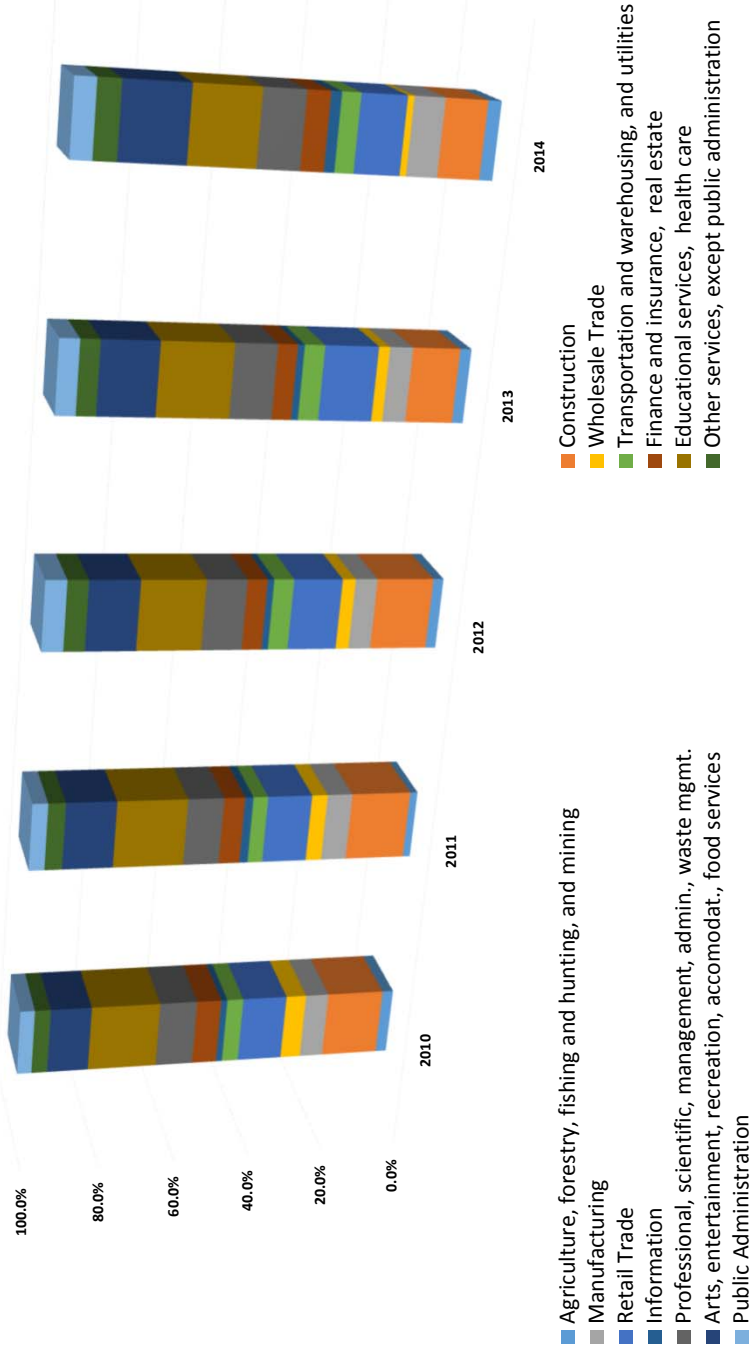


Change in Proportion by Industry of Marble Falls I.S.D. Employed Residents Over Time



	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale Trade	Retail Trade	Transportation and warehousing, and utilities	Information	Finance and insurance, real estate	Professional, scientific, management, admin., waste mgmt.	Educational services, health care	Arts, entertainment, recreation, accomodat., food services	Other services, except public administration	Public Administration
2010	2.9%	15.1%	6.2%	5.4%	11.8%	4.3%	1.6%	6.5%	9.9%	18.0%	10.7%	4.1%	3.7%
2011	2.0%	15.6%	6.6%	4.1%	11.6%	3.9%	2.2%	5.4%	9.3%	18.1%	12.9%	4.4%	3.9%
2012	2.7%	14.7%	5.7%	3.3%	12.4%	5.0%	1.6%	5.0%	10.2%	16.2%	12.6%	5.2%	5.3%
2013	2.8%	12.1%	5.8%	2.8%	13.3%	5.0%	1.7%	4.8%	10.4%	17.7%	14.0%	4.8%	4.9%
2014	3.3%	10.6%	7.7%	1.6%	11.1%	4.6%	2.5%	5.6%	10.3%	16.1%	15.9%	5.6%	5.1%

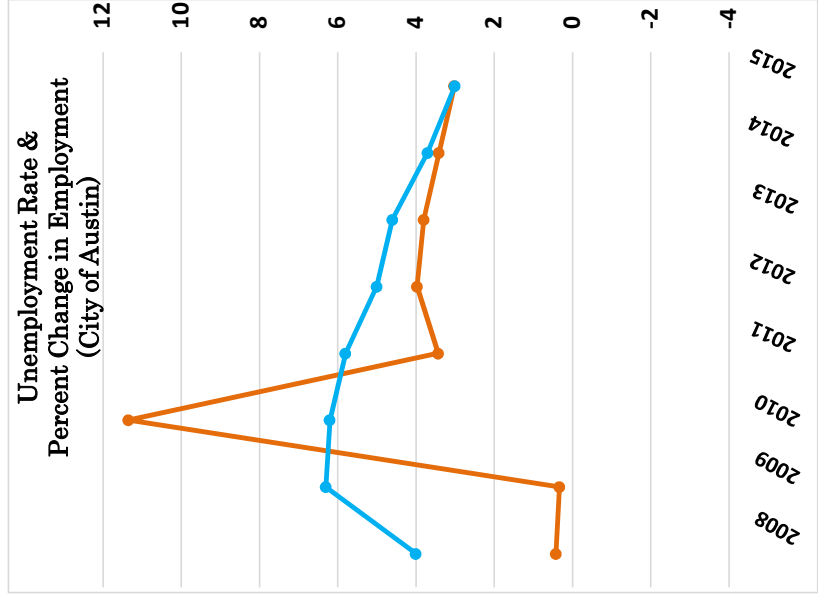
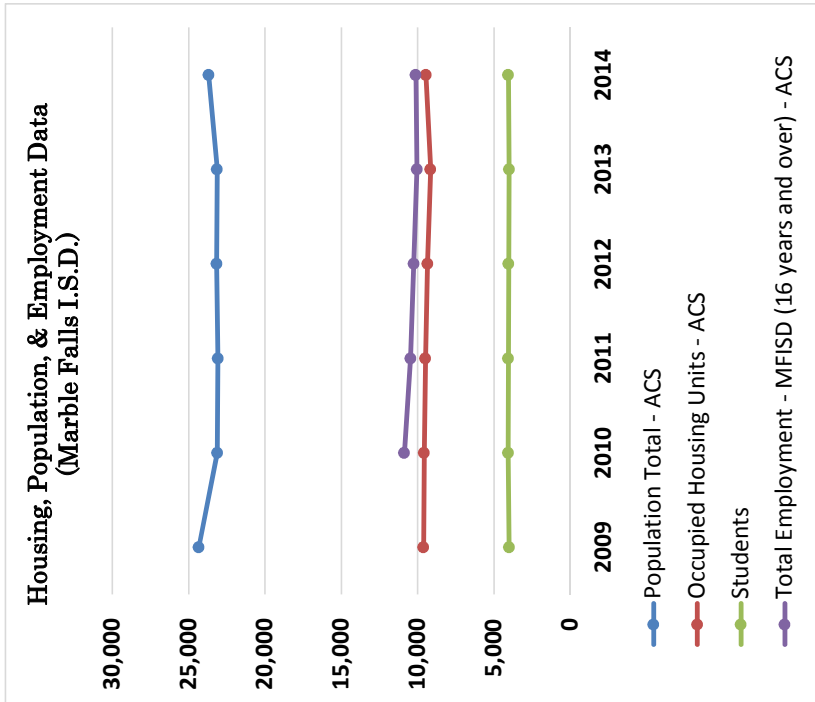
Historical Change in Percent of Employed Population by Industry





Population, Housing, and Employment Variables -- Marble Falls I.S.D.

	2009	2010	2011	2012	2013	2014	2015
Population Total - ACS	24,340	23,125	23,085	23,166	23,141	23,700	
Occupied Housing Units - ACS	9,620	9,578	9,492	9,356	9,159	9,455	
Students	4,011	4,070	4,065	4,045	4,003	4,064	4,174
Total Employment - MFISD (16 years and over) - ACS		10,872	10,470	10,254	10,041	10,119	
Total Employment - City of Austin (TX Workforce Cmsn.)	395,445	440,312	455,426	473,514	491,499	508,262	523,592
Percent Change in Employment	0.33%	11.35%	3.43%	3.97%	3.80%	3.41%	3.02%
Unemployment Rate - City of Austin (TX Workforce Cmsn.)	6.3	6.2	5.8	5.0	4.6	3.7	3.0



Housing Projections

2

A major component of any Demographic Update is the need to understand the future housing stock in the District. This data can be extremely lengthy, so for most of this document, the data is organized by Planning Unit. Planning Units are small portions of the District that are based on Census-defined block groups and are further subdivided when necessary based on the District attendance zones, subdivision boundaries and apartments, roadways, etc. The first map in the chapter details the Planning Units in Marble Falls I.S.D.

Mapping Data Used in Demographic Update

In order to accurately assess platting activity, city ordinances, or development plans, PASA must have a very complete map of the District. Map layers include, but are not limited to, the following:

- ◆ Planning Units
 - Provide an organizational structure to the data and are used as building blocks for attendance zone design
- ◆ Aerial Images
 - Provides the ability to see clearing of land, construction, and addition of detention ponds and other changes in land use for future development
- ◆ Municipalities and ETJ Boundaries/Planned Thoroughfares/Planned Water and Sewer Lines
 - Show the boundaries of these entities so that the impact of various ordinances regarding lot sizes, setbacks, height requirements, and other factors can be assessed
 - Depict the planned new arterials and/or roadway improvements that will impact the District's future growth
 - Delineate the planned water pipelines and sewer lines that will open up undeveloped sectors of the District for potential residential development
- ◆ Parcel Ownership, typically from the Appraisal Districts
 - Allows future development patterns to be pinpointed by parcel and changes in ownership assessed on an annualized basis
- ◆ Active Oil and Gas Pipelines
 - Illustrates the portions of parcels that are less likely to develop

- ◆ Concept Plans and Platting Activity
 - Shows the short-term expected development, based on initial concept plans, preliminary and final plats
- ◆ Existing, Active, and Future Subdivisions and Apartments, Townhomes and Condos
 - Creates a visual image of which portions of the District are growing rapidly and which are more stable, as well as outlining the specific boundaries of each current and future development
- ◆ Existing Schools and Future School Sites
 - Shows which School District sites to utilize for viable attendance zone planning

Methodology for Developing Housing Projections ---

The next maps show the new homes and apartments projected by Planning Unit. These data have been developed through:

Interviews

- with city and county planners, engineers, commercial realtors and other realtors, builders, developers, landowners, and other experts

Historical Data Analysis

- analysis of Census Bureau data, especially the new annualized American Community Survey for Marble Falls I.S.D., and the historical trend analyses (of both the District and of comparable and/or surrounding districts)
- evaluation of the manner in which student growth trends are correlated with housing resale trends, such as the regeneration or decline of specific neighborhoods in the District;

Overlaying of Zoning, Future Land Use Plans, and Ordinances

- incorporation of expected impacts of city (and county) zoning, future land use plans, and ordinances regarding residential development
- accounting for drainage, flood plain, and other topological features that would prevent full development;
- inclusion of major thoroughfare plans and/or roadway improvements that will affect housing growth;

Parcel Assessment

- assessment of the potential use of parcels [that are undeveloped] as ultimately either single-family or multi-family land uses;
- assessment of sparsely developed parcels for potential replacement with higher density residential uses, or other types of land uses.

By utilizing the above-referenced data bases, PASA was able to project new housing units by subdivision, apartment, and for specific townhome/condo developments – and to study the regeneration of specific neighborhoods. These projections are summed at the Planning Unit level, and are used most often in the remainder of the report by Planning Unit. The last spreadsheet in this chapter, however, shows the data by projected development, in detail.

The projections are considered most useful for the next five years, as few developers or land-owners have long-term plans that exceed a five-year timetable. Thus, only the first five years of residential projections are considered reliable and useful for short term planning, and the remaining years are included for completeness, representing useful benchmark data for applications to school facility planning.

PASA developed these projections with study of, but without heavy consideration of, past trends. Thus, this assessment is a uniquely independent analysis geared toward future trends rather than a dependency on past trends.

Some landowners, builders, or developers will either get ahead or behind their construction schedule. PASA has attempted to develop a conservative Moderate Growth Scenario for existing subdivisions, and the build-out potential of as-yet-to-be-developed subdivisions. Thus, there will be a strong potential for the projected number of new housing units to be slightly low relative to actual homes constructed for each year of the projected time frame.

Assessment of Current Housing

Six Current Municipalities in M.F.I.S.D.

The municipalities within Marble Falls I.S.D. (Cottonwood Shores, Granite Shoals, Highland Haven, Horseshoe Bay, Marble Falls, and Meadowlakes) and their Extra-Territorial Jurisdictions (refer to second map in this chapter) all have differing regulations regarding development. The varying regulations and preferences held by each City are incorporated into PASA's projections of future housing growth. In particular, the cities' varying opinions about allowing higher-density residential development have significant effects on projections of future student population. Also included is a map of the student density in each municipality. Meadowlakes has 274.5 students per square mile, while Highland Haven has only 51 students per square mile.

Potential Future Municipality of Spicewood

Spicewood is a new municipality in the planning stages. At this time, about 260 persons would be in the two-mile radius defined by Spicewood, with much of the area being subsumed by large ranches or other larger parcels. The plans of Asphalt Inc. to locate in the area are one of the reasons residents see for incorporating, since the residents desire a hill country, residential focus for new development. Since it is virtually impossible to control land use outside municipality jurisdictions, then this new city may become a reality. There may not be conventional city services, similar to Jonestown, at the outset, but there may need to be some taxes levied to hire a city secretary and a policeman.

Home Sales

For the entire Austin area, the Austin Board of Realtors (ABR) reports that homes sales from May 2015 to May 2016 were up 10%, with homes priced below \$500,000 selling rapidly. The median price for homes in the Austin city limits was \$355,000, which is a 1.6% increase from the previous year. The ABR also recently stated that high home prices in Austin are pushing more people to look outside the Austin city limits for more affordable housing prices.

Burnett County sales of homes continue to inch upward, with Zillow and Trulia both showing increases in homes sold and in homes available for sale – with a focus on existing homes. In regard to new homes, a minimum of 180 new homes have been sold within the School District over the past year (with about 25% of those outside the City of Marble Falls and 75% inside the City and ETJ boundaries). Also, the vast majority of Burnett County homes for sale (either existing homes or newly built homes) are in Marble Falls I.S.D.

The market for undeveloped parcels is at its all-time high in regard to both the nominal price (at \$5,600/ac.) and the real price (at \$995/ac.). The nominal valuations are up 9.3% in 2015 relative to 2014 prices (based on Real Estate Center data). Many of these parcels are selling for agricultural purposes, but, at the same time, there are a sizeable number which will be oriented to future residential development over the next decade.

Marble Falls I.S.D. Septic Permits

The next maps in the chapter show the geocoded rural septic permits in the District for the past four years – which typically shows where there is residential development occurring outside the urban area. There were 19 rural permits in 2012, 19 in 2013, 33 in 2014 and 45 in 2015. This shows a fairly clear pattern of acceleration. The two maps in this chapter show the data with the permits sorted either by subdivision or by Planning Unit. The SH 71 corridor contains the most impact of new permits, especially in Summit Springs and in Double Horn Creek. In the northwest, and also south off FM 1855, three subdivisions are seeing new septic permits, with particularly large numbers in Quail Valley.

Factors Contributing to New Housing Growth

TIRZ Contributions to Residential Development

Tax Reinvestment Zone (TIRZ) No. 1 is offering a potential for the redevelopment of downtown Marble Falls. The property tax revenue from within the downtown boundaries defined within the TIRZ would allow all taxes received from that area to be utilized within the boundaries of the TIRZ. This should not create a major stimulus for residential growth, though, with the exception being multi-family potential on both sides of US 281, up to FM 1431, that may be further encouraged by these stimulus funds.

Availability of Water for Future Residential Development

The local utility districts and MUDs are oriented to serving incorporated areas, such as the cities of Marble Falls, Granite Shoals, Cottonwood Shores, and Highland Haven. There are rural water supply systems, as well as the LCRA, with defined CCN's (or catchment areas) for various rural housing developments within M.F.I.S.D.

Rural water supply companies play a large role in new development within the District. At this time, the large firm, Aqua Texas Inc., and smaller firms, including Capstone Water System, Sunset Water Utilities, Vista Del Rio POA, Love Cove, Paleface Pedernales Water Supply Company, are providing a way to predominantly use groundwater for serving rural developments. LCRA is also providing water to several areas in the southeastern portion of the District.

Rural water supply companies will also play a role in the large new residential developments within Marble Falls I.S.D. Thomas Ranch, which is the largest planned development, will likely get water from small water supply companies that use water from Lake Travis and LCRA, rather than groundwater. Summit Springs and Double Horn Creek, which are the two active subdivisions adding the largest number of new septic permits in M.F.I.S.D., are both using groundwater via small water supply firms.

Drought has long caused LCRA to have water capacity concerns, but municipal customers have been, and likely will continue to be, served without issue, unlike interruptible customers. [TCEQ will possibly propose a new regimen that will curtail farmers more readily and affect municipalities less.] However, the promises already made by LCRA (and LCRA's retail subsidiaries) in terms of LUEs (living unit equivalents) to actively building-out subdivisions, to subdivision/master planned community developers, and to landowners cannot easily be met over the long-term. As Marble Falls I.S.D. builds out, there will have to be altered plans for the use of Lake Travis water, and there is an expectation of the use of alternative aquifers and more cistern-dependent residential development.

The recent drought also played a role in affecting the desirability of various neighborhoods, and the potential desirability of as-yet-undeveloped parcels. Sales of homes in Lago Vista, Jonestown, and Volente declined for four years, although now Lake Travis and the Pedernales River are both aesthetically pleasing and should be attractive to buyers. There remains an on-going concern about future desirability of existing subdivisions and surrounding undeveloped parcels that are dependent on the Lake Travis water supply to maintain property values and to allow the property to be feasible for residential purposes. These concerns, in turn, affect the number of future students which will emanate from locations challenged by LCRA limitations.

Importantly, in February, 2015, the Texas Water Development Board approved \$5 million in financial assistance to the Central Texas Water Supply Corporation (Burnet, Bell, Coryell, Falls, Lampasas, Milam and Williamson counties). This will allow the CTWSC to finance the planning, acquisition, design, and construction costs necessary to develop more water supplies for the area.

In March, 2016, the City of Marble Falls completed a \$1.5 million water treatment plant expansion to provide a larger tank and to treat about 4.5 million gallons of water per day. The City also has a

further Phase 4 expansion, costing \$2.5 to \$3.5 million, that would help solidify the City's ability to handle population growth.

New Comprehensive Plan for City of Marble Falls

A new Comprehensive Plan for the city of Marble Falls is yet to be finalized. However, PASA has utilized a tentative version of this plan to evaluate future land use plans in the City. The plan is particularly useful in looking at possible future multi-family land uses.

Even if the proposed plan is altered prior to adoption, it will be the decisions of homebuyers over the next two years that will ultimately determine the number of variances allowed in the new residential zoning and in future land use plans. These same homebuyers and renters will provide the market forces that ultimately guide decisions made in regard to land use implementation within Marble Falls I.S.D.

Environmental Concerns Affecting Residential Development

Because of the recent concerns for various drainage areas, it is possible that any new requirements for reducing drainage off individually-owned tracts could significantly affect residential development, particularly in the Travis County portion of Marble Falls I.S.D. Within Travis County, drainage (which often contains phosphorous, nitrogen, etc.) has to now stay within a perimeter of the cause of the runoff. Runoff that is defined as having a deleterious effect on animal and plant species will have to be controlled with larger detention ponds, walls, etc., and this type of remediation will reduce the number of future residential lots that can be developed. Travis County, and possibly followed by Burnet County, will continue to have more informed planning in regard to environmental concerns as related to housing construction.

Environmental protection of certain species in the western portion of Travis County is also likely to impact some parcels for residential development. The far northeastern portion of Marble Falls I.S.D. also faces tremendous challenges to residential development due to elevation changes. This chapter includes two maps showing both Inhibitors to Development, and also Slope of Terrain in the District. These detail factors that stymie development within the District.

In this northeastern sector of the District, most parcels have been designated – or are targeted – to be a part of the Balcones Canyonlands National Wildlife Refuge. Many other parcels in the area have development challenges, such as those mentioned in previous paragraphs, such that it is likely many parcels in Travis and Burnet Counties in northeast M.F.I.S.D. will be set aside for preserves, for wildlife refuges, or for other conservation purposes.

Transportation Improvements Affecting Residential Development

In the near future, Marble Falls I.S.D. will be very dependent on roadway improvements to be able to more rapidly create new residential developments. Major thoroughfares have been a chief predictor of the specific locations of new housing units in suburban school districts throughout Texas, and the rapidity of M.F.I.S.D. housing growth depends on good accessibility in many sectors of the District.

The City of Marble Falls and TxDOT completed the US 281 bridge replacement over Lake Marble Falls in the Fall of 2014. This construction project was a huge undertaking for the area, since the old bridge was originally constructed in 1936, and was then rehabilitated in 1975. The newly constructed bridge was completed in two-phases, with the final project completion having a total of four lanes for traffic, shoulder space, and pedestrian access.

The Capitol-Area Metropolitan Planning Organization (CAMPO), in conjunction with TxDOT, recently approved funding for a feasibility study to construct a bridge across the Colorado River near Cottonwood Shores and Horseshoe Bay. The proposed bridge would allow motorists to bypass the City of Marble Falls when traveling between unincorporated parts of Burnet County and Horseshoe Bay. Although in the early stages, this bridge could impact the number of vehicles traveling on the US 281 bridge over Marble Falls Lake. In 2014, TxDOT estimated an average of 25,000 vehicles that cross over Marble Falls Lake per day, with more than half coming from SH 71. The new bridge may be a smaller version of Mansfield Dam, and would begin in approximately 2019.

As the new bridge comes to fruition, commuters can expect other adjacent arterials to develop or expand. Some of these arterials include North Wirtz Dam Road, from the proposed bridge to West FM 1431, and CR 120 from West FM 1431 to FM 1855. There will also be arterials constructed south of west FM 2147, particularly along the west side of the Marble Falls Partners parcels, and southward to Scott and White Hospital.

Another long-term plan for a second bridge across Lake Travis shows the bridge located far south of FM 1431 and south of the Tessera master-planned community. This bridge, in particular, would open up large ranches, such as the Rodgers Estate, and the large parcels between Lakeside Dr. and FM 1431 that are near the eastern boundary of the District.

When the larger parcels in the western sector of the District develop, commuters can expect new arterials to be constructed which would allow traffic to flow between FM 2147 & SH 71, near the City of Cottonwood Shores. These arterial improvements will ultimately reduce traffic in the City of Marble Falls, since they will allow commuters to bypass US 281.

The City of Marble Falls is in the process of updating their future thoroughfare plan. The new thoroughfare plan will be a refined version of the thoroughfare plan adopted in 2010. Most, if not all, of the thoroughfares are not named as of yet, but they aim to improve drive times for commuters, as well as increase access to areas in the ETJ. Some of the more significant improvements include a proposed arterial that would allow drivers heading north near the US 281 & SH 71 intersection to bypass the City of Marble Falls entirely in order to reach CR 341 and FM 1855.

There are plans to improve other roadways outside the City boundaries. These include CR 122, which will proceed through the Marble Falls Partners parcel that is east of the railroad tracks, as well as FM 1855, west of CR 122 and east of W. FM 1431. These enhancements will spawn added housing units in these specific locations.

Large Parcel Landowner Changes Affecting Residential Development

PASA staff assesses development potential of all large parcels that have recently been sold or are currently for sale, as it is often the case that development will occur shortly after parcels are purchased in desirable areas. The next map in the chapter shows the 16 parcels of 5+ acres which are currently listed “For Sale” in M.F.I.S.D. The largest of these is a parcel of 1,000+ acres, currently owned by Marble Falls Partners LP, at the intersection of US 281 and SH 71. Gray Wolf Golf LLC and 71 Landholdings LP also have large parcels for sale, with each being more than 400 acres in size. The 71 Landholdings site is just west of the large Marble Falls Partners LP site, on SH 71, and the Gray Wolf Golf LLC parcel is south of East FM 1431. Shown on the following two maps, approximately 210 parcels of 5+ acres were sold between February 2015 and November 2015.

Total Projected Future Housing

	Projected New Housing Occupancies						Grand Total
	Single-Family	Probable Single-Family	Multi-Family	Senior Living	Condos/Townhomes	Mobile Home Communities	
May 2016-Oct 2016	67	0	9	0	1	1	78
Oct 2016-Oct 2017	222	1	105	8	6	12	354
Oct 2017-Oct 2018	281	2	150	10	24	3	470
Oct 2018-Oct 2019	320	6	120	2	39	4	491
Oct 2019-Oct 2020	390	31	170	0	75	3	669
Oct 2020-Oct 2021	433	70	280	0	83	5	871
Oct 2021-Oct 2022	529	124	360	0	82	1	1,096
Oct 2022-Oct 2023	631	163	360	0	70	2	1,226
Oct 2023-Oct 2024	727	198	260	0	78	0	1,263
Oct 2024-Oct 2025	860	240	240	0	47	3	1,390
May 2016-Oct 2020	1,280	40	554	20	145	23	2,062
Oct 2021-Oct 2025	3,180	795	1,500	0	360	11	5,846
May 2016-Oct 2025	4,460	835	2,054	20	505	34	7,908

The **City of Marble Falls** and its ETJ together represent the largest proportion (**42.8%**) of the projected new housing growth in the District, with 3,388 new housing units out of the 7,908 total projected. Of these 3,388 total housing units projected, 1,385 are projected multi-family units, with the remaining 2,003 being single-family.

Much of the growth is expected to occur in unincorporated areas of either Travis or Burnet counties. The unincorporated portions of **Travis County** are expected to have 1,882 total new housing units over the next decade, or **23.8%** of the total projected. Unincorporated sections of **Burnet County** are projected to have 1,968 total new housing units added, or **24.9%** of the total units projected in the District. Each of the smaller municipalities – Cottonwood Shores, Meadowlakes, Granite Shoals,

Horseshoe Bay, and Highland Haven – are projected to have fewer than 250 added housing units by the Fall, 2025.

Projected Single-Family Homes

Marble Falls I.S.D. is now a “statistical outlier” in terms of the characteristics of residents, when compared to other suburban school districts. There are very low ratios of students per home in this retiree- and resort-oriented environment. There are also more baby-boomers buying homes in M.F.I.S.D. than in most other suburban school districts, due to the Hill Country and multitude of lakes. The District is considered a coveted, far-west suburban area, with desirable aesthetics, lake activities, hill country views, and the like, and these have caused older people to migrate to the area.

Some cities, particularly Granite Shoals and Cottonwood Shores, have remained oriented to second homeowners due to their proximity to Lake Travis. Likewise, developments in the eastern part of M.F.I.S.D., which are near both Lake Travis and the Pedernales River, are also oriented to second homeowners.

New Home Construction in Older Subdivisions: PASA researched the number of unused lots in each subdivision, in both urban and rural sections of Marble Falls I.S.D. (refer to spreadsheet of lot counts by subdivision). This table shows the potential for utilization of existing lots, that already have infrastructure, to be used by builders for construction in these older subdivisions. For example, Horseshoe Bay is more than 4 decades old, but is being re-marketed, with many lots potentially available to be sold for new homes. Within M.F.I.S.D., including all subdivision lots (even those perhaps set aside for commercial or park or other non-residential uses), there are 23,754 total platted lots in all residential subdivisions in the District, but only 8,998 of these lots have homes (or other improvements, such as costly barns, etc.). In other school districts, about 90% of lots in older subdivisions have developed homes on them. In Marble Falls I.S.D., including both existing, older subdivisions and currently active subdivisions, only 38% of lots contain a home, thus leaving a great potential in Marble Falls I.S.D. to utilize existing, older lots for new homes.

Master-Planned Communities and Large Subdivisions: The newly planned neighborhoods in Marble Falls I.S.D. indicate that the District is now in a development path outward from Austin, as development gradually moves outward from the more urbanized Lake Travis I.S.D. in the southeast. New master-planned communities will significantly accelerate availability of new housing. These include:

Thomas Ranch -- 3,400 LUEs, with planned subdivisions including Hilltop, Cliffside, and “Texas Town and Marketplace” in PU’s 44 and 50. The development includes some mixed use with apartments, as well as predominately single-family land uses;

Canyon West – a Hines development adjacent to, and west of, Thomas Ranch north on SH 71 in PU 44, with ~1,500 single-family lots now planned;

Marble Falls Partners (earlier planned as Flatrock Springs in PU 20) – 850 single- and multi-family units;

Gregg Ranch at Marble Falls with ~811 homes and apartments planned in PU 23;

Tessera on Lake Travis – an 878-acre development south of FM 1431; predominately in Lago Vista I.S.D., where Wilshire and Highland Homes are now active; perhaps 384 housing units will be built within Marble Falls I.S.D. (in PU 47);

Horseshoe Bay [within the District] -- has 2,444 to 2,474 total lots (of which 2,156 lots remain to have housing units built); realtors are going to be marketing these lots again, and there may be a strong increase in the number of housing units, similar to 47-48 years ago, when the development was first seeing construction;

The traditional single family residential developments projected to gain the most new housing units during this 10-year projection period include:

PU	Subdivision/MPC or Owner's Name	New Housing Units		
		2016-2020	2020-2025	2016-2025
44, 50	Thomas Ranch	70	680	750
44	Canyon West	78	375	453
6	Sherwood Shores	122	113	235
19, 21	Horseshoe Bay	101	128	229
23	Gregg Ranch at Marble Falls	38	189	227
20, 22	Flatrock Springs	2	202	204
47	Tessera on Lake Travis	18	136	154
31	Falling Water	0	98	98
49	Barton Creek Lakeside	51	46	97
Total (Above-Listed Subdivisions):		480	1,967	2,447
Total Single Family Housing Projected:		1,280	3,180	4,460

Projected Multi-Family Homes

The apartment complexes in M.F.I.S.D. are at **97%** occupancy this Spring, with **0.41** students living in every occupied unit. This accounts for only those units in the seven complexes that could be contacted to provide occupancy rates.

Marble Falls I.S.D. also has complexes that attract older persons. These include Arbor House, Gateway Gardens, Gateway Villas Highview, Legend Healthcare and Rehab, as well as Marble Falls Assisted Living.

Because some apartments are oriented to resort uses, they tend to have low ratios of students per unit, or no students at all. In recent years, there has been more interest in apartments as a place of residence for families with children in the District – leading to the average ratio of 0.41. Particularly

since the big recession which started in 2007, a higher proportion of young students have moved to apartments Statewide, because their parents could no longer buy homes with little down payment and fluctuating monthly incomes.

At present, within Marble Falls I.S.D., there are 5 subsidized complexes, but many of these could not be reached to provide occupancy rates. Typically, the ratios of students per occupied unit are very high in subsidized complexes (excluding those geared toward seniors only). For example, Southwest Village, a complex under the purview of the Marble Falls Housing Authority, has more than 1 student per occupied unit.

This year, there are two new complexes that are currently in the construction phase, including The Homestead at Morman Mill with 135 units (in PU 15) and Panther Hollow with 210 units (in PU 20).

In the past few years, and particularly in the past 12 months, there has been a significant interest in new multi-family developments, including a transition of several parcels from commercial plans to consideration for apartments. PASA estimates approximately 2,700 new units could be added in the next five to ten years. The parcels with potential for multi-family development include:

1. *Thomas Ranch*, north of SH 71, will have a mixed use component. This could include conventional multi-family, lofts, townhomes, or other multi-housing development. A total number of multi-family units has not been decided upon, but could be as many as 400-600.
2. A portion of *Canyon West* (Hines Development) adjacent to Thomas Ranch on SH 71, as well as surrounding parcels could have multi-family potential. These additional parcels include: a small portion of Hwy. 71 Land (~98 ac.), Southview Ltd. (~63 ac.) or the Gary Morrison tract of ~50 acres.
3. Further west on SH 71 is the multi-family plan for *Gregg Ranch* in PU 23, with the MF being far south off the frontage and west off US 281.
4. Across from Gregg Ranch is planned *Live Oak Village* (in PU 24), which also includes a multi-family development.
5. Also south of the urban core are two parcels on either side of E. FM 2147, (both east of US 281). One is owned by *Roper Land Corp.* in PU 27. The other Roper tract is a small parcel in PU 29 that is north on FM 2147, with potential for MF or condos.
6. Further north, in the urban core are two parcels in either side of Manzano Mile. One is owned by *Morline Properties*, and is southeast of Manzano Mile (in PU 14.) The other is adjacent to (and west of) Highland Oaks apartments in PU 15.
7. The *Atkinson parcels* in PU 11 are west of N. US 281. These two parcels are of 60 and 47 acres, and have two sections which could evolve as multi-family.
8. Parcels across US 281 from the Atkinson tracts in PU 12.

9. Finally, in PU 14, on Ollie east of US 281, *District and Urban (Texas) Inc.* has 3.6 ac. which they plan as multi-family.

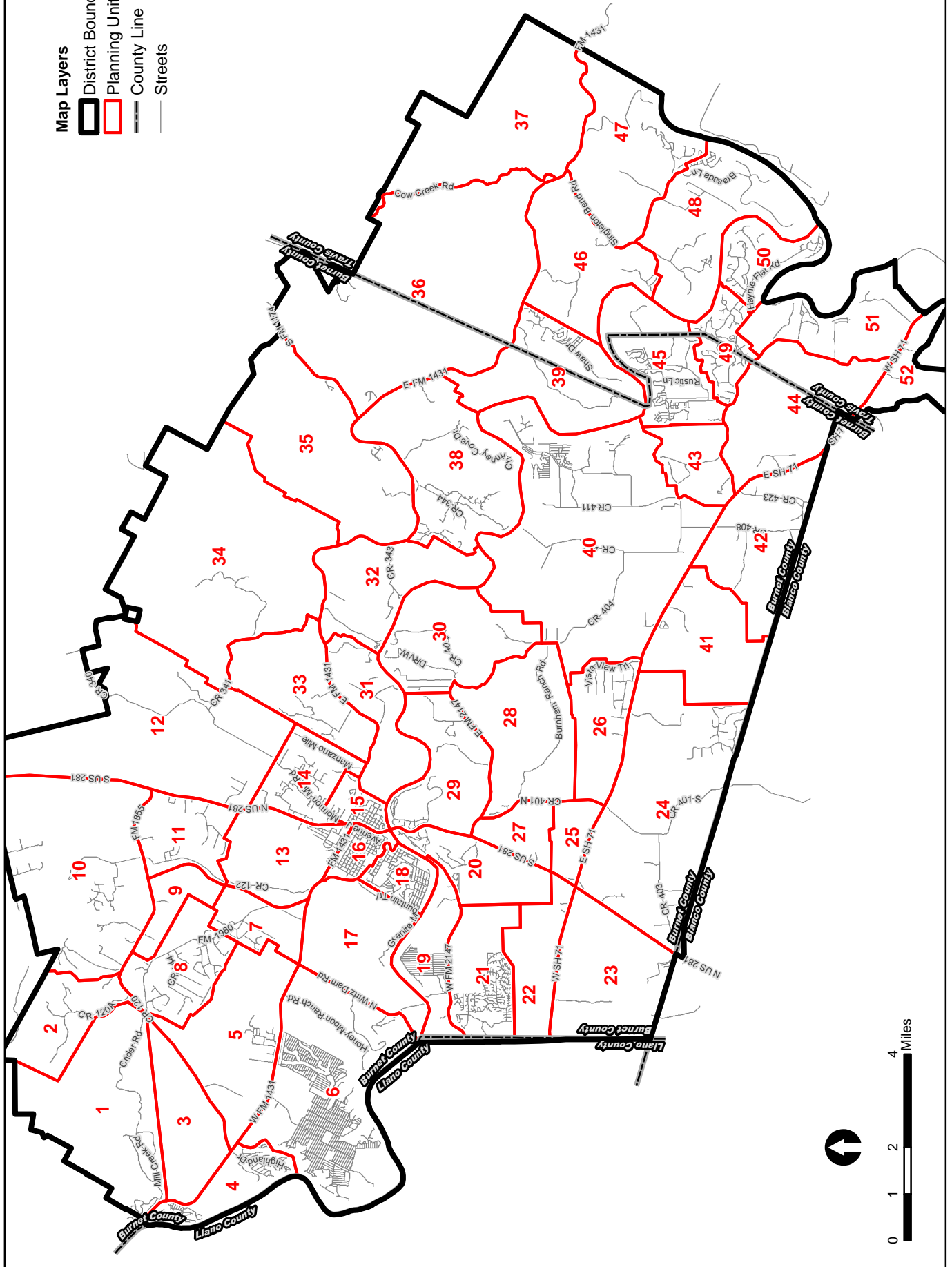
Five Largest Multi-Family Developments	Projected New Housing Units		
	2016-2020	2020-2025	2016-2025
Thomas Ranch	60	400	460
Gregg Ranch	60	230	290
Flatrock Springs	20	260	280
Panther Hollow	210	0	210
Paleface Ranch Road Area	0	200	200

Planning Units

Marble Falls I.S.D.

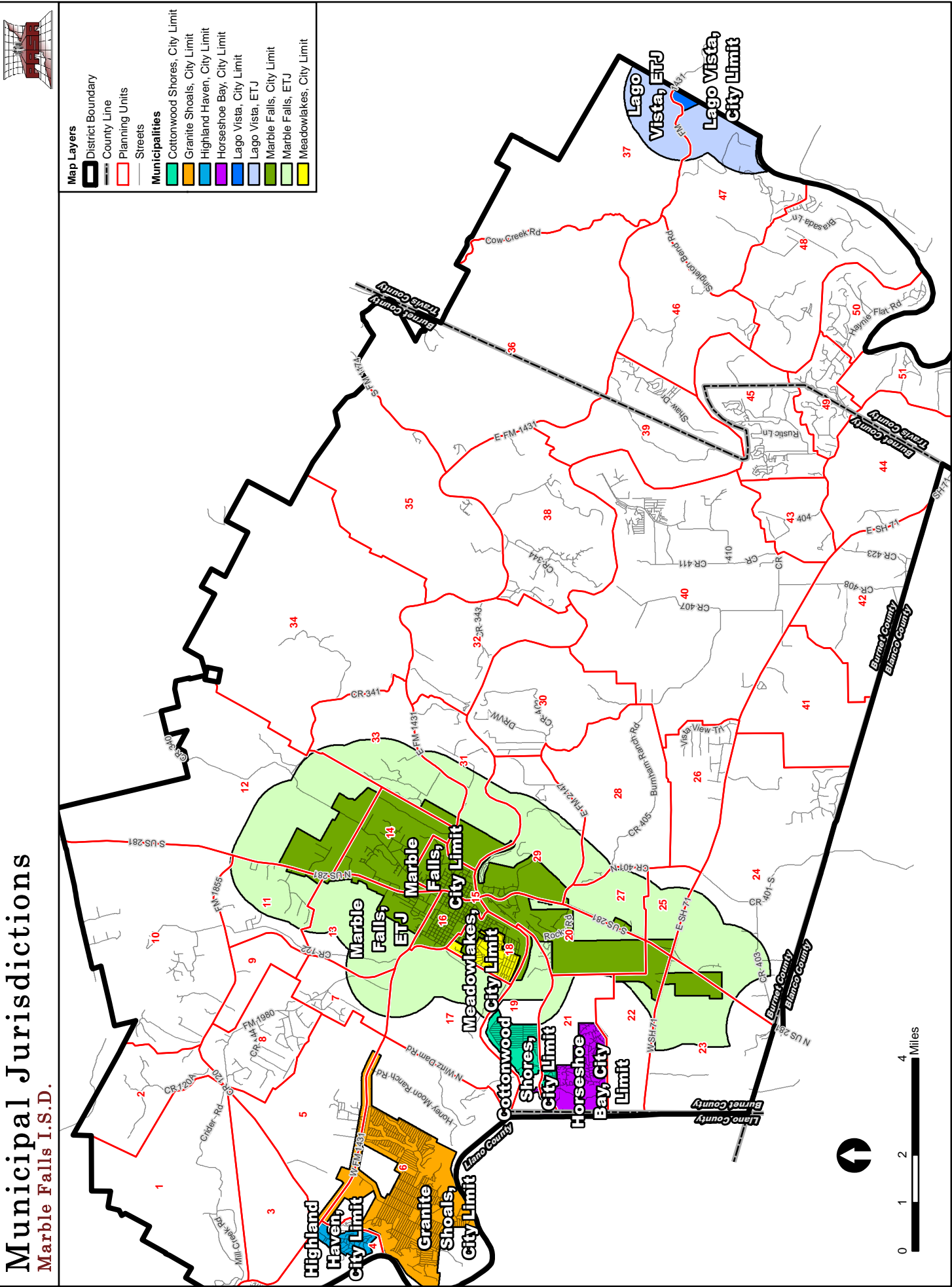


- Map Layers**
- District Boundary
 - Planning Units
 - County Line
 - Streets



Municipal Jurisdictions

Marble Falls I.S.D.



Map Layers

- District Boundary
- County Line
- Planning Units
- Streets

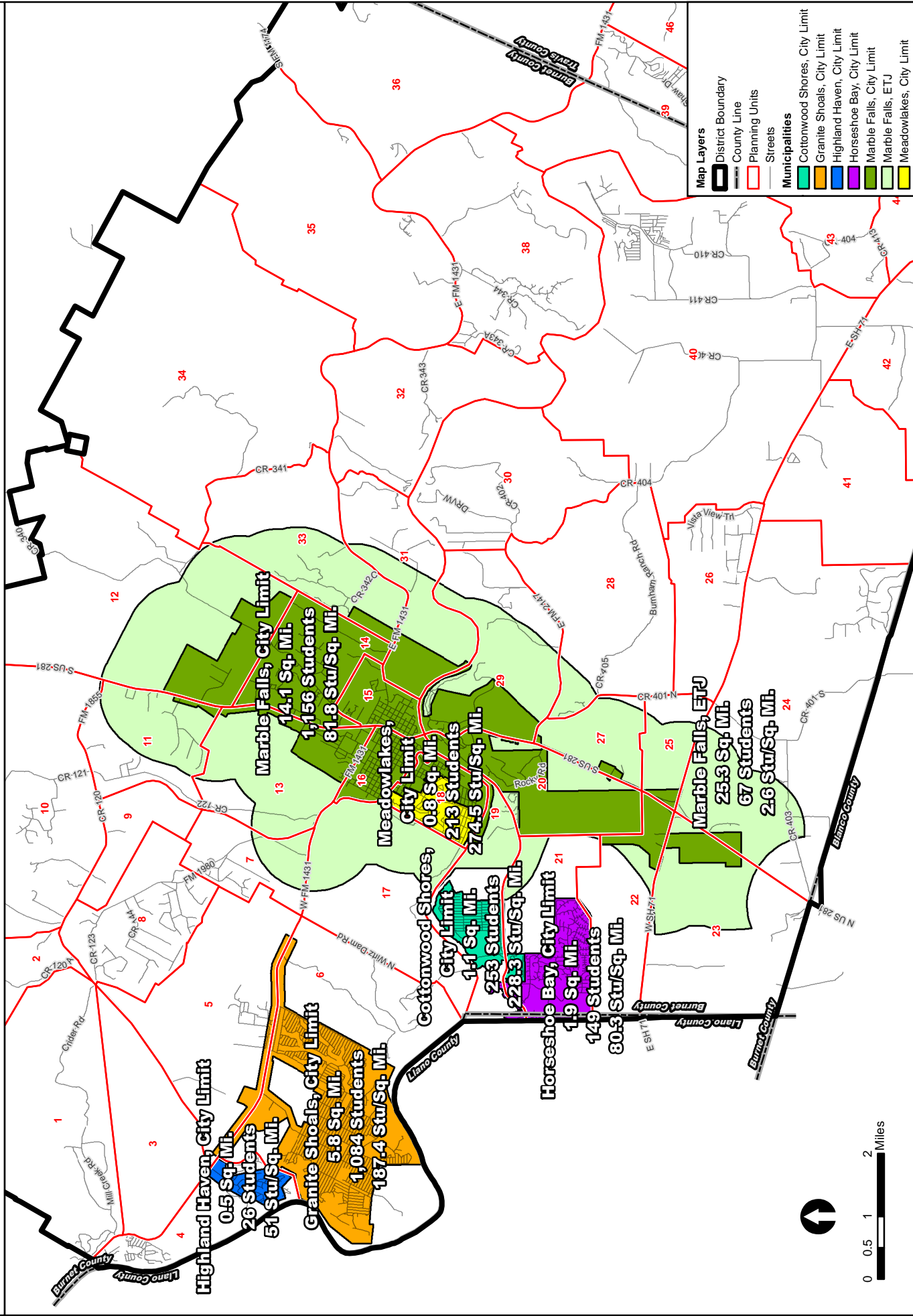
Municipalities

- Cottonwood Shores, City Limit
- Granite Shoals, City Limit
- Highland Haven, City Limit
- Horseshoe Bay, City Limit
- Lago Vista, City Limit
- Lago Vista, ETJ
- Marble Falls, City Limit
- Marble Falls, ETJ
- Meadowlakes, City Limit



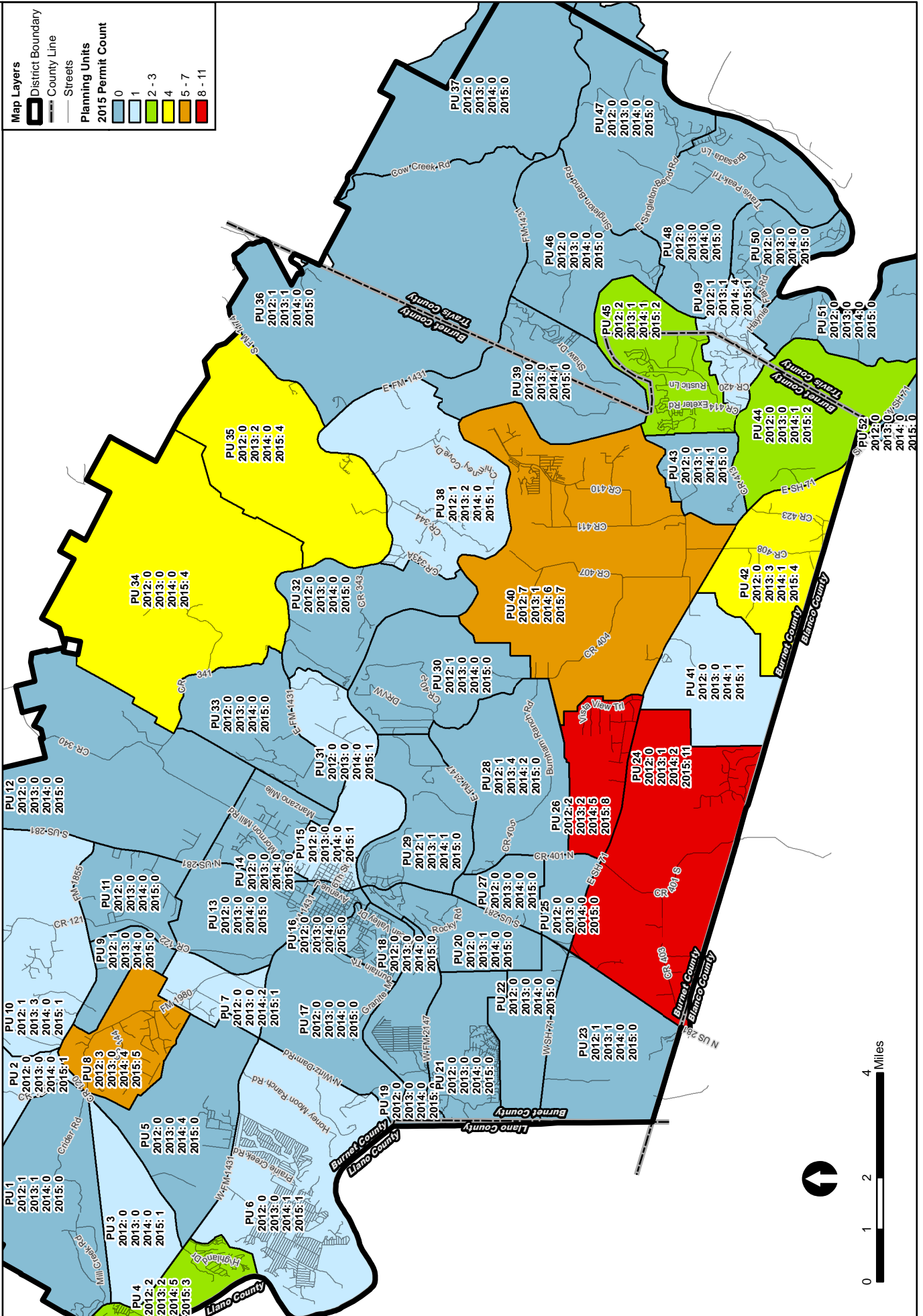
Student Density by Municipal Jurisdiction

Marble Falls I.S.D.



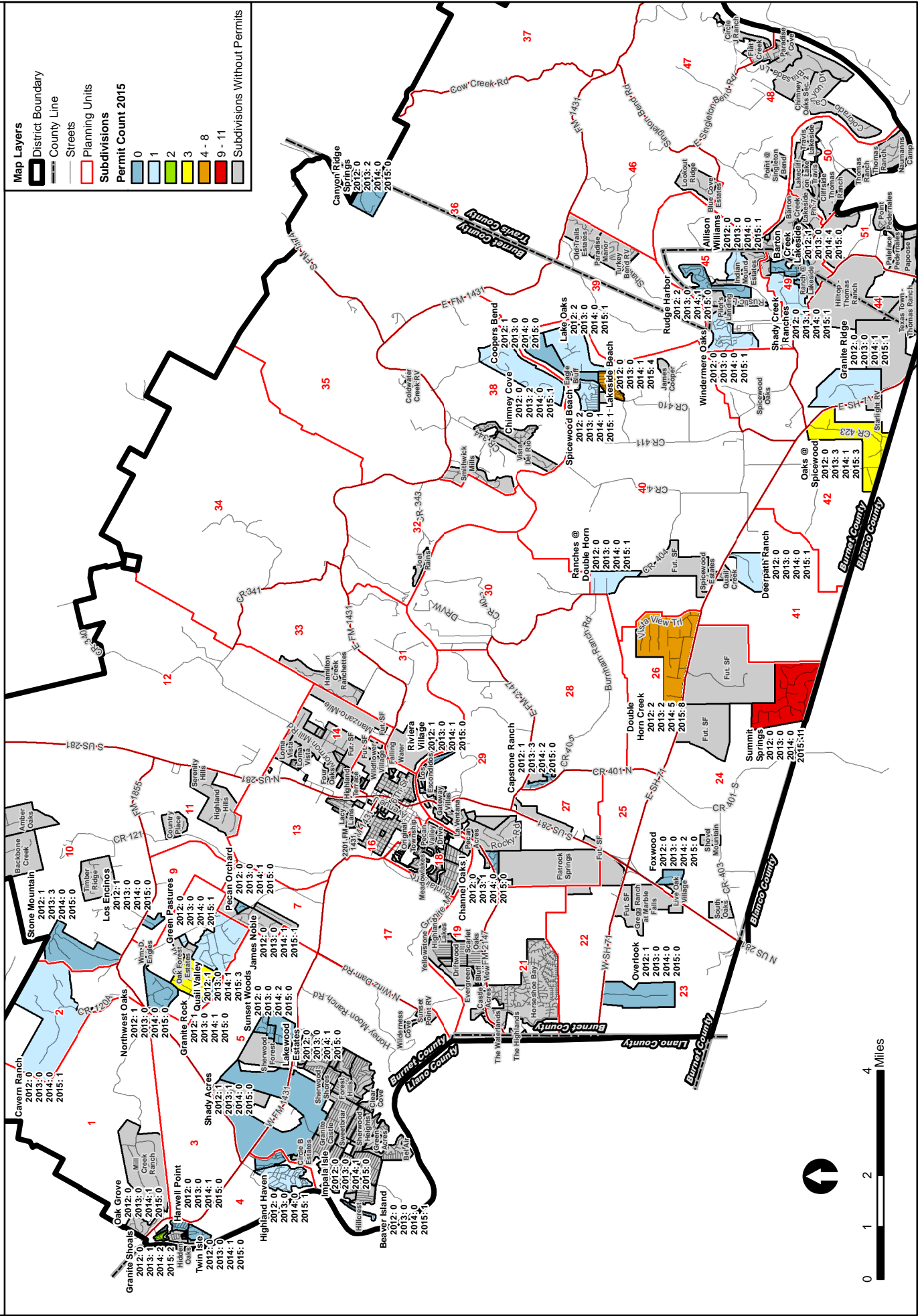
Residential Permits by Planning Unit per Year (Burnet County)

Symbolized by Permit Count in 2015



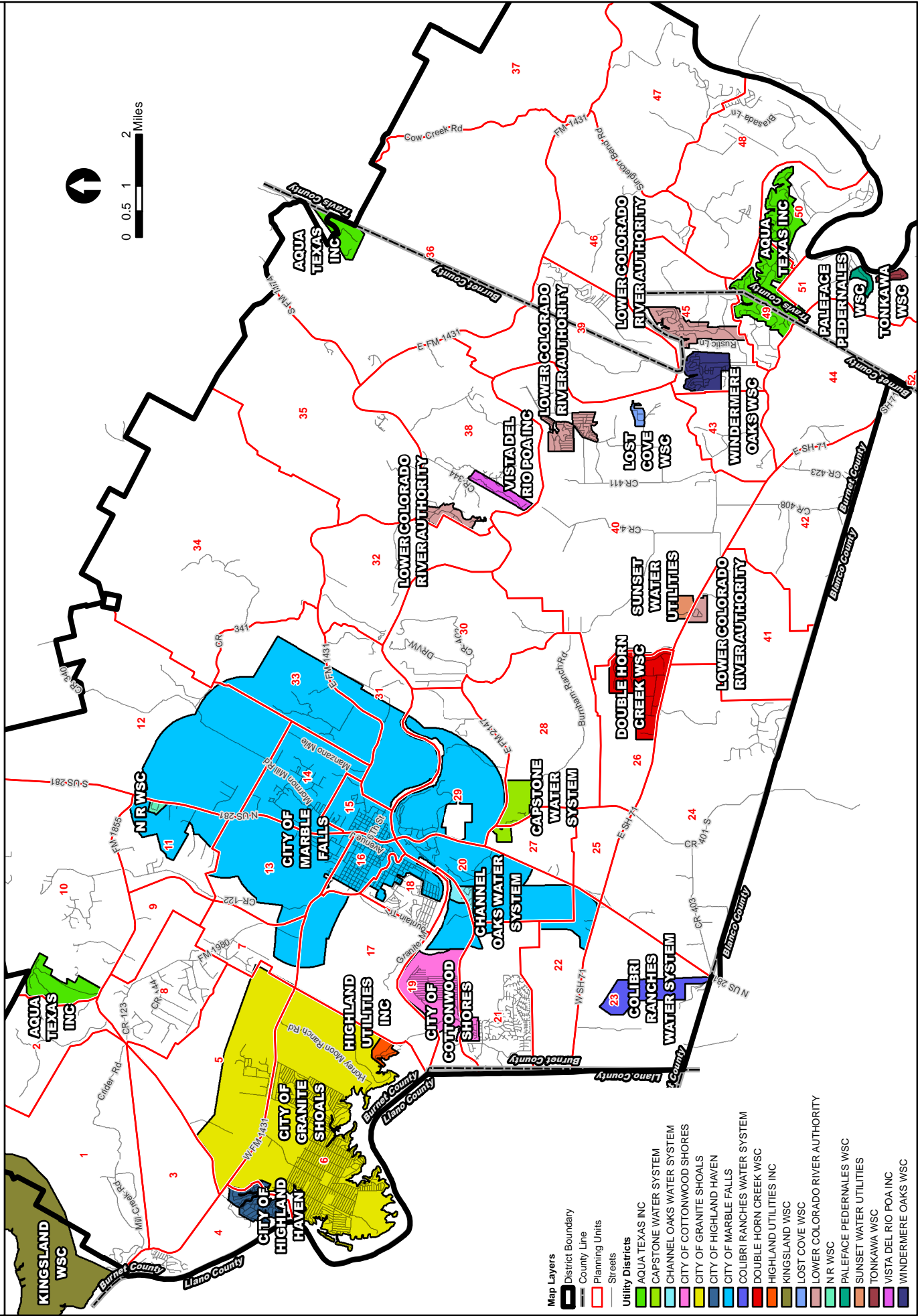
Residential Permits by Subdivision per Year (Burnet County)

Symbolized by Permit Count in 2015



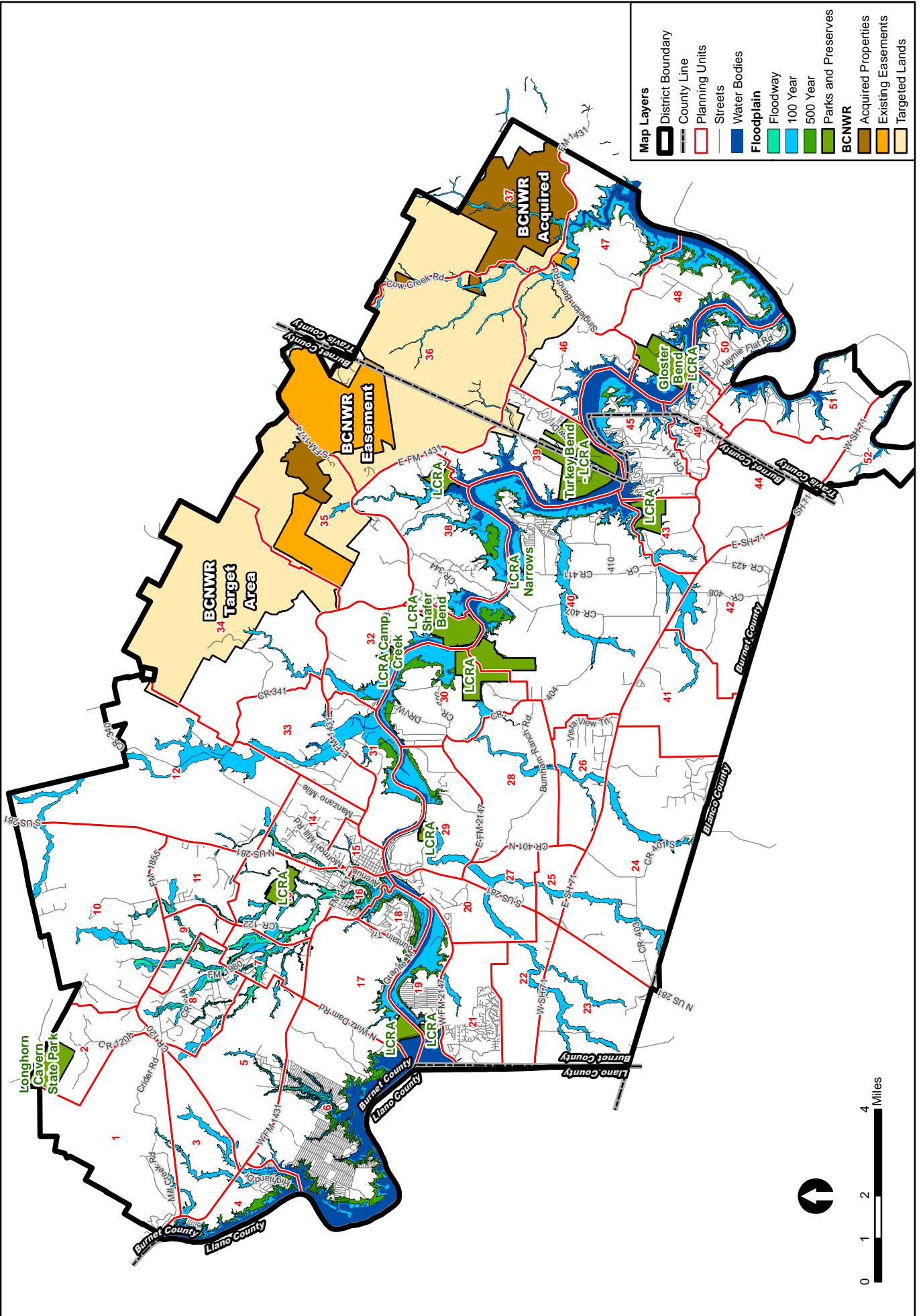
Utility Districts

Per the Public Utility Commission of Texas - Marble Falls I.S.D.



Inhibitors to Development

Marble Falls I.S.D.



Slope of Terrain

Marble Falls I.S.D.

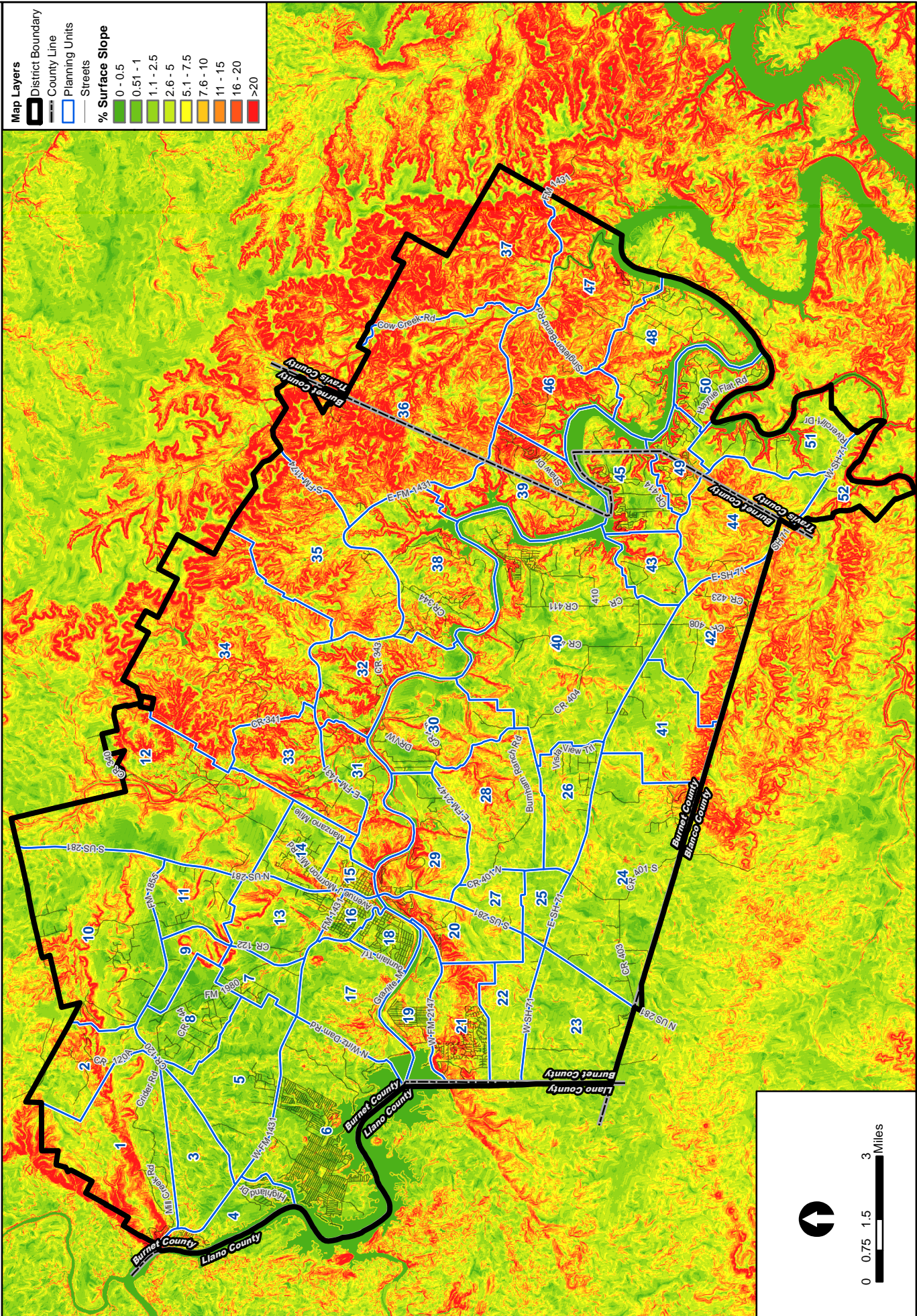


Map Layers

- District Boundary
- County Line
- Planning Units
- Streets

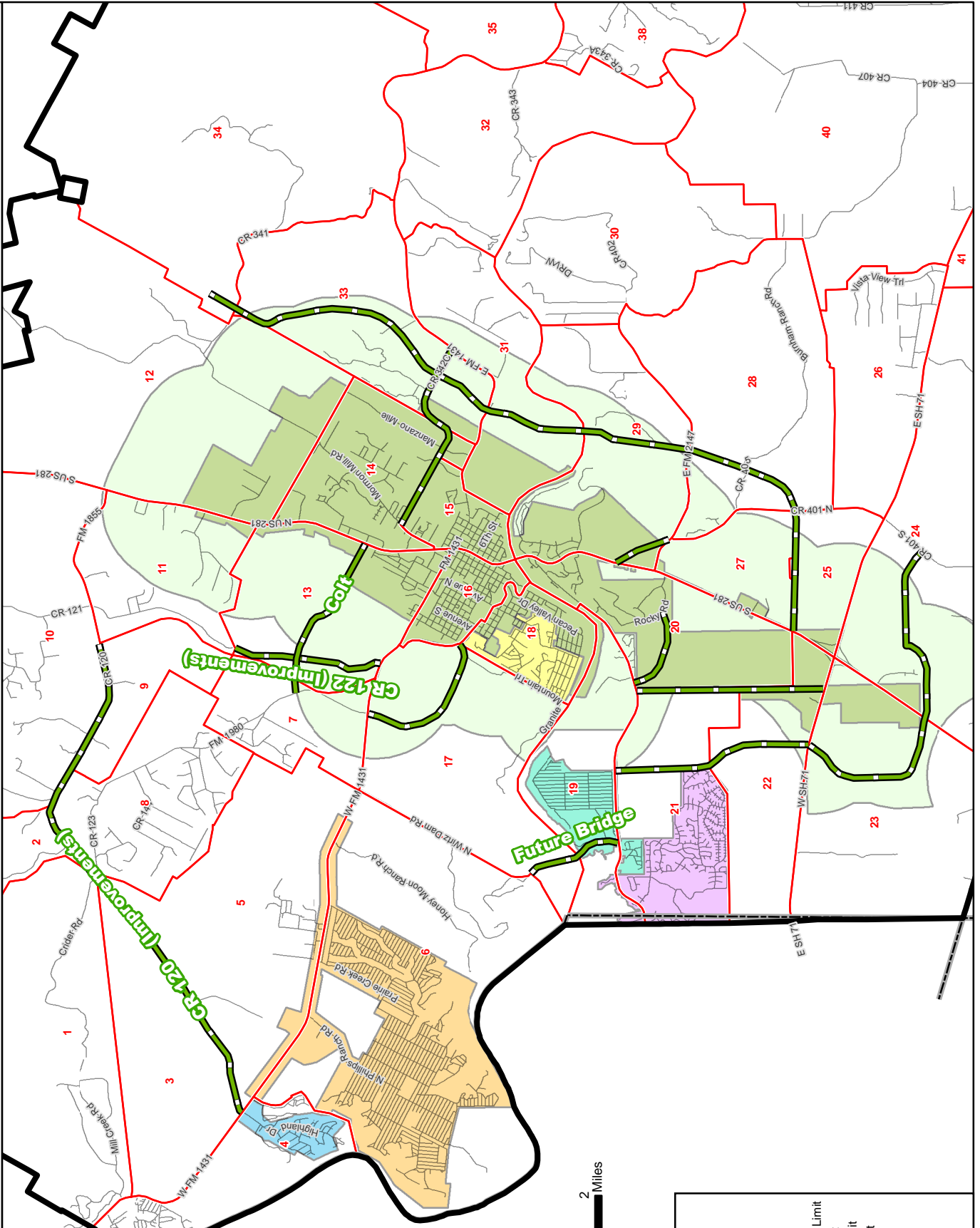
% Surface Slope

- 0 - 0.5
- 0.51 - 1
- 1.1 - 2.5
- 2.6 - 5
- 5.1 - 7.5
- 7.6 - 10
- 11 - 15
- 16 - 20
- >20



0 0.75 1.5 3 Miles

Planned Thoroughfares Marble Falls I.S.D.



Map Layers	
	District Boundary
	Planned Thoroughfares
	County Line
	Planning Units
	Streets
Municipalities	
	Cottonwood Shores, City Limit
	Granite Shoals, City Limit
	Highland Haven, City Limit
	Horseshoe Bay, City Limit
	Lago Vista, City Limit
	Lago Vista, ETJ
	Marble Falls, City Limit
	Marble Falls, ETJ
	Meadowlakes, City Limit

Parcels For Sale as of February 2016, Larger Than 5 Acres

Marble Falls I.S.D.

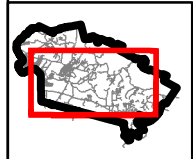
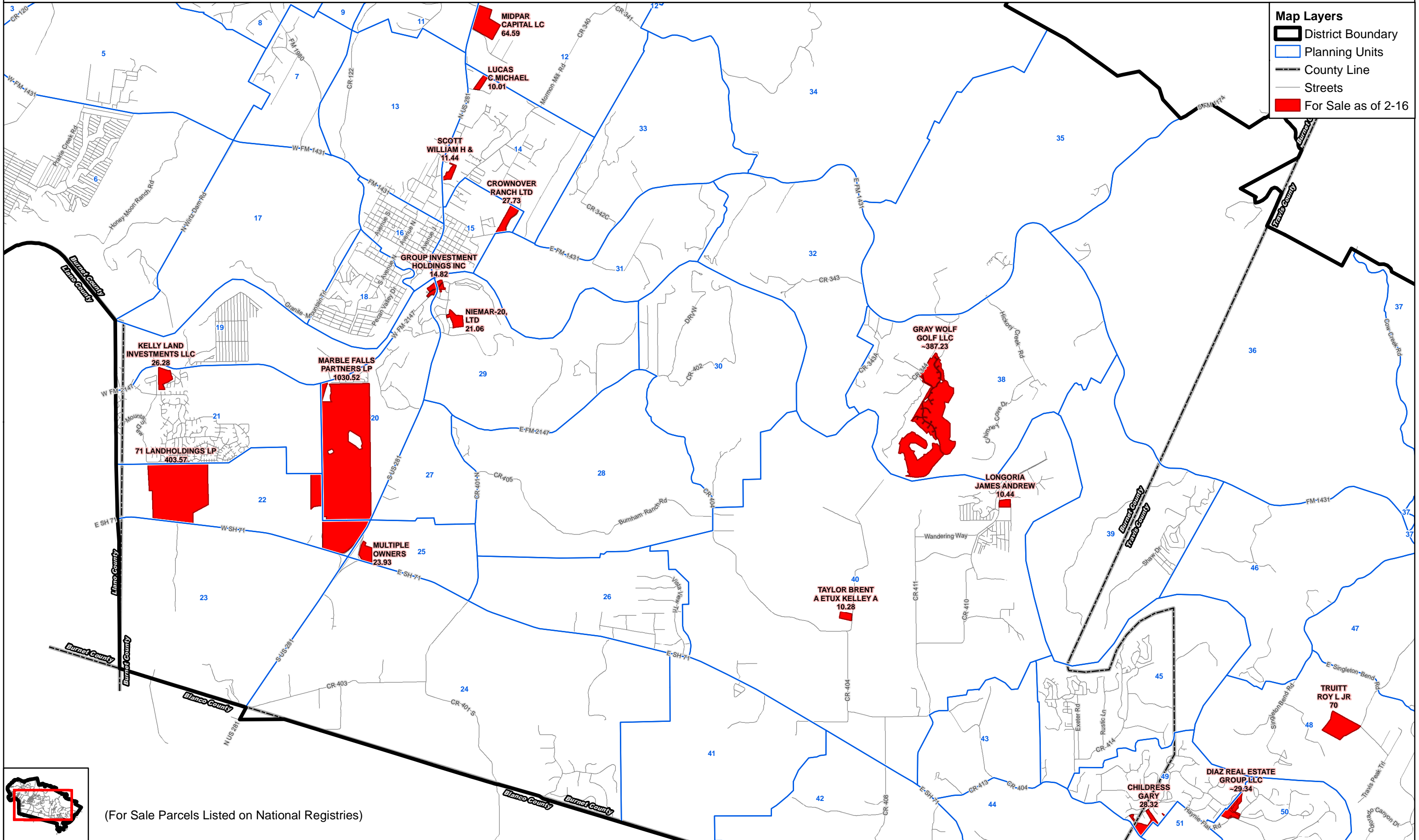


0 0.5 1 2 Miles



Map Layers

- District Boundary
- Planning Units
- County Line
- Streets
- For Sale as of 2-16



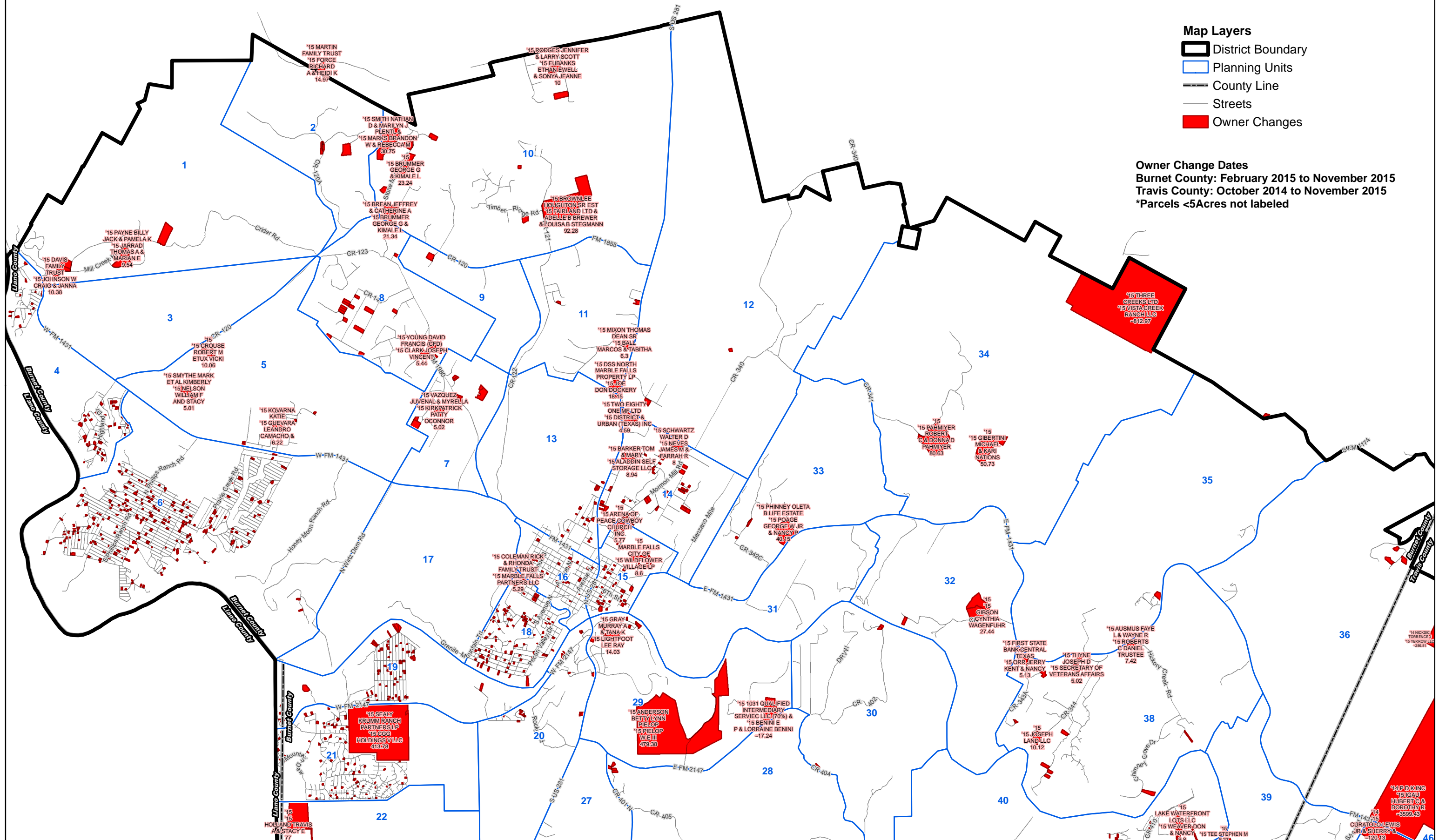
(For Sale Parcels Listed on National Registries)

Owner Changes

February 2015 to November 2015 - Marble Falls I.S.D. North



0 0.5 1 2 Miles

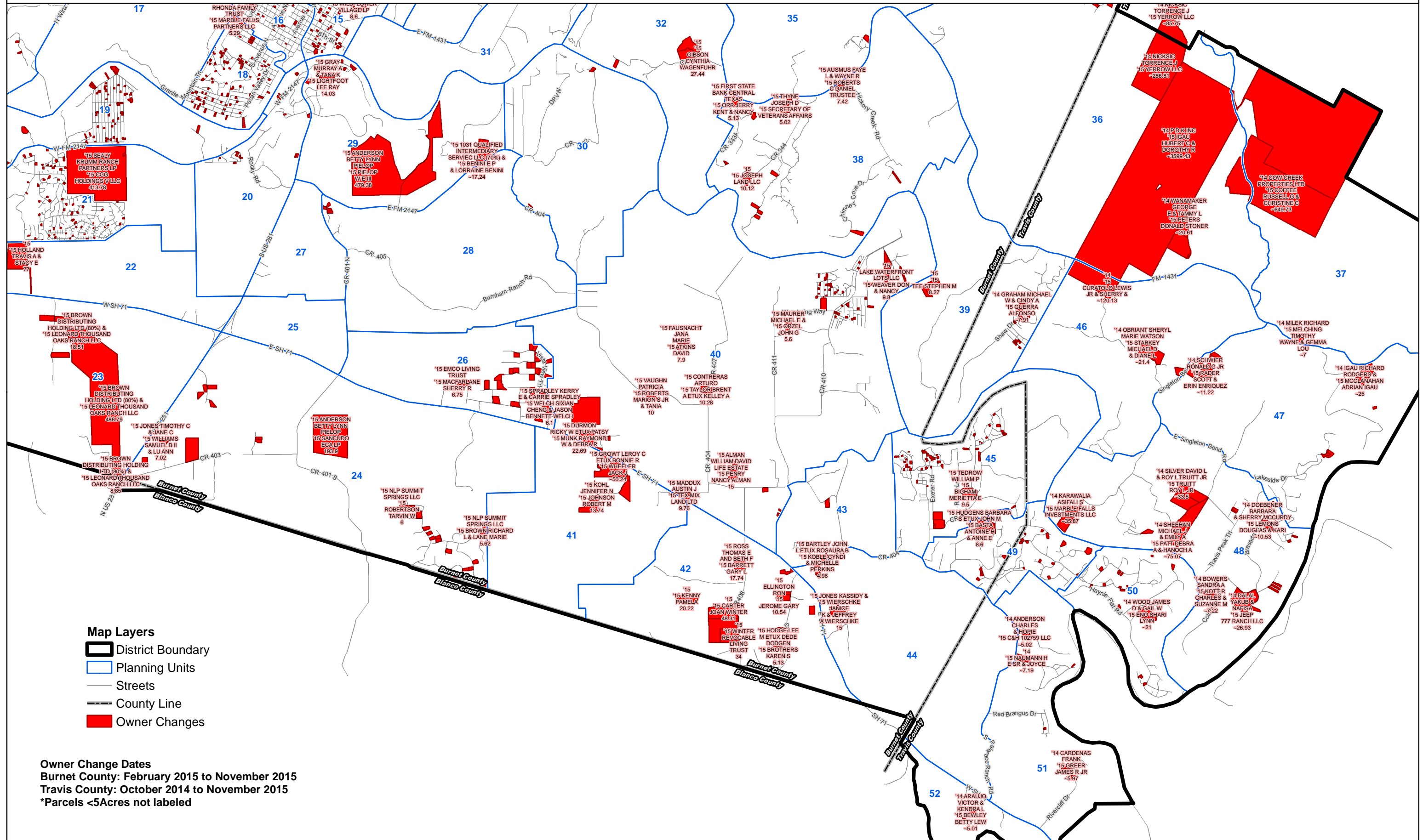


One Year Owner Changes

February 2015 to November 2015 - Marble Falls I.S.D. - South



0 0.5 1 2 Miles



- Map Layers**
- District Boundary
 - Planning Units
 - Streets
 - County Line
 - Owner Changes

Owner Change Dates
 Burnet County: February 2015 to November 2015
 Travis County: October 2014 to November 2015
 *Parcels <5Acres not labeled



Subdivision Lot Count -- Marble Falls ISD -- Sorted by Planning Unit

Planning Unit	Name	Type	Phase	Master Planned Community	Median Year Built	Median Value	Lots that Changed Ownership Feb. 2015 to Nov. 2015		Number of Lots (of all types) in Subdivision	Number of Improved Lots
							Count	Percent		
1	Lookout Mountain West	Subdivision	Developing		2008	\$307,042	0		78	2
1	Mill Creek Ranch	Subdivision	Developing		2004	\$357,572	6	10%	61	43
2	Cavern Ranch	Subdivision	Developing		2002	\$659,515	2	5%	41	25
4	Camp Wyatt	Subdivision	Existing		1973	\$143,154	1	2%	60	44
4	Granite Shoals	Subdivision	Existing		1977	\$268,695	1	2%	41	33
4	Harwell Point	Subdivision	Existing		1978	\$63,850	7	6%	127	45
4	Hidden Oaks	Subdivision	Existing		1989	\$608,419	2	13%	16	10
4	Highland Haven	Subdivision	Existing		1976	\$340,394	29	7%	420	346
4	Oak Grove	Subdivision	Existing		1960	\$70,008	0		24	16
4	Shady Acres	Subdivision	Existing		1965	\$236,485	14	9%	154	80
4	Twin Isle	Subdivision	Existing		1996	\$212,817	3	2%	143	110
5	Lakewood Estates	Subdivision	Existing		1991	\$123,743	1	2%	46	30
5	Oxbow Estates	Subdivision	Developing		2000	\$307,377	3	14%	21	18
5	Sherwood Forest	Subdivision	Developing		1992	\$62,450	0		56	25
5	Sunset Woods	Subdivision	Existing		1997	\$42,890	2	3%	79	48
6	Beaver Island	Subdivision	Existing	Sherwood Shores	1989	\$879,539	2	5%	42	41
6	Bel Air	Subdivision	Existing	Sherwood Shores	1975	\$405,429	9	3%	357	157
6	Castle Hills	Subdivision	Existing	Sherwood Shores	1974	\$114,017	21	3%	627	112
6	Circle B Estates	Subdivision	Existing		1979	\$518,948	0		12	10
6	Clear Cove	Subdivision	Existing	Sherwood Shores	1980	\$488,100	4	3%	119	75
6	Elm Creek	Subdivision	Existing	Sherwood Shores	1984	\$36,494	3	2%	164	34
6	Forest Hills	Subdivision	Existing	Sherwood Shores	1974	\$72,614	24	5%	451	74
6	Granite Castle	Subdivision	Existing	Sherwood Shores	1973	\$38,271	16	8%	209	65
6	Green Acres	Subdivision	Existing	Sherwood Shores	1996	\$457,432	2	6%	33	22
6	Green Valley	Subdivision	Existing	Sherwood Shores	1980	\$78,478	4	1%	299	41
6	Greenbriar	Subdivision	Existing	Sherwood Shores	1979	\$142,390	29	7%	397	101
6	Greencastle	Subdivision	Existing	Sherwood Shores	1973	\$145,175	28	5%	555	103
6	Hillcrest	Subdivision	Existing	Sherwood Shores	1984	\$123,342	25	5%	538	83



Subdivision Lot Count -- Marble Falls ISD -- Sorted by Planning Unit

Planning Unit	Name	Type	Phase	Master Planned Community	Median Year Built	Median Value	Lots that Changed Ownership Feb. 2015 to Nov. 2015		Number of Lots (of all types) in Subdivision	Number of Improved Lots
							Count	Percent		
6	Impala Isle	Subdivision	Existing	Sherwood Shores	1988	\$568,887	2	3%	62	59
6	Kingswood	Subdivision	Existing	Sherwood Shores	1982	\$50,741	24	4%	677	205
6	Live Oak	Subdivision	Existing	Sherwood Shores	1985	\$96,018	43	5%	873	123
6	Mystic Castle	Subdivision	Existing	Sherwood Shores	1975	\$59,399	48	6%	775	175
6	Oasis Heights	Subdivision	Existing	Sherwood Shores	2004	\$863,594	1	7%	15	9
6	Post Oak	Subdivision	Developing	Sherwood Shores	2000	\$550,663	2	17%	12	8
6	Robin Hood	Subdivision	Existing	Sherwood Shores	1972	\$37,228	0		30	7
6	S.	Subdivision	Existing	Sherwood Shores	1972	\$491,026	2	2%	97	33
6	Sherwood Downs	Subdivision	Existing	Sherwood Shores	1981	\$220,073	14	7%	192	32
6	Sherwood Heights	Subdivision	Existing	Sherwood Shores	1985	\$112,734	4	3%	117	7
6	Sherwood Manor	Subdivision	Existing	Sherwood Shores	1974	\$84,858	17	7%	228	65
6	Sherwood Shores	Subdivision	Existing	Sherwood Shores	1980	\$29,328	12	4%	304	101
6	Sweetbriar	Subdivision	Existing	Sherwood Shores	1973	\$40,813	16	14%	117	35
6	Tanglewood	Subdivision	Existing	Sherwood Shores	1980	\$151,687	17	3%	543	157
6	Wilderness Cove	Subdivision	Existing		2006	\$1,386,054	2	5%	39	29
6	Woodland Hills	Subdivision	Existing	Sherwood Shores	1973	\$208,873	24	5%	473	114
7	Pecan Orchard	Subdivision	Existing		2005	\$81,900	2	12%	17	12
7	Tobyville Acres	Subdivision	Existing		1981	\$82,835	3	4%	85	65
7	Woodland Acres	Subdivision	Developing		1983	\$92,786	0		32	21
8	Granite Rock	Subdivision	Developing		2007	\$243,918	2	8%	25	17
8	Green Pastures	Subdivision	Existing		1984	\$85,145	0		10	8
8	James Noble	Subdivision	Existing		1984	\$208,490	5	4%	137	106
8	Northwest Oaks	Subdivision	Developing		1988	\$234,468	0		48	42
8	Oak Forest Estates	Subdivision	Existing		1985	\$132,020	1	5%	21	13
8	Quail Valley	Subdivision	Developing		2002	\$252,613	10	11%	94	64
8	Wm. D. Engles	Subdivision	Existing		1999	\$121,964	1	9%	11	7
9	Los Encinos	Subdivision	Developing		2012	\$172,490	1	13%	8	3
10	Amber Oaks	Subdivision	Developing		2007	\$416,624	2	7%	29	17



Subdivision Lot Count -- Marble Falls ISD -- Sorted by Planning Unit

Planning Unit	Name	Type	Phase	Master Planned Community	Median Year Built	Median Value	Lots that Changed Ownership Feb. 2015 to Nov. 2015		Number of Lots (of all types) in Subdivision	Number of Improved Lots
							Count	Percent		
10	Backbone Creek	Subdivision	Developing		2012	\$402,133	0		19	6
10	Stone Mountain	Subdivision	Developing		2009	\$446,085	8	16%	51	18
10	Timber Ridge	Subdivision	Developing		1993	\$178,657	0		46	31
11	Country Place	Subdivision	Existing		1997	\$55,218	1	2%	55	42
11	Highland Hills	Subdivision	Developing		1993	\$241,762	1	2%	47	21
13	Lacy Lans	Subdivision	Developing		1984	\$178,391	4	4%	94	70
13	Northwood Acres	Subdivision	Developing		1975	\$141,645	7	5%	130	115
13	Northwood Terrace	Subdivision	Existing		1975	\$118,750	2	7%	28	25
13	Nunnally & Griffin	Subdivision	Existing		1972	\$127,525	1	3%	30	26
14	Boulder Creek	Subdivision	Existing		2004	\$311,467	1	8%	13	6
14	Four Oaks	Subdivision	Developing		2006	\$258,778	1	2%	43	18
14	Hillcrest	Subdivision	Existing		1985	\$179,416	2	17%	12	10
14	Hilltop	Subdivision	Developing		1997	\$201,799	3	5%	57	43
14	Hi-Ridge Trails	Subdivision	Developing		1997	\$234,173	7	5%	147	115
14	Loma Vista	Subdivision	Existing		2002	\$249,120	8	9%	85	69
14	Nature Heights	Subdivision	Existing		1991	\$228,122	1	4%	23	20
14	Stoneheng West	Subdivision	Developing		2014	\$179,979	8	40%	20	4
14	Summer Winds	Subdivision	Developing		2011	\$273,320	1	9%	11	1
14	Woodland Park	Subdivision	Developing		2006	\$220,042	12	23%	53	33
15	Claremont	Subdivision	Existing		2007	\$135,182	2	5%	37	37
15	Highland Park	Subdivision	Existing						28	23
15	Highland Terrace	Subdivision	Developing		1990	\$184,498	1	5%	21	14
15	Original Township	Subdivision	Existing		1958	\$125,563	29	9%	315	269
15	Stoney Ridge	Subdivision	Existing		1984	\$817,340	0		1	1
15	Viejo Villas	Subdivision	Developing		0	\$0	0		7	0
15	Wildflower Village	Subdivision	Developing		2004	\$182,739	6	6%	93	49
16	Original Township	Subdivision	Existing		1984	\$96,065	23	5%	500	306
18	Fairview	Subdivision	Existing		1965	\$83,832	2	7%	29	26



Subdivision Lot Count -- Marble Falls ISD -- Sorted by Planning Unit

Planning Unit	Name	Type	Phase	Master Planned Community	Median Year Built	Median Value	Lots that Changed Ownership Feb. 2015 to Nov. 2015		Number of Lots (of all types) in Subdivision	Number of Improved Lots
							Count	Percent		
18	Hays	Subdivision	Existing		1975	\$166,031	1	2%	43	36
18	K&B	Subdivision	Existing		1989	\$485,889	4	33%	12	8
18	Meadowlakes	Subdivision	Developing		2002	\$340,084	0		9	7
18	Meadowlakes	Subdivision	Developing		2006	\$291,007	2	18%	11	8
18	Meadowlakes	Subdivision	Existing		1995	\$216,627	85	8%	1042	866
18	Original Township	Subdivision	Existing		1968	\$95,291	13	9%	145	101
18	Pecan Acres	Subdivision	Developing		2002	\$438,361	1	9%	11	8
18	Pecan Valley	Subdivision	Existing		1982	\$120,528	6	4%	168	157
19	Bluff View	Subdivision	Existing		1984	\$82,541	3	10%	31	12
19	Castle Acres	Subdivision	Existing		1965	\$404,150	1	3%	31	23
19	Driftwood	Subdivision	Existing		1984	\$67,878	35	6%	553	131
19	Evergreen	Subdivision	Developing		2002	\$186,894	1	3%	39	1
19	Highland Lakes	Subdivision	Existing		1980	\$321,882	0		13	10
19	Johathan Cove	Subdivision	Developing		1998	\$2,702,802	0		11	6
19	Lydia Hunt	Subdivision	Existing		1982	\$451,860	1	8%	13	11
19	Rollingwood	Subdivision	Existing		1977	\$86,896	8	7%	119	9
19	Scarlet Oaks	Subdivision	Existing		1983	\$77,942	19	4%	489	144
19	The Peninsula	Subdivision	Developing		2008	\$4,482,007	1	8%	12	7
19	Yellowstone	Subdivision	Existing		1985	\$88,518	23	6%	415	101
20	Channel Oaks	Subdivision	Developing		1976	\$116,797	12	7%	173	42
20	Granite Falls	Subdivision	Developing		0	\$0	0		10	0
20	La Ventana	Subdivision	Developing		2006	\$469,114	1	1%	83	28
20	Lake Marble Falls	Subdivision	Developing		1998	\$140,253	0		46	24
20	Waterside	Subdivision	Developing		2011	\$327,835	3	20%	15	5
21	Horseshoe Bay	Subdivision	Developing		1999	\$104,335	67	3%	2480	267
21	Horseshoe Bay North	Subdivision	Developing		1984	\$404,760	9	5%	173	67
23	Overlook	Subdivision	Developing		2007	\$431,943	3	9%	34	20
24	Foxwood	Subdivision	Developing		2006	\$488,225	4	20%	20	10



Subdivision Lot Count -- Marble Falls ISD -- Sorted by Planning Unit

Planning Unit	Name	Type	Phase	Master Planned Community	Median Year Built	Median Value	Lots that Changed Ownership Feb. 2015 to Nov. 2015		Number of Lots (of all types) in Subdivision	Number of Improved Lots
							Count	Percent		
24	Shovel Mountain	Subdivision	Existing		1995	\$89,683	3	11%	27	22
24	South Oaks	Subdivision	Existing		2000	\$254,625	1	8%	13	12
24	Summit Springs	Subdivision	Developing		2015	\$473,856	16	8%	195	2
26	Double Horn	Subdivision	Developing		2007	\$445,845	26	14%	180	72
28	Capstone Ranch	Subdivision	Existing		2007	\$379,285	4	11%	36	16
29	Gateway Park	Subdivision	Developing		1998	\$305,583	4	9%	44	25
29	Los Escondidos	Subdivision	Developing		1971	\$174,172	1	2%	42	18
29	Riviera Village	Subdivision	Existing		1973	\$446,283	0		43	26
29	South Shore Acres	Subdivision	Existing		1995	\$663,038	3	14%	21	17
32	Joel Rains	Subdivision	Existing		1998	\$277,061	1	8%	13	11
33	Hamilton Creek Ranchettes	Subdivision	Developing		2000	\$83,702	2	3%	68	34
36	Canyon Ridge Springs	Subdivision	Developing		2004	\$330,065	3	4%	78	15
38	Chimney Cove	Subdivision	Developing		2003	\$417,201	2	2%	122	41
38	Smithwick Mills	Subdivision	Developing		1988	\$69,521	4	5%	82	47
38	Vista Del Rio	Subdivision	Developing		1998	\$306,629	4	7%	61	40
38	Waterford Club	Subdivision	Developing		0	\$0	0		170	0
39	Old Trails Estates	Subdivision	Developing		2003	\$60,880	0		49	17
39	Paradise Manor	Subdivision	Developing		2002	\$64,132	18	8%	224	33
40	Coopers Bend	Subdivision	Developing		2002	\$283,385	0		22	12
40	Eagle Bluff	Subdivision	Existing		1990	\$80,879	2	4%	46	22
40	James Cooper	Subdivision	Developing		1998	\$233,034	0		31	19
40	James Johnson	Subdivision	Existing		1998	\$73,014	0		11	6
40	Lake Oaks	Subdivision	Developing		2003	\$377,189	5	7%	70	38
40	Lakeside Beach	Subdivision	Developing		1997	\$117,890	16	4%	407	114
40	Spicewood Beach	Subdivision	Existing		1986	\$64,212	23	7%	345	203
40	Spicewood Estates	Subdivision	Existing		2001	\$76,903	3	8%	39	27
41	Deerpath Ranch	Subdivision	Developing		2008	\$318,573	4	24%	17	7
41	Quail Creek	Subdivision	Existing		1996	\$44,118	3	6%	53	33



Subdivision Lot Count -- Marble Falls ISD -- Sorted by Planning Unit

Planning Unit	Name	Type	Phase	Master Planned Community	Median Year Built	Median Value	Lots that Changed Ownership Feb. 2015 to Nov. 2015		Number of Lots (of all types) in Subdivision	Number of Improved Lots
							Count	Percent		
42	Oaks @ Spicewood	Subdivision	Developing		1997	\$249,230	6	6%	97	55
43	Spicewood Oaks	Subdivision	Existing		1999	\$71,333	0		7	6
44	Granite Ridge	Subdivision	Developing		2004	\$789,326	1	5%	20	16
45	Allison Williams	Subdivision	Developing		2003	\$183,033	0		40	18
45	Indian Mound Estates	Subdivision	Developing		1997	\$247,577	1	4%	26	22
45	Muleshoe Bend	Subdivision	Developing		1992	\$187,325	2	9%	23	8
45	Pilot's Landing	Subdivision	Developing		2007	\$541,392	0		10	5
45	Rudge Harbor	Subdivision	Developing		2000	\$333,615	13	5%	244	118
45	Rudge Harbor	Townhome	Existing		1985	\$178,555	0		16	14
45	The Place	Subdivision	Developing		1997	\$359,882	1	4%	27	18
45	Windermere Oaks	Subdivision	Developing		1993	\$236,468	34	8%	447	169
46	Blue Cove Estates	Subdivision	Developing		1990	\$95,625	0		45	12
46	Lookout Ridge	Subdivision	Developing		2002	\$413,200	0		28	15
47	Circle J Ranch	Subdivision	Developing		1975	\$267,708	2	5%	37	19
47	Flat Creek	Subdivision	Developing		1979	\$223,746	0		17	15
48	Chimney Oaks Sec. 1	Subdivision	Developing		2006	\$561,240	4	7%	59	33
48	Chimney Oaks Sec. 2	Subdivision	Developing		2006	\$423,768	6	11%	53	24
48	Paradise Cove	Subdivision	Developing		2000	\$476,426	1	5%	22	13
48	Point @ Singleton Bend	Subdivision	Developing		1984	\$139,513	1	1%	74	28
48	Travis Oaks	Subdivision	Developing		1983	\$100,936	5	3%	151	37
49	Barton Creek Lakeside	Subdivision	Developing		2002	\$507,284	6	4%	167	67
49	Barton Creek Lakeside Ph. 7	Subdivision	Developing		0	\$85,000	0		22	0
49	Ranch @ Lakeside	Subdivision	Developing		2014	\$60,000	0		28	1
49	Red Bluff Lake Estates	Subdivision	Developing		2006	\$818,685	0		13	5
49	Shady Creek Ranches	Subdivision	Developing		1998	\$83,175	9	8%	106	50
49	The Ranch	Subdivision	Developing		1997	\$238,850	15	5%	325	181
50	Lakecliff on Lake Travis	Subdivision	Developing		2004	\$80,000	12	6%	213	58
50	Naumanns Camp	Subdivision	Existing		1994	\$200,195	3	2%	135	77

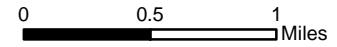


Subdivision Lot Count -- Marble Falls ISD -- Sorted by Planning Unit

Planning Unit	Name	Type	Phase	Master Planned Community	Median Year Built	Median Value	Lots that Changed Ownership Feb. 2015 to Nov. 2015		Number of Lots (of all types) in Subdivision	Number of Improved Lots
							Count	Percent		
50	Travis Lakeside	Subdivision	Developing		2000	\$516,466	1	3%	30	18
51	Paleface Lake Country Estates	Subdivision	Existing		1995	\$184,964	2	2%	102	48
51	Paleface Pedernales	Subdivision	Existing		1978	\$78,178	0		76	14
51	Papoose	Subdivision	Existing		2008	\$250,297	0		13	8
51	Point Pedernales	Subdivision	Existing		1980	\$163,958	1	2%	54	27
51	Rivercliff	Subdivision	Developing		2006	\$634,275	2	7%	30	15
52	Paleface Homesteads	Subdivision	Developing		2001	\$236,194	3	6%	51	21

Residential Development Overview Map

Northwest - Marble Falls I.S.D.



Map Layers

- District Boundary
- Planning Units
- Planned Thoroughfares

BCNW

- Acquired
- Easement
- Target Area
- Municipalities

Floodplain

- 500 Year
- 100 Year
- Floodway
- Creeks
- Water Bodies
- Streets
- Owner Change 02/15 - 11/15
- For Sale as of Feb. 2016
- MPC

Single Family

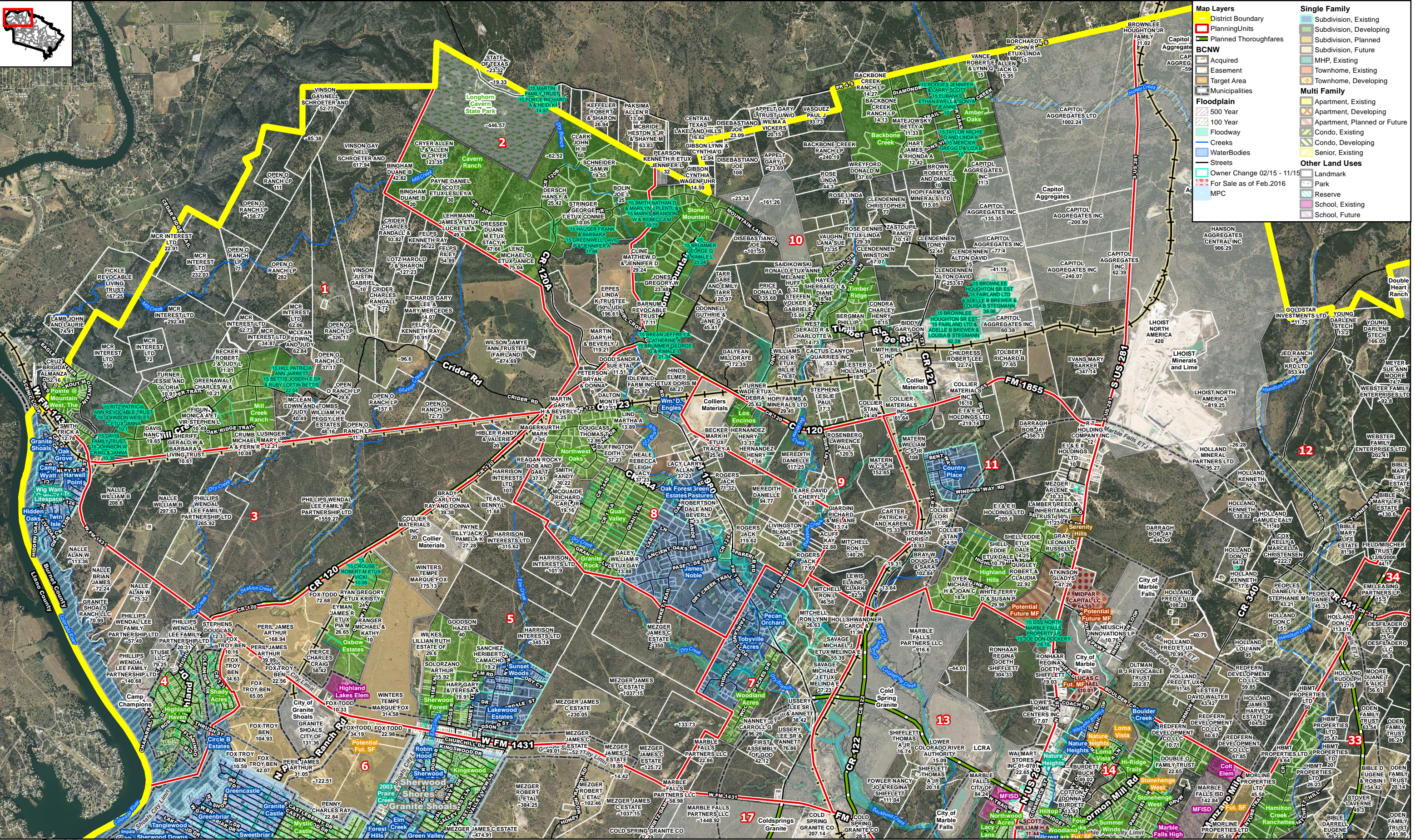
- Subdivision, Existing
- Subdivision, Developing
- Subdivision, Planned
- Subdivision, Future
- MHP, Existing
- Townhome, Existing
- Townhome, Developing

Multi Family

- Apartment, Existing
- Apartment, Developing
- Apartment, Planned or Future
- Condo, Existing
- Condo, Developing
- Senior, Existing

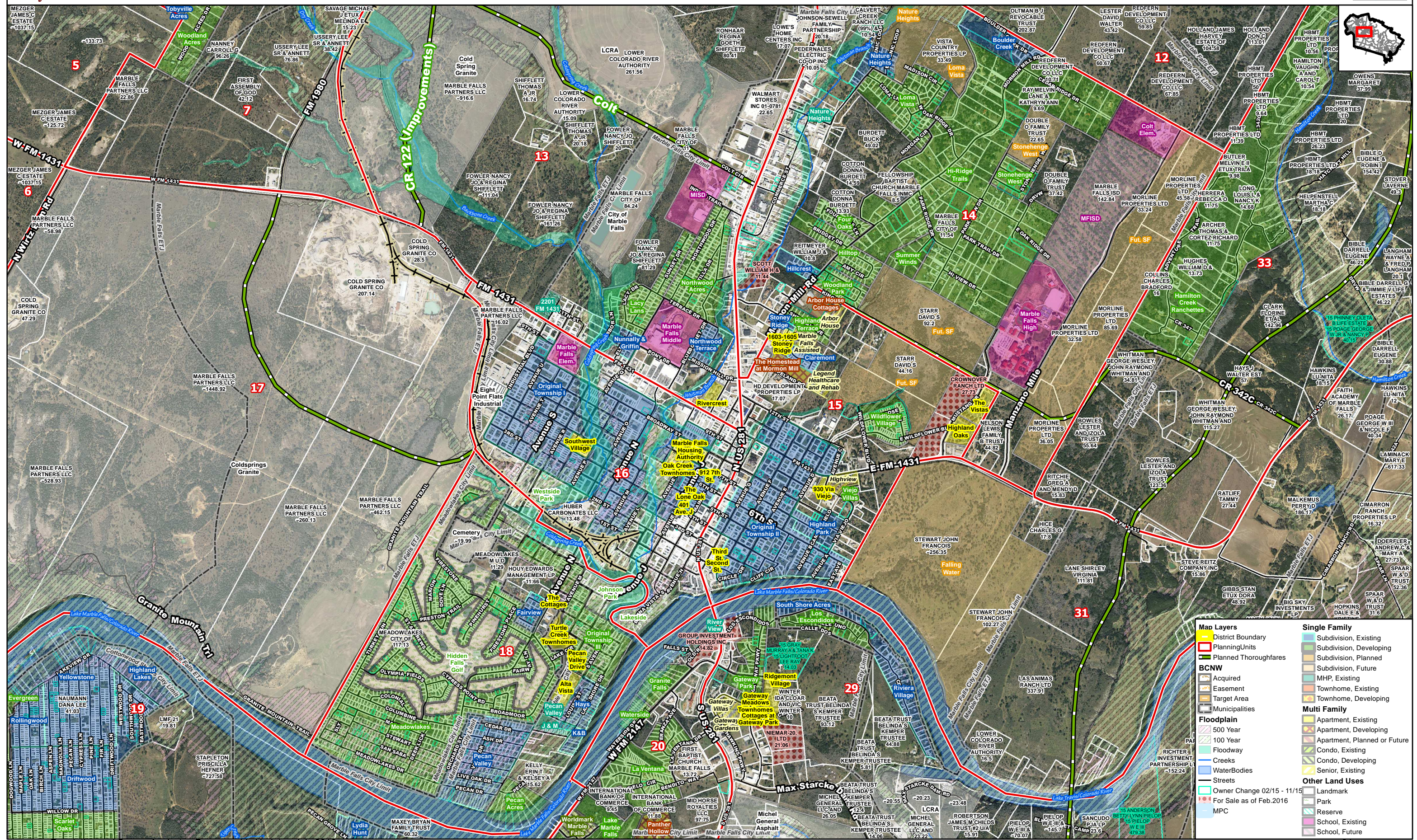
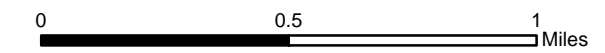
Other Land Uses

- Landmark
- Park
- Reserve
- School, Existing
- School, Future



Residential Development Overview Map

City of Marble Falls - Marble Falls I.S.D.



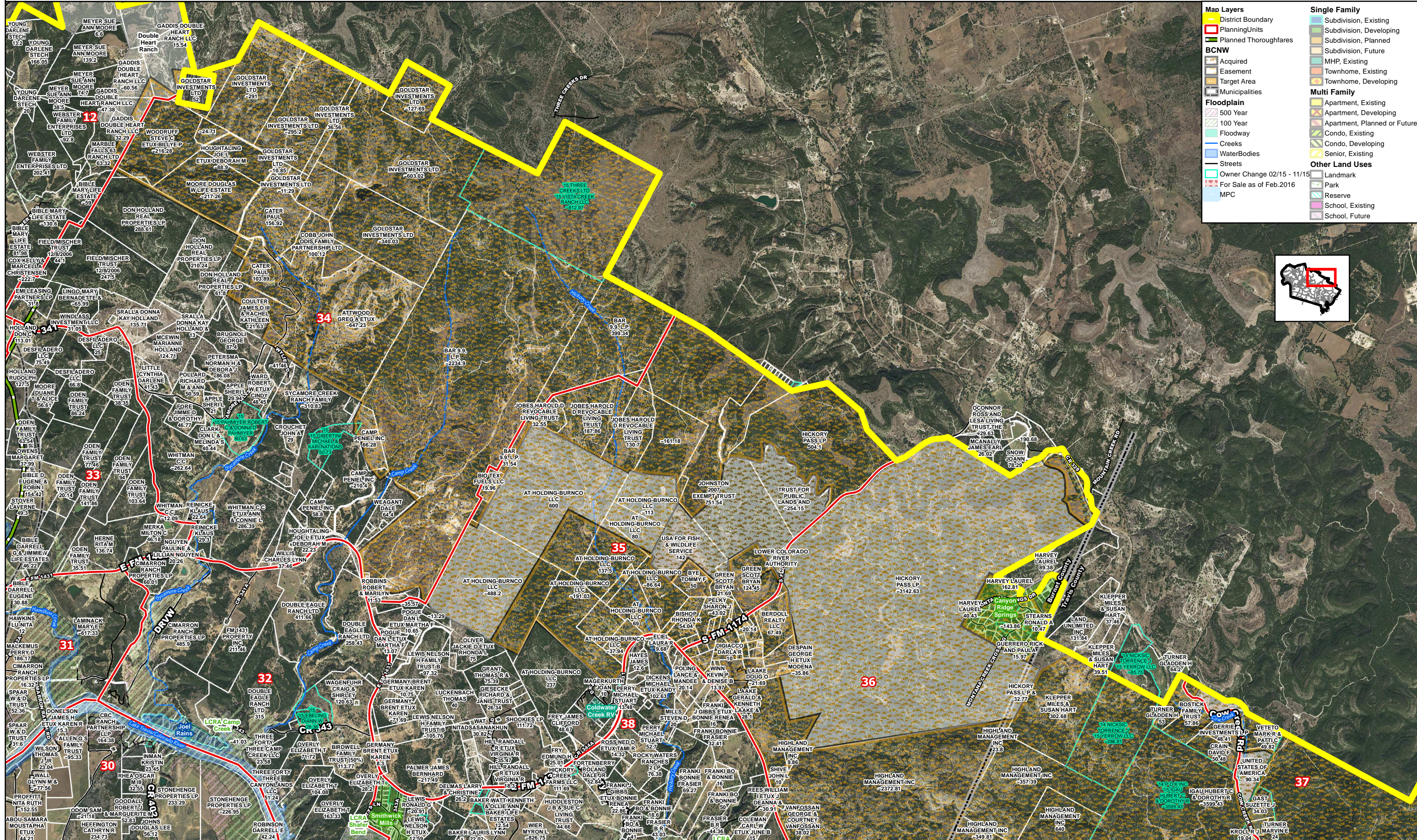
Map Layers	Single Family
District Boundary	Subdivision, Existing
Planning Units	Subdivision, Developing
Planned Thoroughfares	Subdivision, Planned
BCNW	Subdivision, Future
Acquired	MHP, Existing
Easement	Townhome, Existing
Target Area	Townhome, Developing
Municipalities	Multi Family
Floodplain	Apartment, Existing
500 Year	Apartment, Developing
100 Year	Apartment, Planned or Future
Floodway	Condo, Existing
Creeks	Condo, Developing
WaterBodies	Senior, Existing
Streets	Other Land Uses
Owner Change 02/15 - 11/15	Landmark
For Sale as of Feb.2016	Park
MPC	Reserve
	School, Existing
	School, Future

Residential Development Overview Map

Northeast - Marble Falls I.S.D.



0 0.5 1 Miles



Map Layers	Single Family
District Boundary	Subdivision, Existing
Planning Units	Subdivision, Developing
Planned Thoroughfares	Subdivision, Planned
Acquired	Subdivision, Future
Easement	MHP, Existing
Target Area	Townhome, Existing
Municipalities	Townhome, Developing
500 Year Floodplain	Apartment, Existing
100 Year Floodplain	Apartment, Developing
WaterBodies	Apartment, Planned or Future
Creeks	Condo, Existing
Streets	Condo, Developing
Owner Change 02/15 - 11/15	Senior, Existing
For Sale as of Feb.2016	Other Land Uses
MPC	Landmark
Reserve	School, Existing
School, Future	

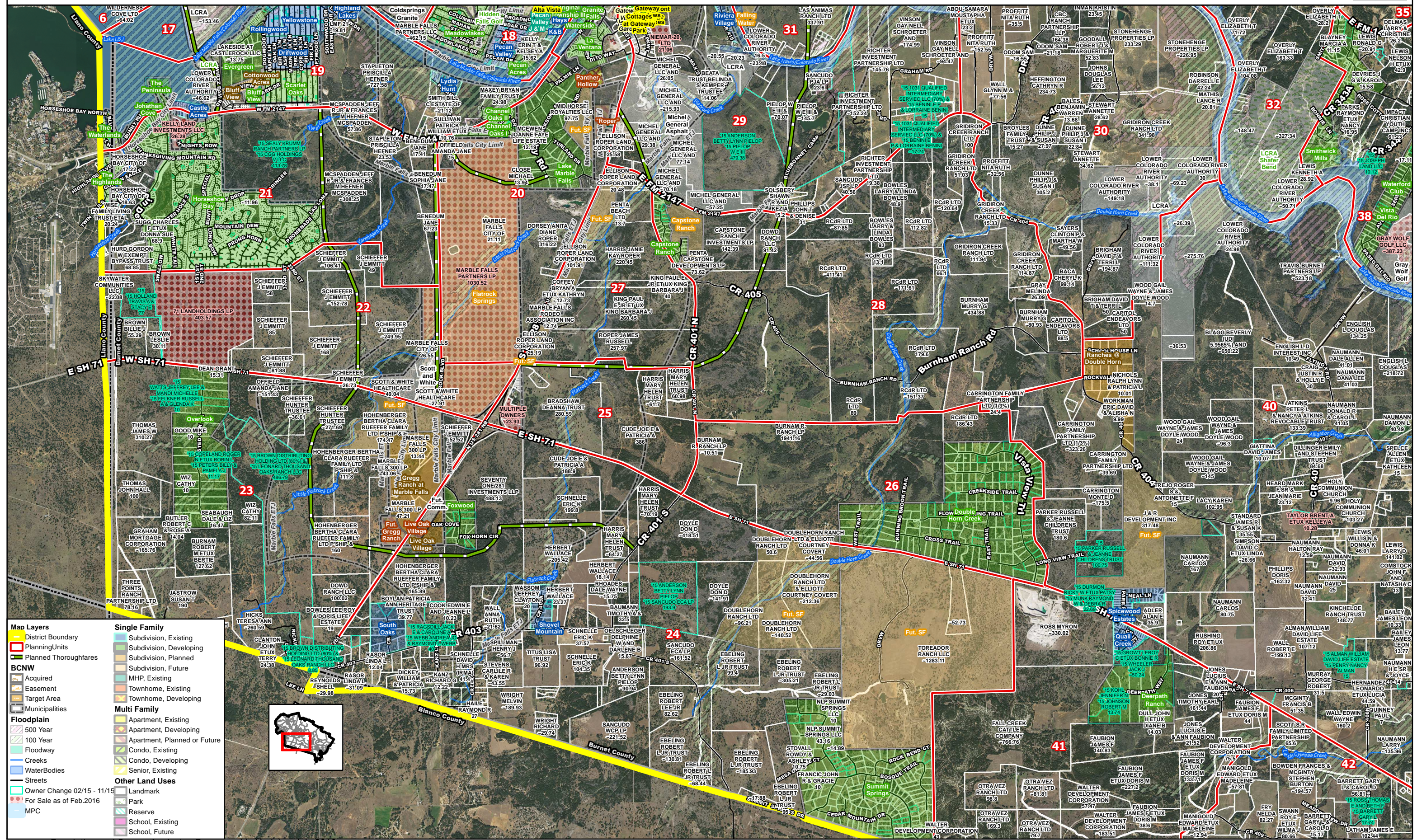


Residential Development Overview Map

Southwest - Marble Falls I.S.D.



0 0.5 1 Miles



Map Layers

- District Boundary
- Planning Units
- Planned Thoroughfares

BCNW

- Acquired
- Easement
- Target Area
- Municipalities

Floodplain

- 500 Year
- 100 Year
- Floodway
- Creeks
- Water Bodies
- Streets

Single Family

- Subdivision, Existing
- Subdivision, Developing
- Subdivision, Planned
- Subdivision, Future
- MHP, Existing
- Townhome, Existing
- Townhome, Developing

Multi Family

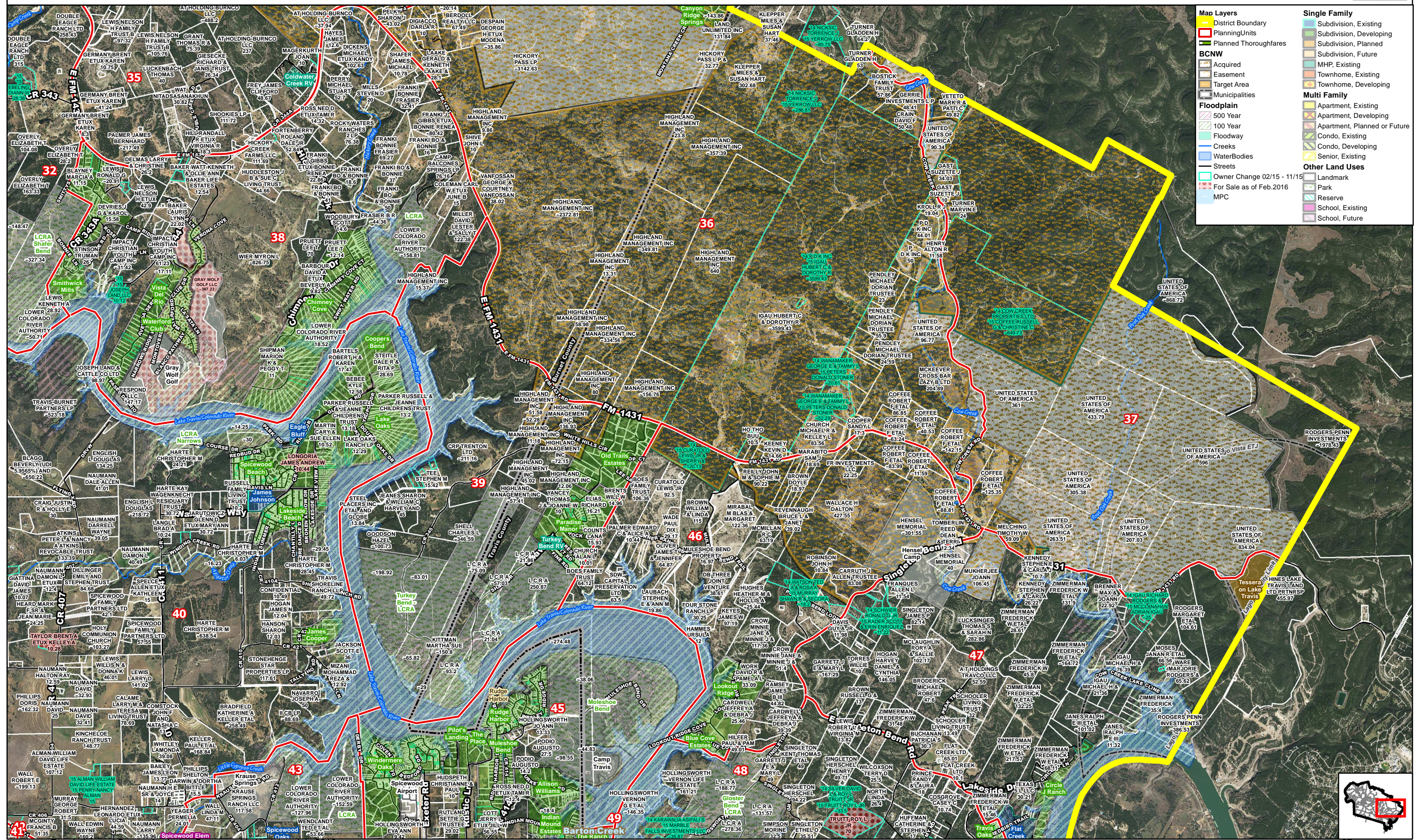
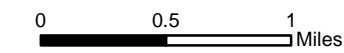
- Apartment, Existing
- Apartment, Developing
- Apartment, Planned or Future
- Condo, Existing
- Condo, Developing
- Senior, Existing

Other Land Uses

- Owner Change 02/15 - 11/15
- For Sale as of Feb. 2016
- MPC
- Landmark
- Park
- Reserve
- School, Existing
- School, Future

Residential Development Overview Map

East - Marble Falls I.S.D.

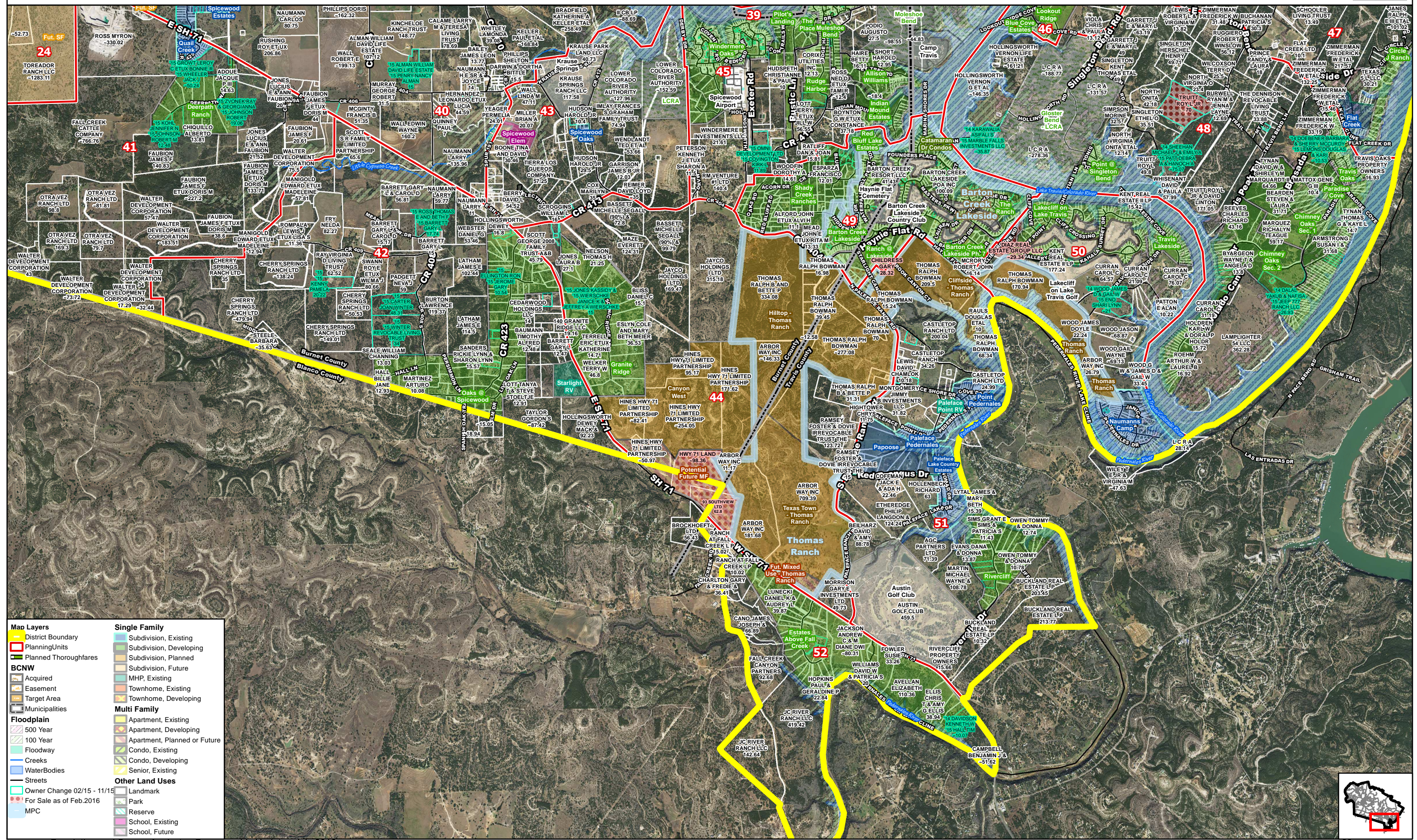


- | | |
|--|---|
| Map Layers | Single Family |
| <ul style="list-style-type: none"> District Boundary Planning Units Planned Thoroughfares | <ul style="list-style-type: none"> Subdivision, Existing Subdivision, Developing Subdivision, Planned Subdivision, Future MHP, Existing Townhome, Existing Townhome, Developing |
| BCNW | Multi Family |
| <ul style="list-style-type: none"> Acquired Easement Target Area Municipalities | <ul style="list-style-type: none"> Apartment, Existing Apartment, Developing Apartment, Planned or Future Condo, Existing Condo, Developing Senior, Existing |
| Floodplain | Other Land Uses |
| <ul style="list-style-type: none"> 500 Year 100 Year Floodway Creeks WaterBodies Streets Owner Change 02/15 - 11/15 For Sale as of Feb.2016 MPC | <ul style="list-style-type: none"> Park Reserve School, Existing School, Future |

Residential Development Overview Map

South - Marble Falls I.S.D.

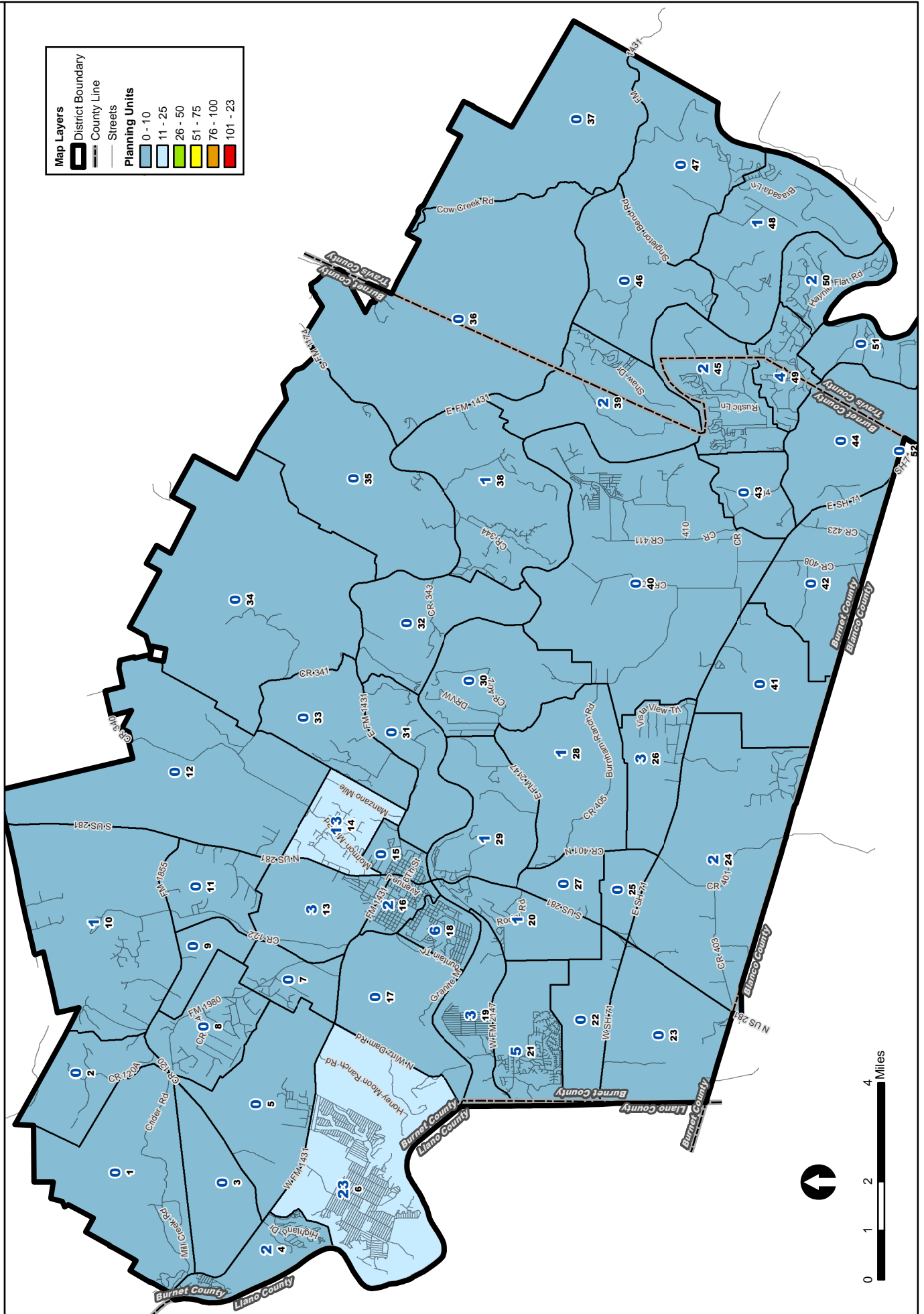
0 0.5 1 Miles



Map Layers	
	District Boundary
	Planning Units
	Planned Thoroughfares
BCNW	
	Acquired
	Easement
	Target Area
	Municipalities
Floodplain	
	500 Year
	100 Year
	Floodway
	Creeks
	Water Bodies
	Streets
	Owner Change 02/15 - 11/15
	For Sale as of Feb. 2016
	MPC
Single Family	
	Subdivision, Existing
	Subdivision, Developing
	Subdivision, Planned
	Subdivision, Future
	MHP, Existing
	Townhome, Existing
	Townhome, Developing
Multi Family	
	Apartment, Existing
	Apartment, Developing
	Apartment, Planned or Future
	Condo, Existing
	Condo, Developing
	Senior, Existing
Other Land Uses	
	Landmark
	Park
	Reserve
	School, Existing
	School, Future

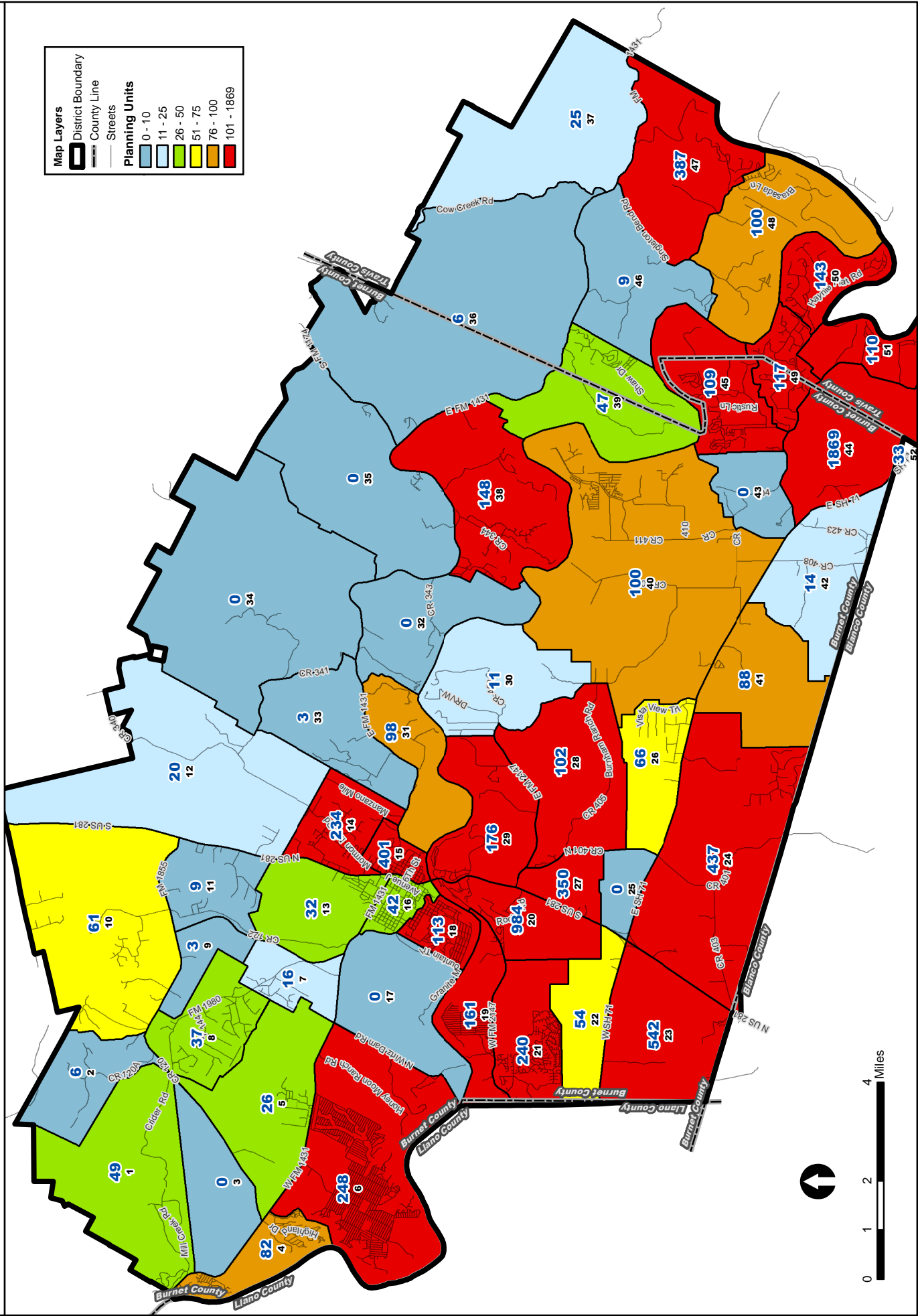
Projected New Housing Occupancies

May 2016 to October 2016



Projected New Housing Occupancies

October 2016 to October 2025





Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	1	1	1	1	1
Name	The Pointe at Lookout Mountain				
Land Use Type	Single Family				
Phase	Developing				
MPC	Developing				
Municipalities	Burnet County				
	<p>78 total lots</p> <p>March 2016: 3 Occ'd, 1 Avail., 0 UC & 74 dev'd lots LTBO;</p>	<p>61 total lots</p> <p>March 2016: 48 Occ'd, 0 Avail., 0 UC & 13 dev'd lots LTBO;</p> <p>some owners have multiple lots</p> <p>2016: Unknown Owner has -5, 85.4 & 96.6 acres;</p> <p>Chlder Charles Randall has -3.51 ac.</p>	<p>These tracts are located N. of the R.R. tracks & appear to be large ranch estates. Some floodplain issues;</p> <p>2016: Burdett B W (Buck) has 8.67 ac;</p> <p>Coe R J Jr has -17.71 ac;</p> <p>Cotton Donna Burdett has -101.78 ac;</p> <p>McLean Edwin and Judy have 5.1, 59.4 40.5, and 21.9 acres;</p> <p>Tombs William H & Peggy have 46.3 ac.;</p> <p>Noble Linda Margaret has 5.63 ac.</p>	<p>2016: MCR Interest Ltd.=-928 ac. in this PU; no known plans; currently no easy access; could have access off FM 1431 & Mill Creek Rd., but latter runs through Mill Creek subdivision;</p> <p>some of these tracts have terrain issues where slope is too steep for development;</p>	<p>Open O Ranch Lp has a total of 956.8 ac. in this PU; no known plans; no access except a small two-lane road (Chlder Rd.); this and other nearby parcels could develop, and Mill Creek just developed in 2003-2004, but there are no known plans</p>
May 2016 - Oct 2016	0	0	0	0	0
Oct 2016 - Oct 2017	2	0	0	0	0
Oct 2017 - Oct 2018	4	1	0	0	0
Oct 2018 - Oct 2019	3	0	0	0	0
Oct 2019 - Oct 2020	3	0	0	0	0
Oct 2020 - Oct 2021	4	1	0	0	0
Oct 2021 - Oct 2022	3	0	0	0	0
Oct 2022 - Oct 2023	2	0	0	0	0
Oct 2023 - Oct 2024	3	1	0	0	0
Oct 2024 - Oct 2025	2	0	0	0	0
2016 - 2020	12	1	0	0	0
2021 - 2025	14	2	0	0	0
2016 - 2025	26	3	0	0	0
Ratio (students per home):	0.13	0.15	0	0	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	1	1	2	2	2	3	3	3	4
Name			Cavern Ranch						Camp Wyatt
Land Use Type	Probable Single Family		Single Family						Single Family
Phase	Future		Developing						Existing
MPC									
Municipalities	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>
	2016: Crider Charles Randall = 10.5 & 101 ac.; Felps Kenneth Ray= 7.3, 10.9, 54.5, & 56.2 ac.; Felps Riley has 6.5 & 54.9 acres; Loz Harold J & Sharon has ~127.23 ac. Pasley Karis, Anna & Peter B Pasley has 9 ac. Richard Gary Lee has 14.1 acres; Vinson Gay Neil Schroete= 617.9 & 52.8 acres; Wilson Jamey Ann Trustee has 874 acres; and this latter tract is just N. off CR 120 (which will be improved) so that this latter parcel may be more apt to dev. over shorter time frame	38 total lots March 2016: 25 Occ'd, 0 Avail., 0 UC & 13 dev'd lots LTBO;	2016: Eppes Linda K Trustee has 196.61 ac. Marin Gary H & Beverly J has 106.7 & 119 acres Wilson Jamey Ann Trustee (Fairland) has ~19.91 ac. all tracts are E. off CR 120 & CR 120A; no major terrain obstacles, so rural SF dev. could be successful in this PU	<i>Longhorn Conserv State Parks is on PR 4 S;</i>	These parcels are unlikely to develop; appear a homesteads of family and/or owner's; 2016: Elliott Richmond C & Barbara J has 30.01 ac.	<i>Burnet County</i> Parcels are N. of Fairland Rd. & of CR 120 & NE of FM 1431; 2016: Hibler Randy & Valerie has 2.0 ac. Nalle William B has 208.6 & 297.6 acres Phillips Wendell Lee Family Partnership Lld has 265.9 & 1559.3 acres			
	Total	Total	Total	Total	Total	Total	Total	Total	Total
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	2	1	0	1	0	0	0	0
Oct 2017 - Oct 2018	0	5	1	0	1	0	0	0	0
Oct 2018 - Oct 2019	0	3	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	3	1	0	1	0	0	0	0
Oct 2020 - Oct 2021	0	5	1	0	1	0	0	0	0
Oct 2021 - Oct 2022	2	5	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	4	6	1	0	1	0	0	0	0
Oct 2023 - Oct 2024	7	11	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	7	9	1	0	1	0	0	0	0
2016 - 2020	0	13	3	0	3	0	0	0	0
2021 - 2025	20	36	3	0	3	0	0	0	0
2016 - 2025	20	49	6	0	6	0	0	0	0
Ratio (students per home):	0.13	X	0	0	X	0	0	X	0.05



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Name	Granite Shoals	Harwell Point	Hidden Oaks	Highland Haven	Oak Grove	Shady Acres	Twin Isle	Great Oaks Dr.	Lifespace	Tonkaway Tr.	Wig Wam Way			
Land Use Type	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	MHP	MHP	MHP	MHP			
Phase	Existing	Existing	Existing	Developing	Existing	Developing	Existing	Existing	Existing	Existing	Existing			
MPC	Burnet County	Burnet County	Burnet County	Highland Haven	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County			
Municipalities	Burnet County	Burnet County	Burnet County	Highland Haven	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County			
	Built out	Older subdivision some owners have multiple lots	Older subdivision some owners have multiple lots (has 10 homes)	420 total lots March 2016: 369 Occ'd, 0 Avail., 0 UC & 51 dev'd lots LTBO;	Almost built out	154 total lots March 2016: 103 Occ'd, 0 Avail., 0 UC & 51 dev'd lots LTBO;	Basically built out	Basically built out	Built out	Built out	Almost built out			
May 2016 - Oct 2016	0	0	0	1	0	1	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	1	2	0	2	0	0	2	0	0	0	0	0
Oct 2017 - Oct 2018	0	0	0	2	0	1	1	1	0	0	0	0	0	1
Oct 2018 - Oct 2019	0	0	1	1	1	1	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	1	1	2	0	2	1	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	0	0	0	1	0	1	0	1	0	0	0	0	0	1
Oct 2021 - Oct 2022	0	0	0	2	1	0	1	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	0	0	1	1	0	2	0	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	0	0	2	0	1	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	0	1	0	1	0	1	1	0	0	0	0	0	0	1
2016 - 2020	0	1	3	8	1	7	2	1	2	0	1	2	0	1
2021 - 2025	0	1	1	7	1	5	2	1	0	0	0	0	0	2
2016 - 2025	0	2	4	15	2	12	4	2	2	0	2	2	0	3
Ratio (students per home):	0.03	0.07	0	0.07	0.06	0.09	0.05	0	0.6	0.43	0.17			



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	4	4	4	5	5	5	5	5
Name		Camp Champions		Lakewood Estates	Sunset Woods	Oxbow Estates	Sherwood Forest	
Land Use Type	Probable Single Family	Landmark		Single Family Existing	Single Family Existing	Single Family Developing	Single Family Developing	Probable Single Family Future
Phase	Future			Existing	Existing	Developing	Developing	Future
MPC								
Municipalities	<i>Burnet County</i>	<i>Burnet County</i>		<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>
	These tracts are located centrally w/in PU; The tracts are south on W. FM 1431 & all are NE of & ON the Colorado River; 2016: Granite Shoals Ranch--70.99 ac. Nalle Alan W has ~13.36 & 75.3 acres Nalle Brian James has ~72.24 ac. Phillips Wendal Lee Family Partnership Ltd has ~57.5, 140.7, & 21.8 acres; tracts have plenty of riverfront & do not have challenging terrain; SF dev.=ideal, but no known interest in developing; (need water and sewer for 3 lots/ ac.)			Built out	Built out	21 total lots March 2016: 19 Occ'ed, 0 Avail., 0 UC & 2 deved lots LTBO;	53 total lots March 2016: 71 Occ'ed, 0 Avail., 0 UC & 7 dev'ed lots LTBO; THERE are multiple mobile homes on a single lot, that is why there are more occupied homes than total lots;	These tracts are located N. on FM 1431; parcels were once land-planned in mid-2000s to have all single-family; plans were placed on hold due to the recession; no known plans, comm. & retail on FM 1431 possible, but unlikely due to reliance on septic the original land plan included tracts in PU 6 also; 2016: Fox Todd has 72.7 & 11.2 acres; Peril James Arthur has 168.9 ac; Winters, Tempe Marique Fox has ~489.7 ac; Fox Nona Barnett has ~56.33 ac.
May 2016 - Oct 2016	0	0	2	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	7	0	0	1	0	0
Oct 2017 - Oct 2018	0	0	6	0	0	0	0	0
Oct 2018 - Oct 2019	0	0	4	0	0	0	0	0
Oct 2019 - Oct 2020	2	0	9	0	0	1	1	0
Oct 2020 - Oct 2021	5	0	9	0	0	0	0	2
Oct 2021 - Oct 2022	4	0	8	0	0	0	0	4
Oct 2022 - Oct 2023	6	0	10	0	0	0	0	3
Oct 2023 - Oct 2024	9	0	12	0	0	0	0	6
Oct 2024 - Oct 2025	10	0	15	0	0	0	1	7
2016 - 2020	2	0	28	0	0	2	1	0
2021 - 2025	34	0	54	0	0	0	1	22
2016 - 2025	36	0	82	0	0	2	2	22
Ratio (students per home):	0.13	0	X	0.64	0.82	0.58	0.66	0.34



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		5	6	6	6	6	6	6
Name			Beaver Island	Bel Air	Castle Hills	Circle B Estates	Clear Cove	Elm Creek
Land Use Type			Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Phase			Existing	Developing	Developing	Existing	Existing	Existing
MPC			Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores
Municipalities	Burnet County		Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals
	<p>These tracts are N. off FM 1431 and mostly in the western portion of PU; 2016: Metzger James C Estate has ~724.6 ac; Collier Materials Inc has 20 & 29.9 acre; Harrison Interests Ltd. has 107.7, 101.9, 345.1, & 315.6 acres; Payne Billy Jack & Pamela K has 27.28 ac. Metzger & Collier tracts will not likely develop this decade;</p>		<p>42 total lots March 2016: 40 Occ'd, 0 Avail., 0 UC & 2 dev'd lots LTBO; almost built out</p>	<p>356 total lots March 2016: 157 Occ'd, 0 Avail., 1 UC & 198 dev'd lots LTBO; some owners have multiple lots older subdivision</p>	<p>623 total lots March 2016: 129 Occ'd, 0 Avail., 2 UC & 492 dev'd lots LTBO; some owners have multiple lots older subdivision</p>	<p>11 total lots March 2016: 10 Occ'd, 0 Avail., 0 UC & 1 dev'd lots LTBO; almost built out</p>	<p>118 total lots March 2016: 88 Occ'd, 0 Avail., 0 UC & 30 dev'd lots LTBO; some owners have multiple lots older subdivision</p>	<p>164 total lots March 2016: 77 Occ'd, 0 Avail., 0 UC & 87 dev'd lots LTBO; some owners have multiple lots older subdivision</p>
	Total	0	0	1	2	0	0	0
May 2016 - Oct 2016		0	0	1	2	0	0	0
Oct 2016 - Oct 2017		0	0	2	3	0	1	0
Oct 2017 - Oct 2018		0	1	1	5	1	0	0
Oct 2018 - Oct 2019		0	0	0	4	0	1	0
Oct 2019 - Oct 2020		0	1	2	5	0	2	1
Oct 2020 - Oct 2021		0	0	2	4	0	0	0
Oct 2021 - Oct 2022		0	0	1	3	0	1	0
Oct 2022 - Oct 2023		0	0	2	4	0	0	0
Oct 2023 - Oct 2024		0	0	0	2	0	1	0
Oct 2024 - Oct 2025		0	0	1	3	0	0	1
2016 - 2020		0	2	6	19	1	4	1
2021 - 2025		0	0	6	16	0	2	1
2016 - 2025		0	2	12	35	1	6	2
Ratio (students per home):		0	0	0.09	0.18	0	0.05	0.69



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		6		6		6		6		6							
Name		Forest Hills		Granite Castle		Green Acres		Green Valley		Greenbriar		Greencastle		Hillcrest		Impala Isle	
Land Use Type		Single Family Existing		Single Family Existing		Single Family Existing		Single Family Existing		Single Family Existing		Single Family Existing		Single Family Existing		Single Family Existing	
MPC		Sherwood Shores		Sherwood Shores		Sherwood Shores		Sherwood Shores		Sherwood Shores		Sherwood Shores		Sherwood Shores		Sherwood Shores	
Municipalities		Granite Shoals		Granite Shoals		Granite Shoals		Granite Shoals		Granite Shoals		Granite Shoals		Granite Shoals		Granite Shoals	
		451 total lots March 2016: 116 Occ'd, 0 Avail., 0 UC & 335 dev'd lots LTBO; some owners have multiple lots older subdivision		209 total lots March 2016: 124 Occ'd, 0 Avail., 0 UC & 85 dev'd lots LTBO; some owners have multiple lots older subdivision		31 total lots March 2016: 18 Occ'd, 0 Avail., 0 UC & 13 dev'd lots LTBO; some owners have multiple lots older subdivision		299 total lots March 2016: 62 Occ'd, 0 Avail., 0 UC & 237 dev'd lots LTBO; some owners have multiple lots older subdivision		397 total lots March 2016: 108 Occ'd, 0 Avail., 1 UC & 288 dev'd lots LTBO; some owners have multiple lots older subdivision		555 total lots March 2016: 115 Occ'd, 0 Avail., 1 UC & 439 dev'd lots LTBO; some owners have multiple lots older subdivision		538 total lots March 2016: 98 Occ'd, 0 Avail., 1 UC & 439 dev'd lots LTBO; some owners have multiple lots older subdivision		61 total lots March 2016: 59 Occ'd, 0 Avail., 0 UC & 2 dev'd lots LTBO; almost built out	
May 2016 - Oct 2016		0		0		0		0		1		1		1		0	
Oct 2016 - Oct 2017		1		0		1		0		0		2		2		0	
Oct 2017 - Oct 2018		1		1		0		0		1		2		0		1	
Oct 2018 - Oct 2019		0		1		1		1		0		1		1		0	
Oct 2019 - Oct 2020		0		0		1		0		1		1		0		1	
Oct 2020 - Oct 2021		1		1		0		0		0		1		1		0	
Oct 2021 - Oct 2022		0		0		1		1		1		2		1		0	
Oct 2022 - Oct 2023		1		1		0		0		0		0		0		0	
Oct 2023 - Oct 2024		0		0		0		0		1		1		1		0	
Oct 2024 - Oct 2025		1		1		1		1		0		1		1		0	
2016 - 2020		2		2		3		1		3		7		4		2	
2021 - 2025		3		3		2		2		2		5		4		0	
2016 - 2025		5		5		5		3		5		12		8		2	
Ratio (students per home):		0.32		0.51		0		0.65		0.13		0.14		0.07		0	



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	6		6		6		6		6		6	
	Kingswood	Live Oak	Mystic Castle	Oasis Heights	Robin Hood	S.C.S.	Sherwood Downs	Sherwood Heights				
Name												
Land Use Type	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Phase	Developing	Developing	Developing	Developing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
MPC	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores	Sherwood Shores
Municipalities	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals	Granite Shoals
	675 total lots March 2016: 359 Occ'd, 0 Avail., 2 UC & 314 dev'd lots LTBO; some owners have multiple lots older subdivision	873 total lots March 2016: 132 Occ'd, 0 Avail., 1 UC & 740 dev'd lots LTBO; some owners have multiple lots older subdivision	774 total lots March 2016: 279 Occ'd, 0 Avail., 2 UC & 493 dev'd lots LTBO; some owners have multiple lots older subdivision	14 total lots March 2016: 8 Occ'd, 0 Avail., 0 UC & 6 dev'd lots LTBO; some owners have multiple lots	30 total lots March 2016: 12 Occ'd, 0 Avail., 0 UC & 18 dev'd lots LTBO; some owners have multiple lots older subdivision	101 total lots March 2016: 35 Occ'd, 0 Avail., 0 UC & 66 dev'd lots LTBO; some owners have multiple lots older subdivision	192 total lots March 2016: 35 Occ'd, 0 Avail., 0 UC & 157 dev'd lots LTBO; some owners have multiple lots older subdivision	117 total lots March 2016: 12 Occ'd, 0 Avail., 0 UC & 105 dev'd lots LTBO; some owners have multiple lots older subdivision				
May 2016 - Oct 2016	2	1	2	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	3	3	4	1	0	0	0	0	0	0	0	1
Oct 2017 - Oct 2018	2	2	3	0	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	2	1	3	0	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	2	2	4	1	0	0	0	0	0	0	0	1
Oct 2020 - Oct 2021	1	3	2	0	1	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	3	1	3	0	0	1	0	0	0	0	0	0
Oct 2022 - Oct 2023	1	2	3	1	0	0	0	0	0	0	0	1
Oct 2023 - Oct 2024	2	2	4	0	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	2	1	3	0	0	0	0	0	0	0	0	0
2016 - 2020	11	9	16	2	0	1	0	0	0	0	0	1
2021 - 2025	9	9	15	1	1	2	2	2	2	2	2	2
2016 - 2025	20	18	31	3	1	3	5	4	4	4	4	4
Ratio (students per home):	0.63	0.39	0.58	0	1	0	0.05	0	0	0	0	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		6	6	6	6	6	6	6	6	
Name		Sherwood Manor	Sherwood Shores	Sweetbriar	Tanglewood	Wilderness Cove	Woodland Hills	Post Oak	Tropical Hideaway	2003 Praire Creek
Land Use Type	Phase	Single Family Existing	Single Family Existing	Single Family Existing	Single Family Existing	Single Family Existing	Single Family Developing	Single Family Developing	Apartment Existing	MHP Existing
Municipalities	MPC	Sherwood Shores <i>Granite Shoals</i>	Sherwood Shores <i>Granite Shoals</i>	Sherwood Shores <i>Granite Shoals</i>	Sherwood Shores <i>Granite Shoals</i>	Burnet County	Sherwood Shores <i>Granite Shoals</i>	Sherwood Shores <i>Granite Shoals</i>	Sherwood Shores <i>Granite Shoals</i>	Sherwood Shores <i>Granite Shoals</i>
		228 total lots March 2016: 96 Occ'd, 0 Avail., 0 UC & 132 dev'd lots LTBO; some owners have multiple lots older subdivision	304 total lots March 2016: 230 Occ'd, 0 Avail., 0 UC & 74 dev'd lots LTBO; some owners have multiple lots older subdivision	117 total lots March 2016: 72 Occ'd, 0 Avail., 0 UC & 45 dev'd lots LTBO; some owners have multiple lots older subdivision	543 total lots March 2016: 181 Occ'd, 0 Avail., 1 UC & 361 dev'd lots LTBO; some owners have multiple lots older subdivision	36 existing homes	473 total lots March 2016: 138 Occ'd, 0 Avail., 2 UC & 333 dev'd lots LTBO; some owners have multiple lots older subdivision	13 total lots March 2016: 9 Occ'd, 0 Avail., 0 UC & 4 dev'd lots LTBO;	Resort - vacation rentals	Basically built out
May 2016 - Oct 2016		1	0	0	1	0	1	0	9	0
Oct 2016 - Oct 2017		2	1	0	1	0	2	1	0	1
Oct 2017 - Oct 2018		0	1	0	0	0	2	0	0	0
Oct 2018 - Oct 2019		2	0	1	1	0	1	1	0	1
Oct 2019 - Oct 2020		0	1	0	0	0	2	0	0	0
Oct 2020 - Oct 2021		1	1	0	1	0	1	0	0	1
Oct 2021 - Oct 2022		2	0	2	1	0	2	1	0	0
Oct 2022 - Oct 2023		0	1	0	0	0	1	0	0	0
Oct 2023 - Oct 2024		1	0	0	2	0	2	0	0	0
Oct 2024 - Oct 2025		1	1	1	1	0	2	1	0	0
2016 - 2020		5	3	1	3	0	8	2	9	2
2021 - 2025		5	3	3	5	0	8	2	0	1
2016 - 2025		10	6	4	8	0	16	4	9	3
Ratio (students per home):		0.61	0.54	0.6	0.19	0	0.07	0	0	1



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	6		6		6		6		7	
	Name	Sunset Point RV	6	6	6	6	6	6	6	7
Land Use Type	MHP	Probable Single Family								
Phase	Existing	Future								
MPC										
Municipalities	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	City of Granite Shoals	Burnet County	Pecan Orchard
	36 RV pads	These tracts wrap around the City Hall for Granite Shoals but are not annexed into the City; these parcels were land planned in mid-2000s to have all single-family; plans were placed on hold due to the recession; no known plans; w/comm./retail fronting FM 1431 ideal but unlikely due to reliance on septic; the original land planned also included tracts in PU 5; 2016: Unknown Owner has 122.5, 14.4, & 49 acres; Fox Troy Ben has several parcels totaling ~322.2 acres; Fox Todd has 27.1 & 31 acres; Penil James Arthur has several parcels totaling ~182.4 acres; for a combined total of ~748.6 ac.	These tracts are partially in the floodplain but would be highly desirable due to their water front views of the Colorado River and Lake Lyndon B. Johnson. Both are located in the southwestern portion of the School District; 2016: MFR Partners Ltd has ~356.8 ac; Scarborough Douglas has ~30.08 ac. The MFR Partners tract is owned by the Scarborough Family; no plans to develop; could get utilities from Granite Shoals but would need annexation; has been approached to develop tracts but no interest in developing.	These tracts are S. on FM 1431; the Mezger tracts have waterfront views of the Colorado River but it seems that the Mezger family may have several personal housing units on the waterfront; these tracts and those in PU 17 could become desirable for SF dev. due to CAMPO & TxDOT recently approving funding for bridge construction feasibility study, but the Marble Falls Partnership & Mezger do not plan to develop; MFR is granite co. & Mezgers = no growth; 2016: Marble Falls Partners Lc has 105.7 ac; Mezger James C Estate has ~1037.2 & 474.9 acres; Mezger Robert L. Etl has ~384.3 & 102.5 acres; slight terrain challenges but very minimal	City of Granite Shoals	Future bridge completion will encourage Metzger and other land-owners to dev.	16 total lots basically built out			
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	23	0
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0	33	0
Oct 2017 - Oct 2018	0	0	0	0	0	0	0	0	24	0
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	0	25	0
Oct 2019 - Oct 2020	0	0	0	0	0	0	0	0	29	1
Oct 2020 - Oct 2021	0	0	0	0	0	0	0	0	22	0
Oct 2021 - Oct 2022	0	0	0	0	0	0	0	0	28	0
Oct 2022 - Oct 2023	0	0	0	0	0	0	0	0	18	0
Oct 2023 - Oct 2024	0	0	0	0	0	0	0	0	20	0
Oct 2024 - Oct 2025	0	0	0	0	0	0	0	0	26	0
2016 - 2020	0	0	0	0	0	0	0	0	134	1
2021 - 2025	0	0	0	0	0	0	0	0	114	0
2016 - 2025	0	0	0	0	0	0	0	0	248	1
Ratio (students per home):	0	0	0	0	0	0	0	0	X	0.79



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	7		7		7		8	
	Tobyville Acres	Woodland Acres	7	7	7	7	Green Pastures	James Noble
Name	Single Family Existing	Single Family Developing	Probable Single Family Future	Probable Single Family Future	Probable Single Family Future	Single Family Existing	Single Family Existing	Single Family Existing
Land Use Type	Single Family Existing	Single Family Developing	Single Family Future	Single Family Future	Single Family Future	Single Family Existing	Single Family Existing	Single Family Existing
Phase	Existing	Developing	Future	Future	Future	Existing	Existing	Existing
MPC								
Municipalities	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County
	built out	32 total lots March 2016: 30 Oct'ed, 0 Avail, 0 UC & 2 dev'ed lots LTBO;	These tracts are mostly north of FM 1431. 2016: Bennett Barry L and Debra has 16 acres Goshen Billy J Etux Jackie has ~5.5 acres Rbt Living Trust Dated 4/12/2012 has 10.3 acres Savage Michael J Etux Melinda E has 15.2 & 37.2 acres; Usery Lee Sr & Annet has ~19.7 acres;	These tracts are S. & W. of FM 1980. These tracts also have a good portion in floodway/floodplain due to Dry Branch and Backbone creeks. 2016: First Assembly of God has 42.12 ac. Granite Mountain Baptist Church has 5.75 ac. Marble Falls Partners Llc has 22.86 ac. Nanney Carroll G has 96.26 ac. Usery Lee Sr & Annet has ~86.8 & 38.4 acres; Marble Falls Partners tract of 22.8 ac. is the same as the Granite Co. however, this tract is actually S. of FM 1431 from the Granite Co. but has the same ownership)	These tracts are N. & E. of FM 1980; some tracts may be homesteads/unlikely to further subdivide; these tracts are majority floodplain due to Sparrib and Backbone Creeks. 2016: Clark Travis Clinton Matthew has ~12.69 ac. Giddens Samuel D Etux Mary Cahert has ~11.96 ac. Hollshwander Carol & has 11.97 ac. Kithl David L Etux Lorna has ~19.48 ac. Mitchell Ron L has ~44.3 & 24.8 ac. Savage Michael J Etux Melinda E has 55.4 & 15 ac. almost all these parcels are out of the Marble Falls, ETJ;	10 total lots almost built out	135 total lots older subdivision, has 13 dev'ed lots LTBO; some owners have multiple lots	
May 2016 - Oct 2016	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	1
Oct 2017 - Oct 2018	0	0	0	0	0	0	0	1
Oct 2018 - Oct 2019	0	0	0	0	0	0	1	0
Oct 2019 - Oct 2020	0	0	0	0	0	0	0	1
Oct 2020 - Oct 2021	0	1	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	0	1	0	1	1	0	1
Oct 2022 - Oct 2023	0	0	2	2	2	4	0	1
Oct 2023 - Oct 2024	0	0	1	1	2	3	0	0
Oct 2024 - Oct 2025	0	0	2	2	3	5	0	1
2016 - 2020	0	0	0	0	0	1	1	3
2021 - 2025	0	1	6	6	8	15	0	3
2016 - 2025	0	1	6	6	8	16	1	6
Ratio (students per home):	0.53	0.87	0.23	0	0.23	X	0.38	0.23



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		8	8	8	8	8	8
Name		Oak Forest Estates	Wm. D. Engles	Granite Rock	Northwest Oaks	Quail Valley	
Land Use Type		Single Family	Single Family	Single Family	Single Family	Single Family	
Phase		Existing	Existing	Developing	Developing	Developing	
MPC							
Municipalities		<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>
		21 total lots built out	11 total lots one owner has 3 lots 2 are undeveloped, so might not develop in the future	25 total lots March 2016: 17 Occ'd, 0 Avail., 0 UC & 8 dev'd lots LTBO; some owners have multiple lots	49 total lots March 2016: 45 Occ'd, 0 Avail., 0 UC & 4 dev'd lots LTBO;	94 total lots March 2016: 62 Occ'd, 0 Avail., 0 UC & 32 dev'd lots LTBO;	These tracts are in southwest corner of the PU; majority currently used as large lot homesteads; slight floodplain; unlikely to further subdivide; 2016: Dohias Dominic Family Trust has ~5.2 & 4.5 ac Jones Allan W. & Jeanette has ~9.65 ac Mequade Richard C Etux Standa has ~9.77 ac Mcquade Richard Carl Jr has 19.16 ac Mowrey Mike Etux Christy has ~6.63 ac Reagan Rocky Bob and Gail T has ~34.51 ac Smith Randy has 30.22 ac.
May 2016 - Oct 2016		0	0	0	0	0	0
Oct 2016 - Oct 2017		0	0	1	0	2	0
Oct 2017 - Oct 2018		0	1	0	1	3	0
Oct 2018 - Oct 2019		0	0	1	0	3	0
Oct 2019 - Oct 2020		0	0	0	0	2	0
Oct 2020 - Oct 2021		0	0	0	0	2	0
Oct 2021 - Oct 2022		0	0	1	1	3	0
Oct 2022 - Oct 2023		0	0	0	0	2	0
Oct 2023 - Oct 2024		0	1	0	0	2	0
Oct 2024 - Oct 2025		0	0	1	1	2	0
2016 - 2020		0	1	2	1	10	0
2021 - 2025		0	1	2	2	11	0
2016 - 2025		0	2	4	3	21	0
Ratio (students per home):		0.38	1.63	0.71	0.33	0.27	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	8	8	9	9	9	9	9	9	9	10
Name			Los Encinos					Colliers Materials		Amber Oaks Ranch
Land Use Type			Single Family					Landmark		Single Family
Phase			Developing							Developing
MPC										
Municipalities	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>
	Parcels below are W. on FM 1980; slight floodplain; these tracts have dev. potential; portions fronting FM 1980 will likely be commercial/industrial; portions off FM 1980 could have SF dev. but they are also have minor floodplain challenges; 2016: Burlington Edith L has 37.23 ac. Clathorne Tyrone Etux Jeanine has 9.27 ac. Lacy Larry Allan has ~39.32 ac. Mezger Charles Clayton has 74.61 ac. Neale Rebecca Leigh Lacy has ~35.47 ac. Robertson Dale and Beverly has ~12.93 ac.	These tracts are located S. off Fairland Rd. and E. of Sims Lane; slight floodplain issues due to Backbone Creek; 2016: Carter Patrick F and Karen L has 75.3 ac. Lewis Elaine S Clark has ~82.5 ac. Materm W C S Jr has ~162.34 ac. Mitchell Ron L has 140.26 ac. Rosenberg Lawrence Paul has ~120.5 ac. Santiago Sherry a & Scott Stielor has ~10.21 ac. Sims Dave has ~8.9 ac. Sims Richard Dan has ~6.47 ac. serious terrain challenges in some locations;	These tracts are south on Fairland Rd. and W. on Sims Lane; the Hernandez and Meredith tracts have a creek and floodplain issues on ~1/2 of their property; 2016: Becker Mark & Tracey ~20 & 25 ac. Hernandez Enrique & Sandra has 49 ac. Hernandez Henry has ~1001 ac. Meredith Danielle has ~120.9 ac. Sims Richard Dan has 9.14 ac.						CR 120 will have some improvements so that the undeveloped parcels S. on this road may develop	28 total lots March 2016: 16 Occ ed, 0 Avail., 0 UC & 12 dev ed lots LTBO;
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	4	1	0	0	0	0	0	1	1
Oct 2017 - Oct 2018	0	6	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	0	5	0	0	0	0	0	0	0	1
Oct 2019 - Oct 2020	0	3	0	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	0	2	1	0	0	0	0	0	1	1
Oct 2021 - Oct 2022	0	6	0	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	0	3	0	0	0	0	0	0	0	1
Oct 2023 - Oct 2024	0	3	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	0	5	1	0	0	0	0	0	1	1
2016 - 2020	0	18	1	0	0	0	0	0	1	2
2021 - 2025	0	19	2	0	0	0	0	0	2	3
2016 - 2025	0	37	3	0	0	0	0	0	3	5
Ratio (students per home):	0	X	0.5	0	0	0	0	0	X	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		10	10	10	10	10	10	10	10	10	10	11
Name		Backbone Creek	Stone Mountain	Timber Ridge	10	10	10	10	10	10	10	Country Place
Land Use Type		Single Family Developing	Single Family Developing	Single Family Developing	Probable Single Family Future	Probable Single Family Future	Probable Single Family Future	Landmark	Landmark	Landmark	Landmark	Single Family Existing
Phase		Developing	Developing	Developing	Future	Future	Future					
Municipalities		Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County
		19 total lots March 2016: 5 Occ'd, 0 Avail., 0 UC & 14 dev'd lots LTBO;	49 total lots March 2016: 17 Occ'd, 0 Avail., 1 UC & 31 dev'd lots LTBO;	41 total lots March 2016: 39 Occ'd, 0 Avail., 0 UC & 2 dev'd lots LTBO;	2016: Backbone Creek Ranch LP has ~240.19 ac. Cactus Canyon Quaries Inc has ~53.5 & 17.3 ac. Clendennen Alton D. has ~5, 253, 19.3, 20.2 & 13 ac. Vaughn Lann Sue has 73.35 ac. Clendennen Tony has 52.44 ac. Clendennen Winston has ~67.07 ac. Docket Bobby L Jr has ~30.48 ac. Hopki Farms & Minerals Ltd has 115.05 ac.	These tracts are in the W. portion of the PU; slight floodplain; several other smaller parcels between two large developing subdivisions; some tracts below have potential for subdividing: 2016: Appel Gary L has ~73.69 ac. Disbastiano Joe has ~11.9, 5.5, 9.1 & 101.6 ac. Galvyan Milloroye has ~172.39 ac. Odomell Guthrie & Jane G has 48.21 ac. Price Donald A has 135.69 ac. Tarr Gabe and Emily Tarr has ~124.6 & 73.5 ac. Unknown Owner has 161.3 ac.						
May 2016 - Oct 2016		0	1	0	0	0	0	0	0	0	0	1
Oct 2016 - Oct 2017		0	4	1	0	0	0	0	0	0	0	6
Oct 2017 - Oct 2018		1	3	0	0	0	1	0	0	0	0	5
Oct 2018 - Oct 2019		0	4	0	1	0	0	0	0	0	0	6
Oct 2019 - Oct 2020		1	3	1	1	1	0	0	0	0	0	6
Oct 2020 - Oct 2021		1	2	0	0	0	1	0	0	0	0	5
Oct 2021 - Oct 2022		0	2	0	2	0	2	0	0	0	0	6
Oct 2022 - Oct 2023		1	2	0	2	0	3	0	0	0	0	9
Oct 2023 - Oct 2024		0	1	0	3	0	3	0	0	0	0	7
Oct 2024 - Oct 2025		0	1	0	3	0	5	0	0	0	0	10
2016 - 2020		2	15	2	2	2	1	0	0	0	0	24
2021 - 2025		2	8	0	10	0	14	0	0	0	0	37
2016 - 2025		4	23	2	12	15	15	0	0	0	0	61
Ratio (students per home):		0	0.18	0.23	0.06	0.06	0.06	0	0	0	0	X 0.67



Marble Falls I.S.D. Projected New Housing Occupancies

Planning Unit	11	11	11	11	11	11	12
Name	Highland Hills	Serenity Hills					
Land Use Type	Single Family	Single Family					
Phase	Developing	Planned					
MPC							Probable Single Family Future
Municipalities	Marble Falls ETJ	Marble Falls ETJ	Burnet County	Marble Falls ETJ	Burnet County	Burnet County	Marble Falls ETJ
	47 total lots March 2016; 22 Oct'ed, 0 Avail, 0 UC & 25 dev'ed lots.LTBO; some owners have multiple lots	5 total lots planned March 2016; no activity; street is in place, but it is gated and locked;	These tracts are mostly located south off CR 120; The Darragh tract crosses north of CR 120; access via US 281 & FM 1855 in PU; these tracts could have SF dev. due to adjacent residential land uses that are existing, developing, and future; E1 & E11 Holdings Ltd =219.1, 10, & 205.6 ac. Matern William C S Jr has -102 ac. Mezger Athene has -15.58 ac. Mumbilla Towers - Llano, Ltd has -8.4 ac. National Oilwell Lp has -6.03 ac. R T Holding Company Inc. has -12.59 ac. Shell Austin Coran & Barbara Jean Miller has 6 ac.	These tracts are located in southeastern corner of PU; could have residential development due to its proximity to Highland Hills subd. & access off Highland Hills Drive expect commercial use along US 28.1 with potential for ME; -2016; Atkinson Gladys has 60 ac. Atkinson Gladys has -47.26 ac. Joe Don Dockery has 18.15 ac. Pedemales Electric Co-op has 9.54 ac.	These tracts are located in the SW corner of the PU; access via US 281 & FM 1855 016; Bray W Douglas & Sara has 102.84 ac. Collier Carol L has 12.82 ac. Collier Lori has -13.54 ac. Collier Stan has -25.53 ac. Hinning Robert W & Shereen has -8.07 ac. Living Love Animal Rescue has 9.05 ac. Siedman Horis T has -19.77 ac. Unknown Owner has 13.6 & 19.3 ac.		These tracts are mainly E. off RR 340; some floodplain due to Hamilton Creek; and small terrain challenges in NOW of PU; has least slope of any PU on N. Dist. boundary; larger tracts include: 2016; Bible Mary Life Estate has -130.6, 59, 76.7 ac. HBMT Properties Ltd= -48.5 ac.; Webster Family= -298.3 ac.; Holland Don C has -116.9 & 156.3 ac. Holland James Harvey (Estate 60) = 104.6 & 78.6 ac. Holland Lou Ann has -91.85 ac. Lester David Waller has 43.42 ac. Marble Falls 63 Ranch Ltd has 63.32 ac. Reffern Development Co Lk.=59.9, 63.1, 67.9 ac.
May 2016 - Oct 2016	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	1	1	0	0	0	2	0
Oct 2017 - Oct 2018	0	2	0	0	0	2	0
Oct 2018 - Oct 2019	1	0	0	0	0	1	0
Oct 2019 - Oct 2020	0	1	0	0	0	1	0
Oct 2020 - Oct 2021	0	0	0	0	0	0	1
Oct 2021 - Oct 2022	1	1	0	0	0	2	2
Oct 2022 - Oct 2023	0	0	0	0	0	0	3
Oct 2023 - Oct 2024	0	0	0	0	0	0	3
Oct 2024 - Oct 2025	1	0	0	0	0	1	5
2016 - 2020	2	4	0	0	0	6	0
2021 - 2025	2	1	0	0	0	3	14
2016 - 2025	4	5	0	0	0	9	14
Ratio (students per home):	0.32	0.11	0	0	0	X	0.2



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	12	12	12	12	12	12	13	13	13	
Name									Lacy Lans	
Land Use Type	Probable Single Family								Single Family	
Phase	Future								Developing	
MPC										
Municipalities	Marble Falls ETJ	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Marble Falls	Marble Falls	
	These tracts are W. of RR 340; The JED Ranch Lp tract crosses over onto the eastern side of RR 340; NW in PU has terrain challenges; some of the larger tracts include: 2016: 4th Development Ltd has 26.95 ac. Cox Kelly & Marcella Christensen--222.7 ac. Durrigh Bob Jay has 86009 ac. Holland Fred Et Ux has 108.3, 71.5, 51.5 ac. Jed Ranch Lp & Krd Ltd has 853.45 ac. Marble Falls City of has 176.48 ac. Midpar Capital Lc has -68.12 ac. Oltman B J Revocable Trust has 202.87 ac.	Large commercial site	This Ranch is a large hay producer and has wildlife conservation - with Ranch semi-open to the public;	Large commercial site	Large commercial site	Large commercial site	Built out	Basically built out	86 total lots March 2016: 16 Occed, 1 Avail., 5 UC & 20 deved lots LTBO; builder: 5M Homes	
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	3
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0	0	5
Oct 2017 - Oct 2018	0	0	0	0	0	0	0	0	1	4
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	1	0	4
Oct 2019 - Oct 2020	1	0	0	0	0	0	0	0	0	3
Oct 2020 - Oct 2021	0	0	0	0	0	0	0	0	0	2
Oct 2021 - Oct 2022	0	0	0	0	0	0	0	0	1	1
Oct 2022 - Oct 2023	2	0	0	0	0	0	0	0	0	1
Oct 2023 - Oct 2024	1	0	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	2	0	0	0	0	0	0	0	0	1
2016 - 2020	1	0	0	0	0	0	1	1	1	19
2021 - 2025	5	0	0	0	0	0	0	0	1	5
2016 - 2025	6	0	0	0	0	0	1	2	2	24
Ratio (students per home)	0.2	0	0	0	0	0	0.59	0.41	1.69	
				X						



Marble Falls I.S.D. Projected New Housing Occupancies

Planning Unit	13	13	13	13	13	13	13	13	13	13	13
Name	Northwood Acres	Rivercrest	2201 FM 1431								LCRA
Land Use Type	Single Family	Apartment	MHP								Landmark
Phase	Developing	Existing	Existing								Landmark
MPC											
Municipalities	Marble Falls	Marble Falls	Marble Falls	Marble Falls ETJ	Marble Falls ETJ	Marble Falls ETJ	Marble Falls ETJ	Marble Falls ETJ	Marble Falls	Marble Falls	Marble Falls ETJ
	126 total lots March 2016; 119 Occ'd, 0 Avail., 0 UC & 7 dev'd lots LTBO;	1102 Ave. K Marble Falls 78654 830-693-4711 (have no updated information on occupancy or no. of students)	Built out	These tracts are in the northern portion of the PU; W. off US 281--minimal floodplain issues; could potentially have SF dev. due to proximity to other planned single-family developments; expect commercial fronting Hwy; 2016: Unknown Owner has 44 & 5 ac. Corworth Real Estate Holdings Llc has ~7.69 ac. Patterson Amber Lynn has 4.9 & 6 ac. Ronhaar Regina Goeth Shifflett=80.4, 19, & 304 ac w/access W. on US 281 by Lowes & other comm.; SI Marble Falls, LP has 9.3 ac. expect portion of this acreage to yield MF dev. on 281;	These tracts are N. off FM 1431; all have some floodplain concerns due to Backbone Creek & Coldspring Creek; Fowler Nancy Jo & Regina Shifflett has ~161.3, 111, & 81.3 ac. Fowler Nancy Jo Shifflett has ~18.32 ac. Ronhaar Regina Goeth Shifflett has ~7.91 ac Shifflett Thomas a Jr has ~18.6 & 19.1 ac.	Marble Falls Partners LLC has 917 ac. - and has dev. potential - even though these owners have not wanted any nearby dev due to excavation concerns - also have acreage in PU 17 that will likely not dev. as it is part of Gold Spring Granite Co., and owners at this time have no interest in dev. or selling for dev.; prefer buffer for Cold Springs Granite	Marble Falls ETJ Irrigation fields	Can expect improvements on two roads -- possible extension of Colt thru to then CR 122 will also be improved	Total		
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	1	0	0	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	1	0	0	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	0	0	0	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	1	0	0	0	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	0	0	0	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	1	0	0	0	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	0	0	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	1	0	0	0	0	0	0	0	0	0	0
2016 - 2020	2	0	0	0	0	0	0	0	0	0	0
2021 - 2025	3	0	0	0	0	0	0	0	0	0	0
2016 - 2025	5	0	0	0	0	0	0	0	0	0	0
Ratio (students per home)	0.49	0.12	0	0	0	0	0	0	0	0	0
											X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	14		14		14		14		14		14	
	Boulder Creek	Hillcrest	Loma Vista	Nature Heights	Four Oaks	Hilltop	Hi-Ridge Trails	Stonehenge West	Summer Winds			
Name												
Land Use Type	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Phase	Existing	Existing	Developing	Existing	Developing	Developing	Developing	Developing	Developing	Developing	Developing	Developing
MPC												
Municipalities	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls
	11 total lots almost built out	12 total lots almost built out	85 total lots March 2016: 80 Occ'd, 1 Avail., 1 UC & 3 dev'd lots LTBO; developer has plans for 26 future lots on the remaining land; builder: Burett Homes	22 total lots; built out	42 total lots March 2016: 16 Occ'd, 1 Avail., 5 UC & 20 dev'd lots LTBO; builders: Castle Builders & Field Construction	57 total lots March 2016: 43 Occ'd, 0 Avail., 0 UC & 14 dev'd lots LTBO; some owners have the adjacent lot as well;	142 total lots March 2016: 116 Occ'd, 0 Avail., 2 UC & 24 dev'd lots LTBO;	20 total lots March 2016: 8 Occ'd, 1 Avail., 5 UC & 6 dev'd lots LTBO; builders: Silverleaf Homes & Haver Homes	11 total lots March 2016: 1 Occ'd, 0 Avail., 0 UC & 10 dev'd lots LTBO; the planned street is not in yet.			
May 2016 - Oct 2016	0	0	2	0	4	0	2	2	0			
Oct 2016 - Oct 2017	0	0	3	0	6	1	3	5	1			
Oct 2017 - Oct 2018	1	0	3	0	6	0	3	4	2			
Oct 2018 - Oct 2019	0	1	4	0	5	1	2	1	1			
Oct 2019 - Oct 2020	0	0	3	0	3	1	2	0	0			
Oct 2020 - Oct 2021	0	0	3	0	1	1	1	0	1			
Oct 2021 - Oct 2022	0	0	2	0	1	0	2	0	1			
Oct 2022 - Oct 2023	1	0	3	0	0	1	2	0	0			
Oct 2023 - Oct 2024	0	0	2	0	0	0	2	0	1			
Oct 2024 - Oct 2025	0	0	2	0	0	1	1	0	0			
2016 - 2020	1	1	15	0	24	3	12	12	4			
2021 - 2025	1	0	12	0	2	3	8	0	3			
2016 - 2025	2	1	27	0	26	6	20	12	7			
Ratio (students per home):	0.13	0.56	0.43	0.3	0.53	0.23	0.63	0.63	0.56			



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	14	14	14	14	14	14	14
Name	Woodland Park	Stonehenge West	Nature Heights	14	14	14	14
Land Use Type	Single Family	Single Family	MHP	Probable Single Family	Marble Falls	Marble Falls	Marble Falls
Phase	Developing	Future	Existing	Future			
MPC							
Municipalities	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls
	53 total lots March 2016: 39 Occ'd, 1 Avail., 4 UC & 9 dev'd lots. LTBO; builders: Carpenter Homes, Cherry Homes & Willfong Construction:	2016: Double O Family Trst has 22.65 ac. (& 37.4 ac) once owned by Stonehenge West developers; this tract was planned as phase II but since Family Trst has purchased parcel the plots have been vacated; Stonehenge will no longer develop on this parcel unless it is repurchased; but if sold, can expect another SF dev. of similar density development	Built out	The Starr tract is located in the southern portion of the PU; Starr also has an additional 44 acre parcel in PU 15; no known plans, but these tracts may be desirable for future residential development due to its proximity to developing single-family communities; 2016: Starr David S has 92.2 ac.; City states Starr may speculate in estate-sized lots = 80-100(L-2 ac.) lots incl. PU 15; between both PU's, but tract is in growth path so could become conventional 3 lots/ac.	2016: 4h Development Ltd has 5.98 ac. Cotton Donna Burdett has ~16 & 13.9 ac. Johnsons-Sewell Family Partnership=20.18 ac. Lucas C Michael has 10.01 ac. Nash Steven L has 1.01 ac. Nelson Lewis Family B Trust has 44.82 ac. Reitmeyer William J & has ~15.6 ac. Scott William H & has 11.44 ac.	District & Urban (Texas) Inc has ~5.85 ac. with about 3.8 ac. planned for potential MF District & Urban is zoned C3 which allows for multi-family development in this parcel (to the east of Motel 6)	These tracts are mostly located E. off Mansano Mile Road. Morline Properties is owned by Randall Morris and Associates which primarily deals with residential & commercial development; no known plans for these tracts; 2016: Morline Properties Ltd has ~29.8, 49.7, 28.5, 36.1, 94.2, & 7.5 ac.
May 2016 - Oct 2016	3	0	0	0	0	0	0
Oct 2016 - Oct 2017	4	0	1	0	0	0	0
Oct 2017 - Oct 2018	4	2	0	0	0	0	0
Oct 2018 - Oct 2019	2	4	0	4	0	0	0
Oct 2019 - Oct 2020	1	7	0	9	0	0	0
Oct 2020 - Oct 2021	0	6	0	11	0	0	0
Oct 2021 - Oct 2022	0	8	0	13	0	0	0
Oct 2022 - Oct 2023	0	8	0	15	0	0	0
Oct 2023 - Oct 2024	0	9	0	9	0	0	0
Oct 2024 - Oct 2025	0	9	0	4	0	0	0
2016 - 2020	14	13	1	13	0	0	0
2021 - 2025	0	40	0	52	0	0	0
2016 - 2025	14	53	1	65	0	0	0
Ratio (students per home):	0.31	0.45	0.88	0.45	0.23	0.18	0.45



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	14	15	15	15	15	15	15	15	15	15	15
Name		Claremont	Highland Park	Original Township	Stoney Ridge	Highland Terrace	Viejo Villas	Wildflower Village	1603-1605 Stoney Ridge	930 Via Viejo	Highland Oaks
Land Use Type		Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Apartment	Apartment	Apartment
Phase		Existing	Existing	Existing	Existing	Developing	Developing	Developing	Existing	Existing	Existing
MPC		Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls
Municipalities		Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls
		built out	March 2016; almost built out	built out	built out	March 2016; 14 Oct'd, 0 Avail., 0 UC & 8 dev'd lots LTBO;	6 total lots March 2016: 0 Oct'd, 0 Avail., 0 UC & 6 dev'd lots LTBO;	88 total lots March 2016: 49 Oct'd, 0 Avail., 0 UC & 39 dev'd lots LTBO;	no information available	930 Via Viejo Ln.	
Total		0	0	0	0	0	0	0	0	0	0
May 2016 - Oct 2016	13	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	24	0	1	1	0	1	1	2	0	0	0
Oct 2017 - Oct 2018	25	0	0	0	0	0	2	2	0	0	0
Oct 2018 - Oct 2019	25	0	0	1	0	1	1	2	0	0	0
Oct 2019 - Oct 2020	26	0	1	0	0	1	1	1	0	0	0
Oct 2020 - Oct 2021	24	0	0	0	0	0	1	2	0	0	0
Oct 2021 - Oct 2022	27	0	0	0	0	1	0	1	0	0	0
Oct 2022 - Oct 2023	30	0	0	0	0	1	0	2	0	0	0
Oct 2023 - Oct 2024	23	0	1	0	0	0	0	1	0	0	0
Oct 2024 - Oct 2025	17	0	0	0	0	1	0	1	0	0	0
2016 - 2020	113	0	2	2	0	3	5	7	0	0	0
2021 - 2025	121	0	1	0	0	3	1	7	0	0	0
2016 - 2025	234	0	3	2	0	6	6	14	0	0	0
Ratio (students per home):	X	1.19	0.54	0.24	0.71	0.57	0.45	0.45	0	0	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	15	15	15	15	15	15	15	15	15	15
Name	Second St.	Third St.	The Homestead at Mormon Mill	Arbor House Cottages	Legend Healthcare	Arbor House	Highview	Marble Falls Assisted		15
Land Use Type	Apartment	Apartment	Apartment	Senior	Senior	Senior	Senior	Senior		Apartment
Phase	Existing	Existing	Developing	Future	Existing	Existing	Existing	Existing		Future
MPC										
Municipalities	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls		Marble Falls
	601 Second Street 1700 Mustang Dr Marble Falls Housing Authority 95% occupied	602 Third Street	ILG Development has 8.3 acres E. off FM 340. plans to develop multi-family complex with 133 units. Opening in Fall 2016 March 2016: clearing & leveling tract, with 130 to 150 units with utility completed, but the 1st phase is 60 units.	March 2016: no activity; senior living 10 single story duplexes for a total of 20 units	Legend Healthcare and Rehabilitation					<i>These tracts are S. on FM 1431 these parcels are smaller, relative to adjacent undeveloped tracts, but their location makes them ideal for a future residential development and likely MF. Incl. MF Properties Ltd w/≈9.24 ac.</i>
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	5	8	0	0	0	0	0	0
Oct 2017 - Oct 2018	0	0	50	10	0	0	0	0	0	0
Oct 2018 - Oct 2019	0	0	50	2	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	0	30	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	0	0	0	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	0	0	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	0	0	0	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	0	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	0	0	0	0	0	0	0	0	0	0
2016 - 2020	0	0	135	20	0	0	0	0	0	0
2021 - 2025	0	0	0	0	0	0	0	0	0	0
2016 - 2025	0	0	135	20	0	0	0	0	0	0
Ratio (students per home):	0	0	0.14	0	0	0	0	0	0	0.15



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	15	15	15	16	16	16	16	16	
	Name	Land Use Type	Municipalities	Future	Future	Future	Future	Future	
	Apartment Future	Single Family Future	Marble Falls	Marble Falls	Original Township Single Family Developing	401 Ave. J Apartment Existing	912 7th St. Apartment Existing	Marble Falls Housing Authority Apartment Existing	Oak Creek Townhomes Apartment Existing
	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls
	<p>2016: <i>Crownover Ranch=27 & 9.4 ac. N. on FM 1431 & W. of Highland Oaks (which is existing apt complex) but this 9.4 ac. parcel could dev. as senior living, or as a general population complex</i></p> <p><i>Crownover Ranch parcels have dev. potential due to their lack of floodplain & proximity to developing subdivisions;</i></p>	<p>2016: Starr David S has 44.2 ac. Starr has additional acreage in PU 14; plans for estate lot development with a total of 80-100 SF lots</p>	<p>Tracts are located N. off FM 1431; Marble Paragon Llc has 8.06 ac. Wildflower Village Commercial Lp has 8.21 ac.</p>	<p>500 total lots March 2016; 422 Occ'ed, 0 Avail., 2 UC & 77 deved lots LTBO;</p>	No info. available	No info. available	Located at Ave K, Broadway, 7th, and Ave J may be 34 units 3 students		
May 2016 - Oct 2016	0	0	0	0	2	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	4	0	0	0	0
Oct 2017 - Oct 2018	0	0	0	0	4	0	0	0	0
Oct 2018 - Oct 2019	0	3	0	0	5	0	0	0	0
Oct 2019 - Oct 2020	20	5	0	0	5	0	0	0	0
Oct 2020 - Oct 2021	40	7	0	0	4	0	0	0	0
Oct 2021 - Oct 2022	40	8	0	0	5	0	0	0	0
Oct 2022 - Oct 2023	40	8	0	0	4	0	0	0	0
Oct 2023 - Oct 2024	20	11	0	0	5	0	0	0	0
Oct 2024 - Oct 2025	0	13	0	0	4	0	0	0	0
2016 - 2020	20	8	0	0	20	0	0	0	0
2021 - 2025	140	47	0	0	22	0	0	0	0
2016 - 2025	160	55	0	0	42	0	0	0	0
Ratio (students per home):	0.15	0.22	0	0.16	0.11	0.11	0.11	0.11	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	16	16	16	16	16	17	17	17
Name	Southwest Village	The Lone Oak		Eight Point Flats Indus.		Marble Falls Partners LLC	LCRA	
Land Use Type	Apartment	Apartment		Landmark			Landmark	
Phase	Existing	Existing		Landmark				
MPC								
Municipalities	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls ETJ	Marble Falls ETJ	
	24 address on 4th Street Marble Falls Housing Auth. 24 units 98% occ		These tracts are located S. on FM 1431. This PU has smaller lots and long established neighborhoods, with mix of residential/commercial; the Marble Falls Partners tract will not dev. & will remain industrial (Cold Spring Granite); other small tracts will likely become commercial; 2016: Marble Falls Partners Llc has -6.2 & 16.9 ac. Gatton Phillip and Rebecca Lee has 5.41 ac. Marble Falls ISD has 7.37 ac.			Tracts are between FM 1431 & the Colorado River totaling ~2,884 ac. 2016: Marble Falls Partners LLC has some challenging terrain on ~50% of the acreage; in Minnesota, in 2010, a lawsuit between the Moore Family & the Alexander Family yielded a philosophy of ~15 years or more (in 2010) before the tracts might be considered for sell or development; local experts suggest that they do not want to sell any part of these tracts, & thus likely would NOT be amenable to the continued southward extension of FM 1980-which would make the land much more desirable; TxDOT & CAMPO are considering a bridge over the Colorado River making the FM 1980 ext. more needed; MFP LLC is a soil/granite excavation site & will remain so the next few decades; (there is another company called Marble Falls Partners Lp which is a different ownership);PASA expects no dev. this ten-year projection period;		Between PUs 17 & 19, feasibility study underway for a new bridge, like Mansfield Dam but smaller (w/ TxDOT bridge, CAMPO funding and with a ~2019 time frame)
May 2016 - Oct 2016	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	0	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	0	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	0	0	0	0	0	0	0	0
2016 - 2020	0	0	0	0	0	0	0	0
2021 - 2025	0	0	0	0	0	0	0	0
2016 - 2025	0	0	0	0	0	0	0	0
Ratio (students per home):	1.23	0	0	0	0	0	0	X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	18	18	18	18	18	18	18	18	18	18	18	18
Name	Fairview	Hays	K&B	Original Township	Pecan Valley	Meadowlakes	Pecan Acres	Alta Vista	The Lone Oak	Turtle Creek Townhomes	Pecan Valley Drive	18
Land Use Type/Phase	Single Family Existing	Single Family Existing	Single Family Existing	Single Family Developing	Single Family Existing	Single Family Developing	Single Family Developing	Apartment Existing	Apartment Existing	Apartment Existing	Apartment Existing	18
MPC	18	18	18	18	18	18	18	18	18	18	18	18
Municipalities	Meadowlakes	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Meadowlakes	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Meadowlakes
	built out	almost built out	built out	145 total lots March 2016: 118 Occ'd, 0 Avail., 1 UC & 26 dev'd lots LTBO;	almost built out	1062 total lots March 2016: 947 Occ'd, 1 Avail., 8 UC & 106 dev'd lots LTBO; builder: Hower Homes & Hagerly Homes	11 total lots March 2016: 4 Occ'd, 0 Avail., 1 UC & 6 dev'd lots LTBO; builder: C.J.R. Homes	1001 Pecan Valley Dr 54 units 100% occ	501 Ave J 8 units 100% occ	54 addresses on Turtle Creek Marble Falls Housing Authority 54 units 95% occ	6 units 801 Pecan Valley Dr.	
May 2016 - Oct 2016	0	0	0	1	0	4	1	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	3	1	9	1	0	0	0	0	0
Oct 2017 - Oct 2018	0	1	0	2	0	9	1	0	0	0	0	0
Oct 2018 - Oct 2019	0	0	0	2	1	8	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	0	0	2	0	8	1	0	0	0	0	0
Oct 2020 - Oct 2021	0	0	0	1	0	9	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	0	0	2	1	8	0	0	0	0	0	0
Oct 2022 - Oct 2023	0	1	0	1	0	7	1	0	0	0	0	0
Oct 2023 - Oct 2024	0	0	0	2	0	8	0	0	0	0	0	0
Oct 2024 - Oct 2025	0	0	0	1	0	7	1	0	0	0	0	0
2016 - 2020	0	1	0	10	2	38	4	0	0	0	0	0
2021 - 2025	0	1	0	7	1	39	2	0	0	0	0	0
2016 - 2025	0	2	0	17	3	77	6	0	0	0	0	0
Ratio (students per home):	0.88	0.18	0.1	0.42	0.34	0.22	0	0.24	0.13	0.31	0	0

**Marble Falls I.S.D.
Projected New Housing Occupancies**



Planning Unit	18	18	18	18	18	19	19	19	19	19	19
Name	The Cottages	J & M	Pecan Valley	Cemetery	Bluff View	Castle Acres	Driftwood	Highland Lakes	Lydia Hunt		
Land Use Type	Apartment	MHP	MHP	Landmark	Single Family	Single Family	Single Family	Single Family	Single Family		
Phase	Existing	Existing	Existing		Developing	Existing	Existing	Existing	Existing		
MPC											
Municipalities	Meadowlakes	Marble Falls	Marble Falls	Marble Falls	Cottonwood Shores	Cottonwood Sho	Cottonwood Shores	Cottonwood Shores	Cottonwood Sho		
	14 units 501 South Avenue N. 830-693-1100 100% occ	1115 Pecan Valley Drive 512-755-3781	These tracts are bounded by Granite Mountain Trail Rd. to the west and the Colorado River to the South & East. neighborhoods here are long established and built out; there are two tracts owned by Hord & Kelly that are in the southeastern portion of the district; entirely in floodplain; Could subdivide but likely to remain large estates; 2016: Hord Mark E has -7.35 ac. Hony Edwards Management Lp has -11.66 ac. Kelly Erin T & Kelsey a has -13.66 ac. Kennedy Neal a & Cheryl M has -6.42 ac. Marble Falls Partners Llc has 5.29 ac. Meadowlakes M U D has -12.4 ac.	Marble Falls	32 total lots March 2016: 18 Occ'd, 0 Avail., 0 UC & 14 deved lots L,TBO; slow to build out older subdivision	Built out	553 total lots older subdivision slow growth some owners have multiple lots	Built out	14 total lots almost built out		
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	1	1	0	1	0	1	0	1	0	1
Oct 2017 - Oct 2018	0	0	0	0	2	0	2	0	0	0	0
Oct 2018 - Oct 2019	0	0	1	0	1	0	1	0	0	0	0
Oct 2019 - Oct 2020	0	1	0	0	0	0	1	1	1	0	0
Oct 2020 - Oct 2021	0	0	1	0	1	0	2	0	0	0	0
Oct 2021 - Oct 2022	0	0	1	0	1	0	1	0	0	0	0
Oct 2022 - Oct 2023	0	0	0	0	1	0	1	0	1	0	1
Oct 2023 - Oct 2024	0	0	0	0	0	0	2	0	0	0	0
Oct 2024 - Oct 2025	0	1	1	0	1	0	1	0	0	0	0
2016 - 2020	0	2	2	0	4	0	5	1	1	1	1
2021 - 2025	0	1	3	0	4	0	7	0	1	1	1
2016 - 2025	0	3	5	0	8	0	12	1	2	2	2
Ratio (students per home):	0	0.6	1.55	0	0	0	0.25	0	0.11	0	0.11



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	19	19	19	19	19	19	19	19
Name	Rollingwood	Scarlet Oaks	Yellowstone	Evergreen	Jonathan Cove	The Peninsula	Channel Oaks II	Bluff View
Land Use Type	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Phase	Existing	Developing	Existing	Developing	Developing	Developing	Developing	Planned
MPC								
Municipalities	<i>Cottonwood Shores</i>	<i>Cottonwood Shores</i>	<i>Cottonwood Shores</i>	<i>Cottonwood Shores</i>	<i>Cottonwood Shores</i>	<i>Cottonwood Shores</i>	<i>Marble Falls ETJ</i>	<i>Cottonwood Shores</i>
	119 total lots has a skate park that utilizes 9 lots, older subdivision slow growth	489 total lots March 2016: 176 Occ'd, 0 Avail., 1 UC & 312 dev'd lots LTBO; older subdivision	415 total lots older subdivision slow growth some owners have multiple lots	36 total lots March 2016: 1 Occ'd, 0 Avail., 0 UC & 35 dev'd lots LTBO; slow to build out	9 total lots March 2016: 6 Occ'd, 0 Avail., 0 UC & 3 dev'd lots LTBO;	11 total lots March 2016: 7 Occ'd, 0 Avail., 0 UC & 4 dev'd lots LTBO;	30 total lots March 2016: 18 Occ'd, 0 Avail., 0 UC & 12 dev'd lots LTBO;	2016: was planned for 30 lots March 2016: no activity; now a dirt road City states these plans have been vacated; no new plans to develop here; polygon remains for identification since lots were platted;
May 2016 - Oct 2016	0	2	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	4	2	1	1	0	0	0
Oct 2017 - Oct 2018	1	5	2	2	0	1	1	0
Oct 2018 - Oct 2019	0	4	1	3	1	0	1	0
Oct 2019 - Oct 2020	1	4	2	3	0	1	0	0
Oct 2020 - Oct 2021	0	3	1	2	0	1	1	0
Oct 2021 - Oct 2022	0	4	1	2	1	0	1	0
Oct 2022 - Oct 2023	0	3	2	1	0	1	0	0
Oct 2023 - Oct 2024	0	2	1	1	0	0	1	0
Oct 2024 - Oct 2025	1	3	1	2	0	0	0	0
2016 - 2020	2	19	7	9	2	2	2	0
2021 - 2025	1	15	6	8	1	2	3	0
2016 - 2025	3	34	13	17	3	4	5	0
Ratio (students per home):	0	0.52	0.32	0.32	0.32	0.32	0.32	0.22



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		19	19	19	19	20	20
Name	Cottonwood Acres	Horseshoe Bay - The Waterlands	Horseshoe Bay - The Waterlands	Horseshoe Bay - The Waterlands		Channel Oaks I	Granite Falls
Land Use Type	Single Family	Condo	Single Family	Single Family		Single Family	Single Family
Phase	Planned	Developing	Developing	Developing		Developing	Developing
MPC		Horseshoe Bay	Horseshoe Bay	Horseshoe Bay			
Municipalities	Cottonwood Shores	Cottonwood Shores	Cottonwood Shores	Cottonwood Shores		Marble Falls ETJ	Marble Falls
	2016: was planned for 20 lots March 2016: no activity; now a dirt road City states these plans have been vacated; no new plans to develop here; polygon remains for identification since lots were platted;	ResortLTH vacation rentals 80 total lots March 2016: 74 Occ'd, 1 Avail., 2 UC, & 3 dev'd lots LTBO; builder: Clifford Grabbbs Homes	65 total lots March 2016: 49 Occ'd, 0 Avail., 0 UC & 16 dev'd lots LTBO;	Tracts are N. off FM 2147 & S. of the Colorado River; w/ some development potential but there is 2/3 floodplain w/ tract abutting Lake LBJ; Stapleton also has parcels in PU 21; suggested as not developing this decade - financially secure; 2016: Horseshoe Bay Resort Inc has ~10.25 ac. Lmt 21 has 19.81 ac.; Stapleton Heiner Pricella has 727 ac.; Masey Bryan Family Trust has 25 & 60.3 ac. - floodplain; New Castle Rock Development Llc has 5.13 ac. Smith Hill Est = ~21.1 & 14.9 ac.; Weston Stanley = ~6.15 ac. Sullivan Patrick William Etux has 10.8 & 6 ac. Taylor Bean & Whitaker Mortgage Corp has 10.67 ac. these small tracts N. on FM 2147 will begin to dev. (3.5 yrs)	Between PU's 17 & 19, feasibility study underway for a new bridge, like Mansfield Dam but smaller (w/ CAMPO funding and TeXDOT bridge, with a ~2019 time frame)	139 total lots March 2016: 23 Occ'd, 0 Avail., 0 UC & 116 dev'd lots LTBO;	9 total lots March 2016: 0 Occ'd, 0 Avail., 0 UC & 9 dev'd lots LTBO;
May 2016 - Oct 2016	0	1	0	0	Total	0	0
Oct 2016 - Oct 2017	0	2	1	0		2	1
Oct 2017 - Oct 2018	0	1	3	0		2	2
Oct 2018 - Oct 2019	0	1	2	0		2	3
Oct 2019 - Oct 2020	0	0	1	4		2	2
Oct 2020 - Oct 2021	0	0	2	6		2	1
Oct 2021 - Oct 2022	0	1	1	5		1	0
Oct 2022 - Oct 2023	0	0	1	7		2	0
Oct 2023 - Oct 2024	0	0	2	8		2	0
Oct 2024 - Oct 2025	0	0	1	9		1	0
2016 - 2020	0	5	7	4		8	8
2021 - 2025	0	1	7	35		8	1
2016 - 2025	0	6	14	39		16	9
Ratio (students per home):	0.22	0	0.16	0.23	X	0.09	0.07



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	20	20	20	20	20	20	20	20	20	
Name	La Ventana	Lake Marble Falls	Waterside	Flatrock Springs	Flatrock Springs	Flatrock Springs	Flatrock Springs	Flatrock Springs	Panther Hollow	River View
Land Use Type	Single Family	Single Family	Single Family	Single Family	Single Family	Townhomes	Apartment	Apartment	Apartment	MHP
Phase	Developing	Developing	Developing	Future	Future	Future	Future	Future	Future	Existing
MPC										
Municipalities	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls
	78 total lots March 2016: 29 Occ'd, 0 Avail., 0 UC & 49 dev'ed lots LTBO; builder: Silverton Custom Home	41 total lots March 2016: 32 Occ'd, 0 Avail., 0 UC & 9 dev'ed lots LTBO;	13 total lots March 2016: 3 Occ'd, 0 Avail., 0 UC & 10 dev'ed lots LTBO;	2016: Marble Falls Partners have 1,057 acres W. of US 281; have utilities; Flat Rock Springs planned in 2006; Robin Rodriguez Managing Member of former GP, 1,500 SF, MF, & THs; no known constr. start date; & small SF portion crosses into PU 22; defunct plan will be revised; also now for sale (May 2016)	2016: Marble Falls Partners have ~1,050 acres W. of US 281; have utilities; land planned Flat Rock Springs in 2006; broadly stated plans were for 1,500 SF, MF, & THs; portion crosses into PU 20; no known constr. start date;	2016: Marble Falls Partners have ~1,050 acres W. of US 281; have utilities; land planned Flat Rock Springs in 2006; broadly stated plans were for 1,500 SF, MF, & THs; 566sf SF portion in PU 22; no known constr. start date;	2016: Marble Falls Partners have ~1,050 acres W. of US 281; have utilities; land planned Flat Rock Springs in 2006; broadly stated plans were for 1,500 SF, MF, & THs; 566sf SF portion in PU 22; no known constr. start date;	2016: Marble Falls Partners have ~1,050 acres W. of US 281; have utilities; land planned Flat Rock Springs in 2006; broadly stated plans were for 1,500 SF, MF, & THs; 566sf SF portion in PU 22; no known constr. start date;	2016: Mid Horse Royalties has planned Panther Hollow w/200-220 MF units on ~13 ac. for this development with clearing underway May, 2016; no reclamation permit approved to proceed and are starting const.	March 2016: almost built out
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	1
Oct 2016 - Oct 2017	2	0	1	0	0	0	0	0	100	3
Oct 2017 - Oct 2018	3	1	2	0	0	0	0	0	100	1
Oct 2018 - Oct 2019	5	0	2	0	0	0	0	0	10	0
Oct 2019 - Oct 2020	6	1	1	2	7	20	20	20	0	1
Oct 2020 - Oct 2021	5	0	2	15	14	40	40	40	0	0
Oct 2021 - Oct 2022	6	0	1	21	20	80	80	80	0	0
Oct 2022 - Oct 2023	4	1	1	29	24	80	80	80	0	0
Oct 2023 - Oct 2024	5	0	0	37	33	40	40	40	0	0
Oct 2024 - Oct 2025	5	1	0	46	20	20	20	20	0	0
2016 - 2020	16	2	6	2	7	20	20	20	210	6
2021 - 2025	25	2	4	148	111	260	260	260	0	0
2016 - 2025	41	4	10	150	118	280	280	280	210	6
Ratio (students per home):	0.07	0.44	0.09	0.55	0.17	0.13	0.15	0.04		



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	20	20	20	21	21	21
Worldmark Marble Falls	20	20	20	21	21	21
Name	Worldmark Marble Falls		"Roper"	Horseshoe Bay	Horseshoe Bay - The Highlands	
Land Use Type	Condo	Probable Single Family	Apartment	Single Family	Single Family	
Phase	Developing	Future	Future	Developing	Developing	
MPC				Horseshoe Bay	Horseshoe Bay	
Municipalities	Marble Falls	Marble Falls ETJ	Marble Falls ETJ	Horseshoe Bay	Horseshoe Bay	Cottonwood Shores
	This tract was once platted Villus de Lago but is now Worldmark Marble Falls by Windham; developing 96 units in 9 multi-story buildings, timeshare condos March 2016, under construction currently; opening winter 2016-2017 755 Rocky Road & 700 Rocky Road	These tracts are located W. off Hwy 281 & S. of Rocky Road; expect commercial on US 281; there are some smaller tracts W. on FM 2147 where currently, SF is being planned with dev. on 1/2 acre lots in this PU: 2016: Doresey Anita Diane Roper has 316.22 ac. International Bank of Commerce= ~10.5 & 5.4 ac. Offield Amanda Jane has 15 ac. Panhandle Hospitality Ltd has 6.55 ac. Schulze Charles M (Life Estate) has ~5.88 ac. Sutherland Bailey G Etux Gaynelle has 10.3 ac.	These tracts are located W. on Hwy 281 & N. of Rocky Road; expect some MF & comm.; 2016: Ellison Roper Land Corp. has ~76.88 ac.; (also Ellison Roper is rumored to dev. tracts on the E. side of US 281; the W. Side tracts are likely to dev. as well but longer-term, & after those on the E. develop;	2474 total lots March 2016: 312 Occ'd, 0 Avail., 6 UC & 2156 dev'd lots LTBO;	95 total lots in the district March 2016: 23 Occ'd, 0 Avail., 0 UC & 72 dev'd lots LTBO; partially in City of Cottonwood Shores	2016: Kelly Land Inv. LLC has several parcels totalling ~26 ac. S. on FM 2147; currently listed for sale; may have been part of Horseshoe Bay but never platted; City states no known plans; likely to dev.
May 2016 - Oct 2016	0	0	0	5	0	0
Oct 2016 - Oct 2017	4	0	0	16	2	0
Oct 2017 - Oct 2018	23	0	0	20	3	0
Oct 2018 - Oct 2019	25	0	0	22	1	0
Oct 2019 - Oct 2020	21	0	0	23	2	0
Oct 2020 - Oct 2021	17	0	0	23	3	0
Oct 2021 - Oct 2022	6	0	0	21	1	0
Oct 2022 - Oct 2023	0	0	0	23	2	0
Oct 2023 - Oct 2024	0	2	0	22	2	0
Oct 2024 - Oct 2025	0	12	30	23	1	0
2016 - 2020	73	0	0	86	8	0
2021 - 2025	23	14	30	112	9	0
2016 - 2025	96	14	30	198	17	0
Ratio (students per home):	0	0.29	0.18	0.49	0.09	0.06
			X			



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	21	21	21	22	22	22	22
Name							
Land Use Type							
Phase	Probable Single Family					Single Family	Scott and White
MPC	Future					Future	Landmark
Municipalities	Cottonwood Shores	Horseshoe Bay	Burnet County	Burnet County	Burnet County	Marble Falls	Marble Falls
	<p>2016: CCG Holdings V LLC has 41.3 ac S. on FM 2147; likely to develop but no concept plans as of yet; SF w/ some commercial/MP; will likely have public/private partnership to construct arterial from FM 2147 to Scott & White Hospital on SH 71</p>	<p>Tracts are S. off Thanksgiving Mountain Rd. & along western boundary of PU; 2016: Lake LBJ Mud has ~5.23 ac; Hurd Gordon W Exempt Bypass Trust has ~62.5 & 40.8 ac; Wise Family Living Trust Etal has ~21.5 ac; City of Horseshoe Bay has several parcels totaling 50.4 ac.</p>	<p>These tracts are located S. off FM 2147; small floodplain issues; 2016: Benedictum Jane = ~18.5, 15, 14.5, & 67 ac; McSpadden Jeff Jr. & Frances Heiner McSpadden have ~308.3 & 64.6 ac. and planned arterial to be potentially constructed = accelerate McSpadden dev.; Stapleton Priscilla Heiner has ~727.6 & 23.5 ac. Stapleton tracts cross into PU 19 & will not dev. In that she has strong financial base; no need to dev. or to sell</p>	<p>These tracts are N. on SH 71. small floodplain issues to the east; 2016: 71 Landholdings Lp = 403.57 ac; Brown Billie J has 55.29 ac; Brown Leslie has ~28.5 ac; Holland Travis a & Stacy E has 77 ac; Scheffer J Emmitt has several tracts totaling ~994 ac. w/ long term plans; long-term, when tracts in PU 21 are dev. & arterial is constructed from FM 2147 to SH 71, it is likely these tracts will become desirable for SF & comm. dev.;</p>	<p>2016: Marble Falls Partners have 1,057 acres W. of US 281; have utilities primarily in PU 20; Flat Rock Springs planned in 2006; Robin Rodriguez- Managing Member of former GP; 1,500 SF, MF, & THS; small SF rezoning crosses into PU 22; no known constr. start date, & defunct plan will be revisited; also now for sale (May 2016)</p>	<p>Opened clinic and medical offices in June 2013 and hospital in Fall 2014;</p>	
May 2016 - Oct 2016	0	0	0	5	0	0	0
Oct 2016 - Oct 2017	0	0	0	18	0	0	0
Oct 2017 - Oct 2018	0	0	0	23	0	0	0
Oct 2018 - Oct 2019	0	0	0	23	0	0	0
Oct 2019 - Oct 2020	0	1	0	26	0	0	0
Oct 2020 - Oct 2021	0	2	0	28	0	0	0
Oct 2021 - Oct 2022	0	4	0	26	0	6	6
Oct 2022 - Oct 2023	0	3	0	28	0	11	11
Oct 2023 - Oct 2024	0	6	0	30	0	15	15
Oct 2024 - Oct 2025	0	9	0	33	0	22	22
2016 - 2020	0	1	0	95	0	0	0
2021 - 2025	0	24	0	145	0	54	54
2016 - 2025	0	25	0	240	0	54	54
Ratio (students per home):	0	0.06	0	X	0	0.27	0
				X			X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	23	23	23	23	23	23	23	23	23	24
Name	Overlook	Gregg Ranch at Marble Falls	"Gregg Ranch"	23	23	23	23	23	23	Shovel Mountain
Land Use Type	Single Family	Single Family	Apartment	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Phase	Developing	Planned	Planned	Future	Future	Future	Future	Future	Existing	Existing
MPC										
Municipalities	Burnet County	Marble Falls	Marble Falls	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County
	34 total lots March 2016: 21 Occ'd, 0 Avail., 0 UC & 13 dev'd lots LTBO;	2016: Marble Falls 300 Lp has -214 ac. W. on US 281; plans for 811 SF in multiple ph's=long-term; builders unknown; dev'er=Harvard Invest's; S. on SH 71 and W. on US 281; 40% newly annexed by City (Feb 2016) and remainder in ETJ, but City will likely annex remaining Gregg Ranch & City agreed on water/sewer capacity for the 40% and will seek alternative water; incl. groundwater for 60% left;	2016: Marble Falls Partners has -28.9 ac. W. on US 281; has plans for 292 MF units;	2016: Hohenberger Bertha Clara has -543 ac. S. on SH 71; there is a 173 ac. parcel S. on the Hwy that has been rumored to pursue development; currently has 217 LUEs & zoning allows for residential or commercial;	2016: Leonard Thousand Oaks Ranch LLC newly owns -523 acres S. off SH 71; was recently purchased but now listed for sale again; this tract is highly desirable for dev. but does not have direct access to SH 71; has small access point further south off US 281; with no steep slopes;	2016: Burnam Robert M Enix Berke has 127.62 ac.; Dowd Ranch Llc has 100.02 ac.; Graham Mortgage Corporation has -165.76 ac.; Hicks Teresa Ann has -260.59 ac.; Schieffler Hunter Trustee has -271.7 & 36.6 ac. S. on SH 71 & large parcels N. on SH 71-PU 22	These tracts are S. off SH 71 & W. off US 281; some of the larger tracts incl.: 2016: Burnam Robert M Enix Berke has 127.62 ac.; Dowd Ranch Llc has 100.02 ac.; Graham Mortgage Corporation has -165.76 ac.; Hicks Teresa Ann has -260.59 ac.; Schieffler Hunter Trustee has -271.7 & 36.6 ac. S. on SH 71 & large parcels N. on SH 71-PU 22	Thomas James W has 190 ac. Jastrow Susan T has 190 ac. expect commercial on SH 71 and SF and M.F.S. off frontage	Total	built out
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	1	0	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	1	8	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	0	12	20	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	1	18	40	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	1	25	40	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	34	80	4	0	0	0	0	0	0
Oct 2022 - Oct 2023	1	40	40	4	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	45	40	6	0	0	0	0	0	0
Oct 2024 - Oct 2025	1	45	30	5	0	0	0	0	0	0
2016 - 2020	3	38	60	0	0	0	0	0	0	0
2021 - 2025	3	189	230	19	0	0	0	0	0	0
2016 - 2025	6	227	290	19	0	0	0	0	0	0
Ratio (students per home):	0.52	0.47	0.13	0.23	0	0	0	0	0	X
										0.2



**Marble Falls I.S.D.
Projected New Housing Occupancies**

Planning Unit	24	24	24	24	24	24	24	24
Name	South Oaks	Foxwood	Summit Springs	Live Oak Village	Live Oak Village	Live Oak Village	24	24
Land Use Type	Single Family	Single Family	Single Family	Single Family	Single Family	Live Oak Village	24	24
Phase	Existing	Developing	Developing	Planned	Planned	Apartment	Single Family	Single Family
MPC							Future	Future
Municipalities/Innet Coun	Marble Falls ETJ	Marble Falls ETJ	Burnet County	Marble Falls	Marble Falls	Marble Falls	Marble Falls ETJ	Marble Falls ETJ
	built out March 2016; 10 Oct'd, 0 Avail., 0 UC & 10 dev'd lots LTBO;	20 total lots March 2016; 10 Oct'd, 0 Avail., 0 UC & 10 dev'd lots LTBO;	195 total lots March 2016; 13 Oct'd, 0 Avail., 3 UC & 179 dev'd lots LTBO; (future lots will be in Blanco Co south of the District's southern border)	2016: Paul King has 58.4 ac. planned Live Oak Village w/150 SF lots in the back & 100 MF & comm. fronting US 281;	2016: Paul King has 58.4 ac. planned Live Oak Village w/150 SF lots off frontage & 100 MF & commercial fronting US 281;	2016: Toreador Ranch LLC has several parcels totalling ~535.8 acres S. on SH 71; has been in talks with County to develop small acreage homesites; no concept plans yet; (in Spicewood, there is a new dev. that is also termed "Doublehorn Ranch", with homes are available on large lots; just as the Toreador Ranch parcel, there are no utilities	2016: Doublehorn Ranch Ltd. has several parcels totalling ~535.8 acres S. on SH 71; has been in talks with County to develop small acreage homesites; no concept plans yet; (in Spicewood, there is a new dev. that is also termed "Doublehorn Ranch", with homes are available on large lots; just as the Toreador Ranch parcel, there are no utilities	Tracts are S. off SH 71; small % floodplain due to Doublehorn Creek; some of the larger tracts include: 2016: Unknown Owner has 52.7 ac. Elsching Robert L Jr Trust has ~719.2 ac. Doye Don D has ~565.9 ac. Sincudo Earl P has ~381.5 ac.
May 2016 - Oct 2016	0	0	2	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	7	0	0	0	0	0
Oct 2017 - Oct 2018	0	1	9	4	0	0	0	0
Oct 2018 - Oct 2019	0	0	9	9	20	0	0	0
Oct 2019 - Oct 2020	1	1	8	10	20	0	0	0
Oct 2020 - Oct 2021	0	0	8	9	40	2	2	0
Oct 2021 - Oct 2022	0	0	9	8	20	9	5	0
Oct 2022 - Oct 2023	0	1	8	9	0	16	8	0
Oct 2023 - Oct 2024	0	0	9	10	0	23	11	0
Oct 2024 - Oct 2025	0	1	9	10	0	28	13	0
2016 - 2020	1	2	35	23	40	0	0	0
2021 - 2025	0	2	43	46	60	78	39	0
2016 - 2025	1	4	78	69	100	78	39	0
Ratio (students per home):	0.5	0.3	0.07	0.29	0.17	0.47	0.47	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		24	24	24	24	25	25	26
Name								Double Horn Creek
Land Use Type	Probable Single Family	Probable Single Family	Landmark					Single Family
Phase	Future	Future	Future					Developing
MPC								
Municipalities	Marble Falls ETJ	Marble Falls ETJ						Burnet County
	<p>These tracts are N. off RR 403 & W. off RR 401; Some of the larger tracts include: 2016: Harris Mary Helen Trust has -162.7 ac. Herbert Wallace has -245.6 ac. Cude Joe E. & Patricia a has 188.9 ac. Rhoades Dale Wayne has -15.8 & 42 ac. Seventy One 281 Investments Lp has 488.13 ac. Hohenberger Bertha Clara Ruester Family -165.89 ac. Boylan Patricia Ann Heritage Trust has 39.77 ac. Leighton Kent and Sandy has -32.66 ac. Schnell Eric K has 199.8 ac.</p>	<p>These tracts are S. off RR 403; some of the larger tracts include: Ebeling Robert L Jr Trust has -284.7 ac. Schnell Eric K has 97.2 & 37.6 ac. Wright Mahvin has -189.03 ac. Titus Lisa Trust has -100.02 ac. Sautculo Wep Lp has -221.52 ac. Haile Raymond R has -21.68 ac. Kanz Richard G has -14.27 ac. Rasor Linda L has 31.1, 12, & 6 ac. Stevens Carille R & Karen has -43.55 ac. Wright Richard has -29.74 ac.</p>	<p>Landmark</p>	<p>Marble Falls ETJ</p> <p>These tracts are on the northeast corner of US 281 & SH 71. 2016: Bradshaw Deanna Trust has 280.59 ac. Bradshaw Edward W Jr Etux Deanna D has -8.08 ac. Cude Joe E. & Patricia a has 386 ac. Has Tj Llc has -8.9 ac. Harris Mary Helen Trust has 61.7 & 64.4 ac. Lake Hills Kv & Bow Storage - Marble Falls Lp has -5.24 ac. Lanford Equipment Co Inc has 17 ac. Western Land Investments Inc has 6.93 ac. it is likely this PU will see some development due to it being on a major intersecstion, but plans=unknown here, likely comm</p>	<p>Marble Falls ETJ</p> <p>Small PU between CR 401 N & US 281 & SH 71 which should dev. as dominated by commercial and MF due to it being surrounded by traffic corridors which will inhibit SF dev.</p>	<p>181 total lots March 2016: 74 Occ'ed, 1 Avail., 5 UC & 101 dev'ed lots LTO; builders: Hancock Homes, The Carver Group & Sun Gabriel Builders</p>		
May 2016 - Oct 2016	0	0	0	0	0	0	0	3
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	5
Oct 2017 - Oct 2018	0	0	0	0	0	0	0	7
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	7
Oct 2019 - Oct 2020	0	0	0	0	0	0	0	6
Oct 2020 - Oct 2021	2	1	0	0	0	0	0	7
Oct 2021 - Oct 2022	8	4	0	0	0	0	0	8
Oct 2022 - Oct 2023	9	3	0	0	0	0	0	7
Oct 2023 - Oct 2024	12	6	0	0	0	0	0	8
Oct 2024 - Oct 2025	15	8	0	0	0	0	0	8
2016 - 2020	0	0	0	0	0	0	0	28
2021 - 2025	46	22	0	0	0	0	0	38
2016 - 2025	46	22	0	0	0	0	0	66
Ratio (students per home):	0.28	0.28	0	0	0	0	X	0.32



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	26	26	27	27	27	27	28
Name							Capstone Ranch
Land Use Type							Single Family
Phase							Developing
MPC							
Municipalities	Burnet County	Marble Falls ETJ	Marble Falls ETJ	Marble Falls ETJ	Marble Falls ETJ	Marble Falls ETJ	Marble Falls ETJ
	This PU is located in the NE corner of SH 71 & RR 401; there very large tracts cross into other PU boundaries; 2016: These include Burnam Ranch Lps 1,941 acres & Doyle Dond's 418 acres; Burnham R. Ranch has an additional 10.5 acres; Redr Ltd. has 186.43 acres; Burnham tracts are family-owned estates and will not develop; long-term maybe small portions will dev. but family is not interested in dev. & is old family in area (PASSA expects commercial & MFEN along frontage of SH 71)	2016: Ellison Roper Land Corp. has several parcels totalling ~147.4 acres E. on US 281; has rumored land plans for these tracts; need to extend utilities & need annexation into Marble Falls; annexations have taken ~3 months in the past; land plan called for a majority SF; final plan could have a mix of SF, MF, & comm.; with annexation, will have ~3 or more homes per ac. most likely	2016: Ellison Roper Land Corp. has several parcels totalling ~147.4 acres US 281, one of which east on S, US 281 has a plan for MF in the near future; would need to extend utilities & annexation by Marble Falls; as noted in previous column the plans show a majority of the dev. as SF and the remainder as commercial and MF;	These tracts are between US 281 & RR 401; some floodplain issues due to Flatrock Creek; 2016: Edwards, Thomas has 7.15 ac; Kine Paul Jr, ElLux, Kine, Barbara ==300.5 ac; Marble Falls Rodeo Assn Inc == 13.95 ac; Penna Beach Ltd has ~62.6 ac; Roper James Russell has 257.97 ac; Harris Janie Kay Roper has 220.45 ac; Coffey Bryan a Enux Kathryn has ~13.82 ac; these parcels could be annexed at any time that they lobby for annexation and would then have ~3 lots/ ac. if they dev. as SF;	Small PU between CR 401 N and US 281 which should dev. as dominantly commercial land MF due to it being surrounded by traffic corridors which will inhibit SF dev.	36 total lots March 2016: 15 Oct ed, 0 Avail, 1 UC & 20 dev ed lots LTBO; and there are 73.62 ac. that are planned for future SF dev., so PASSA estimates another 50 lots; Capstone markets all underground utilities & Capstone's water system also provides bulk water sales to LCRA and H2O Water Supply Co.;	
May 2016 - Oct 2016	0	3	0	0	0	0	1
Oct 2016 - Oct 2017	0	5	0	0	0	0	2
Oct 2017 - Oct 2018	0	7	0	0	0	0	2
Oct 2018 - Oct 2019	0	7	2	0	0	2	3
Oct 2019 - Oct 2020	0	6	9	0	0	9	3
Oct 2020 - Oct 2021	0	7	13	20	1	34	4
Oct 2021 - Oct 2022	0	8	17	40	7	64	3
Oct 2022 - Oct 2023	0	7	19	40	12	71	5
Oct 2023 - Oct 2024	0	8	22	40	19	81	8
Oct 2024 - Oct 2025	0	8	24	40	25	89	9
2016 - 2020	0	28	11	0	0	11	11
2021 - 2025	0	38	95	180	64	339	29
2016 - 2025	0	66	106	180	64	350	40
Ratio (students per home):	0	X	0.24	0.14	0.1	X	0.33



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		28	28	29	29	29	29	29
Name	Capstone Ranch			Riviera Village	South Shore Acres	Gateway Park	Los Escondidos	Cottages at Gateway Park
Land Use Type	Single Family			Single Family	Single Family	Single Family	Single Family	Apartment
Phase	Future	Future	Existing	Existing	Existing	Developing	Developing	Existing
MPC	Future	Future	Existing	Existing	Existing	Developing	Developing	Existing
Municipalities	Marble Falls ETJ	Burnet County	Marble Falls ETJ	Marble Falls ETJ	Marble Falls	Marble Falls	Marble Falls ETJ	Marble Falls
	Capstone Ranch Invest's Lp has 142.39 ac. that is now for sale - S. on E. FM 2147 with half in Marble Falls ETJ and half out of the ETJ (so this dev. could actually evolve as higher density SF dev. w/3 lots/ ac. if use City water/sewer)	All tracts below are E. of RR 401 & S. of FM 2147 several have small floodplain on Double Horn Creek; several larger tracts in 2016 include: Bowles Larry & Linda Bowles has ~141.7 ac. Burnham Murry--515.8 ac. (old family, no dev. plan) Capitol Endeavors Ltd has ~78.67 ac. Gridiron Creek Ranch Ltd has ~399.8 ac. RCGR Ltd has several parcels totaling ~1,481 ac. Dowd Ranch--88.16 ac.; Burnham R. Ranch--1,941.16 ac. Dowd Ranch & Burnham Ranch & other parcels could receive limited water supply via Capstone; but they are far N. from SH 71 so likely to > 10 yrs.	40 total lots March 2016: 26 Occ'd, 0 Avail., 0 UC & 14 dev'd lots LTBO; some owners have multiple lots older subdivision slow to build out	21 total lots March 2016: 15 Occ'd, 0 Avail., 0 UC & 6 dev'd lots LTBO; older subdivision slow to build out	45 total lots March 2016: 28 Occ'd, 0 Avail., 1 UC & 16 dev'd lots LTBO;	41 total lots March 2016: 19 Occ'd, 0 Avail., 0 UC & 22 dev'd lots LTBO;	506 Gateway Pkwy 39 units 100% occ	
May 2016 - Oct 2016	0	0	0	0	0	1	0	0
Oct 2016 - Oct 2017	0	0	0	1	1	2	1	0
Oct 2017 - Oct 2018	0	0	1	0	0	1	0	0
Oct 2018 - Oct 2019	0	0	0	1	1	2	1	0
Oct 2019 - Oct 2020	2	0	1	0	0	1	1	0
Oct 2020 - Oct 2021	6	0	0	1	1	1	0	0
Oct 2021 - Oct 2022	8	2	0	0	0	0	1	0
Oct 2022 - Oct 2023	8	5	1	1	1	1	0	0
Oct 2023 - Oct 2024	9	5	0	0	0	1	1	0
Oct 2024 - Oct 2025	10	7	1	0	0	0	0	0
2016 - 2020	2	0	2	2	2	7	3	0
2021 - 2025	41	19	2	2	2	3	2	0
2016 - 2025	43	19	4	4	4	10	5	0
Ratio (students per home):	0.1	0.1	0.27	0	0	0.54	0.21	0.05
		X						



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	29		29		29		29		29		29		
	Name	LCRA	Gateway Meadows TH	Ridgmont Village	Gateway Gardens	Gateway Villas	29	29	29	29			
Land Use Type	Apartment	Apartment	Apartment	Apartment	Senior	Senior	Townhomes	Townhomes	Townhomes	Townhomes	LCRA		
Phase	Existing	Existing	Existing	Existing	Existing	Existing	Future	Future	Future	Future	Landmark		
MPC													
Municipalities	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls	Marble Falls ETJ	Marble Falls ETJ	Burnet County	Burnet County	Burnet County		
	503 Gateway Pkwy 6 units 100% occ						These tracts are east of the Michel General Asphalt site; These tracts are currently zoned agriculture and are part of Marble Falls' low-density zone in the future land use plan; larger tracts include 2016: Ashmore C R Family Prorship has 44.97 ac. David Ranch Llc has ~28.51 ac. Ellison Roper Land Corporation has 25.58 ac. Little River Trust has ~25.16 ac. Michel General Llc and has ~25.01 ac. Richter Investment Partnership Ltd has ~317.4 ac. Vinson Guy Nell Schinometer and has ~269.5 ac. Pelop W E III - newly owns ~479 ac. of a total 695 ac. on three large tracts, which incl. Bluebonnet Camp Rd. and also small frontage on Lake LBJ/Colorado River; but poor access N. off E. FM 2147 (i.e., no known ownership to connect the parcels to 2147, except easement via Bluebonnet Camp Rd.)	These tracts are east of the Colorado River & N. of Max Starke Dam Road. In northwestern portion of PU; tracts are N. off FM 2147; the Niemar & Winter tracts are zoned medium-density MF in the City of Marble Falls 2016: Beta Trust Belinda S Kemper Trustee-- 171.5 ac. Lightfoot Lee Ray has 1403 ac. Niemar-20, Ltd--14.23 ac.; Joe Don Dockery=19 ac.; These Sixty Communications Co has 6 ac. Truhan David Scott & Nikki N has 8.52 ac. Winter Ida Clear and Vic Winter has ~10.81 ac. Bormann Linda & Brice has ~6.32 ac.					
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0	0		
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0	0	0	0		
Oct 2017 - Oct 2018	0	0	0	0	0	0	0	0	0	0	0		
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	0	11	11	0		
Oct 2019 - Oct 2020	0	0	0	0	0	0	10	10	12	12	0		
Oct 2020 - Oct 2021	0	0	0	0	0	0	18	18	5	5	0		
Oct 2021 - Oct 2022	0	0	0	0	0	0	19	19	0	0	0		
Oct 2022 - Oct 2023	0	0	0	0	0	0	21	21	3	3	0		
Oct 2023 - Oct 2024	0	0	0	0	0	0	25	25	9	9	0		
Oct 2024 - Oct 2025	0	0	0	0	0	0	5	5	15	15	0		
2016 - 2020	0	0	0	0	0	0	10	10	23	23	0		
2021 - 2025	0	0	0	0	0	0	88	88	32	32	0		
2016 - 2025	0	0	0	0	0	0	98	98	55	55	0		
Ratio (students per home):	0.17	0	0	0	0	0	0.19	0.12	0.15	0	0		



Marble Falls I.S.D. Projected New Housing Occupancies

Planning Unit	29	30	30	31	31	31	31	31	31	32
	Michel General Asphalt Landmark	Probable Single Family Future	Falling Water Single Family Future	Marble Falls 2016: John Stewart has 103 & 256 ac. S. on FM 1431; City states this SF dev. is still in early stages and several years out due to the solid rock foundation that needs to be addressed; so, initial plans of 860 lots will not likely evolve (PASA); due to being in City limits, may also have some MF or higher density, due to const. costs on rocks;	Marble Falls ETJ 2016: there are several tracts in this PU that are owned by Mary Laminack & Las Animas Ranch Ltd.; these tracts will not develop this ten-year projection period;	Marble Falls ETJ 2016: these tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.	Marble Falls ETJ These tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.	Marble Falls ETJ These tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.	Marble Falls ETJ These tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.	Joel Rains Single Fami Existing
Municipalities	<p><i>Burnet County</i></p> <p>These tracts are between the Colorado River & Double Horn Creek and fairly isolated and mainly off CR 404; larger tracts include: 2016: Abou-samara Moustapha--76.7 ac. Profit Nita Ruth has ~220.6 ac. Dunne Philip J & Susan I has ~356 ac. Brigham David T & Terri L has ~251.6 ac. Che Ranch Partnership Lp has 164.38 ac. Goodall Robert J & Marguerite --50.19 ac. Gridiron Creek Ranch Ltd has 341.98 ac. Hefington Cathryn R has 234.7 ac. Stonehenge Properties Lp has ~450.7 ac.</p>	<p><i>Burnet County</i></p> <p>These tracts are between the Colorado River & Double Horn Creek and fairly isolated and mainly off CR 404; larger tracts include: 2016: Abou-samara Moustapha--76.7 ac. Profit Nita Ruth has ~220.6 ac. Dunne Philip J & Susan I has ~356 ac. Brigham David T & Terri L has ~251.6 ac. Che Ranch Partnership Lp has 164.38 ac. Goodall Robert J & Marguerite --50.19 ac. Gridiron Creek Ranch Ltd has 341.98 ac. Hefington Cathryn R has 234.7 ac. Stonehenge Properties Lp has ~450.7 ac.</p>	<p><i>Marble Falls</i></p> <p>2016: John Stewart has 103 & 256 ac. S. on FM 1431; City states this SF dev. is still in early stages and several years out due to the solid rock foundation that needs to be addressed; so, initial plans of 860 lots will not likely evolve (PASA); due to being in City limits, may also have some MF or higher density, due to const. costs on rocks;</p>	<p><i>Marble Falls ETJ</i></p> <p>2016: there are several tracts in this PU that are owned by Mary Laminack & Las Animas Ranch Ltd.; these tracts will not develop this ten-year projection period;</p>	<p><i>Marble Falls ETJ</i></p> <p>2016: these tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.</p>	<p><i>Marble Falls ETJ</i></p> <p>2016: these tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.</p>	<p><i>Marble Falls ETJ</i></p> <p>2016: these tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.</p>	<p><i>Marble Falls ETJ</i></p> <p>2016: these tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.</p>	<p><i>Marble Falls ETJ</i></p> <p>2016: these tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.</p>	<p><i>Marble Falls ETJ</i></p> <p>2016: these tracts are N. of the Colorado River & S. of FM 1431, ~1/3 in the floodplain. Some of the larger tracts include: 2016: Big Sky Investments has ~56.6 ac. Malkemus Perry D has 186.17 ac. Poage George W III & Nicole F has 40.3 ac. Spear W & D Trust has ~74.5 ac. Hopkins Dale E & Kristine has 40.27 ac. Gibbs Stan Etux Dora has ~55.3 ac. Bible Darrell Eugene has 30.88 ac.</p>
Total	1	0	0	0	0	0	0	0	0	0
May 2016 - Oct 2016	1	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	4	1	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	2	0	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	15	0	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	25	1	0	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	25	2	8	0	0	0	0	0	8	0
Oct 2021 - Oct 2022	20	2	12	0	0	0	0	0	12	0
Oct 2022 - Oct 2023	27	0	18	0	0	0	0	0	18	0
Oct 2023 - Oct 2024	36	2	28	0	0	0	0	0	28	0
Oct 2024 - Oct 2025	21	3	32	0	0	0	0	0	32	0
2016 - 2020	47	2	0	0	0	0	0	0	0	0
2021 - 2025	129	9	98	0	0	0	0	0	98	0
2016 - 2025	176	11	98	0	0	0	0	0	98	0
Ratio (students per home):	0	0.19	0.25	0	0	0.24	0	0	X	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	32	32	32	33	33	33	34	34	34
Name				Hamilton Creek Ranchettes					
Land Use Type/Phase				Single Family Developing					
MPC									
Municipalities	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Marble Falls ETJ</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>
	2016; there are several tracts owned by Cimarron Ranch Prop's, Double Eagle Ranch Ltd., & Mary Laminack in this PU; these tracts will not develop in the ten-year time frame covered by this demographic study;	These tracts are N. of the Colorado River & S. of FM 1431, ~1/4 in the floodplain & challenging terrain; some of the larger tracts include: <u>2016: Birtwell Family Trust (50%) = -119.89 ac;</u> <u>Ebeling Duann W has 28.37 ac;</u> <u>Gibson Cynthia Wagentühr has 27.44 ac;</u> <u>FM 1431 Property Inc has 211.46 ac;</u> <u>Oerly Elizabeth has -365.1 ac;</u> <u>Three Forty Three Camp Creek Llc has 74.82 ac;</u> <u>Wagentühr Craig & Shirley has -116.92 ac;</u>	68 total lots March 2016: 49 Occ'd, 0 Avail., 0 UC & 19 dev'ed lots LTBO;	These tracts are N. of FM 1431 & S. of CR 341; challenging terrain in PU; larger tracts include: <u>2016: Bowles Lester & Izola Trust = 175.6 ac;</u> <u>Desfiladero Llc has -249.3 ac;</u> <u>Hbmt Properties Ltd has -133.1 ac;</u> <u>Herne Rita M has -146.3 ac;</u> <u>Langham Wayne & Fred Langham = -79.1 ac;</u> <u>Merka Milton C has -47.59 ac;</u> <u>Moore Duane T & Ailee has 56.61 ac;</u> <u>Bible D Eugene & Robin I has -200.6 ac;</u> <u>Oden Family Trust has -747.7 ac;</u> <u>Whitman George & John Whitman = -152.6 ac;</u>	These tracts are mostly in the Balcones Canyon National Wildlife Refuge; larger tracts include: <u>2016: Atwood Greg & Eux has -647.23 ac;</u> <u>Bar 9.9, L.p. has -2,643 ac;</u> <u>Camp Peniel Inc has -336.5 ac;</u> <u>Center Ruth has -261.3 ac;</u> <u>Cobb John Otis Family Partnership Ltd = -96.19 ac;</u> <u>Coutler James D Iii & Rachel Kathleen = 121.63 ac;</u> <u>Don Holland Real Properties Lp has -573.4 ac;</u> <u>Goldstar Investments Ltd has -1,842 ac;</u> <u>Moore Douglas W Life Estate has -217.26 ac;</u> <u>Whitman C.C. has -575.6 ac;</u>	<i>PU bounded on south by FM 1431</i>	<i>PU bounded on south by FM 1431</i>	<i>PU bounded on south by FM 1431</i>	<i>PU bounded on south by FM 1431</i>
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	0	0	0	1	0	0	0	0	0
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	0	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	0	0	0	1	0	0	0	0	0
Oct 2021 - Oct 2022	0	0	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	0	0	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	0	0	1	0	0	0	0	0
Oct 2024 - Oct 2025	0	0	0	0	0	0	0	0	0
2016 - 2020	0	0	0	1	0	0	0	0	0
2021 - 2025	0	0	0	2	0	0	0	0	0
2016 - 2025	0	0	0	3	0	0	0	0	0
Ratio (students per home):	0	0	0	0.41	0	0	0	0	X
									X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	35	35	36	36	36	37	37	37		
Name	Coldwater Creek RV		Canyon Ridge Springs							
Land Use Type	MHP		Single Family					Probable Single Family		
Phase	Existing		Developing					Future		
MPC										
Municipalities	Burnet County	Burnet County	Burnet County	Travis County	Travis County	Travis County	Travis County	Travis County		
	<p>These tracts are mostly in the Balcones Canyon National Wildlife Refuge; larger tracts include: 2016: At Holding-buneco Llc has -2,113 ac. Trust for Public Lands and has -254.15 ac. Lewis Nelson H Family Trust B has -203.1 ac. Jones Harold Reversible Living Tr=-584.7 ac. Green Scott Bryan has -143.3 ac. Hickory Pass Lp has 504.1 ac. (also in PU 36) Palmer James Bernhard has -217.49 ac. Shookies Lp has 111.72 ac. Johnston 2007 Exempt Trust has 751.54 ac. Grant Thomas R & has 75.39 ac.</p>	<p>48 total lots, a portion is out of the district March 2016: 15 Occ'd, 0 Avail., 0 UC & 33 dev'ed lots LTBO;</p>	<p>These tracts are N. off FM 1431 & adj. to the BCNWR & other conservation areas; very challenging terrain; the larger tracts include: 2016: Highland Management Inc has -4,444 ac. Pendley Michael D (V/b) has -236 ac. Berdoff Realty Llc has -73.62 ac. Bostick Family Trust has 57.86 ac. Church Michael R & Kelley L has -78.77 ac. Coffee Robert F Etal has -332.8 ac. Cain David F has -47.23 ac. Gerrie Investments L P has -42.03 ac. Hickory Pass Lp has 3171.32 ac. (also in PU 35)</p>	<p>This PU is mostly conservation tracts; challenging terrain; larger tracts include 016: Coffee Robert F Etal has -125.35 ac Coffee Russell & Christine= 662.8 ac. Melching Timothy W has 59.09 ac. Gust Stuzette J has 34.03 ac.</p>	<p>This PU is mostly conservation tracts; challenging terrain; larger tracts include 016: Coffee Robert F Etal has -125.35 ac Coffee Russell & Christine= 662.8 ac. Melching Timothy W has 59.09 ac. Gust Stuzette J has 34.03 ac.</p>	<p>Rodgers-Penna Invest's has 1,924.02 ac. which is in three school districts with XXX ac. in Marble Falls I.S.D.; since tract is since dev'ed or owned, it will likely dev., due to Hines dev'ing Tessera just S. of FM 1431; and this tract is N. on FM 1431; and in the City of Lago Vista, ETL and could be annexed for 3 lots/ac. but likely to dev. as rural lots.</p>	<p>PU bounded on south by FM 1431</p>	<p>PU bounded on south by FM 1431</p>	<p>PU bounded on south by FM 1431</p>	<p>PU bounded on south by FM 1431</p>
May 2016 - Oct 2016	0	0	0	0	0	0	0	0		
Oct 2016 - Oct 2017	0	0	1	0	0	1	0	0		
Oct 2017 - Oct 2018	0	0	1	0	0	1	0	0		
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	0		
Oct 2019 - Oct 2020	0	0	1	0	0	1	0	0		
Oct 2020 - Oct 2021	0	0	0	0	0	0	0	2		
Oct 2021 - Oct 2022	0	0	1	0	0	1	0	5		
Oct 2022 - Oct 2023	0	0	1	0	0	1	0	4		
Oct 2023 - Oct 2024	0	0	0	0	0	0	0	6		
Oct 2024 - Oct 2025	0	0	1	0	0	1	0	8		
2016 - 2020	0	0	3	0	0	3	0	0		
2021 - 2025	0	0	3	0	0	3	0	25		
2016 - 2025	0	0	6	0	0	6	0	25		
Ratio (students per home):	0	0	0.07	0	0	0	0.08	X		



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	38	38	38	38	38	38	38	38	39
Name	Chimney Cove	Smithwick Mills	Vista Del Rio	Waterford Club	38	Gray Wolf Golf	38	Old Trails Estates	
Land Use Type	Single Family	Single Family	Single Family	Single Family		Landmark		Single Family	
Phase	Developing	Developing	Developing	Developing				Developing	
MPC									
Municipalities	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Travis County</i>	
	122 total lots March 2016: 38 Occ'd, 0 Avail., 1 UC & 83 dev'd lots LTBO; some owners have multiple lots	77 total lots March 2016: 60 Occ'd, 0 Avail., 0 UC & 17 dev'd lots LTBO;	61 total lots March 2016: 43 Occ'd, 0 Avail., 2 UC & 16 dev'd lots LTBO; builder: Bundeit Homes	148 total lots March 2016: 0 Occ'd, 0 Avail., 0 UC & 148 dev'd lots LTBO; streets are in place, but no home construction yet.	These tracts are N. of the Colorado River & S. of FM 1431; some of the larger tracts include: 2016: Frankl J Gibbs Etux Bonnie R-- 186.5 ac. Wier Myron L has 826.7 ac. Miller David Lester & Sally T has 122.38 ac. Joseph Lund & Cattle Co Ltd has -101.7 ac. Hickory Creek Farms Llc has 111.69 ac. Franki Bo & Bonnie has -351.2 ac. Camp Balcones Springs Lp has 76.16 ac. Dickens Michael Etux Kandy has -99.1 ac. Lewis Nelson H Etux has -49.34 ac.; all tracts= less challenging terrain than other PLU's N. of River	Landmark	FM 1341 is PU north boundary and River is boundary on south	49 total lots March 2016: 25 Occ'd, 0 Avail., 0 UC & 24 dev'd lots LTBO;	
May 2016 - Oct 2016	0	0	1	0	0	0	1	0	
Oct 2016 - Oct 2017	2	1	2	3	0	0	8	1	
Oct 2017 - Oct 2018	3	1	2	7	0	0	13	1	
Oct 2018 - Oct 2019	1	0	2	7	0	0	10	0	
Oct 2019 - Oct 2020	2	1	1	8	0	0	12	1	
Oct 2020 - Oct 2021	3	1	2	9	2	0	17	1	
Oct 2021 - Oct 2022	1	0	1	8	7	0	17	0	
Oct 2022 - Oct 2023	2	1	2	9	9	0	23	1	
Oct 2023 - Oct 2024	2	1	1	8	11	0	23	0	
Oct 2024 - Oct 2025	2	0	1	8	13	0	24	1	
2016 - 2020	8	3	8	25	0	0	44	3	
2021 - 2025	10	3	7	42	42	0	104	3	
2016 - 2025	18	6	15	67	42	0	148	6	
Ratio <small>(students per home):</small>	0.08	0.25	0.07	0.07	0.24	0	X	0.24	



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	39	39	39	40	40	40	40	40	40
Name	Paradise Manor	Turkey Bend RV Park	Burnet County	Eagle Bluff	James Johnson	Spicewood Beach	Spicewood Estates	Coopers Bend	
Land Use Type	Single Family	MHP	<i>Burnet County</i>	Single Family	Single Family	Single Family	Single Family	Single Family	
Phase	Developing	Existing		Existing	Existing	Developing	Existing	Developing	
MPC									
Municipalities	<i>Travis County</i>	<i>Travis County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>
	224 total lots March 2016: 51 Occ'd, 0 Avail., 0 UC & 173 dev'd lots LTBO;	12 total lots March 2016: 5 Occ'd, 0 Avail., 0 UC & 7 dev'd lots LTBO;	These tracts are S. of FM 1431 & N. of the Colorado River. The larger tracts incl.: 2016: Crp Trenton Ltd has ~211.16 ac. Goodson Hazel has ~100.73 ac. Highland Management Inc has ~421.7 ac. Kittman Martha Sue has ~150.8 ac. James Sharon & William C Harvey= ~41.26 ac. Marter Richard P & Theresa M has ~49.53 ac. Shell Charles L has ~346.59 ac. Unknown Owner has ~99.5 ac. very challenging terrain in this PU;	almost built out	built out	345 total lots March 2016: 310 Occ'd, 0 Avail., 0 UC & 35 dev'd lots LTBO; some owners have multiple lots	Built out	22 total lots March 2016: 16 Occ'd, 0 Avail., 0 UC & 6 dev'd lots LTBO; some owners have multiple lots	
May 2016 - Oct 2016	2	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	4	1	0	0	0	1	0	0	0
Oct 2017 - Oct 2018	5	0	0	0	0	2	0	0	0
Oct 2018 - Oct 2019	3	1	0	1	0	1	1	0	0
Oct 2019 - Oct 2020	4	0	0	0	0	0	0	1	1
Oct 2020 - Oct 2021	3	1	0	0	0	2	0	0	0
Oct 2021 - Oct 2022	4	0	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	5	1	0	0	0	1	0	0	1
Oct 2023 - Oct 2024	4	0	0	1	0	2	0	0	0
Oct 2024 - Oct 2025	3	0	0	0	0	1	0	0	0
2016 - 2020	18	2	0	1	0	4	1	1	1
2021 - 2025	19	2	0	1	0	6	0	1	1
2016 - 2025	37	4	0	2	0	10	1	2	2
Ratio (students per home):	0.1	0	0	0.06	0.29	0.16	0.84	0.38	



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	40	40	40	40	40	40
Name						
Land Use Type						
Phase						
MPC						
Municipalities						
	James Cooper Single Family Developing <i>Burnet County</i> 28 total lots March 2016: 19 Occ'd, 0 Avail., 0 UC & 9 dev'ed lots LTBO;	Lake Oaks Single Family Developing <i>Burnet County</i> 68 total lots March 2016: 42 Occ'd, 0 Avail., 0 UC & 26 dev'ed lots LTBO;	Lakeside Beach Single Family Developing <i>Burnet County</i> 407 total lots March 2016: 134 Occ'd, 0 Avail., 0 UC & 273 dev'ed lots LTBO;	Ranches at Double Horn Single Family Planned <i>Burnet County</i> planned for 30 total lots March 2016: no activity;	Single Family Future <i>Burnet County</i> 2016: J&R Dev. Inc.=317.5 ac. N. on SH 71; potentially plans to dev. sm. acreage SE lots; no concept plans as of yet;	<i>Burnet County</i> 2016: several tracts owned by the Walls, Harte Family & Keller Family in this PU; these tracts will not dev. soon in that families have no need to sell; Christopher Harte's 16, 6, 11, & 639 ac. is spinoff of Harte Hanks Publishing family; & the Wall Family also will not dev. this ten-year proj. period, but owns 199 & 160 ac. N. on SH 71; (Paul Keller has Austin Engr. And Austin Explosives companies)
May 2016 - Oct 2016	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	2	1	0	0	0
Oct 2017 - Oct 2018	1	2	2	1	1	0
Oct 2018 - Oct 2019	0	1	2	2	3	0
Oct 2019 - Oct 2020	0	0	1	3	4	0
Oct 2020 - Oct 2021	1	2	0	3	5	0
Oct 2021 - Oct 2022	0	1	1	2	6	0
Oct 2022 - Oct 2023	0	0	2	3	7	0
Oct 2023 - Oct 2024	1	1	2	1	9	0
Oct 2024 - Oct 2025	0	1	1	2	8	0
2016 - 2020	1	5	6	6	8	0
2021 - 2025	2	5	6	11	35	0
2016 - 2025	3	10	12	17	43	0
Ratio (students per home):	0.11	0.1	0.25	0.1	0.1	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	40	40	41	41	41	41	42	42	42	42
Name	LCRA		Quail Creek	Deerpath Ranch			Oaks at Spicewood	Starlight RV		
Land Use Type	Landmark		Single Family	Single Family			Single Family	MHP		
Phase			Existing	Developing			Developing	Existing		
MPC										
Municipalities	Burnet County		Burnet County	Burnet County			Burnet County	Burnet County		Burnet County
	PU 40 is a large PU with much long-term potential for SF dev. N. off SH 71	basically built out	20 total lots March 2016: 8 Occ'd, 0 Avail., 0 UC & 12 dev'd lots LTBO;	Tracts are S. of SH 71 & N. of M.F.I.S.D. boundary adj. to Bill Milburn's tract; some terrain challenges; 2016: Fall Creek Cattle Co. has ~766.76 ac.; Ross Myron has ~330.02 ac.; Faubion James F has ~598.5 ac.; Ora Vez Ranch Ltd has ~423.1 ac.; Waller Development Corp. has ~422.7 ac.; Jones Timothy Earl has 161.44 ac.; Jones Lucius E & Ann Faubion has ~42.9 ac.; Wheeler Jack J has ~50.24 ac.	98 total lots March 2016: 64 Occ'd, 0 Avail., 0 UC & 34 dev'd lots LTBO;	Built out	These tracts are S. of SH 71 & N. of M.F.I.S.D. boundary. 2016: Cherra Springs Ranch Ltd has ~861.4 ac.; Latham James F has ~216.9 ac.; Manigold Edward Enox Madeline has ~76.7 ac.; Waller Development Corporation has ~66.96 ac.; Webster Daniel G has ~51.3 ac.; Winter Claid Victor & Ida Clour Winter has 62.6 ac.; Ray Virginia D Living Trust has 62.52 ac.; Naumann Larry has 70.8 ac.; Hollingsworth Dewey Mack & has ~101.09 ac.; Bowden Frances & Meginity S. Burton-- 194.57 ac.			
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	4	0	1	0	0	1	1	0	2
Oct 2017 - Oct 2018	0	9	0	1	0	0	2	0	0	2
Oct 2018 - Oct 2019	0	11	1	0	0	0	2	0	0	2
Oct 2019 - Oct 2020	0	9	0	1	0	0	1	0	0	1
Oct 2020 - Oct 2021	0	13	0	0	2	2	1	0	0	1
Oct 2021 - Oct 2022	0	10	1	1	9	11	2	0	0	2
Oct 2022 - Oct 2023	0	14	0	0	19	19	1	0	0	1
Oct 2023 - Oct 2024	0	17	0	1	23	24	1	0	0	1
Oct 2024 - Oct 2025	0	13	1	0	27	28	2	0	0	2
2016 - 2020	0	33	1	3	0	4	6	1	0	7
2021 - 2025	0	67	2	2	80	84	7	0	0	7
2016 - 2025	0	100	3	5	80	88	13	1	0	14
Ratio (students per home):	0	X	0.34	0	0.39	X	0.33	0	0	X



**Marble Falls I.S.D.
Projected New Housing Occupancies**

Planning Unit	43	43	43	44	44	44	44	44
Name	Spicewood Oaks		Krause Springs	Granite Ridge	"Thomas Ranch"	"Thomas Ranch"	"Thomas Ranch"	"Thomas Ranch"
Land Use Type	Single Family		Landmark	Single Family	Apartment	Townhomes	Townhomes	Single Family
Phase	Existing			Developing	Planned	Planned	Planned	Planned
MPC	Burnet County		Burnet County	Burnet County	Thomas Ranch	Thomas Ranch	Thomas Ranch	Thomas Ranch
Municipalities	Burnet County	Burnet County	Burnet County	Burnet County	Thomas Ranch	Thomas Ranch	Thomas Ranch	Travis County
	Built out	These tracts likely cannot dev. until Thomas Ranch dev's & are N. of CR 413 & S. of Lake Travis, incl: 2016; Hudson Harold Jr. has ~52.9 ac. Imley Frances S. Graham Family Trust has 74.94 ac. Reimer James Henry has ~196.39 ac. Tierra Los Gueros Company has 57.25 ac. Waldrop Rick D and Ginger M has ~41.8 ac. Reimer David Loyd has ~35 ac. Wendlandt Ted Et Al has ~53.66 ac. Berry David L has 54.52 ac. Boone Tina and David has 30.46 ac.		20 total lots March 2016; 17 Occ'd, 0 Avail., 0 UC, & 3 dev'd lots L/TBO; some owners have multiple lots	2016; Entire Thomas Ranch has 3,400 LUEs; this is part of "Texas Town & Marketplace," as 1st phase w/1,130 SF lots; 1st homes available in 2018 with a 2024 completion date; the Marketplace will be the retail/comm. center with MF & THs; MF component likely to have ~400-600 MF; the Marketplace is generally located on SH 71 frontage;	2016; Entire Thomas Ranch has 3,400 LUEs; this is part of "Texas Town & Marketplace," as 1st phase w/1,130 SF lots; 1st homes available in 2018 with a 2024 completion date; the Marketplace will be the retail/comm. center with MF & THs; MF component likely to have ~400-600 MF; the Marketplace is generally located on SH 71 frontage;	2016; Entire Thomas Ranch has 3,400 LUEs; this is part of "Texas Town & Marketplace," as 1st phase w/1,130 SF lots; 1st homes available in 2018 with a 2024 completion date; the Marketplace will be the retail/comm. center with MF & THs; MF component likely to have ~400-600 MF; the Marketplace is generally located on SH 71 frontage;	2016; Entire Thomas Ranch has 3,400 LUEs; this is part of "Texas Town & Marketplace," as 1st phase w/1,130 SF lots; 1st homes available in 2018 with a 2024 completion date; the Marketplace will be the retail/comm. center with MF & THs; MF component likely to have ~400-600 MF; the Marketplace is generally located on SH 71 frontage;
May 2016 - Oct 2016	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	0	0	0	0	20	0	0	25
Oct 2019 - Oct 2020	0	0	0	1	40	20	20	45
Oct 2020 - Oct 2021	0	0	0	0	80	25	25	55
Oct 2021 - Oct 2022	0	0	0	0	80	30	30	60
Oct 2022 - Oct 2023	0	0	0	0	120	15	15	70
Oct 2023 - Oct 2024	0	0	0	0	80	5	5	80
Oct 2024 - Oct 2025	0	0	0	0	40	0	0	100
2016 - 2020	0	0	0	1	60	20	20	70
2021 - 2025	0	0	0	0	400	75	75	365
2016 - 2025	0	0	0	1	460	95	95	435
Ratio (students per home):	0.33	0	0	0.35	0.11	0.15	0.15	0.36
			X					



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		44	44	44	44	45	45	45
Name	"Thomas Ranch"	Canyon West	44	44	44	Allison Williams	Indian Mound Estates	Muleshoe Bend
Land Use Type	Single Family	Single Family	Future	Future	Future	Single Family	Single Family	Single Family
Phase	Future	Future	Future	Future	Future	Developing	Developing	Developing
MPC	Thomas Ranch							
Municipalities	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County	Burnet County
	2016: Entire Thomas Ranch has 3,400 LUEs; this column represents "Hilltop" - which is 2nd phase w/1,172 SF lots; 1st homes available in 2021 with a 2030 completion date;	2016: Hines Hwy 71 Lp has several parcels totaling ~659 ac; has planned for Canyon West; 1st phase will have 200 SF lots available in 4th Qtr 2017; this dev. will have 1,500 SF lots; could have MF 1st phases will have price points \$250,000-\$350,000; 1st phases will have higher priced custom homes; water supply will likely depend on Thomas Ranch LUE's but also water from Lakeshiff MUD.	These tracts are S. off CR 404 & E. off SH 71 2016: 93 Southview Lhd has 62.8 ac. Bassett Michelle Segall (90%) & has ~172.6 ac. Fisher Cliff & Kristin Okuma & Timothy Masters=16.2 ac Scott George 2008 Family Trust Aksh has 45.79 ac. Weary Andrew H & Mary Rebecca has 76.41 ac. Jayco Holdings I Lhd has ~484.7 ac. Lewis Jerry Lee has ~13.63 ac. Maze Everett has 124.31 ac.	Tracts W. on S. Paleface Ranch Rd. 2016: Ramsey Foster & Dovie Irrevocable Trust has ~195.6 ac.; These tracts are N. on SH 71 2016: Hwy 71 Land has ~98.35 ac. 93 Southview Lhd has 62.8 ac; it is likely the tracts N. on SH 71 will either become part of Thomas Ranch or develop as their own mixed use developments w/MF, comm., & retail;	40 total lots March 2016: 24 Occ'd, 0 Avail., 0 UC & 16 dev'd lots LTBO; some owners have multiple lots	26 total lots March 2016: 21 Occ'd, 0 Avail., 0 UC & 5 dev'd lots LTBO; some owners have multiple lots	23 total lots March 2016: 11 Occ'd, 0 Avail., 0 UC & 12 dev'd lots LTBO; some owners have multiple lots	
May 2016 - Oct 2016	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	0	8	8	0	0	1	0	1
Oct 2018 - Oct 2019	0	28	28	0	0	0	1	0
Oct 2019 - Oct 2020	0	42	42	0	0	0	0	0
Oct 2020 - Oct 2021	0	50	50	0	20	1	0	0
Oct 2021 - Oct 2022	20	70	70	0	20	0	0	1
Oct 2022 - Oct 2023	55	85	85	0	40	0	1	0
Oct 2023 - Oct 2024	65	85	85	0	40	1	0	0
Oct 2024 - Oct 2025	85	85	85	0	80	0	0	1
2016 - 2020	0	78	78	0	0	1	1	1
2021 - 2025	225	375	375	0	200	2	1	2
2016 - 2025	225	453	453	0	200	3	2	3
Ratio (students per home):	0.43	0.36	0.36	0	0.15	0.08	0.05	0
				X				



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	45	45	45	45	45	45	45	45	45	
Name	Pilot's Landing	Rudge Harbor	The Place	Windermere Oaks	Rudge Harbor	45	45	45	45	45
Land Use Type	Single Family	Single Family	Single Family	Single Family	Townhomes					
Phase	Developing	Developing	Developing	Developing	Existing					
MPC										
Municipalities	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Burnet County</i>	<i>Travis County</i>	<i>Burnet County</i>	<i>Burnet County</i>
	8 total lots plus 1 lot for HOA March 2016: 4 Avail., 0 UC & 4 dev'd lots LTBO; some owners have multiple lots	244 total lots March 2016: 18 Avail., 0 UC & 126 dev'd lots LTBO; some owners have multiple lots	27 total lots March 2016: 18 Avail., 0 UC & 9 dev'd lots LTBO; some owners have multiple lots	447 total lots March 2016: 177 Avail., 2 UC & 268 dev'd lots LTBO; some owners have multiple lots		Tracts are N. of CR 414 & mainly large lots w/little dev. potential, but many sm. subd's 2016: Mead Paul has ~22.82 ac. Boynton G.W. Euxx Constance--32.57 ac. Woodfin Dorothy a has 14.61 ac. Madigan Jim F Euxx Down has 14.45 ac. Muske Larry has 24.57 ac. These tracts are N. on CR 414 2016: Lott Jerry L. Euxx Jill W has 56.55 ac. Hollingsworth Eva Ann has ~59.2 ac. Ross Ned D Euxx Tami R has ~12.4 ac. West of CR 414 is RM Ventures 140.4 ac.				
May 2016 - Oct 2016	0	0	0	2	0	0	0	0	0	2
Oct 2016 - Oct 2017	0	3	0	8	0	0	0	0	0	11
Oct 2017 - Oct 2018	0	2	0	10	0	0	0	0	0	14
Oct 2018 - Oct 2019	1	3	0	10	0	0	0	0	0	15
Oct 2019 - Oct 2020	0	1	1	9	0	0	0	0	0	11
Oct 2020 - Oct 2021	0	2	0	9	0	0	0	0	0	12
Oct 2021 - Oct 2022	0	3	0	8	0	0	0	0	0	12
Oct 2022 - Oct 2023	0	2	0	7	0	0	0	0	0	10
Oct 2023 - Oct 2024	1	1	1	8	0	0	0	0	0	12
Oct 2024 - Oct 2025	0	2	0	7	0	0	0	0	0	10
2016 - 2020	1	9	1	39	0	0	0	0	0	53
2021 - 2025	1	10	1	39	0	0	0	0	0	56
2016 - 2025	2	19	2	78	0	0	0	0	0	109
Ratio (students per home):	0	0.24	0	0.09	0	0	0	0	0	X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	46	46	46	46	46	47	47	
Name	Blue Cove Estates	Lookout Ridge			Hensel Camp		Circle J Ranch	Flat Creek
Land Use Type	Single Family	Single Family			Landmark		Single Family	Single Family
Phase	Developing	Developing					Developing	Existing
MPC								
Municipalities	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County
	34 total lots March 2016: 16 Occ'd, 0 Avail., 0 UC & 18 dev'd lots LTBO; some owners have multiple lots	27 total lots March 2016: 16 Occ'd, 0 Avail., 0 UC & 11 dev'd lots LTBO; some owners have multiple lots	These tracts are S. off FM 1431 & in the bend of the River on the S. PU boundary; 2016: Coffee Robert F Enal has ~192.6 ac. <u>Wallace H Dalton has ~470.1 ac.</u> Brown Doyle has 18.97 ac. Baker Kathryn V has ~31.4 ac. Reilly John M & Sophie M has 90.22 ac. Cumbolo Lewis Jr has 92.5 ac. these tracts and those in the adj. column are unlikely to dev. due to BCNW having targeted the parcels S. of FM 1431 but others will be in demand due to Tessem	These tracts are N. on Turner Ranch Rd. 2016: Boss Family Trust has ~185.5 ac. <u>Wade Paul Dix has 29.17 ac.</u> Brown William & Linda has 115 ac. Mirabal M Blue & Margaret has 122.36 ac. McMillan R C has 63.19 ac. These tracts are S. on Turner Ranch Rd. 2016: Watson Ted a Sr & Rosa Annette=56.65 ac. <u>Crow Mimmie Jane & Mimmie J & has ~171.4 ac.</u> Saw Capital Preservation Ltd has 63.5 ac. Ramsay James B III has 44.82 ac. Cardwell Jeffrey a & Debra J has 39.39 ac.	Travis County	33 total lots March 2016: 18 Occ'd, 0 Avail., 0 UC & 15 dev'd lots LTBO; <i>located at the bend of the River & N. of the River</i>	built out	
May 2016 - Oct 2016	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	1	0	0	0	0	1	1	0
Oct 2017 - Oct 2018	0	1	0	0	0	1	1	0
Oct 2018 - Oct 2019	1	0	0	0	0	1	1	0
Oct 2019 - Oct 2020	1	1	0	0	0	2	0	0
Oct 2020 - Oct 2021	0	0	0	0	0	0	1	0
Oct 2021 - Oct 2022	1	1	0	0	0	2	1	0
Oct 2022 - Oct 2023	0	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	1	0	0	0	0	1	1	0
Oct 2024 - Oct 2025	0	1	0	0	0	1	0	0
2016 - 2020	3	2	0	0	0	5	3	0
2021 - 2025	2	2	0	0	0	4	3	0
2016 - 2025	5	4	0	0	0	9	6	0
Ratio (students per home):	0	0	0	0	0	X	0	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit		47	47	47	47	48	48
Name	Tessera on Lake Travis						Chimney Oaks Sec. 2
Land Use Type	Single Family	Probable Single Family	Probable Single Family	Probable Single Family	Single Family	Single Family	Single Family
Phase	Future	Future	Future	Future	Developing	Developing	Developing
MPC							
Municipalities	<i>Travis County</i>	<i>Travis County</i>	<i>Travis County</i>	<i>Travis County</i>	<i>Travis County</i>	<i>Travis County</i>	<i>Travis County</i>
	2016: 878 ac. developing w/only major arterial access as FM 1431 - and a plan for a total est. of ~384 lots within Marble Falls I.S.D. - has access to Lake Travis; and is S. of FM 1431 from Balcones Canyonlands Nat'l Wildlife Refuge; dev. is shown on Appraisal Districts maps as Hines Lake Travis Land Lid Pransp= 456 & 108 & 20 ac.; BUT MAJORITY of ac. is in Lago Vista I.S.D. 2016: Lago Vista I.S.D. now has Wilshire H's & Highland Homes; in future, may have new bridge at Lohmann's Ford south of Hines 108 ac.	Rodgers Penn Invests= ~386.53 ac. & Margaret Rodgers has 105 ac. with potential for development particularly in the Rodgers Penn parcel (also refer to PU 37 for other Rodgers Penn parcel of 1,978 ac. and may can become annexed and use City of Lago Vista water supply. new bridge at Lohmann's Ford. SAE of Rodgers. 388 ac. & bridge, will lead to Pace Bend Park in L. Falls.	These parcels are N. off E. Singleton Bend Rd; some of the larger tracts include: 2016: Garrett J E. & Mary L has ~167.29 ac. Hogan Harvey Daniel & Cynthia has 146.05 ac. McLaughlin Roy & Sullie has ~154.7 ac. Brodenick Michael Robert has 47.6 ac. A T Holdings Travco Llc has 72.6 ac. Zimmerman Frederick has ~889.8 ac. these tracts are just outside of the BCNW but have very challenging terrain; the less challenging tracts are already being dev. as Flat Creek & Circle J Ranch subd.	These parcels are S. off Singleton Bend Rd; some of the larger tracts include: 2016: Singleton James P has 82.14 ac. Lucksinger Thomas Sarah=6 tracts of 283 ac. Moses Jann R Etal has 66.56 ac. these tracts are just outside of the BCNW but have very challenging terrain; the less challenging tracts are already being developed as Flat Creek & Circle J Ranch subdivisions these tracts could dev. as rural lots in rural subdivisions, so low density	This PU is S. of FM 1431 & between Singleton Bend Rd. & Lakside Dr. & Tessera subd.	50 total lots March 2016: 25 Occ'd, 0 Avail., 0 UC & 25 dev'd lots LTBO;	
May 2016 - Oct 2016	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	0	0	1	1
Oct 2017 - Oct 2018	0	0	0	1	2	2	2
Oct 2018 - Oct 2019	2	0	0	1	4	1	1
Oct 2019 - Oct 2020	16	8	1	2	27	1	2
Oct 2020 - Oct 2021	22	24	0	1	48	2	1
Oct 2021 - Oct 2022	24	33	1	2	61	1	1
Oct 2022 - Oct 2023	27	44	2	3	76	0	0
Oct 2023 - Oct 2024	30	47	1	3	82	1	1
Oct 2024 - Oct 2025	33	50	0	3	86	2	1
2016 - 2020	18	8	1	4	34	5	6
2021 - 2025	136	198	4	12	353	6	4
2016 - 2025	154	206	5	16	387	11	10
Ratio (students per home):	0.09	0.07	0.12	0.12	X	0	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	48	48	48	48	48	49	49
Name	Paradise Cove	Point at Singleton Bend	Travis Oaks	48	48	Barton Creek Lakeside	Barton Creek Lakeside Ph. 7
Land Use Type	Single Family	Single Family	Single Family			Single Family	Single Family
Phase	Developing	Developing	Developing			Developing	Developing
MPC							
Municipalities	Travis County	Travis County	Travis County	Travis County	Travis County	Barton Creek Lakeside	Travis County
	21 total lots March 2016: 16 Occ'd, 0 Avail., 0 UC & 5 dev'd lots LTBO; some owners have multiple lots	73 total lots March 2016: 27 Occ'd, 0 Avail., 0 UC & 46 dev'd lots LTBO;	151 total lots March 2016: 43 Occ'd, 0 Avail., 1 UC & 107 dev'd lots LTBO;	These tracts are N. of Lake Travis & S. of E. Singleton Bend Road. (center of PU) Some of the larger tracts include: 2016: North Onita has 42.18 ac. Part Debra a & Hancock has 74.4 ac. Ruggiero Robert Winslow has 56.12 ac. Zimmerman Frederick--136 ac. (see in PU 47) Singleton Herschel Henry has 94.22 ac. Singleton Kent Thomas Etal has -47.12 ac. Tmitt Roy L Jr & David Linton has 171.05 ac. Whisenant David & Paula has 57.99 ac.	These tracts are N. of Lake Travis & S. of Chimney Oaks subd. 2016: Lampflichter 54 LLC has 562.3 ac. These tracts are E. of the Colorado River 2016: Hollingsworth Vernon Et Al--307.6 ac. Marble Falls Investments Llc has 35.87 ac. all of the tracts listed in this column have great potential for residential development although plans unknown;	141 total lots March 2016: 69 Occ'd, 0 Avail., 3 UC & 69 dev'd lots LTBO;	21 total lots March 2016: 0 Occ'd, 0 Avail., 0 UC & 21 dev'd lots LTBO;
May 2016 - Oct 2016	0	0	1	0	0	2	0
Oct 2016 - Oct 2017	0	1	2	0	0	6	1
Oct 2017 - Oct 2018	1	1	3	0	0	7	2
Oct 2018 - Oct 2019	0	2	1	0	0	8	2
Oct 2019 - Oct 2020	0	1	2	0	0	6	1
Oct 2020 - Oct 2021	1	1	3	0	4	7	1
Oct 2021 - Oct 2022	0	2	1	0	7	6	0
Oct 2022 - Oct 2023	0	1	2	0	9	6	1
Oct 2023 - Oct 2024	0	2	1	0	11	6	1
Oct 2024 - Oct 2025	1	1	3	0	14	5	0
2016 - 2020	1	5	9	0	0	29	6
2021 - 2025	2	7	10	0	45	30	3
2016 - 2025	3	12	19	0	45	59	9
Ratio (students per home):	0	0	0	0	0.08	0	0
							X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	49	49	49	49	49	49	49	49	49	49	Total	
Name	Ranch at Lakeside	Red Bluff Lake Estates	Shady Creek Ranches	The Ranch	Catamaran Dr Condos	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Haynie Flat
Land Use Type	Single Family	Single Family	Single Family	Single Family	Condo	Condo	Condo	Condo	Condo	Condo	Condo	Haynie Flat
Phase	Developing	Developing	Developing	Developing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Landmark
MPC	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside	Barton Creek Lakeside
Municipalities	Travis County	Burnet County	Burnet County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Burnet County
	29 total lots March 2016: 1 Occ'd, 0 Avail., 0 UC & 28 dev'd lots LTBO;	12 total lots March 2016: 5 Occ'd, 0 Avail., 0 UC & 7 dev'd lots LTBO;	104 total lots March 2016: 72 Occ'd, 0 Avail., 1 UC & 31 dev'd lots LTBO;	104 total lots March 2016: 183 Occ'd, 0 Avail., 1 UC & 141 dev'd lots LTBO;	Individually owned	Individually owned	Individually owned	Individually owned	Individually owned	Individually owned	Individually owned	Individually owned
May 2016 - Oct 2016	0	0	1	1	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	2	2	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	1	1	2	3	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	1	1	1	4	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	1	0	2	3	0	0	0	0	0	0	0	0
Oct 2020 - Oct 2021	1	1	2	2	0	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	1	1	2	0	0	0	0	0	0	0	0
Oct 2022 - Oct 2023	1	0	2	1	0	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	1	1	3	0	0	0	0	0	0	0	0
Oct 2024 - Oct 2025	1	0	1	2	0	0	0	0	0	0	0	0
2016 - 2020	3	2	8	13	0	0	0	0	0	0	0	0
2021 - 2025	3	3	7	10	0	0	0	0	0	0	0	0
2016 - 2025	6	5	15	23	0	0	0	0	0	0	0	0
Ratio (students per home):	0	0	0.18	0.03	0	0	0	0	0	0	0	0
												X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	50	50	50	50	50	50	50	50	51
Name	Naumanns Camp	Lakecliff on Lake Travis	Travis Lakeside	Thomas Ranch	Lakecliff on Lake Travis	50	50	Lakecliff on Lake Travis	Paleface Lake Country Est's
Land Use Type	Single Family	Single Family	Single Family	Single Family	Single Family			Golf Course	Single Family
Phase	Existing	Developing	Developing	Planned					Existing
MPC				Thomas Ranch					
Municipalities	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County	Travis County
	135 total lots March 2016: 96 Occ'd, 0 Avail., 0 UC & 39 dev'd lots LTBO; some owners have multiple lots slow to build out	213 total lots March 2016: 56 Occ'd, 0 Avail., 2 UC & 155 dev'd lots LTBO;	29 total lots March 2016: 21 Occ'd, 0 Avail., 0 UC & 8 dev'd lots LTBO;	This portion is "Cliffside"; entire Thomas Ranch has 3,400 LUEs; developer plans to construct "Cliffside" as last phase w/896 SF lots; 1st homes available in 2023 and w/ a 2033 completion date; Cliffside spans into PU 51; out of the 896 SF lots only 492 SF lots are in this PU & these have a 2028 completion date;	These tracts are E. off Travis Lakeside Dr. 2016: Curran Carol C has ~179.2 ac. Eno Shari Lynn has 21 ac. Moreland W Benjamin & Wendy ~60.5 ac. Wood G W & James D & Gail ~33.45 ac. Wood Gail Wayne has ~79.1 ac. Wood Jason has 68.9 ac; these tracts are ideal for res. dev. due to their terrain and adjacency to the Colorado River				102 total lots March 2016: 59 Occ'd, 0 Avail., 0 UC & 43 dev'd lots LTBO; some owners have multiple lots slow to build out
May 2016 - Oct 2016	0	2	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	6	1	0	0	0	0	0	2
Oct 2017 - Oct 2018	1	9	0	0	0	0	0	0	1
Oct 2018 - Oct 2019	0	8	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	1	8	1	0	0	0	0	0	1
Oct 2020 - Oct 2021	0	7	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	0	7	1	0	0	0	0	0	1
Oct 2022 - Oct 2023	1	8	0	0	0	0	0	0	0
Oct 2023 - Oct 2024	0	7	0	22	0	0	0	0	0
Oct 2024 - Oct 2025	1	6	1	45	0	0	0	0	1
2016 - 2020	2	33	2	0	0	0	0	0	4
2021 - 2025	2	35	2	67	0	0	0	0	2
2016 - 2025	4	68	4	67	0	0	0	0	6
Ratio (students per home):	0.05	0.05	0	0.21	0	0	0	0	0.03
									X



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	51	51	51	51	51	51	51
Name	Paleface Pedernales	Papoose	Point Pedernales	Rivercliff	Villas at Barton Creek Vineyards Lakeside	Cliffside	Paleface Point RV
Land Use Type	Single Family	Single Family	Single Family	Single Family	Condo	Single Family	MHP
Phase	Existing	Existing	Existing	Developing	Developing	Planned	Existing
Municipalities	Travis County	Travis County	Travis County	Travis County	Travis County	Thomas Ranch	Travis County
	76 total lots March 2016: 22 Occ'd, 0 Avail., 0 UC & 54 dev'd lots LTBO; some owners have multiple lots slow to build out	13 total lots March 2016: 9 Occ'd, 0 Avail., 0 UC & 4 dev'd lots LTBO; some owners have multiple lots	54 total lots March 2016: 33 Occ'd, 0 Avail., 0 UC & 21 dev'd lots LTBO; some owners have multiple lots slow to build out	30 total lots March 2016: 16 Occ'd, 0 Avail., 0 UC & 14 dev'd lots LTBO; some owners have multiple lots	42 total lots March 2016: 0 Occ'd, 2 Avail., 0 UC & 40 dev'd lots LTBO; south of Ranch at Lakeside has 2 - 95% finished houses and a plan for 40 condos;	2016: Part of "Cliffside" & entire Thomas Ranch has 3,400 LUEs; developer plans to construct "Cliffside" as last phase w/ 896 SF lots; 1st homes available in 2023 with a 2033 completion date; <u>Cliffside spans into PU 51 out of the 896 SF lots only 404 SF lots are in this PU.</u>	almost built out
May 2016 - Oct 2016	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	2	0	0	1
Oct 2017 - Oct 2018	0	1	0	2	0	0	0
Oct 2018 - Oct 2019	1	0	1	1	2	0	1
Oct 2019 - Oct 2020	0	0	0	1	5	0	1
Oct 2020 - Oct 2021	0	0	0	0	4	0	0
Oct 2021 - Oct 2022	0	1	1	1	6	0	0
Oct 2022 - Oct 2023	0	0	0	0	7	0	1
Oct 2023 - Oct 2024	1	0	0	1	6	0	0
Oct 2024 - Oct 2025	0	0	1	0	7	23	0
2016 - 2020	1	1	1	6	7	0	3
2021 - 2025	1	1	2	2	30	23	1
2016 - 2025	2	2	3	8	37	23	4
Ratio (students per home):	0	0	0.03	0	0	0.21	0



Marble Falls I.S.D.
Projected New Housing Occupancies

Planning Unit	51	51	51	52	52	Total Projected New Housing Occupancies												
						Single Family	Probable Single Family	Multi-Family	Senior Living	Condos / Townhomes	Mobile Home Communities	GRAND TOTAL						
Name		Austin Golf Club		Estates Above Fall Creek														
Land Use Type	Probable Single Family	Landmark		Single Family	Probable Single Family													
Phase	Future			Developing	Future													
MPC																		
Municipalities	Travis County	Travis County	Travis County	Travis County	Travis County													
	These tracts are N. of Red Brangus Drive. 2016: Jimmy Montgomery has ~82.8 ac. Castleton Ranch Ltd. ~230 ac. in 3 tracts which could dev. using Lakecreek Waiver Study. These tracts are S. of Red Brangus Drive. 2016: David Behrharz has 88.8 ac. Jack Coffman ~22 ac.; Michael Martins ~109 ac. Phillip Ethertage has 121.6 ac. Richard Hollenbeck has 63.1 ac. AGC Partners Ltd. has 71.4 ac. Buskland Real Estate has ~18.2 ac. 1/2 on MFISD boundary has sold for horse ranch;	To dev. in PU 51, will likely need to get capacity from LUEs of Thomas Ranch	51 total lots previously Paleface Homesteads March 2016; 22 Occed, 0 Avail., 0 UC & 29 dev'd lots LTO; some owners have multiple lots	These tracts are S. of SH 71 2016: Cano James Joseph & has 66.89 ac. Charlton Gary & Freddie & has 42.4 ac. Fall Creek Canyon Partners has 92.68 ac. JC River Ranch ~562 ac. on Pedernales River with low density dev. potential; Ranch at Fall Creek L.P. has 25 ac. Brockhoest Ltd has 56.43 ac.; Campbell Benjamin J & has ~51.62 ac.; tracts have slight terrain challenges and are SS. off SH 71 (but off from range & behind existing subdivisions)														
May 2016 - Oct 2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2016 - Oct 2017	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2017 - Oct 2018	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2018 - Oct 2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2019 - Oct 2020	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oct 2020 - Oct 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct 2021 - Oct 2022	2	0	0	1	4	12	4	4	4	4	4	4	4	4	4	4	4	4
Oct 2022 - Oct 2023	6	0	0	1	1	14	5	5	5	5	5	5	5	5	5	5	5	5
Oct 2023 - Oct 2024	8	0	0	0	0	16	7	7	7	7	7	7	7	7	7	7	7	7
Oct 2024 - Oct 2025	9	0	0	1	7	41	7	7	7	7	7	7	7	7	7	7	7	7
2016 - 2020	0	0	0	3	1	23	1	1	1	1	1	1	1	1	1	1	1	1
2021 - 2025	25	0	0	3	26	87	26	26	26	26	26	26	26	26	26	26	26	26
2016 - 2025	25	0	0	6	27	110	27	27	27	27	27	27	27	27	27	27	27	27
Ratio (students per home):	0.05	0	0	0.05	0.05	X	0.05	0.05	0.05	0.05	X	0.05	0.05	0.05	0.05	0.05	0.05	0.05

Ratios of Students

3

While the common assumption is that every home contains an average of two students, in reality this ratio of students per home is actually much lower. Most suburban Districts average about 0.5 to 0.75 students per home overall, but more importantly, some specific neighborhoods have much higher and much lower ratios. It is important for PASA to understand which neighborhoods are more student-oriented and which neighborhoods house more empty-nest families so that comparable ratios can be applied to the projected new housing.

Ratios of Students per Home: Single-Family Units

The first map and chart in this chapter show ratios of students per single-family unit within major subdivisions. These ratios were developed by comparing the number of geocoded students living in each subdivision to the number of homes in each.

Summary of Single-Family Ratios

The ratios of students per home ranged from **0.00** to **1.69**. The weighted average throughout the District is **0.29** students per single-family home. This is a low weighted average ratio, with less than a third of a student per home. However, Leander and Lake Travis school districts were also more rural and more second home-oriented, until these two school districts began to see developers enter their districts with homes for traditional families with children.

This low ratio for Marble Falls I.S.D. can thus be expected to increase over the next two decades, as developers build more primary rather than secondary homes. It is important to note that the ratio of students per home for the State is ~0.63 -- or about two-thirds of a student per home. Rarely does a neighborhood have an average of over 1 student per home, but it is common in master-planned communities, where families have a strong sense of security, and where there are more amenities for children.

The ***highest ratios*** of students per occupied home were found in the following subdivisions (for those subdivisions with 10 or more occupied homes):

PU	Name	Master Planned Community	Ratio
13	Lacy Lane		1.69
18	Pecan Valley - MHP		1.55
15	Claremont		1.19
6	2003 Prairie Creek - MHP	Sherwood Shores	1.00
6	Robin Hood	Sherwood Shores	1.00
14	Nature Heights - MHP		0.88
18	Fairview		0.88
7	Woodland Acres		0.87
40	Spicewood Estates		0.84
5	Sunset Woods		0.82

Thirty-nine subdivisions have no public school student residents (when measuring subdivisions with 10 or more occupied homes.) The following subdivisions have very low ratios, but do have at least 1 public school student:

PU	Development	Master Planned Community	Ratio
4	Granite Shoals		0.03
51	Point Pedernales		0.03
51	Paleface Lake Country Est		0.03
49	The Ranch		0.03
20	River View		0.04
45	Indian Mound Estates		0.05
52	Estates Above Fall Creek		0.05
50	Lakecliff on Lake Travis		0.05
4	Camp Wyatt		0.05
6	Sherwood Downs	Sherwood Shores	0.05
6	Clear Cove	Sherwood Shores	0.05
50	Naumanns Camp		0.05
4	Twin Isle		0.05

Such data are helpful in understanding why students are more dense in specific locations and which neighborhoods are empty-nest areas. They also point to neighborhoods that are disproportionately oriented to older students or to young students. The ratios help to estimate the grade-groups that will live in these neighborhoods over time, and, importantly, assist in establishing the potential ratio of students per grade-group for comparable new subdivisions and new apartment complexes.

Ratios Rise as Second Homes Become Primary Homes

Like Leander I.S.D., Lake Travis I.S.D., and other school districts nearer to the urban core of Austin, there has been a very slow transition from the districts having a high proportion of second homes with no public school children, to gradually having students in the resort-oriented subdivisions and lake-oriented homes in these school districts.

Because Marble Falls I.S.D. is in the development path outside Austin, more traditional dwellings are slowly expected, which will cause the ratios of students per home to increase. Not only will this happen in the newest, actively building-out subdivisions of Marble Falls I.S.D., but it will also happen in the existing, built-out subdivisions, where new homes can be built on existing lots (refer to discussion in Chapter 2) and older homes can be purchased very reasonably.

In the 2015-16 school year, several existing, basically built-out subdivisions added students. A total of 38 new students moved into these older dwellings. Examples of these subdivisions include: Sherwood Manor, Sherwood Shores, Green Valley, and Tanglewood, all of which are in the 1974-1980 master-planned community of Sherwood Shores. The number of students moving into these existing homes can be expected to increase virtually every year during the ten-year projection period encompassed in this Demographic Update.

Ratios in Future Thomas Ranch

In particular, because of the large number of new homes expected in Thomas Ranch, there will be wide variation in the degree to which subdivisions or sections are student-oriented within this master-planned community. There could be sections that have virtually no students, and other sections that are very child-oriented. Also, because this subdivision will be more dense than almost all other rural subdivisions in the area, there will likely be more children than in nearby developments. As noted above, the ratio of students per home for master-planned communities (MPCs) is usually significantly higher than for other smaller residential developments that do not have the amenities, including schools, parks, etc.

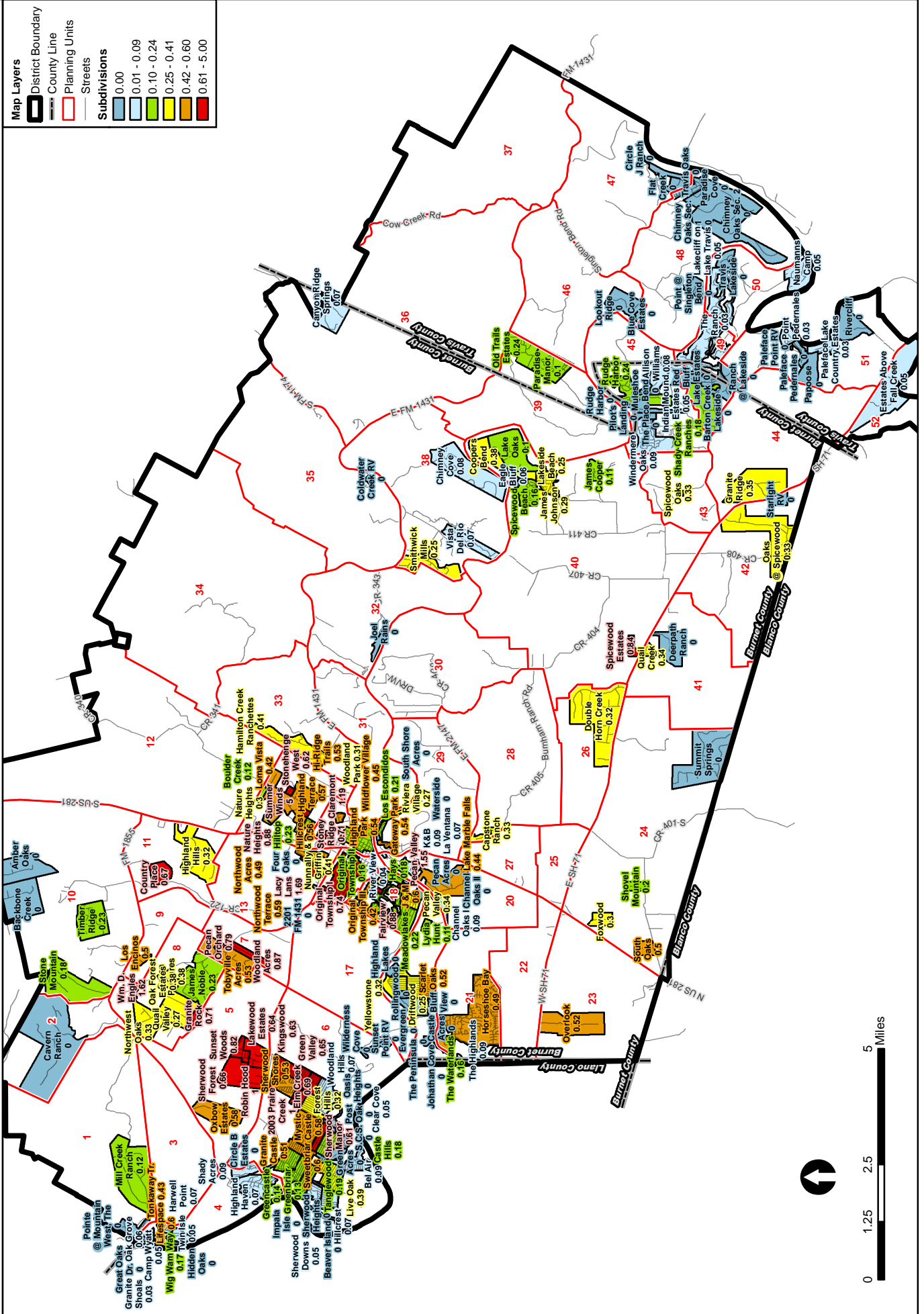
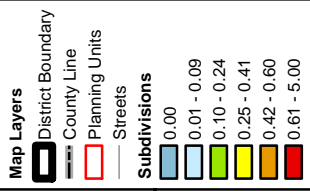
Active subdivisions near Thomas Ranch have large lots due to the use of septic systems. Summit Springs (the highest growth subdivision outside a municipal boundary in M.F.I.S.D.) had 11 new permits in 2015, but has zero public school students in the 13 homes occupied homes. The other nearby, rapidly building-out subdivision, Double Horn Creek, had 8 septic permits in 2015, and has 74 homes occupied, with a higher ratio of 0.32, or almost one-third of a student per home. In sum, Thomas Ranch may average initially 0.30 to 0.40 students per new home, but this ratio is expected to climb after parents can feel more secure about the development.

Ratios of Students per Home: Multi-Family Units ---

The District has 23 multi-family apartment complexes for rental by the general population. Many of these complexes did not provide occupancy data to PASA researchers. For those seven complexes where occupancy rates are available, the average ratio of students per complex was **0.41**. The ratios of students per unit ranged from **0.05** to **1.23** for these complexes. The highest ratio of students per unit is 1.23, at Southwest Village (Marble Falls Housing Authority.) The lowest is in Cottages at Gateway Park (0.05 students per unit).

Ratios of Students per Occupied Housing Unit

By Subdivision - Marble Falls I.S.D.





Marble Falls I.S.D. Ratios of Students per Single-Family Home by Subdivision

PU	Name	MPC	Class	Phase	Total Ratio	# of Students	# of Homes	EE-5th		6th-8th		9th-12th	
								Ratio	Students	Ratio	Students	Ratio	Students
6	2003 Praitre Creek	Sherwood Shores	MHP	Existing	1.00	11	11	0.36	4	0.09	1	0.55	6
13	2201 FM 1431		MHP	Existing	0.00	0	28	0.00	0	0.00	0	0.00	0
45	Allison Williams		Subdivision	Developing	0.08	2	24	0.08	2	0.00	0	0.00	0
10	Amber Oaks		Subdivision	Developing	0.00	0	16	0.00	0	0.00	0	0.00	0
10	Backbone Creek		Subdivision	Developing	0.00	0	5	0.00	0	0.00	0	0.00	0
49	Barton Creek Lakeside		Subdivision	Developing	0.00	0	69	0.00	0	0.00	0	0.00	0
49	Barton Creek Lakeside Ph. 7		Subdivision	Developing	0.00	0	0	0.00	0	0.00	0	0.00	0
6	Beaver Island	Sherwood Shores	Subdivision	Existing	0.00	0	40	0.00	0	0.00	0	0.00	0
6	Bel Air	Sherwood Shores	Subdivision	Developing	0.09	11	127	0.04	5	0.04	5	0.01	1
46	Blue Cove Estates		Subdivision	Developing	0.00	0	16	0.00	0	0.00	0	0.00	0
19	Bluff View		Subdivision	Developing	0.00	0	18	0.00	0	0.00	0	0.00	0
14	Boulder Creek		Subdivision	Existing	0.12	1	8	0.00	0	0.13	1	0.00	0
4	Camp Wyatt		Subdivision	Existing	0.05	3	57	0.04	2	0.00	0	0.02	1
36	Canyon Ridge Springs		Subdivision	Developing	0.07	1	15	0.07	1	0.00	0	0.00	0
28	Capstone Ranch		Subdivision	Developing	0.33	5	15	0.07	1	0.07	1	0.20	3
19	Castle Acres		Subdivision	Existing	0.00	0	21	0.00	0	0.00	0	0.00	0
6	Castle Hills	Sherwood Shores	Subdivision	Developing	0.18	23	129	0.09	11	0.04	5	0.05	7
2	Cavern Ranch		Subdivision	Developing	0.00	0	25	0.00	0	0.00	0	0.00	0
20	Channel Oaks I		Subdivision	Developing	0.09	2	23	0.04	1	0.04	1	0.00	0
19	Channel Oaks II		Subdivision	Developing	0.00	0	18	0.00	0	0.00	0	0.00	0
38	Chimney Cove		Subdivision	Developing	0.08	3	38	0.08	3	0.00	0	0.00	0
48	Chimney Oaks Sec. 1		Subdivision	Developing	0.00	0	31	0.00	0	0.00	0	0.00	0
48	Chimney Oaks Sec. 2		Subdivision	Developing	0.00	0	25	0.00	0	0.00	0	0.00	0
6	Circle B Estates		Subdivision	Existing	0.00	0	10	0.00	0	0.00	0	0.00	0
47	Circle J Ranch		Subdivision	Developing	0.00	0	18	0.00	0	0.00	0	0.00	0
15	Claremont		Subdivision	Existing	1.19	44	37	0.49	18	0.19	7	0.51	19
6	Clear Cove	Sherwood Shores	Subdivision	Existing	0.05	4	88	0.03	3	0.00	0	0.01	1
35	Coldwater Creek RV		MHP	Existing	0.00	0	4	0.00	0	0.00	0	0.00	0
40	Cooper's Bend		Subdivision	Developing	0.38	6	16	0.19	3	0.13	2	0.06	1
11	Country Place		Subdivision	Existing	0.67	35	52	0.23	12	0.21	11	0.23	12
41	Deerpath Ranch		Subdivision	Developing	0.00	0	8	0.00	0	0.00	0	0.00	0
26	Double Horn Creek		Subdivision	Developing	0.32	24	74	0.18	13	0.08	6	0.07	5
19	Driftwood		Subdivision	Existing	0.25	94	378	0.12	47	0.06	22	0.07	25
40	Eagle Bluff		Subdivision	Existing	0.06	2	36	0.06	2	0.00	0	0.00	0
6	Elm Creek	Sherwood Shores	Subdivision	Existing	0.69	53	77	0.39	30	0.16	12	0.14	11
52	Estates Above Fall Creek		Subdivision	Developing	0.05	1	22	0.00	0	0.05	1	0.00	0
19	Evergreen		Subdivision	Developing	0.00	0	1	0.00	0	0.00	0	0.00	0
18	Fairview		Subdivision	Existing	0.88	23	26	0.42	11	0.12	3	0.35	9
47	Flat Creek		Subdivision	Existing	0.00	0	14	0.00	0	0.00	0	0.00	0
6	Forest Hills	Sherwood Shores	Subdivision	Existing	0.32	37	116	0.14	16	0.08	9	0.10	12
14	Four Oaks		Subdivision	Developing	0.00	0	16	0.00	0	0.00	0	0.00	0
24	Foxwood		Subdivision	Developing	0.30	3	10	0.30	3	0.00	0	0.00	0
29	Gateway Park		Subdivision	Developing	0.54	15	28	0.25	7	0.14	4	0.14	4
6	Granite Castle	Sherwood Shores	Subdivision	Existing	0.51	78	154	0.21	32	0.12	18	0.18	28
20	Granite Falls		Subdivision	Developing		0	0		0		0		0
44	Granite Ridge		Subdivision	Developing	0.35	6	17	0.18	3	0.06	1	0.12	2
8	Granite Rock		Subdivision	Developing	0.71	12	17	0.41	7	0.18	3	0.12	2
4	Granite Shoals		Subdivision	Existing	0.03	1	33	0.03	1	0.00	0	0.00	0
4	Great Oaks Dr.		MHP	Existing	0.00	0	8	0.00	0	0.00	0	0.00	0



Marble Falls I.S.D. Ratios of Students per Single-Family Home by Subdivision

PU	Name	MPC	Class	Phase	Total Ratio	# of Students	# of Homes	EE-5th		6th-8th		9th-12th	
								Ratio	Students	Ratio	Students	Ratio	Students
6	Green Acres	Sherwood Shores	Subdivision	Existing	0.00	0	15	0.00	0	0.00	0	0.00	0
8	Green Pastures		Subdivision	Existing	0.38	3	8	0.25	2	0.00	0	0.13	1
6	Green Valley	Sherwood Shores	Subdivision	Existing	0.65	40	62	0.37	23	0.15	9	0.13	8
6	Greenbriar	Sherwood Shores	Subdivision	Existing	0.13	28	211	0.06	12	0.02	5	0.05	11
6	Greencastle	Sherwood Shores	Subdivision	Existing	0.14	20	143	0.06	9	0.03	5	0.04	6
33	Hamilton Creek Ranchettes		Subdivision	Developing	0.41	20	49	0.16	8	0.08	4	0.16	8
4	Harwell Point		Subdivision	Existing	0.07	4	56	0.05	3	0.02	1	0.00	0
18	Hays		Subdivision	Existing	0.18	7	38	0.03	1	0.03	1	0.13	5
4	Hidden Oaks		Subdivision	Existing	0.00	0	10	0.00	0	0.00	0	0.00	0
4	Highland Haven		Subdivision	Developing	0.07	24	369	0.03	10	0.01	5	0.02	9
11	Highland Hills		Subdivision	Developing	0.32	7	22	0.14	3	0.05	1	0.14	3
19	Highland Lakes		Subdivision	Existing	0.00	0	10	0.00	0	0.00	0	0.00	0
15	Highland Park		Subdivision	Existing	0.54	13	24	0.25	6	0.17	4	0.13	3
15	Highland Terrace		Subdivision	Developing	0.57	8	14	0.43	6	0.14	2	0.00	0
6	Hillcrest	Sherwood Shores	Subdivision	Existing	0.07	11	148	0.03	4	0.02	3	0.03	4
14	Hillcrest		Subdivision	Existing	0.56	5	9	0.33	3	0.22	2	0.00	0
14	Hilltop		Subdivision	Developing	0.23	10	43	0.05	2	0.05	2	0.14	6
14	Hi-Ridge Trails		Subdivision	Developing	0.53	62	116	0.26	30	0.09	11	0.18	21
21	Horseshoe Bay		Subdivision	Developing	0.49	154	312	0.20	63	0.11	35	0.18	56
6	Impala Isle	Sherwood Shores	Subdivision	Existing	0.00	0	58	0.00	0	0.00	0	0.00	0
45	Indian Mound Estates		Subdivision	Developing	0.05	1	21	0.00	0	0.00	0	0.05	1
18	J & M		MHP	Existing	0.60	6	10	0.40	4	0.00	0	0.20	2
40	James Cooper		Subdivision	Developing	0.11	2	19	0.00	0	0.00	0	0.11	2
40	James Johnson		Subdivision	Existing	0.29	2	7	0.29	2	0.00	0	0.00	0
8	James Noble		Subdivision	Existing	0.23	28	122	0.09	11	0.02	3	0.11	14
32	Joel Rains		Subdivision	Existing	0.00	0	12	0.00	0	0.00	0	0.00	0
19	Johathan Cove		Subdivision	Developing	0.00	0	6	0.00	0	0.00	0	0.00	0
18	K&B		Subdivision	Existing	0.09	1	11	0.00	0	0.00	0	0.09	1
6	Kingswood	Sherwood Shores	Subdivision	Developing	0.63	227	359	0.31	113	0.16	57	0.16	57
20	La Ventana		Subdivision	Developing	0.07	2	29	0.03	1	0.03	1	0.00	0
13	Lacy Lans		Subdivision	Developing	1.69	27	16	0.94	15	0.19	3	0.56	9
20	Lake Marble Falls		Subdivision	Developing	0.44	14	32	0.19	6	0.09	3	0.16	5
40	Lake Oaks		Subdivision	Developing	0.10	4	42	0.05	2	0.05	2	0.00	0
50	Lakecliff on Lake Travis		Subdivision	Developing	0.05	3	56	0.02	1	0.00	0	0.04	2
40	Lakeside Beach		Subdivision	Developing	0.25	33	134	0.13	18	0.03	4	0.08	11
5	Lakewood Estates		Subdivision	Existing	0.64	23	36	0.25	9	0.08	3	0.31	11
4	Lifespace		MHP	Existing	0.60	6	10	0.10	1	0.00	0	0.50	5
6	Live Oak	Sherwood Shores	Subdivision	Developing	0.39	52	132	0.22	29	0.09	12	0.08	11
14	Loma Vista		Subdivision	Developing	0.42	34	80	0.15	12	0.11	9	0.16	13
46	Lookout Ridge		Subdivision	Developing	0.00	0	16	0.00	0	0.00	0	0.00	0
9	Los Encinos		Subdivision	Developing	0.50	2	4	0.25	1	0.25	1	0.00	0
29	Los Escondidos		Subdivision	Developing	0.21	4	19	0.05	1	0.11	2	0.05	1
19	Lydia Hunt		Subdivision	Existing	0.11	1	9	0.00	0	0.00	0	0.11	1
18	Meadowlakes		Subdivision	Developing	0.22	213	947	0.09	89	0.06	56	0.07	68
1	Mill Creek Ranch		Subdivision	Developing	0.12	6	48	0.02	1	0.02	1	0.08	4
45	Muleshoe Bend		Subdivision	Developing	0.00	0	11	0.00	0	0.00	0	0.00	0
6	Mystic Castle	Sherwood Shores	Subdivision	Developing	0.58	162	279	0.30	83	0.12	33	0.16	46
14	Nature Heights		Subdivision	Existing	0.30	6	20	0.20	4	0.10	2	0.00	0
14	Nature Heights		MHP	Existing	0.88	15	17	0.47	8	0.24	4	0.18	3



Marble Falls I.S.D. Ratios of Students per Single-Family Home by Subdivision

PU	Name	MPC	Class	Phase	Total Ratio	# of Students	# of Homes	EE-5th		6th-8th		9th-12th	
								Ratio	Students	Ratio	Students	Ratio	Students
50	Neumanns Camp		Subdivision	Existing	0.05	5	96	0.02	2	0.02	2	0.01	1
8	Northwest Oaks		Subdivision	Developing	0.33	15	45	0.13	6	0.11	5	0.09	4
13	Northwood Acres		Subdivision	Developing	0.49	58	119	0.20	24	0.09	11	0.19	23
13	Northwood Terrace		Subdivision	Existing	0.59	13	22	0.32	7	0.05	1	0.23	5
13	Nunnally & Griffin		Subdivision	Existing	0.41	11	27	0.22	6	0.07	2	0.11	3
8	Oak Forest Estates		Subdivision	Existing	0.38	8	21	0.19	4	0.05	1	0.14	3
4	Oak Grove		Subdivision	Existing	0.06	1	17	0.06	1	0.00	0	0.00	0
42	Oaks @ Spicewood		Subdivision	Developing	0.33	21	64	0.13	8	0.06	4	0.14	9
6	Oasis Heights	Sherwood Shores	Subdivision	Developing	0.00	0	8	0.00	0	0.00	0	0.00	0
39	Old Trails Estates		Subdivision	Developing	0.24	6	25	0.12	3	0.04	1	0.08	2
16	Original Township I		Subdivision	Existing	0.74	264	358	0.38	135	0.15	54	0.21	75
15	Original Township II		Subdivision	Existing	0.16	68	422	0.07	31	0.03	13	0.06	24
18	Original Township III		Subdivision	Developing	0.42	49	118	0.16	19	0.08	10	0.17	20
23	Overlook		Subdivision	Developing	0.52	11	21	0.33	7	0.14	3	0.05	1
5	Oxbow Estates		Subdivision	Developing	0.58	11	19	0.05	1	0.42	8	0.11	2
51	Paleface Lake Country Estates		Subdivision	Existing	0.03	2	59	0.00	0	0.00	0	0.03	2
51	Paleface Pedernales		Subdivision	Existing	0.00	0	22	0.00	0	0.00	0	0.00	0
51	Paleface Point RV		MHP	Existing	0.00	0	11	0.00	0	0.00	0	0.00	0
51	Papoose		Subdivision	Existing	0.00	0	9	0.00	0	0.00	0	0.00	0
48	Paradise Cove		Subdivision	Developing	0.00	0	16	0.00	0	0.00	0	0.00	0
39	Paradise Manor		Subdivision	Developing	0.10	5	51	0.10	5	0.00	0	0.00	0
18	Pecan Acres		Subdivision	Developing	0.00	0	4	0.00	0	0.00	0	0.00	0
7	Pecan Orchard		Subdivision	Existing	0.79	11	14	0.29	4	0.21	3	0.29	4
18	Pecan Valley		MHP	Existing	1.55	17	11	0.64	7	0.36	4	0.55	6
18	Pecan Valley		Subdivision	Existing	0.34	54	159	0.17	27	0.08	12	0.09	15
45	Pilot's Landing		Subdivision	Developing	0.00	0	4	0.00	0	0.00	0	0.00	0
48	Point @ Singleton Bend		Subdivision	Developing	0.00	0	27	0.00	0	0.00	0	0.00	0
51	Point Pedernales		Subdivision	Existing	0.03	1	33	0.00	0	0.03	1	0.00	0
1	Pointe @ Mountain West, The		Subdivision	Developing	0.00	0	3	0.00	0	0.00	0	0.00	0
6	Post Oak	Sherwood Shores	Subdivision	Developing	0.00	0	9	0.00	0	0.00	0	0.00	0
41	Quail Creek		Subdivision	Existing	0.34	15	44	0.20	9	0.07	3	0.07	3
8	Quail Valley		Subdivision	Developing	0.27	17	62	0.11	7	0.08	5	0.08	5
49	Ranch @ Lakeside		Subdivision	Developing	0.00	0	1	0.00	0	0.00	0	0.00	0
49	Red Bluff Lake Estates		Subdivision	Developing	0.00	0	5	0.00	0	0.00	0	0.00	0
20	River View		MHP	Existing	0.04	1	28	0.04	1	0.00	0	0.00	0
51	Rivercliff		Subdivision	Developing	0.00	0	16	0.00	0	0.00	0	0.00	0
29	Riviera Village		Subdivision	Existing	0.27	7	26	0.08	2	0.08	2	0.12	3
6	Robin Hood	Sherwood Shores	Subdivision	Existing	1.00	12	12	0.42	5	0.17	2	0.42	5
19	Rollingwood		Subdivision	Existing	0.00	0	13	0.00	0	0.00	0	0.00	0
45	Rudge Harbor		Subdivision	Developing	0.24	28	118	0.12	14	0.07	8	0.05	6
45	Rudge Harbor		Townhome	Existing	0.00	0	14	0.00	0	0.00	0	0.00	0
6	S.C.S.	Sherwood Shores	Subdivision	Existing	0.00	0	38	0.00	0	0.00	0	0.00	0
19	Scarlet Oaks		Subdivision	Developing	0.52	92	176	0.26	45	0.15	26	0.12	21
4	Shady Acres		Subdivision	Developing	0.09	9	103	0.01	1	0.02	2	0.06	6
49	Shady Creek Ranches		Subdivision	Developing	0.18	13	72	0.10	7	0.04	3	0.04	3
6	Sherwood Downs	Sherwood Shores	Subdivision	Existing	0.05	3	63	0.03	2	0.02	1	0.00	0
5	Sherwood Forest	Sherwood Shores	Subdivision	Developing	0.66	47	71	0.30	21	0.14	10	0.23	16
6	Sherwood Heights	Sherwood Shores	Subdivision	Existing	0.00	0	19	0.00	0	0.00	0	0.00	0
6	Sherwood Manor	Sherwood Shores	Subdivision	Existing	0.61	59	96	0.27	26	0.14	13	0.21	20



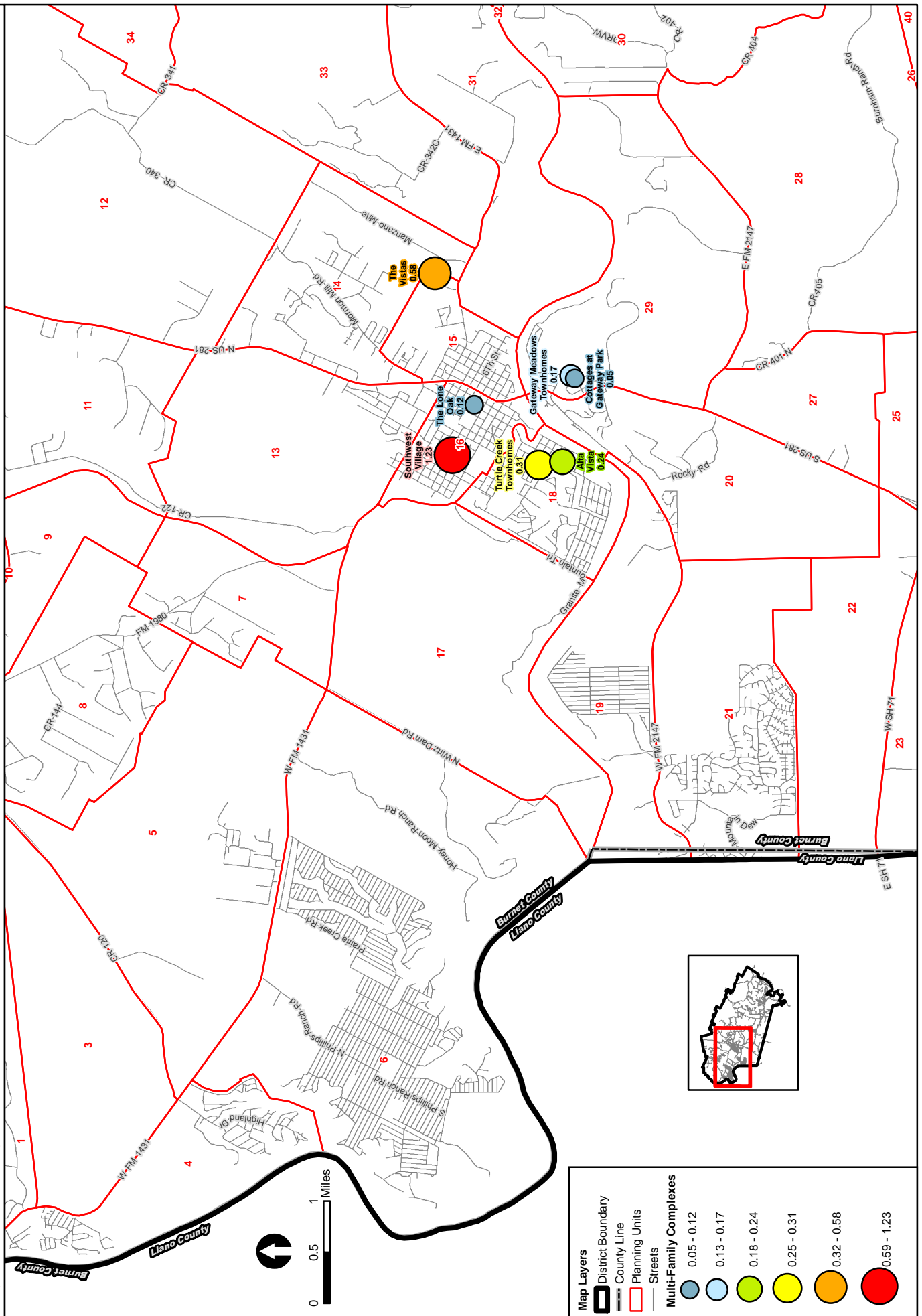
Marble Falls I.S.D. Ratios of Students per Single-Family Home by Subdivision

PU	Name	MPC	Class	Phase	Total Ratio	# of Students	# of Homes	EE-5th		6th-8th		9th-12th	
								Ratio	Students	Ratio	Students	Ratio	Students
6	Sherwood Shores	Sherwood Shores	Subdivision	Existing	0.53	121	230	0.23	53	0.15	34	0.15	34
24	Shovel Mountain		Subdivision	Existing	0.20	5	25	0.12	3	0.04	1	0.04	1
38	Smithwick Mills		Subdivision	Developing	0.25	15	60	0.13	8	0.08	5	0.03	2
24	South Oaks		Subdivision	Existing	0.50	6	12	0.17	2	0.00	0	0.33	4
29	South Shore Acres		Subdivision	Existing	0.00	0	15	0.00	0	0.00	0	0.00	0
40	Spicewood Beach		Subdivision	Developing	0.16	50	310	0.09	29	0.03	9	0.04	12
40	Spicewood Estates		Subdivision	Existing	0.84	27	32	0.47	15	0.25	8	0.13	4
43	Spicewood Oaks		Subdivision	Existing	0.33	2	6	0.33	2	0.00	0	0.00	0
42	Starlight RV		MHP	Existing	0.00	0	10	0.00	0	0.00	0	0.00	0
10	Stone Mountain		Subdivision	Developing	0.18	3	17	0.18	3	0.00	0	0.00	0
14	Stonehenge West		Subdivision	Developing	0.62	5	8	0.25	2	0.13	1	0.25	2
15	Stoney Ridge		Subdivision	Existing	0.71	10	14	0.29	4	0.21	3	0.21	3
14	Summer Winds		Subdivision	Developing	5.00	5	1	3.00	3	1.00	1	1.00	1
24	Summit Springs		Subdivision	Developing	0.00	0	13	0.00	0	0.00	0	0.00	0
6	Sunset Point RV		MHP	Existing	0.00	0	36	0.00	0	0.00	0	0.00	0
5	Sunset Woods		Subdivision	Existing	0.82	61	74	0.39	29	0.24	18	0.19	14
6	Sweetbriar	Sherwood Shores	Subdivision	Existing	0.60	39	65	0.32	21	0.17	11	0.11	7
6	Tanglewood	Sherwood Shores	Subdivision	Existing	0.19	38	198	0.08	16	0.05	10	0.06	12
21	The Highlands		Subdivision	Developing	0.09	2	23	0.04	1	0.00	0	0.04	1
19	The Peninsula		Subdivision	Developing	0.00	0	7	0.00	0	0.00	0	0.00	0
45	The Place		Subdivision	Developing	0.00	0	18	0.00	0	0.00	0	0.00	0
49	The Ranch		Subdivision	Developing	0.03	5	183	0.02	3	0.01	2	0.00	0
19	The Waterlands		Subdivision	Developing	0.16	8	49	0.10	5	0.02	1	0.04	2
10	Timber Ridge		Subdivision	Developing	0.23	9	39	0.00	0	0.05	2	0.18	7
7	Tobyville Acres		Subdivision	Existing	0.53	41	77	0.18	14	0.22	17	0.13	10
4	Tonkaway Tr.		MHP	Existing	0.43	3	7	0.29	2	0.14	1	0.00	0
50	Travis Lakeside		Subdivision	Developing	0.00	0	21	0.00	0	0.00	0	0.00	0
48	Travis Oaks		Subdivision	Developing	0.00	0	43	0.00	0	0.00	0	0.00	0
39	Turkey Bend RV		MHP	Existing		0	5						
4	Twin Isle		Subdivision	Existing	0.05	6	122	0.02	3	0.02	2	0.01	1
15	Viejo Villas		Subdivision	Developing		1			0		0		1
38	Vista Del Rio		Subdivision	Developing	0.07	3	43	0.05	2	0.02	1	0.00	0
38	Waterford Club		Subdivision	Developing		0			0		0		0
20	Waterside		Subdivision	Developing	0.00	0	3	0.00	0	0.00	0	0.00	0
4	Wig Wam Way		MHP	Existing	0.17	1	6	0.17	1	0.00	0	0.00	0
6	Wilderness Cove		Subdivision	Existing	0.00	0	36	0.00	0	0.00	0	0.00	0
15	Wildflower Village		Subdivision	Developing	0.45	22	49	0.22	11	0.04	2	0.18	9
45	Windermere Oaks		Subdivision	Developing	0.09	11	117	0.08	9	0.01	1	0.01	1
8	Wm. D. Engles		Subdivision	Existing	1.62	13	8	0.88	7	0.75	6	0.00	0
7	Woodland Acres		Subdivision	Developing	0.87	26	30	0.47	14	0.17	5	0.23	7
6	Woodland Hills	Sherwood Shores	Subdivision	Developing	0.07	10	138	0.04	5	0.01	1	0.03	4
14	Woodland Park		Subdivision	Developing	0.31	12	39	0.13	5	0.08	3	0.10	4
19	Yellowstone		Subdivision	Existing	0.32	49	153	0.17	26	0.08	12	0.07	11
Districtwide Ratio: 0.29						3,325	11,333		1,565		764		996
Ratio By Grade Group:								0.14		47%	0.07		0.09
Proportion of Total Students by Grade Group:											23%		30%

*Totals include all developments with >5 housing units.

Ratios of Students Per Occupied Housing Unit

By Multi-Family Complex - Marble Falls I.S.D.





Marble Falls I.S.D.
Ratio of Students per Household:
Multi-Family Units

PU	Complex Name	Type	Median Year Built	Address	Notes	Total Students	Total Units	Occupied Units	% Occ.	Students per Occ. Unit	EE-5th		6th-8th		9th-12th	
											Students	Percentage	Students	Percentage	Students	Percentage
15	1603-1605 Stoney Ridge	Apartment	1985		*not included in total, no information available	13	0	0			10	76%	2	15%	1	7%
16	401 Ave. J	Apartment	1978		*not included in total, no information available (may be 12 units)	5	0	0			2	40%	1	20%	2	40%
16	912 7th St.	Apartment	1972		*not included in total, no information available (looks like 10 units)	2	0	0			1	50%	0	0%	1	50%
15	930 Via Viejo	Apartment	1983		*not included in total, no information available	9	0	0			4	44%	2	22%	3	33%
18	Alta Vista	Apartment	1993	1001 Pecan Valley Dr		13	54	54	100%	0.24	8	61%	3	23%	2	15%
15	Arbor House	Senior	2012			0	0	0			0		0		0	
51	Barton Creek Vineyards Lakeside	Condo				0	0	0								
49	Catamaran Dr Condos	Condo	0		*not included in total, individually owned	0	0	0			0		0		0	
29	Cottages at Gateway Park	Apartment	1998	506 Gateway Pkwy		2	39	39	100%	0.05	1	50%	1	50%	0	0%
29	Gateway Gardens	Senior	2002			0	0	0			0		0		0	
29	Gateway Meadows Townhomes	Apartment	1997	503 Gateway Pkwy		1	6	6	100%	0.17	1	100%	0	0%	0	0%
29	Gateway Villas	Senior	1994			0	0	0			0		0		0	
15	Highland Oaks	Apartment	2004	1600 Mustang Dr	*not included, could not be reached - Marble Falls Housing Authority	0	0	0			0		0		0	
15	Highview	Senior	1985			1	0	0			0	0%	0	0%	1	100%
15	Legend Healthcare and Rehab	Senior	2008			0	0	0			0		0		0	
15	Marble Falls Assisted	Senior	1993			0	0	0			0		0		0	
16	Marble Falls Housing Authority	Apartment	2000		*no info - located at Ave K, Broadway, 7th, and Ave J	3	34	0			2	66%	1	33%	0	0%
16	Oak Creek Townhomes	Apartment	2012	1101 6th St	*not included, could not be reached - Marble Falls Housing Authority	36	80	0			30	83%	3	8%	3	8%
20	Panther Hollow	Apartment			about 200 units (under construction 2016)	0	0	0			0		0		0	
18	Pecan Valley Drive	Apartment	1983	801 Pecan Valley Dr	*not included in total, no information available	0	6	0								
29	Ridgemoor Village	Apartment	2005	92 Gateway Pkwy	*not included, could not be reached	1	57	0			0	0%	0	0%	1	100%
13	Rivercrest	Apartment	0	1102 Ave K	*not included, could not be reached	33	0	0			18	54%	9	27%	6	18%
15	Second St.	Apartment	1972		*not included in total, no information available	0	0	0			0		0		0	
16	Southwest Village	Apartment	1998	4th Street	*Marble Falls Housing Authority- 24 addresses	29	24	24	98%	1.23	18	62%	5	17%	6	20%
18	The Cottages	Apartment	1983	501 South Ave N.	*TJM properties	0	14	14	100%							
15	The Homestead at Mormon Mill	Apartment			130-150 units, 60 units in ph 1 (under construction 2016)	0	0	0			0		0		0	
16	The Lone Oak	Apartment	2003	501 Ave J	TJM Properties	1	8	8	100%	0.13	0	0%	1	100%	0	0%



Marble Falls I.S.D.
Ratio of Students per Household:
Multi-Family Units

PU	Complex Name	Type	Median Year Built	Address	Notes	Total Students	Total Units	Occupied Units	% Occ.	Students per Occ. Unit	EE-5th		6th-8th		9th-12th	
											Students	Percentage	Students	Percentage	Students	Percentage
15	The Vistas	Apartment	2004	1700 Mustang Dr	*Marble Falls Housing Authority	68	124	118	95%	0.58	40	58%	13	19%	15	22%
19	The Waterlands - Resort	Condo	1984		**townhome vacation rentals	0	74	0			0		0		0	
15	Third St.	Apartment	1972		*not included in total, no information available	0		0			0		0		0	
6	Tropical Hideaway - Resort	Apartment	1982		**townhome vacation rentals	0		0			0		0		0	
18	Turtle Creek Townhomes	Apartment	1998	1106 Brazos St - office	*Marble Falls Housing Authority- 54 address on Turtle Creek	16	54	51	95%	0.31	11	68%	3	18%	2	12%
20	Worldmark Marble Falls	Condo	0	901 FM 2147	*not included, could not be reached - Some are Short-Term Rental Units	0	64	0			0		0		0	
					Totals:	233	638				146		44		43	
					Units with Occupancy Data Available:	130	323	314	97%		79	0.61	26	0.20	25	0.19
					Weighted Average Ratio:					0.41						

Resident Students

4

PASA must understand where the current students are residing, and also if those students are slowly redistributing themselves throughout the District. To accomplish this, PASA has “geo-coded” each student, placing each students on a GIS map, according to his or her address. PASA used datafiles from the Fall, 2015 to understand the locations of the current students, and also used files from Fall, 2014 to compare and to assess trends in the District. There were 264 students who could not be geocoded within the District by use of their addresses. This commonly happens either because they are living outside the District boundaries, or because their addresses are incomplete and are unrecognized on the computerized map.

Resident Students by Attendance Zone

The geocoded students currently living in each attendance zone are shown on maps in this chapter. The changes that have occurred over the past year in resident students living in each attendance zone are also shown. Spicewood lost 2 resident students net, but all other attendance zones gained in resident students. Highland Lakes saw the largest increase, with a gain of 21 Elementary students net. It is important to realize that this is a gain in resident students, and not in students who actually are enrolled in each school. Students transfer between campuses, and this affects the actual enrollment in a facility.

Recent Student Trends by Planning Unit

The next set of maps in this chapter shows the number of students currently living in each Planning Unit, as well as the growth and decline in students between October, 2014 and October, 2015. Some Planning Units – in blue and purple – saw declines in students in the last year, while the areas in red showed the greatest increase in students. The largest increase came in the Granite Shoals area (+41 students net). The largest decreases came near SH 71, in the rural, southern portions of the District.

Recent Student Trends by Development

Type of development	Resident Students in 2014	Resident Students in 2015	Added Students 2014 to 2015	
			Numeric Change	Percent Change
Subdivisions - existing, built-out	1,481	1,519	38	3%
Subdivisions - actively building	1,701	1,754	53	3%
Apartments	224	234	10	4%
Mobile Home Communities	62	60	-2	-3%
			Percent of Growth 2014 to 2015	
Subdivisions - existing, built-out			38%	
Subdivisions - actively building			52%	
Apartments			10%	
Mobile Home Communities			---	

This year, the bulk of the student growth came in the actively building subdivisions (52% of growth), while 38% of the increase in students occurred in existing subdivisions. Apartments represented 10% of the increase in students in the past year, while mobile home communities lost 2 students net. There are 345 students not represented here because they live in rural areas (outside of defined developments).

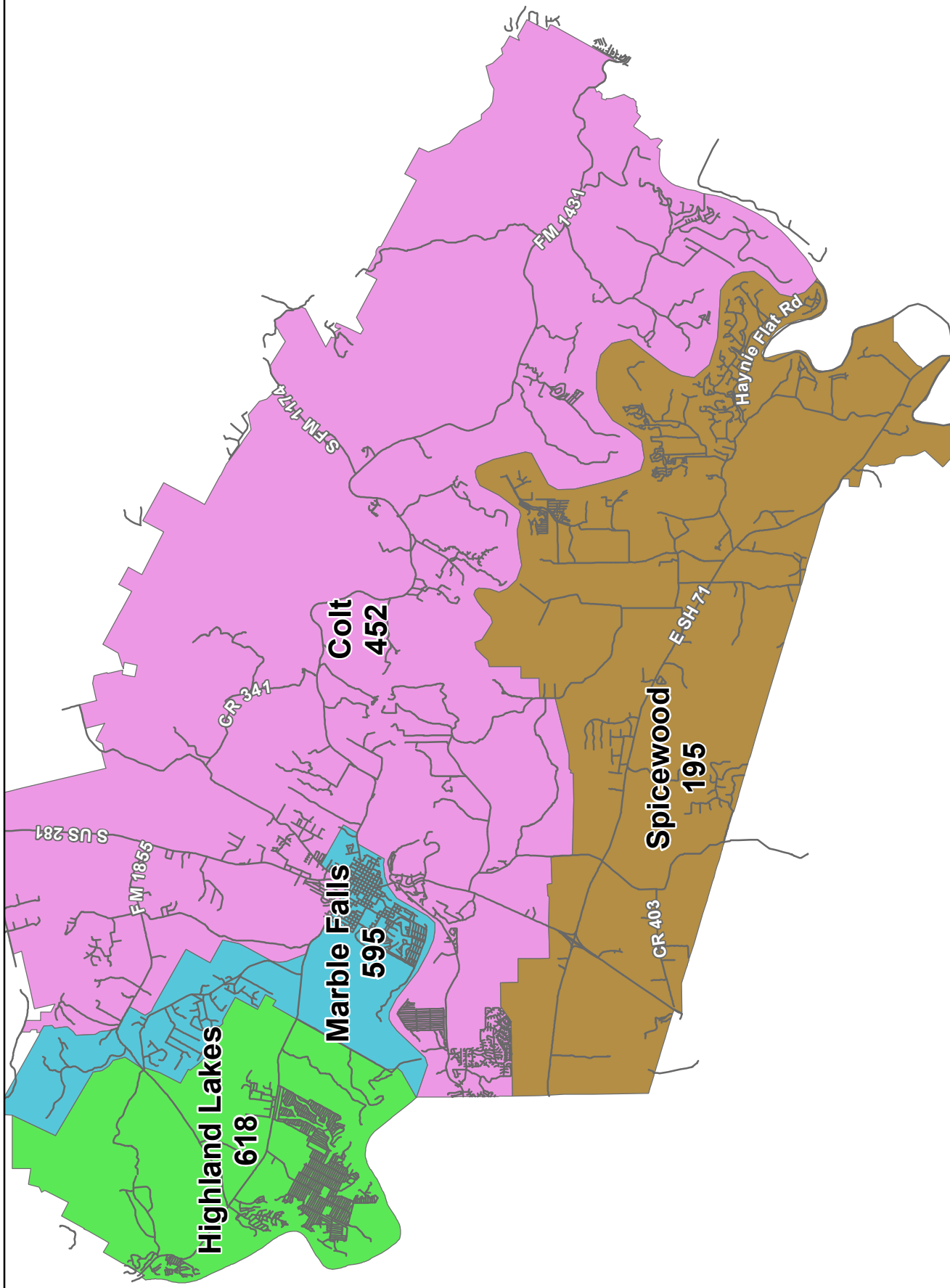
The actively-growing subdivisions that added the most students this year included Mystic Castle, in Sherwood Shores, which gained 12 students. Woodland Acres, Northwood Acres, and Quail Valley all gained 7 students over the 12-months, and Live Oak (also in Sherwood Shores) gained 6 students. At the same time, Shady Creek Ranches lost 7 students, Double Horn Creek and Sherwood Forest each lost 6 students, and Woodland Hills (Sherwood Shores) and Granite Rock each lost 4 students.

The existing, built-out subdivisions both added and lost students, and had a net gain of 38 students. Sherwood Shores subdivision gained 13 students, Sherwood Manor (in Sherwood Shores) gained 9 students, and Tanglewood and Green Valley, both also in Sherwood Shores, gained 8 students each.

At the same time, "Original Township" lost 9 students, Granite Castle (Sherwood Shores) lost 6, and Quail Creek lost 5 students. It is important to note that the 4 subdivisions that gained the most students were in Sherwood Shores, and 4 of the 7 that lost the most students were also in Sherwood Shores. This large community appears to have pockets both gaining and losing students.

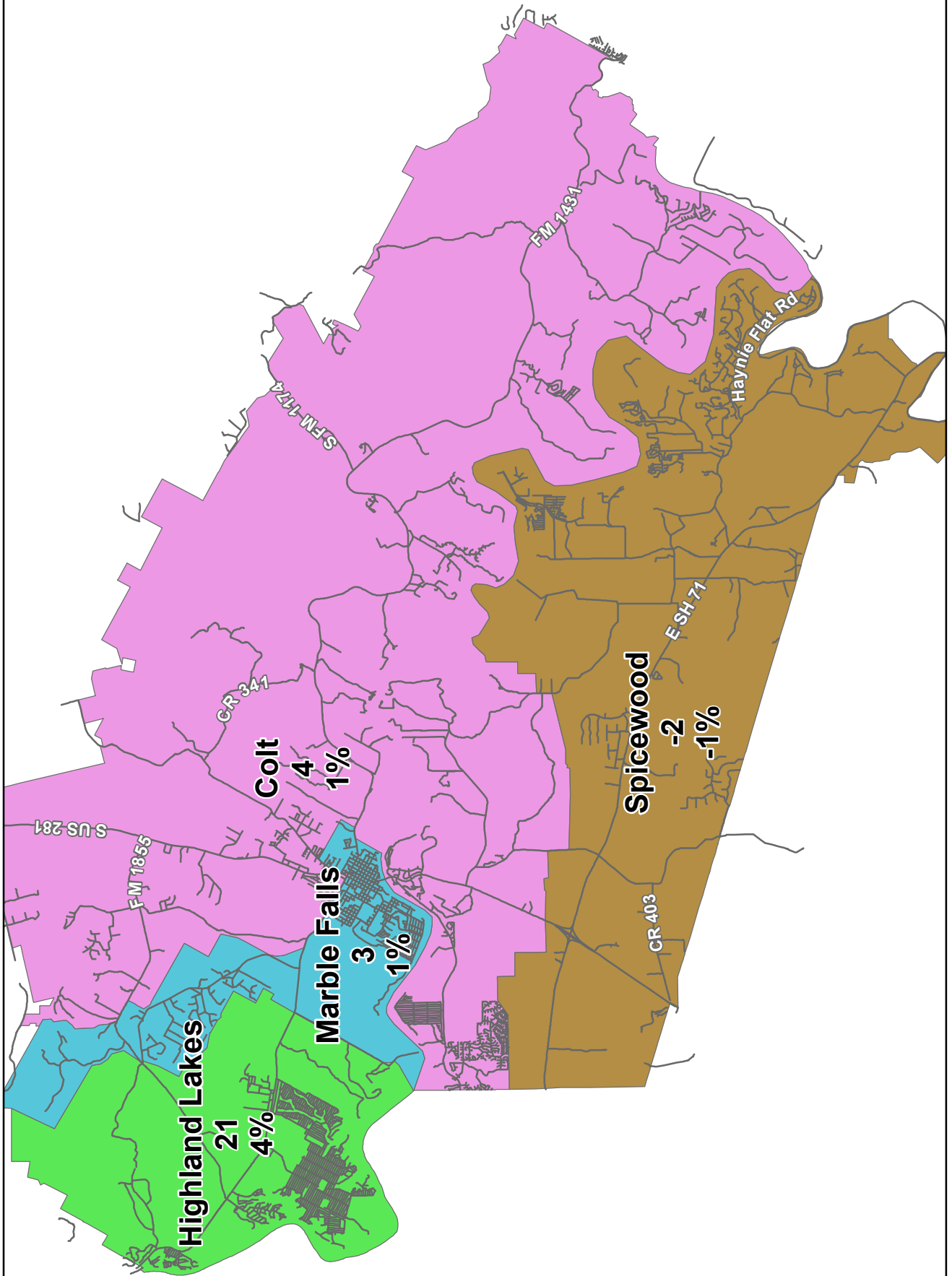
Marble Falls I.S.D.

Current Geo-coded EE-5th Grade Students, October 2015



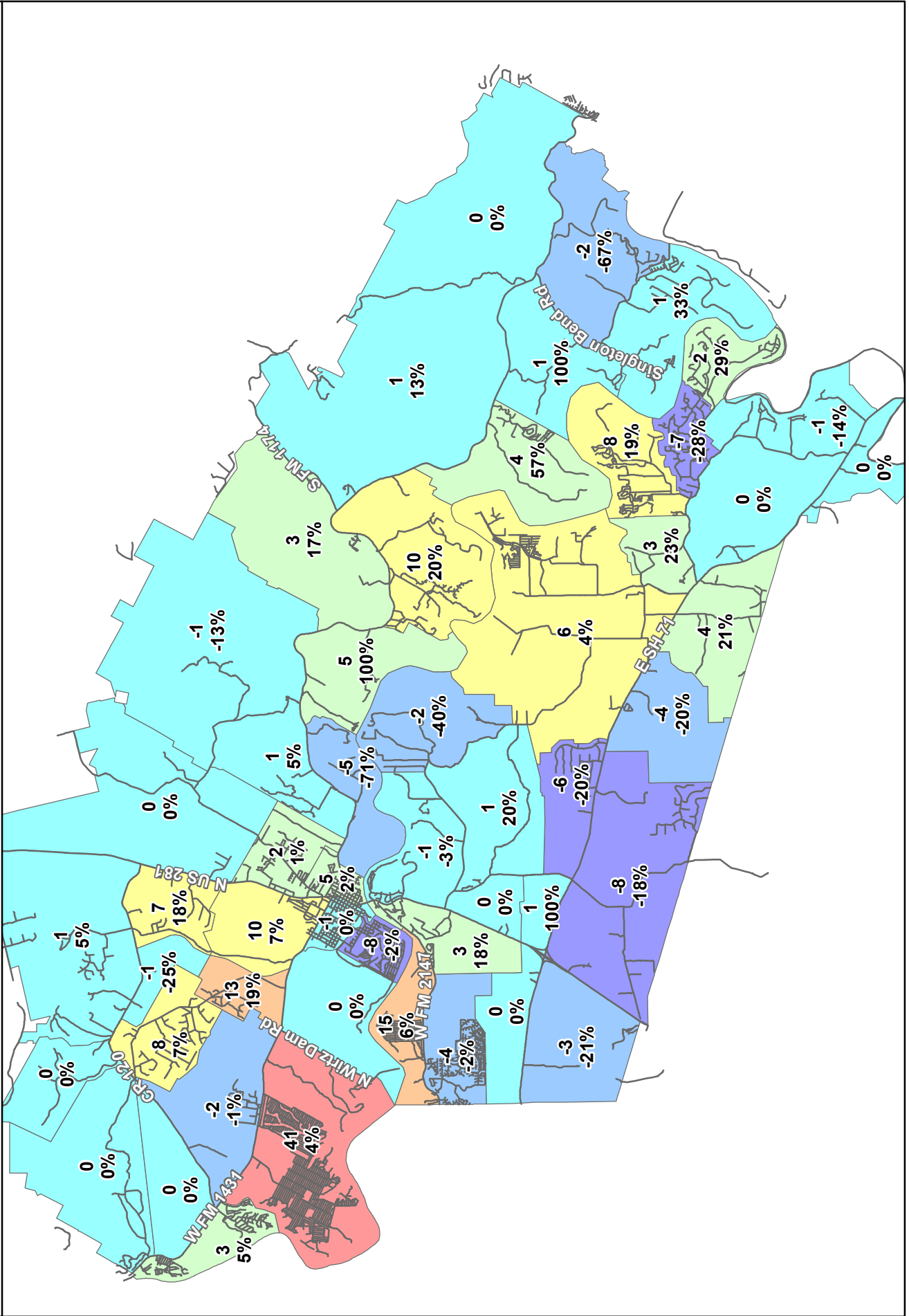


**Marble Falls I.S.D. Absolute and Percent Change in Geo-coded EE-5th Grade Students
October 2014 to October 2015**



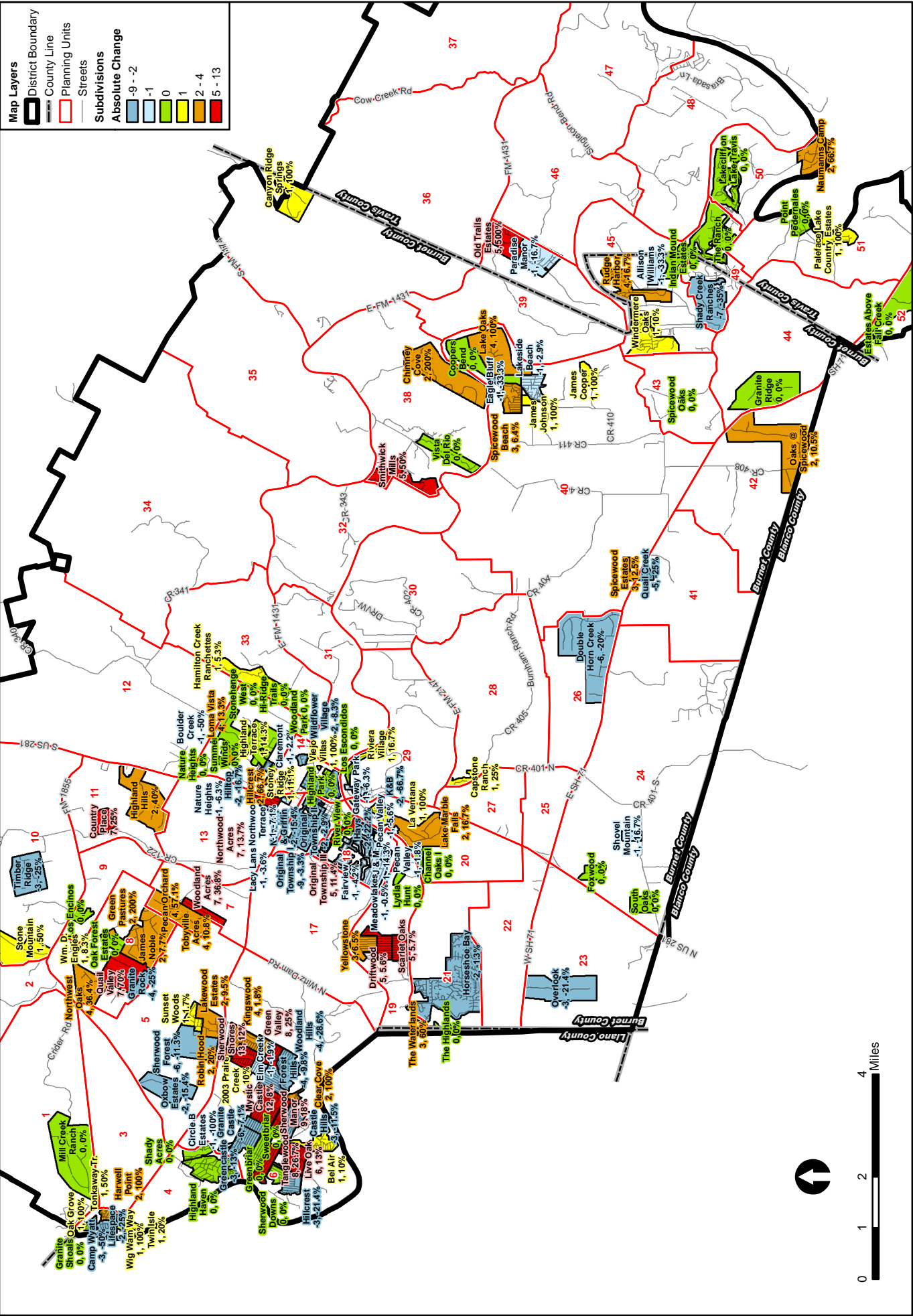


Marble Falls I.S.D. Absolute and Percent Change in Geo-coded EE-12th Grade Students
October 2014 to October 2015



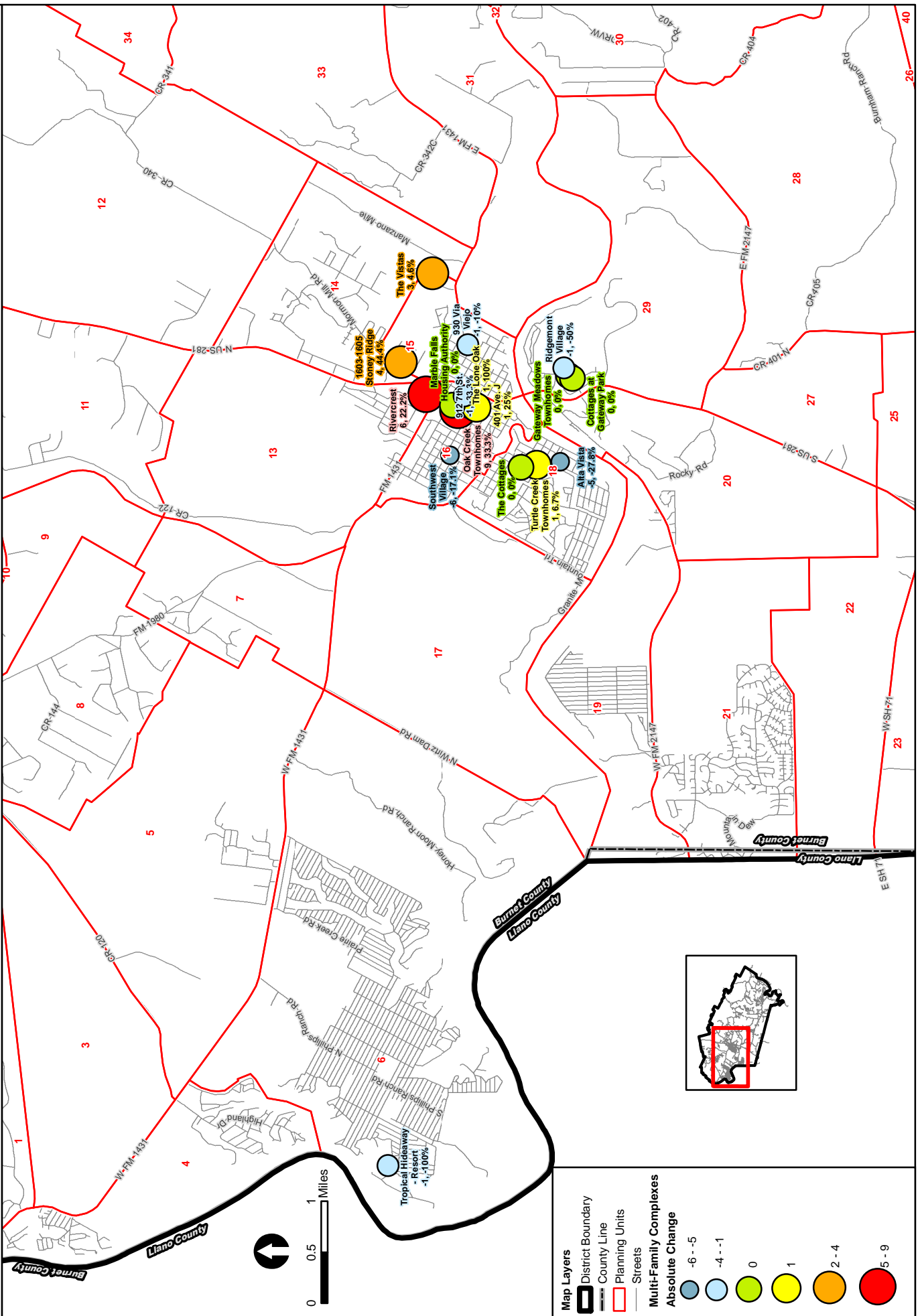
Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Subdivisions, Fall 2014 to Fall 2015, Marble Falls I.S.D.



Student Trends by Development, EE-12th Grade

Absolute and Percent Change for Condos and Apartments, Fall 2014 to Fall 2015, Marble Falls I.S.D.





Student Trends by Development - All Developments, Sorted Alphabetically (2015), Marble Falls I.S.D.

2014 to 2015: Existing subdivisions gained 38 students, active subdivisions gained 53, apartments gained 10, and mobile home communities lost 2

PU	Name	Class	Phase	MPC	Median Market Value	Median Year Built	Fall 2014			Fall 2015			Fall 2014 to Fall 2015					
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5		6th-12th	
													Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
15	1603-1605 Stoney Ridge	Apartment	Existing		\$295,549	1985	9	7	2	13	10	3	4	44%	3	43%	1	50%
6	2003 Praire Creek	MHP	Existing	Sherwood Shores	\$124,080	0	10	3	7	11	4	7	1	10%	1	33%	0	0%
16	401 Ave. J	Apartment	Existing		\$261,231	1978	4	1	3	5	2	3	1	25%	1	100%	0	0%
16	912 7th St.	Apartment	Existing		\$286,012	1972	3	3	0	2	1	1	-1	-33%	-2	-67%	1	100%
15	930 Via Viejo	Apartment	Existing		\$595,034	1983	10	5	5	9	4	5	-1	-10%	-1	-20%	0	0%
45	Allison Williams	Subdivision	Developing		\$183,033	2003	3	3	0	2	2	0	-1	-33%	-1	-33%	0	0%
18	Alta Vista	Apartment	Existing		\$432,310	1993	18	12	6	13	8	5	-5	-28%	-4	-33%	-1	-17%
6	Bel Air	Subdivision	Developing	Sherwood Shores	\$405,429	1975	10	3	7	11	5	6	1	10%	2	67%	-1	-14%
14	Boulder Creek	Subdivision	Existing		\$311,467	2004	2	1	1	1	0	1	-1	-50%	-1	-100%	0	0%
4	Camp Wyatt	Subdivision	Existing		\$143,154	1973	6	5	1	3	2	1	-3	-50%	-3	-60%	0	0%
36	Canyon Ridge Springs	Subdivision	Developing		\$330,065	2004	0	0	0	1	1	0	1	100%	1	100%	0	0%
28	Capstone Ranch	Subdivision	Developing		\$379,285	2007	4	2	2	5	1	4	1	25%	-1	-50%	2	100%
6	Castle Hills	Subdivision	Developing	Sherwood Shores	\$114,017	1974	26	11	15	23	11	12	-3	-12%	0	0%	-3	-20%
20	Channel Oaks I	Subdivision	Developing		\$116,797	1976	2	1	1	2	1	1	0	0%	0	0%	0	0%
38	Chimney Cove	Subdivision	Developing		\$417,201	2003	1	1	0	3	3	0	2	200%	2	200%	0	0%
6	Circle B Estates	Subdivision	Existing		\$518,948	1979	1	1	0	0	0	0	-1	-100%	-1	-100%	0	0%
15	Claremont	Subdivision	Existing		\$135,182	2007	45	19	26	44	18	26	-1	-2%	-1	-5%	0	0%
6	Clear Cove	Subdivision	Existing	Sherwood Shores	\$488,100	1980	2	1	1	4	3	1	2	100%	2	200%	0	0%
40	Coopers Bend	Subdivision	Developing		\$283,385	2002	6	3	3	6	3	3	0	0%	0	0%	0	0%
29	Cottages at Gateway Park	Apartment	Existing		\$1,553,023	1998	2	1	1	2	1	1	0	0%	0	0%	0	0%
11	Country Place	Subdivision	Existing		\$55,218	1997	28	9	19	35	12	23	7	25%	3	33%	4	21%
26	Double Horn Creek	Subdivision	Developing		\$445,845	2007	30	17	13	24	13	11	-6	-20%	-4	-24%	-2	-15%
19	Driftwood	Subdivision	Existing		\$67,878	1984	89	47	42	94	47	47	5	6%	0	0%	5	12%
40	Eagle Bluff	Subdivision	Existing		\$80,879	1990	3	2	1	2	2	0	-1	-33%	0	0%	-1	-100%
6	Elm Creek	Subdivision	Existing	Sherwood Shores	\$36,494	1984	54	29	25	53	30	23	-1	-2%	1	3%	-2	-8%
52	Estates Above Fall Creek	Subdivision	Developing		\$236,194	2001	1	1	0	1	0	1	0	0%	-1	-100%	1	100%
18	Fairview	Subdivision	Existing		\$83,832	1965	24	13	11	23	11	12	-1	-4%	-2	-15%	1	9%
6	Forest Hills	Subdivision	Existing	Sherwood Shores	\$72,614	1974	41	19	22	37	16	21	-4	-10%	-3	-16%	-1	-5%
24	Foxwood	Subdivision	Developing		\$488,225	2006	3	3	0	3	3	0	0	0%	0	0%	0	0%
29	Gateway Meadows Townhomes	Apartment	Existing		\$347,702	1997	1	1	0	1	1	0	0	0%	0	0%	0	0%
29	Gateway Park	Subdivision	Developing		\$305,583	1998	16	7	9	15	7	8	-1	-6%	0	0%	-1	-11%
6	Granite Castle	Subdivision	Existing	Sherwood Shores	\$38,271	1973	84	38	46	78	32	46	-6	-7%	-6	-16%	0	0%
44	Granite Ridge	Subdivision	Developing		\$789,326	2004	6	4	2	6	3	3	0	0%	-1	-25%	1	50%
8	Granite Rock	Subdivision	Developing		\$243,918	2007	16	13	3	12	7	5	-4	-25%	-6	-46%	2	67%
4	Granite Shoals	Subdivision	Existing		\$268,695	1977	1	1	0	1	1	0	0	0%	0	0%	0	0%
8	Green Pastures	Subdivision	Existing		\$85,145	1984	1	1	0	3	2	1	2	200%	1	100%	1	100%
6	Green Valley	Subdivision	Existing	Sherwood Shores	\$78,478	1980	32	17	15	40	23	17	8	25%	6	35%	2	13%
6	Greenbriar	Subdivision	Existing	Sherwood Shores	\$142,390	1979	28	13	15	28	12	16	0	0%	-1	-8%	1	7%
6	Greencastle	Subdivision	Existing	Sherwood Shores	\$145,175	1973	23	11	12	20	9	11	-3	-13%	-2	-18%	-1	-8%



Student Trends by Development - All Developments, Sorted Alphabetically (2015), Marble Falls I.S.D.

2014 to 2015: Existing subdivisions gained 38 students, active subdivisions gained 53, apartments gained 10, and mobile home communities lost 2

PU	Name	Class	Phase	MPC	Median Market Value	Median Year Built	Fall 2014			Fall 2015			Fall 2014 to Fall 2015					
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5		6th-12th	
													Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
33	Hamilton Creek Ranchettes	Subdivision	Developing		\$83,702	2000	19	7	12	20	8	12	1	5%	1	14%	0	0%
4	Harwell Point	Subdivision	Existing		\$63,850	1978	2	0	2	4	3	1	2	100%	3	100%	-1	-50%
18	Hays	Subdivision	Existing		\$166,031	1975	9	3	6	7	1	6	-2	-22%	-2	-67%	0	0%
4	Highland Haven	Subdivision	Developing		\$340,394	1976	24	9	15	24	10	14	0	0%	1	11%	-1	-7%
11	Highland Hills	Subdivision	Developing		\$241,762	1993	5	2	3	7	3	4	2	40%	1	50%	1	33%
15	Highland Park	Subdivision	Existing				13	5	8	13	6	7	0	0%	1	20%	-1	-13%
15	Highland Terrace	Subdivision	Developing		\$184,498	1990	7	5	2	8	6	2	1	14%	1	20%	0	0%
6	Hillcrest	Subdivision	Existing	Sherwood Shores	\$123,342	1984	14	5	9	11	4	7	-3	-21%	-1	-20%	-2	-22%
14	Hillcrest	Subdivision	Existing		\$179,416	1985	3	3	0	5	3	2	2	67%	0	0%	2	100%
14	Hilltop	Subdivision	Developing		\$201,799	1997	12	4	8	10	2	8	-2	-17%	-2	-50%	0	0%
14	Hi-Ridge Trails	Subdivision	Developing		\$234,173	1997	62	33	29	62	30	32	0	0%	-3	-9%	3	10%
21	Horseshoe Bay	Subdivision	Developing		\$104,335	1999	156	79	77	154	63	91	-2	-1%	-16	-20%	14	18%
45	Indian Mound Estates	Subdivision	Developing		\$247,577	1997	1	0	1	1	0	1	0	0%	0	0%	0	0%
18	J & M	MHP	Existing		\$0	1997	7	3	4	6	4	2	-1	-14%	1	33%	-2	-50%
40	James Cooper	Subdivision	Developing		\$233,034	1998	1	0	1	2	0	2	1	100%	0	0%	1	100%
40	James Johnson	Subdivision	Existing		\$73,014	1998	1	1	0	2	2	0	1	100%	1	100%	0	0%
8	James Noble	Subdivision	Existing		\$208,490	1984	26	10	16	28	11	17	2	8%	1	10%	1	6%
18	K&B	Subdivision	Existing		\$485,889	1989	3	0	3	1	0	1	-2	-67%	0	0%	-2	-67%
6	Kingswood	Subdivision	Developing	Sherwood Shores	\$50,741	1982	223	106	117	227	113	114	4	2%	7	7%	-3	-3%
20	La Ventana	Subdivision	Developing		\$469,114	2006	1	1	0	2	1	1	1	100%	0	0%	1	100%
13	Lacy Lans	Subdivision	Developing		\$178,391	1984	28	13	15	27	15	12	-1	-4%	2	15%	-3	-20%
20	Lake Marble Falls	Subdivision	Developing		\$140,253	1998	12	5	7	14	6	8	2	17%	1	20%	1	14%
40	Lake Oaks	Subdivision	Developing		\$377,189	2003	0	0	0	4	2	2	4	100%	2	100%	2	100%
50	Lakecliff on Lake Travis	Subdivision	Developing		\$80,000	2004	3	1	2	3	1	2	0	0%	0	0%	0	0%
40	Lakeside Beach	Subdivision	Developing		\$117,890	1997	34	18	16	33	18	15	-1	-3%	0	0%	-1	-6%
5	Lakewood Estates	Subdivision	Existing		\$123,743	1991	21	8	13	23	9	14	2	10%	1	13%	1	8%
4	Lifespace	MHP	Existing		\$0	1996	8	1	7	6	1	5	-2	-25%	0	0%	-2	-29%
6	Live Oak	Subdivision	Developing	Sherwood Shores	\$96,018	1985	46	25	21	52	29	23	6	13%	4	16%	2	10%
14	Loma Vista	Subdivision	Developing		\$249,120	2002	30	13	17	34	12	22	4	13%	-1	-8%	5	29%
9	Los Encinos	Subdivision	Developing		\$172,490	2012	2	1	1	2	1	1	0	0%	0	0%	0	0%
29	Los Escondidos	Subdivision	Developing		\$174,172	1971	4	1	3	4	1	3	0	0%	0	0%	0	0%
19	Lydia Hunt	Subdivision	Existing		\$451,860	1982	1	0	1	1	0	1	0	0%	0	0%	0	0%
16	Marble Falls Housing Authority	Apartment	Existing		\$466,780	2000	3	2	1	3	2	1	0	0%	0	0%	0	0%
18	Meadowlakes	Subdivision	Developing		\$216,627	1995	214	88	126	213	89	124	-1	0%	1	1%	-2	-2%
1	Mill Creek Ranch	Subdivision	Developing		\$357,572	2004	6	1	5	6	1	5	0	0%	0	0%	0	0%
6	Mystic Castle	Subdivision	Developing	Sherwood Shores	\$59,399	1975	150	79	71	162	83	79	12	8%	4	5%	8	11%
14	Nature Heights	Subdivision	Existing		\$228,122	1991	6	2	4	6	4	2	0	0%	2	100%	-2	-50%
14	Nature Heights	MHP	Existing		\$327,472	1997	16	8	8	15	8	7	-1	-6%	0	0%	-1	-13%
50	Naumanns Camp	Subdivision	Existing		\$200,195	1994	3	0	3	5	2	3	2	67%	2	100%	0	0%



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													Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
8	Northwest Oaks	Subdivision	Developing		\$234,468	1988	11	4	7	15	6	9	4	36%	2	50%	2	29%
13	Northwood Acres	Subdivision	Developing		\$141,645	1975	51	17	34	58	24	34	7	14%	7	41%	0	0%
13	Northwood Terrace	Subdivision	Existing		\$118,750	1975	14	8	6	13	7	6	-1	-7%	-1	-13%	0	0%
13	Nunnally & Griffin	Subdivision	Existing		\$127,525	1972	13	7	6	11	6	5	-2	-15%	-1	-14%	-1	-17%
16	Oak Creek Townhomes	Apartment	Existing		\$3,825,545	2012	27	22	5	36	30	6	9	33%	8	36%	1	20%
8	Oak Forest Estates	Subdivision	Existing		\$132,020	1985	8	3	5	8	4	4	0	0%	1	33%	-1	-20%
4	Oak Grove	Subdivision	Existing		\$70,008	1960	0	0	0	1	1	0	1	100%	1	100%	0	0%
42	Oaks @ Spicewood	Subdivision	Developing		\$249,230	1997	19	6	13	21	8	13	2	11%	2	33%	0	0%
39	Old Trails Estates	Subdivision	Developing		\$60,880	2003	1	0	1	6	3	3	5	500%	3	100%	2	200%
16	Original Township I	Subdivision	Existing		\$96,065	1984	273	132	141	264	135	129	-9	-3%	3	2%	-12	-9%
15	Original Township II	Subdivision	Existing		\$125,563	1958	70	31	39	68	31	37	-2	-3%	0	0%	-2	-5%
18	Original Township III	Subdivision	Developing		\$95,291	1968	44	19	25	49	19	30	5	11%	0	0%	5	20%
23	Overlook	Subdivision	Developing		\$431,943	2007	14	7	7	11	7	4	-3	-21%	0	0%	-3	-43%
5	Oxbow Estates	Subdivision	Developing		\$307,377	2000	13	3	10	11	1	10	-2	-15%	-2	-67%	0	0%
51	Paleface Lake Country Estates	Subdivision	Existing		\$184,964	1995	1	0	1	2	0	2	1	100%	0	0%	1	100%
39	Paradise Manor	Subdivision	Developing		\$64,132	2002	6	5	1	5	5	0	-1	-17%	0	0%	-1	-100%
7	Pecan Orchard	Subdivision	Existing		\$81,900	2005	7	4	3	11	4	7	4	57%	0	0%	4	133%
18	Pecan Valley	MHP	Existing		\$120,930	0	18	10	8	17	7	10	-1	-6%	-3	-30%	2	25%
18	Pecan Valley	Subdivision	Existing		\$120,528	1982	55	29	26	54	27	27	-1	-2%	-2	-7%	1	4%
51	Point Pedernales	Subdivision	Existing		\$163,958	1980	1	0	1	1	0	1	0	0%	0	0%	0	0%
41	Quail Creek	Subdivision	Existing		\$44,118	1996	20	14	6	15	9	6	-5	-25%	-5	-36%	0	0%
8	Quail Valley	Subdivision	Developing		\$252,613	2002	10	3	7	17	7	10	7	70%	4	133%	3	43%
29	Ridgemont Village	Apartment	Existing		\$2,623,284	2005	2	0	2	1	0	1	-1	-50%	0	0%	-1	-50%
20	River View	MHP	Existing		\$2,072,239	1993	1	0	1	1	1	0	0	0%	1	100%	-1	-100%
13	Rivercrest	Apartment	Existing		\$752,389	0	27	17	10	33	18	15	6	22%	1	6%	5	50%
29	Riviera Village	Subdivision	Existing		\$446,283	1973	6	1	5	7	2	5	1	17%	1	100%	0	0%
6	Robin Hood	Subdivision	Existing	Sherwood Shores	\$37,228	1972	10	5	5	12	5	7	2	20%	0	0%	2	40%
45	Rudge Harbor	Subdivision	Developing		\$333,615	2000	24	9	15	28	14	14	4	17%	5	56%	-1	-7%
19	Scarlet Oaks	Subdivision	Developing		\$77,942	1983	87	46	41	92	45	47	5	6%	-1	-2%	6	15%
4	Shady Acres	Subdivision	Developing		\$236,485	1965	9	2	7	9	1	8	0	0%	-1	-50%	1	14%
49	Shady Creek Ranches	Subdivision	Developing		\$83,175	1998	20	10	10	13	7	6	-7	-35%	-3	-30%	-4	-40%
6	Sherwood Downs	Subdivision	Existing	Sherwood Shores	\$220,073	1981	3	1	2	3	2	1	0	0%	1	100%	-1	-50%
5	Sherwood Forest	Subdivision	Developing		\$62,450	1992	53	21	32	47	21	26	-6	-11%	0	0%	-6	-19%
6	Sherwood Manor	Subdivision	Existing	Sherwood Shores	\$84,858	1974	50	27	23	59	26	33	9	18%	-1	-4%	10	43%
6	Sherwood Shores	Subdivision	Existing	Sherwood Shores	\$29,328	1980	108	48	60	121	53	68	13	12%	5	10%	8	13%
24	Shovel Mountain	Subdivision	Existing		\$89,683	1995	6	4	2	5	3	2	-1	-17%	-1	-25%	0	0%
38	Smithwick Mills	Subdivision	Developing		\$69,521	1988	10	3	7	15	8	7	5	50%	5	167%	0	0%
24	South Oaks	Subdivision	Existing		\$254,625	2000	6	3	3	6	2	4	0	0%	-1	-33%	1	33%
16	Southwest Village	Apartment	Existing		\$1,555,856	1998	35	22	13	29	18	11	-6	-17%	-4	-18%	-2	-15%



Student Trends by Development - All Developments, Sorted Alphabetically (2015), Marble Falls I.S.D.

2014 to 2015: Existing subdivisions gained 38 students, active subdivisions gained 53, apartments gained 10, and mobile home communities lost 2

PU	Name	Class	Phase	MPC	Median Market Value	Median Year Built	Fall 2014			Fall 2015			Fall 2014 to Fall 2015					
							EE-12	EE-5	6-12	EE-12	EE-5	6-12	EE-12th		EE-5		6th-12th	
													Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.	Abs. Chg.	Pct. Chg.
40	Spicewood Beach	Subdivision	Developing		\$64,212	1986	47	25	22	50	29	21	3	6%	4	16%	-1	-5%
40	Spicewood Estates	Subdivision	Existing		\$76,903	2001	24	13	11	27	15	12	3	13%	2	15%	1	9%
43	Spicewood Oaks	Subdivision	Existing		\$71,333	1999	2	2	0	2	2	0	0	0%	0	0%	0	0%
10	Stone Mountain	Subdivision	Developing		\$446,085	2009	2	2	0	3	3	0	1	50%	1	50%	0	0%
14	Stonehenge West	Subdivision	Developing		\$179,979	2014	5	1	4	5	2	3	0	0%	1	100%	-1	-25%
15	Stoney Ridge	Subdivision	Existing		\$817,340	1984	9	4	5	10	4	6	1	11%	0	0%	1	20%
14	Summer Winds	Subdivision	Developing		\$273,320	2011	5	3	2	5	3	2	0	0%	0	0%	0	0%
5	Sunset Woods	Subdivision	Existing		\$42,890	1997	60	29	31	61	29	32	1	2%	0	0%	1	3%
6	Sweetbriar	Subdivision	Existing	Sherwood Shores	\$40,813	1973	39	17	22	39	21	18	0	0%	4	24%	-4	-18%
6	Tanglewood	Subdivision	Existing	Sherwood Shores	\$151,687	1980	30	17	13	38	16	22	8	27%	-1	-6%	9	69%
18	The Cottages	Apartment	Existing		\$287,718	1983	2	2	0	2	2	0	0	0%	0	0%	0	0%
21	The Highlands	Subdivision	Developing				2	1	1	2	1	1	0	0%	0	0%	0	0%
16	The Lone Oak	Apartment	Existing		\$395,780	2003	0	0	0	1	0	1	1	100%	0	0%	1	100%
49	The Ranch	Subdivision	Developing		\$238,850	1997	5	3	2	5	3	2	0	0%	0	0%	0	0%
15	The Vistas	Apartment	Existing		\$5,532,314	2004	65	44	21	68	40	28	3	5%	-4	-9%	7	33%
19	The Waterlands	Subdivision	Developing				5	4	1	8	5	3	3	60%	1	25%	2	200%
10	Timber Ridge	Subdivision	Developing		\$178,657	1993	12	2	10	9	0	9	-3	-25%	-2	-100%	-1	-10%
7	Tobyville Acres	Subdivision	Existing		\$82,835	1981	37	19	18	41	14	27	4	11%	-5	-26%	9	50%
4	Tonkaway Tr.	MHP	Existing		\$50,075	0	2	1	1	3	2	1	1	50%	1	100%	0	0%
6	Tropical Hideaway - Resort	Apartment	Existing	Sherwood Shores	\$71,720	1982	1	1	0	0	0	0	-1	-100%	-1	-100%	0	0%
18	Turtle Creek Townhomes	Apartment	Existing		\$2,721,935	1998	15	9	6	16	11	5	1	7%	2	22%	-1	-17%
4	Twin Isle	Subdivision	Existing		\$212,817	1996	5	3	2	6	3	3	1	20%	0	0%	1	50%
15	Viejo Villas	Subdivision	Developing		\$0	0	0	0	0	1	0	1	1	100%	0	0%	1	100%
38	Vista Del Rio	Subdivision	Developing		\$306,629	1998	3	3	0	3	2	1	0	0%	-1	-33%	1	100%
4	Wig Wam Way	MHP	Existing		\$60,210	0	0	0	0	1	1	0	1	100%	1	100%	0	0%
15	Wildflower Village	Subdivision	Developing		\$182,739	2004	24	11	13	22	11	11	-2	-8%	0	0%	-2	-15%
45	Windermere Oaks	Subdivision	Developing		\$236,468	1993	10	4	6	11	9	2	1	10%	5	125%	-4	-67%
8	Wm. D. Engles	Subdivision	Existing		\$121,964	1999	12	6	6	13	7	6	1	8%	1	17%	0	0%
7	Woodland Acres	Subdivision	Developing		\$92,786	1983	19	8	11	26	14	12	7	37%	6	75%	1	9%
6	Woodland Hills	Subdivision	Developing	Sherwood Shores	\$208,873	1973	14	5	9	10	5	5	-4	-29%	0	0%	-4	-44%
14	Woodland Park	Subdivision	Developing		\$220,042	2006	12	6	6	12	5	7	0	0%	-1	-17%	1	17%
19	Yellowstone	Subdivision	Existing		\$88,518	1985	46	22	24	49	26	23	3	7%	4	18%	-1	-4%
Total							3,468	1,681	1,787	3,567	1,717	1,850	99	3%	36	2%	63	4%

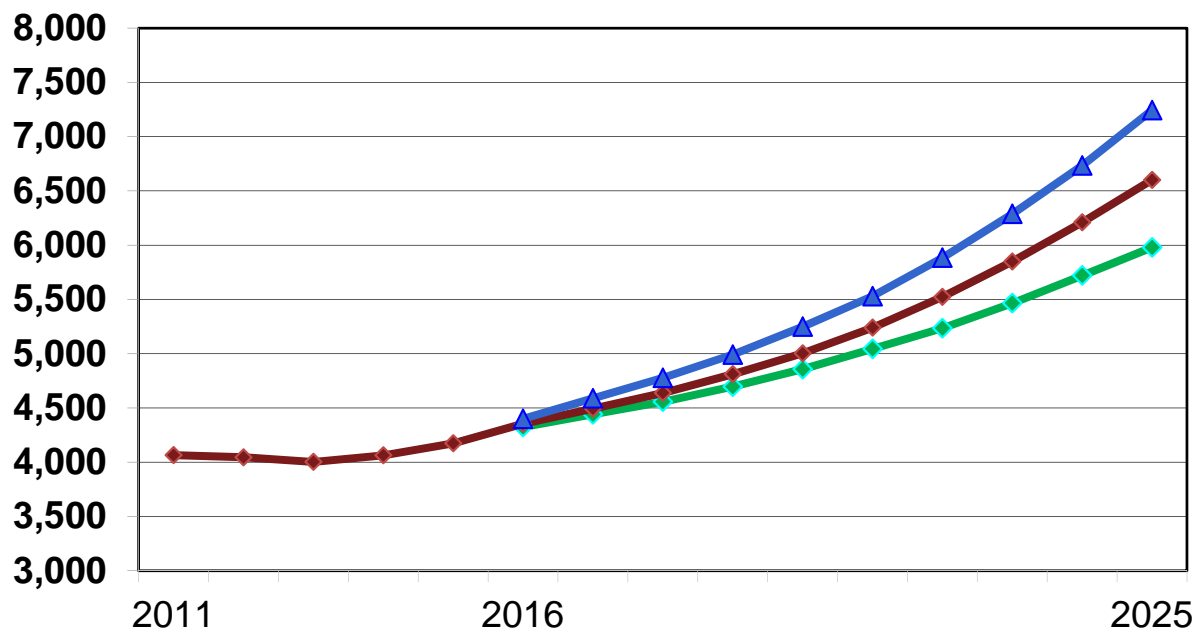
Student Projections



PASA’s approach to developing student enrollment projections takes into consideration past rates of growth, but relies primarily on forward-looking analyses, including:

- projected new housing trends;
- amount of regeneration of older housing with younger families;
- economic and employment trends in the local area and nationally;
- the continued enrollment growth in private schools;
- the changing distribution of students geographically throughout the District; and
- the effect of the aging of the student population through the school system

PASA has developed three scenarios of growth for Marble Falls I.S.D. These scenarios are termed the “Low Growth,” the “Moderate Growth” and the “High Growth” scenarios. All three take a “conservative” stance, in that PASA would rather the District under-build than over-build. These scenarios are shown on the graph below, and are discussed at length later in this Chapter.



Unique Characteristics of M.F.I.S.D. that Impact Growth

Austin Area: In the 12 months ending in May, 2016, the Austin MSA gained 37,300 jobs, making it the third fastest growth major metro area. Two sectors were especially strong – construction (10.5% growth) and wholesale trade (10.1% growth). Another sector important to the greater Austin area is professional and business services, and this sector continued to add the most jobs (7,000, or 4.4% growth) in the last 12 months ending in May. In sum, the healthy employment environment suggests that housing growth, as well as commercial and industrial entities, will continue to move outward – to those school districts within the regional development path.

Marble Falls I.S.D.: The District is unique in several ways that ultimately will lead to a unique configuration of student growth:

- More Permanent Homes – A significant subset of all second homes and other resort housing will become permanent housing for households who are moving westward as part of the growth path gravitating toward and across the Pedernales River.
- New Development Accelerating -- Developers in this growth path are planning large-scale master-planned communities and subdivisions, which will attract parents with school-aged children.
- New Homes on Vacant Lots in Older, Existing Subdivisions – PASA research suggests that when new buyers buy multiple, adjacent lots in older subdivisions, they typically build fairly affordable (and, thus, attractive to young homebuyers) homes in what have previously been older, resort or retiree-oriented subdivisions.
- Significantly Older Residents – The median age is 44.8 years old now in M.F.I.S.D., compared to the Austin metro area median of 33.9 years old, so there are fewer students than will be the case in the next five to ten years, when more traditional homes are built in the area.
- Less Child-Oriented Population – Ironically, while there is a much higher median age for the District’s residents, the percent of school aged children (5-17 years) is still 17%, compared to the Austin-Round Rock Metro Area of 18%, and should be a significantly higher percent in the next five and ten years as more child-oriented housing becomes available.
- Less Educated Residents – 26% of the population holds a bachelor’s degree or higher, compared to 41% in the Austin Metro Area and 27.6% in Texas overall. With the advent of new subdivisions, the median educational level should rise.
- Less Affluent Residents – The median household income in Marble Falls I.S.D. is \$48,401, compared to \$63,603 in the Austin metro area, but, again, with the housing values higher in the new subdivisions and master-planned communities that are planned, then the median income will necessarily rise.

- Good Commuting Times to Work – Mean travel time to work (one-way) is 27.4 minutes, a close comparison to 26.5 minutes in the Austin Metro Area. Approximately 28% of Burnet County’s work force commutes outside Burnet County to go to work, so that travel times are an important focus as a quality of life factor. However, as more work centers evolve within and near the District, then travel times should decline.
- More Stable Residents – Only 15% of Marble Falls I.S.D. residents, compared to 19% for the Austin Metro Area, had moved to a new residence in the past 12 months. This means that the District’s population does not tend to be transient. In 2014, only 1% moved from a different state or country within the past year, but that proportion will likely be increasing, as the local residents begin to mimic the larger Metro Area.
- Baby Boomers Buying More Homes – In the Austin area, baby boomers are buying up homes and condos as they retire in suburban hill country locations. Many of these buyers are former UT students, who want to benefit from proximity to UT activities. This demand for homes by empty nesters will accelerate, based on the District becoming more centrally linked to the suburban growth path.
- Millennials Buying More Homes Also – Apart from the empty-nesters, millennials are buying homes and renting in great numbers, so that nationally, 35% of all homes are now being purchased by this younger cohort (up to age 34 years old). The ratios of M.I.S.D. students per home could be greatly impacted by these young families buying and renting housing, causing more students to move into the District than previously.

The Model for Developing Student Projections ---

The student projections developed in this study are based on a model that incorporates a number of factors discussed throughout this report.

The Head Start students will, for the first time this coming Fall, 2016, be tallied as M.F.I.S.D. students (for Average Daily Attendance purposes), thus adding ~60 students – and greatly affecting the total enrollment for the coming school year.

In this coming Fall, the District will offer full-day PreK, allowing disadvantaged and military parents an opportunity for a full-day education, as well as full-day child care. PASA estimates that full-day PreK will lure approximately 40 to 50 additional students to the PreK program, compared to previous years of half-day PreK.

The **aging** of the existing student population contributes significantly to the projected population changes. The size of the Kindergarten class each year becomes a ‘leading indicator’ of future enrollment trends. In three of the past five years, the KN class has growth at a rate faster than overall student population growth, and in the past five years, the overall growth in KN has outpaced the overall growth in total student population (refer to map in Chapter 1). For the next ten years, PASA has assumed a slight annual increase in KN enrollment. (~3% and 4%), due predominately to the increase in the number of new residential plats. Additionally, the slightly larger KN classes each

year continue to matriculate through the upper grades, creating enrollment growth at the upper grades as these classes replace smaller, outgoing classes.

It should be emphasized that the KN growth over the past five years (described above) varies by subdivision. This variation has been accounted for in the projections, in that, for each subdivision and Planning Unit, the students have been aged forward such that local anomalies in the student population are taken into account.

The Moderate Growth Scenario also takes into account that, as lake-oriented school districts, when Marble Falls, Lake Travis, and Leander first get caught in the wave of conventional subdivision growth, then younger families with younger students begin to move in. This will be especially true as the millennials (now the largest generation or cohort) begin to buy homes. Thus, this student projections model assumes that the younger cohort is higher growth than is the secondary cohort – and this assumption holds true to all three scenarios of growth – Low, Moderate, and High.

New housing construction is the most significant contributor to the new student growth in this model, based on data gathered from field reconnaissance in each active subdivision and from numerous interviews (see Chapter 2). Short-term new housing is projected based on concept plans, preliminary and final plats, plus developers' and landowners' long-range plans, and other information gathered from numerous sources. The new houses or apartment units projected to be built in the first five years of this projection period represent the majority (73%) of the net gain of new students projected. Additionally, new housing construction *outside of these platted subdivisions* is projected based on new septic permits, and this represents ~6% of the added students in the first five years of this projection period.

Another important factor in PASA's student projections model is where **new students are projected to move into existing, older housing units**. The tables and maps in Chapter 4, titled "Student Trends by Development," outline the trends that occurred over the past year with regard to the type of housing attracting new students. As expected, actively-building subdivisions attracted the majority of the new student growth, although some built-out subdivisions continue to attract new students. For example, Sherwood Shores (which was largely built in the 1970s and 1980s) gained a net increase of 41 students this year, and the moderately priced homes are attracting young families with children. Many of the subdivisions in M.F.I.S.D. that gained young families over the past few years were previously intended as second homes. Thus, the demographic model incorporates these trends and carries them forward for the next decade.

Three scenarios of growth have been developed for Marble Falls I.S.D. These scenarios are termed the "Low Growth," the "Moderate Growth" and the "High Growth" scenarios. The Moderate Growth Scenario, as described above, shows the evidence of acceleration in new subdivisions and apartments, increased housing demand by older baby boomers and by younger families with younger students (since the District is newly in the development path as the next wave of housing).

For the "Low Growth" Scenario, it is expected that the new subdivisions would get off to a slow start, and that the Pedernales River would remain a barrier to rapid enrollment increases. Under this scenario, it would also be expected that the transitioning of older homes to permanent housing,

rather than resort housing, would remain stationery and have little impact on the addition of new students.

Likewise, if new subdivisions have a more rapid build-out and have a greater increase in Kindergarten than expected, then the High Growth Scenario should be used. All three scenarios have been developed specifically for Marble Falls I.S.D., and have the sets of assumptions outlined below.

Moderate Scenario of Growth ---

Under the Moderate Growth Scenario, the District could add 830 students in the first five years, and could add 1,597 students in the last five years of this projection period. Therefore, under the Moderate Growth Scenario, by the Fall 2020, Marble Falls I.S.D. could have 5,004 students, and by the Fall 2025, 6,602 students could be enrolled. Annual growth rates could range between around 3.21% and 6.28% over the projection period.

The Moderate Growth Scenario assumes the following:

- *The perception of the District remains the same, or becomes slightly more positive, relative to other surrounding districts, simply because it is in the development path outward from the Austin urban core;*
- *A greater proportion of young students would be expected to enroll in the District, with Pre-K adding 40 or more in the Fall 2016 due to its new full-time program. Additionally, ~60 more Early Learning students from Head Start will become officially enrolled as of the Fall, 2016;*
- *General population apartments will increase by 1-2 complexes per year for the next five years, with 2-3 complexes projected to be constructed per year between 2020 and 2025;*
- *The growth of students in existing subdivisions will continue to accelerate each year of the ten-year projection period;*
- *Unemployment rates remain at 3% to 3.5% in the Marble Falls I.S.D. catchment area over the next five years;*
- *The slight increase in immigrants entering the Austin region will remain stable (similar to 2014 rates), thus encouraging relocation of middle and upper socioeconomic residents from the urban core to suburban districts;*
- *Interest rates do not increase by more than 2% over current levels for the next five years; and*
- *Syrian, Iranian, Afghan, and other global concerns do not accelerate.*

Low Scenario of Growth

Under the Low Growth Scenario, the District could add 684 students in the first five years, and could add 1,121 students in the last five years of this projection period. Therefore, under the Low Growth Scenario, by the Fall 2020, Marble Falls I.S.D. could have 4,858 students, and by the Fall 2025, 5,980 students could be enrolled. Annual growth rates could range between around 2.63% and 4.68% over the projection period.

A Low Growth Scenario would assume the following:

- *The perception of the District remains the same or becomes slightly less positive relative to other surrounding districts, due to its less-educated population, test scores, and lack of proximity to places of work;*
- *A greater proportion of young students will enroll in the District in 2016 due to changes in Early Learning and Pre-K programs. After 2016, there will be lower growth in elementary grades due to empty-nest households buying homes at a greater rate than family-oriented households;*
- *General population apartments will increase by 1-2 complexes per year for the next ten years;*
- *The growth of students in existing subdivisions will continue to increase slightly each year of the ten-year projection period;*
- *Unemployment rates increase, becoming 3.5% to 4% in the Marble Falls I.S.D. catchment area over the next five years;*
- *The slight increase in immigrants entering the Austin region will remain stable (similar to 2014 rates), and will encourage some relocation of middle and upper socioeconomic residents from the urban core to suburban districts like Marble Falls I.S.D.;*
- *Interest rates increase by more than 2% over current levels in the next five years; and*
- *Syrian, Iranian, Afghan, and other global concerns intensify.*

High Scenario of Growth

Under the High Growth Scenario, the District could gain 1,075 students in the first five years, and an additional 1,996 students could be expected in the last five years of the projection period. Thus, under these high growth assumptions, Marble Falls I.S.D. could contain 5,249 students by 2020 and 7,245 students by 2025.

The High Growth Scenario assumes the following:

- *The perception of the District remains the same, or becomes slightly more positive relative to other surrounding districts. This is simply because it is in the development path outward from the Austin urban core;*
- *A greater proportion of young students will enroll in the District, with Pre-K adding 50 or more in the Fall, 2016 due to its new full-time program. An additional ~65 or more Early Learning students added from Head Start will become officially enrolled as of the Fall, 2016, thus adding new bulges for KN by 2017, and for all grades with each consecutive grade;*
- *General population apartments will increase by 1-2 complexes per year for the next five years, with 2-4 complexes projected to be constructed per year between 2020 and 2025;*
- *The growth of students in existing subdivisions will continue to accelerate each year of the ten-year projection period;*
- *Unemployment rates remain at 3% in the Marble Falls I.S.D. catchment area over the next five years;*
- *The increase in immigrants entering the Austin region will accelerate, encouraging relocation of middle and upper socioeconomic residents from the urban core to suburban districts;*
- *Interest rates decline and/or do not rise more than 1% in the next 5 years;*
- *The U.S. has short-term Middle Eastern deployments and no other global wars, as well as no increase in terrorist activity within the country.*

Projected Resident Students by Planning Unit ---

Presented in this chapter are the numbers of students projected to live in each Planning Unit each year, under the Moderate Growth Scenario. The maps show, in red and orange, the portions of the district projected to gain the most students in the next ten years. They clearly delineate how the SH 71 and US 281 corridors contain the bulk of projected growth, as a result of new housing construction, aging of the current student population, regeneration of existing homes with families, and other factors (as described previously). These charts and maps can be utilized by the district in assessing and making decisions about future utilization of each campus.

Projected Students Under Three Growth Scenarios ---

The number of students in each grade group projected under the Low Growth, Moderate Growth and High Growth Scenarios are compared to the Design Capacities of the schools in chart and graph form. Yellow highlights illustrate the years in which the student population is projected to exceed the

schools' capacity, and the red highlights illustrate projected population exceeding capacity by >120%. The Design Capacities shown here reflect the theoretical number of students the schools can accommodate, based on the original design of the building; they do not take into account special programs that require more space for fewer students, and they do not include any portable classrooms.

Elementary Students

The Elementary comparison shows that across the entire district, if all capacities of all schools are added together, the total student population is projected to fill the schools in about 2019-20 or 2020-21, under all three growth scenarios. This is a little misleading, because the geography of the student population is important relative to the geography of the school capacity, but it gives an overall indication that some kind of additional Elementary capacity is likely to be needed in the next few years or so. More specific discussion of Elementary projections by school follows in the next section.

Middle School Students

At the Middle School, the projected number of 6th-8th grade students is projected to reach the 1,200-student capacity of the Middle School in about 2023-24 under all three growth scenarios. However, it is likely that the district can use portable buildings in order to postpone the need for additional capacity to about 2024-25 or later.

High School Students

Marble Falls High School has adequate capacity to accommodate the projected 9th-12th grade population through the latter years of this projection period. The student population could reach the 1,500-student capacity in about 2024-25 or so, but it's likely that additional High School capacity would only be needed beyond this 10-year projection period. Note that this analysis does not include the capacity provided by Falls Career High School, which can currently accommodate up to 200 students and provide some overcrowding relief for MFHS.

Projected Resident Students by Attendance Zone ---

Presented next are a chart and map showing the number of students projected to live in the current attendance zones, for each year under the Moderate Growth Scenario. These can be utilized by the District in understanding the geographic location and magnitude of future student population and how that will impact the need for additional facilities.

Transfers

The data that PASA generates for long range planning purposes represents the number of students projected to live within each attendance zone (resident students or geo-coded students) and doesn't necessarily indicate the number of students projected to attend each school due to inter- and intra-District transfers. For these purposes, transfers are defined as any student attending a school other than his/her school of residence for any reason (voluntary transfer requests, children of district employees, programmatic transfers, etc.). The transfer patterns of the current students in the 2015-16 school year are included by grade group in this chapter, and can be used in conjunction with the resident student projections for short-term planning purposes. However, PASA does not typically use

these transfers in long range facilities plans, due to the fact that the transfer patterns in any district can change markedly over a short period of time.

Elementary Schools

The number of students projected (under the Moderate Growth Scenario) to live in the current elementary attendance zones (exclusive of transfers) over the next ten years is shown in map and table format. Highland Lakes and Marble Falls Elementary schools are each projected to gain ~200-250 students over the next ten years, while Colt and Spicewood Elementary schools are projected to gain ~500 students each over the next decade.

The table compares the projected resident student population to the Design Capacity of each school; the yellow highlights illustrate when each school is projected to reach the 100% of design capacity, and the red highlights indicated overcrowding exceeding 120% capacity. In the short term, Marble Falls Elementary is projected to exceed 100% capacity first (in about 2016-17), followed by Highland Lakes (in 2017-18) and then Colt Elementary (in 2019-20).

For short term planning, it's important to remember the intra-district transfers noted in the far right column. For example, if these transfer patterns remain consistent in the next few years, then Marble Falls Elementary won't "seem" so overcrowded because ~50 students net are living in MFE and transferring to other schools. Likewise, Colt Elementary will "seem" more crowded because ~77 students net are attending Colt while living in other attendance zones.

For long term planning, the district might consider planning for additional permanent capacity at the Elementary level within the next five years. Two of the schools (Marble Falls and Spicewood) have additional core space available, such that additional classrooms can be added as needed. Such a renovation/addition at Marble Falls might be needed in the shorter term (first five years of this projection period), while an expansion at Spicewood might be needed in the long term to accommodate students from planned new housing construction in the Thomas Ranch, Canyon West, etc. area. For longer range thinking, the district might keep in mind the possibility of a new Elementary school in the later years of this projection period. PASA recommends that the district take a "Wait and See" approach for the next few years to monitor the early success of some of these planned residential developments and the impacts they have on the M.F.I.S.D. student population.

Low Growth Scenario by Grade and Grade Group: 2016-2025



GRADE:	Historical Enrollment at PEIMS Snapshot Date										Average Growth, Retention & Attrition 2013-14 to 2015-16	Projected Enrollment at PEIMS Snapshot Date										Added Students: 2015-2020	Added Students: 2020-2025
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		2019	2020	2021	2022	2023	2024	2025					
EE	24	21	22	8	12	11	15	74	75	69	71	75	71	73	72	79	83	60	8				
PK	187	205	184	179	126	166	137	162	172	175	179	173	177	179	182	186	190	36	16				
KN	287	286	303	274	277	278	297	306	333	343	355	368	381	394	408	424	440	71	72				
1	286	297	304	294	285	299	301	320	331	360	371	388	399	415	431	446	463	87	75				
2	319	297	284	288	303	298	311	313	334	345	376	391	406	419	437	455	470	80	79				
3	287	314	288	293	293	308	306	317	320	341	352	388	400	417	433	452	470	82	82				
4	310	284	318	276	296	306	309	313	325	328	350	364	398	413	432	449	468	55	104				
5	295	311	298	313	287	300	312	313	318	330	333	359	371	407	425	445	461	47	102				
6	315	302	309	297	315	284	321	321	323	327	340	346	370	385	424	442	462	25	116				
7	299	305	300	312	294	312	287	321	321	323	327	343	347	373	390	430	447	56	104				
8	285	308	311	314	325	293	332	295	330	331	333	340	354	360	389	406	447	8	107				
9	302	297	315	337	322	339	339	364	325	363	364	369	376	393	401	433	451	30	82				
10	263	307	297	307	329	304	318	318	343	306	342	345	349	356	374	382	412	27	66				
11	304	270	297	279	271	301	295	299	300	323	288	325	326	331	340	357	364	30	39				
12	248	266	235	274	268	265	294	288	292	293	316	284	319	321	327	336	352	-10	68				
TOTAL	4,011	4,070	4,065	4,045	4,003	4,064	4,174	4,325	4,442	4,558	4,697	4,858	5,044	5,235	5,466	5,721	5,980	684	1,121				
PCT. INC.	1.47	-0.12	-0.49	-1.04	1.52	2.71		3.61	2.70	2.63	3.04	3.44	3.82	3.79	4.41	4.68	4.52						
ACTUAL INC.	59	-5	-20	-42	61	110		151	117	117	139	161	185	191	231	256	258						
Enrollment by Grade Group																							
EE-5th	1,995	2,015	2,001	1,925	1,879	1,966	1,988	2,119	2,208	2,292	2,387	2,505	2,603	2,716	2,821	2,935	3,044						
6th-8th	899	915	920	923	934	899	940	936	974	981	1,000	1,030	1,072	1,118	1,203	1,278	1,357						
9th-12th	1,117	1,140	1,144	1,197	1,190	1,209	1,246	1,270	1,260	1,285	1,309	1,324	1,369	1,401	1,442	1,508	1,579						
Percent Change by Grade Group																							
EE-5th	0.010	-0.007	-0.038	-0.024	0.046	0.011		0.066	0.042	0.038	0.042	0.049	0.039	0.044	0.039	0.041	0.037						
6th-8th	0.018	0.005	0.003	0.012	-0.048	0.057		-0.004	0.040	0.007	0.020	0.030	0.041	0.043	0.076	0.063	0.061						
9th-12th	0.021	0.004	0.046	-0.006	0.016	0.031		0.019	-0.008	0.020	0.019	0.011	0.034	0.023	0.029	0.046	0.047						
Percent Students in each Grade Group																							
EE-5th	0.497	0.495	0.492	0.476	0.469	0.484	0.476	0.490	0.497	0.503	0.508	0.516	0.516	0.519	0.516	0.513	0.509						
6th-8th	0.224	0.225	0.226	0.228	0.233	0.219	0.225	0.216	0.219	0.215	0.213	0.212	0.213	0.214	0.220	0.223	0.227						
9th-12th	0.278	0.280	0.281	0.296	0.297	0.299	0.299	0.294	0.284	0.282	0.279	0.272	0.271	0.268	0.264	0.263	0.264						
Added Students by Grade Group																							
EE-5th	1,995	20	-14	-76	-46	87	22	131	89	85	95	118	98	114	105	115	109						
6th-8th	899	16	5	3	11	-45	51	-4	38	7	19	30	42	46	85	75	78						
9th-12th	1,117	23	4	53	-7	19	37	24	-10	25	24	14	45	31	41	66	71						
Percent Added Students by Grade Group																							
EE-5th	0.339	2.800	3.800	3.800	1.095	1.426	0.200	0.867	0.761	0.724	0.688	0.728	0.527	0.594	0.453	0.448	0.421						
6th-8th	0.271	-1.000	-0.150	-0.262	-0.738	0.464	0.464	-0.025	0.322	0.060	0.139	0.183	0.228	0.241	0.368	0.295	0.303						
9th-12th	0.390	-0.800	-2.650	0.167	0.311	0.336	0.336	0.158	-0.082	0.217	0.173	0.089	0.245	0.165	0.179	0.257	0.276						

Moderate Growth Scenario by Grade and Grade Group: 2016-2025



GRADE:	Historical Enrollment at PEIMS Snapshot Date										Average Growth, Retention & Attrition 2015-14 to 2015-16	Projected Enrollment at PEIMS Snapshot Date										Added Students: 2015-2020	Added Students: 2020-2025
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		2019	2020	2021	2022	2023	2024	2025					
EE	24	21	22	8	12	11	15	75	75	69	74	78	85	93	97	106	101	63	23				
PK	187	205	184	179	126	166	137	182	192	198	204	198	202	206	214	223	231	61	34				
KN	287	286	303	274	277	278	297	306	346	361	376	391	409	430	451	478	502	94	111				
1	286	297	304	294	285	299	301	321	332	375	391	411	424	450	474	497	529	110	118				
2	319	297	284	288	303	298	311	314	336	347	392	413	430	450	478	504	531	102	118				
3	287	314	288	293	293	308	306	318	322	344	355	405	424	447	469	499	527	99	122				
4	310	284	318	276	296	306	309	313	326	330	353	367	416	441	467	490	522	58	155				
5	295	311	298	313	287	300	312	314	320	332	336	363	375	430	457	484	510	51	147				
6	315	302	309	297	315	284	321	321	325	330	343	350	375	393	452	480	510	29	160				
7	299	305	300	312	294	312	287	321	323	325	331	347	352	382	401	461	492	60	145				
8	285	308	311	314	325	293	332	296	332	333	336	344	359	369	401	421	486	12	142				
9	302	297	315	337	322	339	339	365	326	366	367	374	381	402	414	450	474	35	101				
10	263	307	297	307	329	304	318	319	345	308	345	349	353	364	386	397	433	31	84				
11	304	270	297	279	271	301	295	300	302	326	291	329	331	339	350	371	383	34	54				
12	248	266	235	274	268	265	294	288	294	295	319	287	323	329	338	349	371	-7	84				
TOTAL	4,011	4,070	4,065	4,045	4,003	4,064	4,174	4,355	4,494	4,639	4,811	5,004	5,240	5,524	5,850	6,211	6,602	830	1,597				
PCT. INC.	1.47	-0.12	-0.49	-1.04	1.52	2.71	4.33	3.21	3.22	3.72	4.01	4.71	5.42	5.90	6.18	6.28							
ACTUAL INC.	59	-5	-20	-42	61	110	181	140	145	172	193	236	284	326	362	390							
Enrollment by Grade Group																							
EE-5th	1,995	2,015	2,001	1,925	1,879	1,966	1,988	2,144	2,248	2,356	2,480	2,624	2,766	2,947	3,108	3,281	3,452						
6th-8th	899	915	920	923	934	899	940	938	979	988	1,009	1,041	1,087	1,144	1,254	1,363	1,488						
9th-12th	1,117	1,140	1,144	1,197	1,190	1,209	1,246	1,273	1,267	1,295	1,322	1,339	1,388	1,434	1,488	1,568	1,662						
Percent Change by Grade Group																							
EE-5th	0.010	-0.007	-0.038	-0.024	0.046	0.046	0.011	0.078	0.049	0.048	0.053	0.058	0.054	0.065	0.055	0.056	0.052						
6th-8th	0.018	0.005	0.003	0.012	-0.048	0.057	-0.002	0.043	0.009	0.022	0.032	0.043	0.043	0.053	0.097	0.087	0.092						
9th-12th	0.021	0.004	0.046	-0.006	0.016	0.031	0.021	-0.005	0.022	0.021	0.013	0.037	0.033	0.038	0.054	0.060							
Percent Students in each Grade Group																							
EE-5th	0.497	0.495	0.492	0.476	0.469	0.484	0.476	0.492	0.500	0.508	0.515	0.524	0.528	0.533	0.531	0.528	0.523						
6th-8th	0.224	0.225	0.226	0.228	0.233	0.219	0.225	0.216	0.218	0.213	0.210	0.208	0.207	0.207	0.214	0.219	0.225						
9th-12th	0.278	0.280	0.281	0.296	0.297	0.297	0.299	0.292	0.282	0.279	0.275	0.268	0.265	0.260	0.254	0.252	0.252						
Added Students by Grade Group																							
EE-5th	1,995	20	-14	-76	-46	87	22	156	105	108	124	144	142	181	161	173	171						
6th-8th	899	16	5	3	11	-45	51	-2	41	9	21	32	45	57	111	109	125						
9th-12th	1,117	23	4	53	-7	19	37	27	-6	28	27	17	49	46	54	80	94						
Percent Added Students by Grade Group																							
EE-5th	0.339	2.800	3.800	1.095	1.426	0.200	0.861	0.751	0.744	0.720	0.746	0.601	0.637	0.495	0.478	0.439							
6th-8th	0.271	-1.000	-0.150	-0.262	-0.738	0.464	-0.009	0.291	0.062	0.124	0.165	0.192	0.201	0.340	0.301	0.320							
9th-12th	0.390	-0.800	-2.650	0.167	0.311	0.336	0.148	-0.042	0.194	0.156	0.089	0.208	0.162	0.165	0.221	0.241							

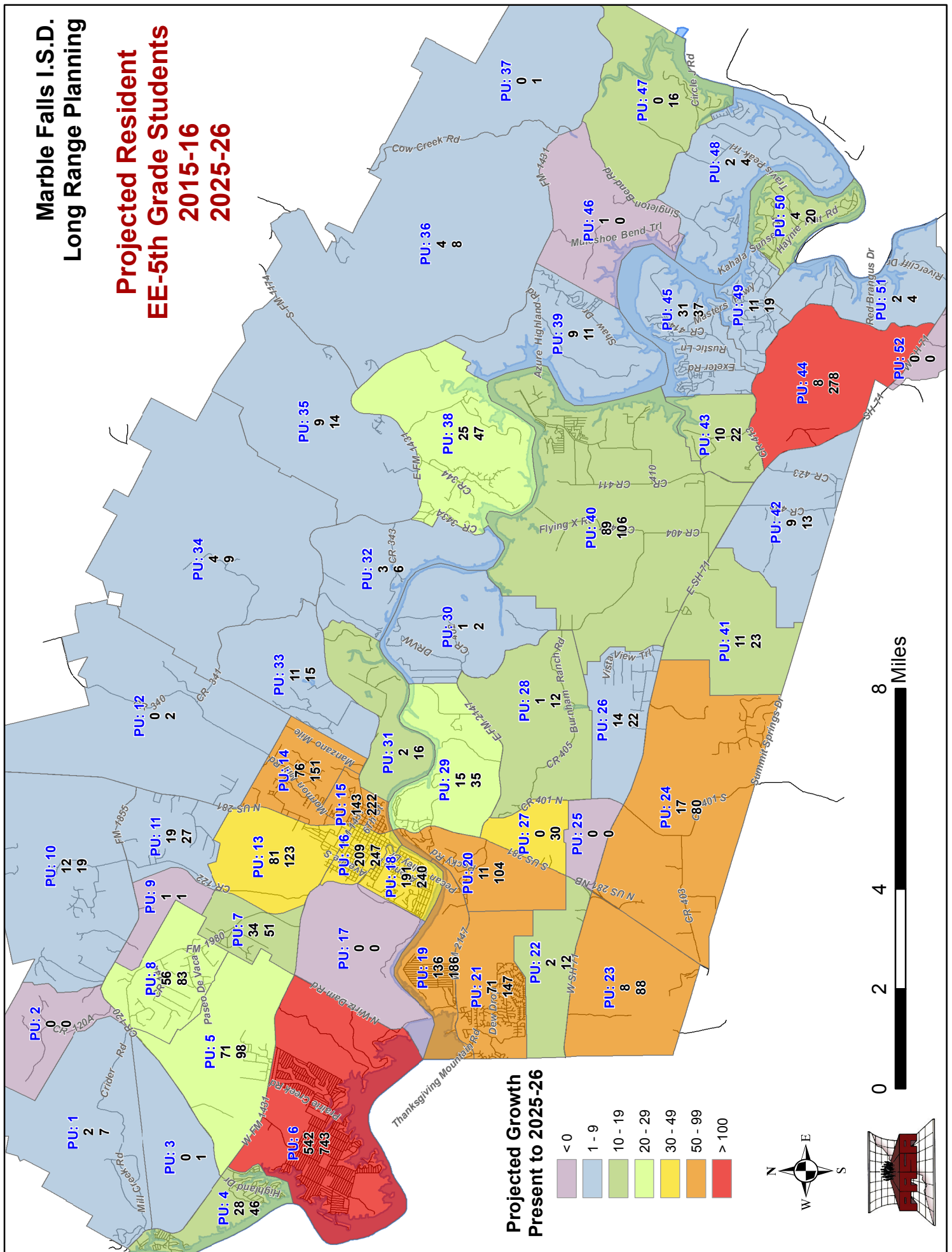
High Growth Scenario by Grade and Grade Group: 2016-2025



GRADE:	Historical Enrollment at PEIMS Snapshot Date										Average Growth, Retention & Attrition 2013-14 to 2015-16	Projected Enrollment at PEIMS Snapshot Date										Added Students: 2015-2020	Added Students: 2020-2025
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		2019	2020	2021	2022	2023	2024	2025					
EE	24	21	22	8	12	11	15	80	85	80	88	95	97	106	111	121	132	80	37				
PK	187	205	184	179	126	166	137	212	234	243	255	265	271	281	295	310	326	128	60				
KN	287	286	303	274	277	278	297	306	367	384	401	421	442	464	491	520	554	124	133				
1	286	297	304	294	285	299	301	322	333	399	416	439	459	488	514	544	579	138	140				
2	319	297	284	288	303	298	311	315	338	349	418	440	462	489	522	550	584	129	144				
3	287	314	288	293	293	308	306	319	324	347	358	433	453	482	512	547	578	127	145				
4	310	284	318	276	296	306	309	314	328	333	357	372	447	474	506	537	576	63	204				
5	295	311	298	313	287	300	312	315	321	336	340	368	381	464	494	527	562	56	194				
6	315	302	309	297	315	284	321	322	326	333	347	355	382	401	490	522	559	34	204				
7	299	305	300	312	294	312	287	322	324	329	334	352	358	391	411	503	537	65	185				
8	285	308	311	314	325	293	332	297	334	336	340	349	366	377	412	434	533	17	183				
9	302	297	315	337	322	339	339	366	328	370	371	379	387	411	425	465	491	40	112				
10	263	307	297	307	329	304	318	320	347	311	349	354	360	373	397	410	450	36	96				
11	304	270	297	279	271	301	295	301	303	329	294	334	337	346	360	383	398	39	64				
12	248	266	235	274	268	265	294	289	296	298	323	291	329	336	347	361	385	-3	94				
TOTAL	4,011	4,070	4,065	4,045	4,003	4,064	4,174	4,400	4,589	4,777	4,992	5,249	5,530	5,885	6,289	6,735	7,245	1,075	1,996				
PCT. INC.	1.47	-0.12	-0.49	-1.04	1.52	2.71		5.42	4.28	4.10	4.49	5.16	5.35	6.42	6.87	7.09	7.57						
ACTUAL INC.	59	-5	-20	-42	61	110		226	188	188	215	258	281	355	404	446	510						
Enrollment by Grade Group																							
EE-5th	1,995	2,015	2,001	1,925	1,879	1,966	1,988	2,183	2,330	2,472	2,633	2,834	3,012	3,250	3,447	3,657	3,891						
6th-8th	899	915	920	923	934	889	940	941	985	998	1,021	1,057	1,106	1,169	1,314	1,459	1,629						
9th-12th	1,117	1,140	1,144	1,197	1,190	1,209	1,246	1,276	1,274	1,307	1,337	1,359	1,412	1,466	1,529	1,619	1,725						
Percent Change by Grade Group																							
EE-5th	0.010	-0.007	-0.038	-0.024	0.046	0.046	0.011	0.098	0.067	0.061	0.065	0.076	0.063	0.079	0.061	0.061	0.064						
6th-8th	0.018	0.005	0.003	0.012	-0.048	0.057		0.001	0.046	0.013	0.024	0.035	0.047	0.057	0.124	0.110	0.117						
9th-12th	0.021	0.004	0.046	-0.006	0.016	0.031		0.024	-0.002	0.026	0.023	0.016	0.040	0.038	0.043	0.059	0.065						
Percent Students in each Grade Group																							
EE-5th	0.497	0.495	0.492	0.476	0.469	0.484	0.476	0.496	0.508	0.517	0.528	0.540	0.545	0.552	0.548	0.543	0.537						
6th-8th	0.224	0.225	0.226	0.228	0.233	0.219	0.225	0.214	0.215	0.209	0.205	0.201	0.200	0.199	0.209	0.217	0.225						
9th-12th	0.278	0.280	0.281	0.296	0.297	0.297	0.299	0.290	0.278	0.274	0.268	0.259	0.255	0.249	0.243	0.240	0.238						
Added Students by Grade Group																							
EE-5th	1,995	20	-14	-76	-46	87	22	195	147	142	161	201	178	238	197	211	234						
6th-8th	899	16	5	3	11	-45	51	1	44	13	24	35	49	63	145	145	170						
9th-12th	1,117	23	4	53	-7	19	37	30	-2	33	30	21	54	54	63	90	106						
Percent Added Students by Grade Group																							
EE-5th	0.339	2.800	3.800	3.800	1.095	1.426	0.200	0.862	0.779	0.754	0.751	0.780	0.633	0.671	0.487	0.472	0.458						
6th-8th	0.271	-1.000	-0.150	-0.262	-0.738	0.464		0.004	0.232	0.069	0.110	0.137	0.175	0.177	0.359	0.325	0.334						
9th-12th	0.390	-0.800	-2.650	0.167	0.311	0.336		0.133	-0.011	0.177	0.139	0.083	0.192	0.152	0.155	0.202	0.208						

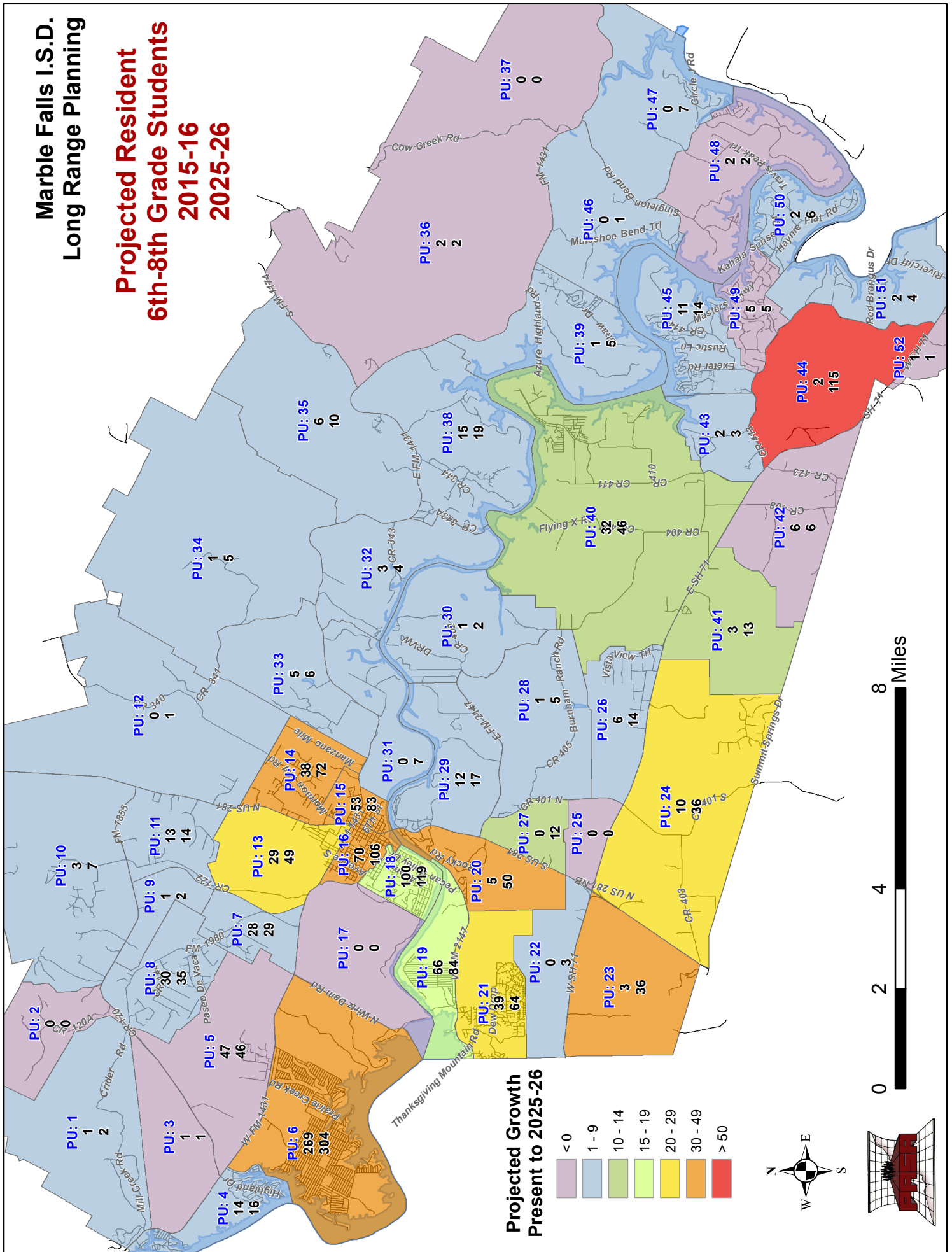
Marble Falls I.S.D. Long Range Planning

Projected Resident EE-5th Grade Students 2015-16 2025-26



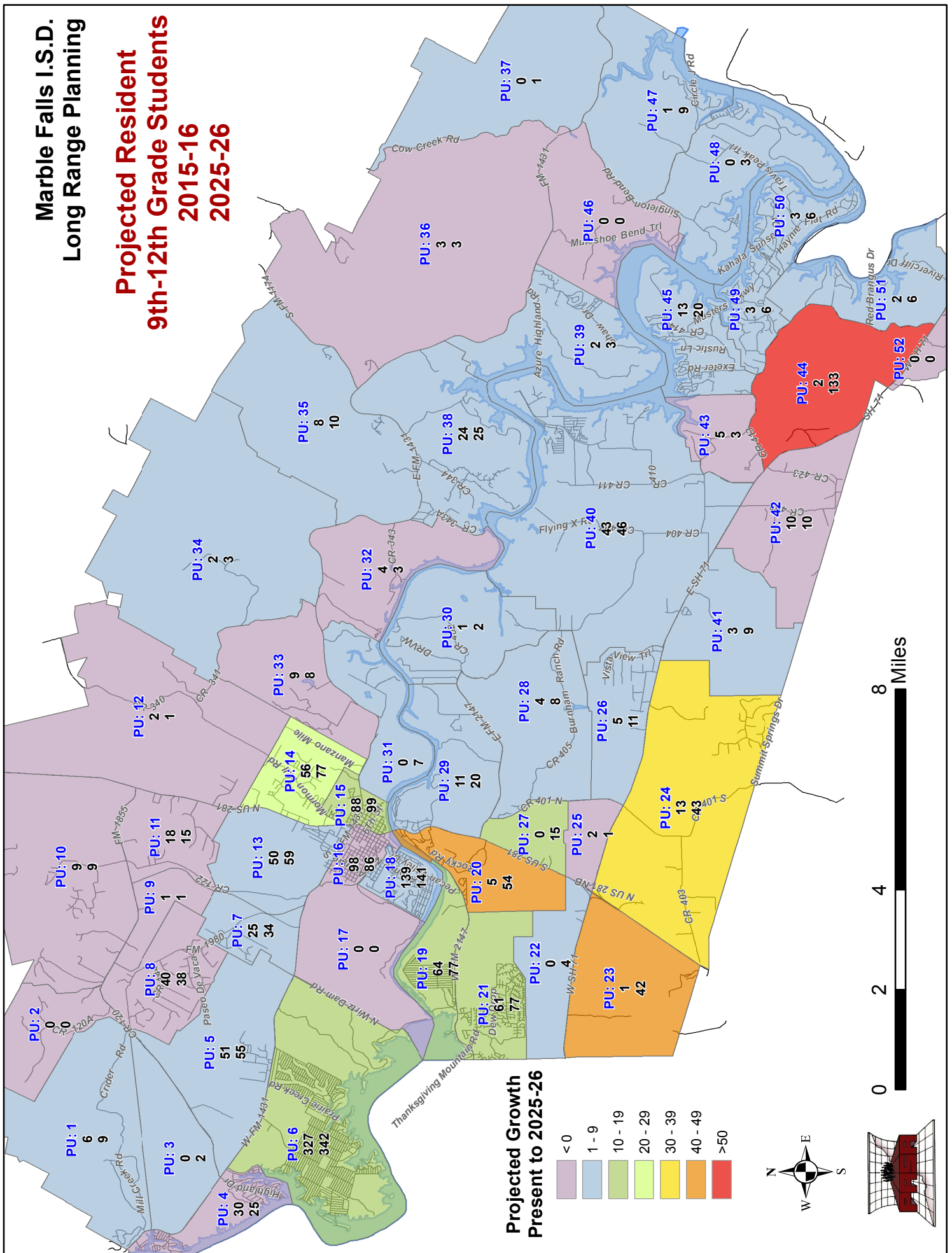
Marble Falls I.S.D. Long Range Planning

Projected Resident 6th-8th Grade Students 2015-16 2025-26



Marble Falls I.S.D. Long Range Planning

Projected Resident 9th-12th Grade Students 2015-16 2025-26



**Projected Resident Students
by Planning Unit and by Grade Group (2016-2025)
Moderate Growth Scenario**

PU	2016-17				2017-18			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	2	1	6	9	3	0	7	10
2	0	0	0	0	0	0	0	0
3	0	1	0	2	1	0	1	2
4	33	14	23	70	36	12	23	72
5	79	41	56	175	82	39	55	176
6	609	254	343	1,207	644	258	348	1,249
7	39	28	30	97	42	25	34	102
8	60	29	43	133	67	28	36	131
9	0	1	1	2	0	1	1	3
10	12	4	7	23	13	5	8	26
11	23	11	16	50	23	12	15	50
12	0	0	1	1	0	0	0	0
13	86	34	52	172	95	37	52	184
14	87	36	57	180	93	48	55	196
15	149	52	94	295	163	57	83	304
16	219	83	87	389	216	91	88	395
17	0	0	0	0	0	0	0	0
18	188	107	139	434	196	100	140	436
19	148	63	73	283	150	68	72	290
20	6	8	6	21	13	13	10	36
21	83	38	55	175	90	40	57	188
22	3	0	0	3	4	0	0	4
23	7	3	3	13	8	3	3	14
24	16	8	14	37	14	9	12	35
25	0	0	1	1	0	0	1	1
26	11	9	8	27	11	9	7	27
27	0	0	0	0	0	0	0	0
28	1	0	4	6	2	0	3	6
29	19	8	14	40	18	10	14	42
30	1	1	0	2	0	1	1	3
31	3	0	0	3	2	1	0	4
32	5	2	4	11	5	3	3	11
33	12	3	11	27	13	5	8	26
34	7	2	3	12	5	4	2	11
35	11	5	8	24	9	8	8	24
36	5	1	5	11	6	1	2	10
37	0	0	0	0	0	0	0	0
38	28	12	21	61	30	12	20	63
39	8	3	2	13	8	3	2	14
40	91	35	43	169	87	38	44	169
41	8	5	0	12	5	5	1	11
42	8	7	8	22	9	5	10	23
43	15	1	4	21	20	2	2	25
44	7	4	1	12	7	4	1	13
45	30	11	16	56	28	10	18	55
46	1	0	0	1	0	1	0	1
47	0	0	1	1	0	0	1	1
48	1	2	1	4	1	1	2	5
49	14	4	4	23	17	3	5	25
50	8	3	2	12	11	2	2	14
51	1	3	3	7	0	2	5	7
52	0	1	0	1	0	1	0	1
TOTAL	2,143	938	1,273	4,354	2,248	979	1,266	4,493

**Projected Resident Students
by Planning Unit and by Grade Group (2016-2025)
Moderate Growth Scenario**

PU	2018-19				2019-20			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	4	0	7	11	4	1	7	12
2	0	0	0	0	0	0	0	0
3	1	0	2	3	1	1	2	3
4	37	12	24	73	39	12	23	74
5	84	38	55	178	86	38	55	179
6	662	256	349	1,266	682	256	349	1,288
7	44	25	34	103	45	25	34	105
8	70	28	37	136	73	28	38	139
9	0	1	1	3	1	1	1	3
10	14	5	8	27	15	5	8	29
11	24	12	16	51	25	12	16	52
12	0	0	0	0	0	0	0	0
13	101	38	54	193	108	39	56	203
14	101	50	59	210	110	52	62	223
15	171	58	86	315	181	60	88	329
16	221	90	88	399	226	90	88	404
17	0	0	0	0	0	0	0	0
18	203	99	140	442	212	99	141	452
19	157	68	73	298	163	69	74	305
20	21	16	15	52	23	17	16	55
21	98	42	60	199	106	44	62	212
22	4	0	0	4	4	0	0	4
23	10	4	5	19	15	6	7	27
24	16	9	13	38	20	10	15	45
25	0	0	1	1	0	0	1	1
26	12	9	8	29	14	10	8	32
27	0	0	0	0	0	0	0	0
28	2	1	4	7	3	1	4	8
29	20	10	14	44	22	11	15	47
30	1	1	1	3	1	1	1	3
31	2	1	0	4	2	1	1	5
32	5	3	3	11	5	3	3	11
33	13	5	8	27	14	5	8	27
34	6	4	2	12	8	5	3	15
35	10	8	8	26	12	8	9	29
36	7	1	2	10	7	1	2	10
37	0	0	0	0	0	0	0	0
38	32	12	21	64	33	12	21	66
39	9	3	2	15	9	4	3	15
40	90	38	45	174	94	39	46	179
41	5	5	1	12	6	6	1	12
42	9	5	10	24	10	5	10	26
43	20	2	3	25	21	2	3	26
44	9	5	2	16	20	10	8	38
45	29	10	18	58	31	10	19	60
46	0	1	0	1	0	1	0	1
47	0	0	1	1	0	0	1	1
48	1	1	2	5	1	1	2	5
49	17	3	6	26	17	3	6	27
50	11	2	2	15	11	2	2	15
51	1	2	5	7	1	2	5	8
52	0	1	0	1	0	1	0	1
TOTAL	2,356	988	1,294	4,638	2,480	1,009	1,321	4,811

**Projected Resident Students
by Planning Unit and by Grade Group (2016-2025)
Moderate Growth Scenario**

PU	2020-21				2021-22			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	4	1	7	12	5	1	8	13
2	0	0	0	0	0	0	0	0
3	1	1	2	3	1	1	2	3
4	40	12	23	76	42	13	24	78
5	90	38	55	183	92	39	55	185
6	704	258	344	1,306	719	261	346	1,325
7	47	25	34	106	48	26	34	108
8	76	29	37	141	77	29	37	143
9	1	1	1	3	1	1	1	3
10	16	5	9	30	17	5	9	31
11	25	12	15	52	26	12	15	53
12	0	0	0	0	0	0	0	1
13	113	40	57	210	117	41	58	216
14	118	55	64	237	126	57	67	250
15	191	63	90	344	200	65	92	357
16	233	90	86	410	238	91	87	416
17	0	0	0	0	0	0	0	0
18	220	100	139	460	227	102	140	468
19	169	70	74	313	174	71	75	320
20	26	18	17	61	35	21	21	78
21	114	46	64	225	122	49	67	238
22	4	0	0	4	4	0	0	5
23	22	9	11	42	31	13	15	59
24	25	12	17	53	32	15	20	67
25	0	0	1	1	0	0	1	1
26	15	10	8	34	17	11	9	36
27	1	1	1	3	5	2	2	9
28	4	1	4	9	5	1	5	11
29	24	12	16	52	27	12	17	56
30	1	1	1	4	1	1	2	4
31	3	1	1	5	4	2	1	7
32	6	3	3	12	6	3	3	12
33	14	5	8	27	15	5	8	28
34	8	5	3	16	8	5	3	16
35	13	8	9	30	13	9	9	31
36	7	1	2	11	7	1	2	11
37	0	0	0	0	0	0	0	0
38	35	13	21	68	37	13	21	71
39	10	4	3	16	10	4	3	17
40	98	39	45	182	100	39	46	185
41	6	6	1	12	7	6	1	13
42	11	5	10	26	11	5	10	27
43	21	2	2	26	21	2	3	26
44	41	18	19	77	69	29	33	131
45	32	11	19	62	34	11	19	64
46	0	1	0	1	0	1	0	1
47	2	1	2	4	4	1	3	8
48	2	1	2	5	2	1	2	5
49	18	4	6	27	18	4	6	28
50	12	2	2	16	12	2	2	16
51	1	2	5	8	1	2	5	8
52	0	1	0	1	0	1	0	1
TOTAL	2,624	1,041	1,338	5,003	2,765	1,087	1,388	5,239

**Projected Resident Students
by Planning Unit and by Grade Group (2016-2025)
Moderate Growth Scenario**

PU	2022-23				2023-24			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	5	1	8	14	6	1	8	15
2	0	0	0	0	0	0	0	0
3	1	1	2	4	1	1	2	4
4	43	13	24	80	44	14	24	82
5	95	39	54	188	95	41	54	191
6	736	264	343	1,342	740	278	338	1,357
7	49	26	34	109	50	27	34	111
8	80	30	37	147	81	31	37	149
9	1	1	1	4	1	1	1	4
10	17	6	9	32	18	6	9	33
11	27	12	15	54	27	12	15	54
12	1	0	0	1	1	0	1	2
13	120	42	58	220	122	45	58	225
14	135	60	69	264	142	65	72	279
15	209	68	94	370	215	74	95	384
16	243	92	86	421	245	97	84	427
17	0	0	0	0	0	0	0	0
18	234	103	140	477	237	109	138	484
19	180	72	75	327	183	76	75	334
20	49	27	28	104	66	34	36	136
21	129	51	69	250	136	56	71	263
22	5	0	0	6	7	1	1	9
23	46	18	22	87	60	24	29	112
24	41	18	24	84	51	23	29	103
25	0	0	1	1	0	0	1	1
26	18	11	10	39	19	12	10	41
27	10	4	5	19	16	6	8	30
28	6	2	5	13	8	2	6	16
29	28	13	17	59	31	14	18	63
30	1	1	2	4	1	1	2	5
31	5	3	2	10	8	4	3	14
32	6	3	3	12	6	3	3	13
33	15	5	8	28	15	6	8	28
34	8	5	3	16	8	5	3	16
35	13	9	9	31	14	9	9	32
36	7	1	2	11	8	2	2	12
37	0	0	0	1	0	0	0	1
38	39	14	22	75	42	15	23	80
39	10	4	3	17	11	4	3	18
40	103	40	45	188	104	42	45	192
41	9	7	2	17	13	8	4	25
42	12	5	10	28	12	6	10	28
43	22	2	3	27	22	3	3	27
44	108	44	52	203	161	65	77	304
45	35	11	19	66	36	12	19	67
46	0	1	0	1	0	1	0	1
47	6	2	4	12	9	4	5	19
48	2	1	2	6	3	2	3	7
49	19	4	6	28	19	4	6	29
50	12	2	2	17	12	3	2	17
51	1	2	5	8	1	2	5	9
52	0	1	0	1	0	1	0	1
TOTAL	2,946	1,144	1,433	5,523	3,107	1,255	1,487	5,849

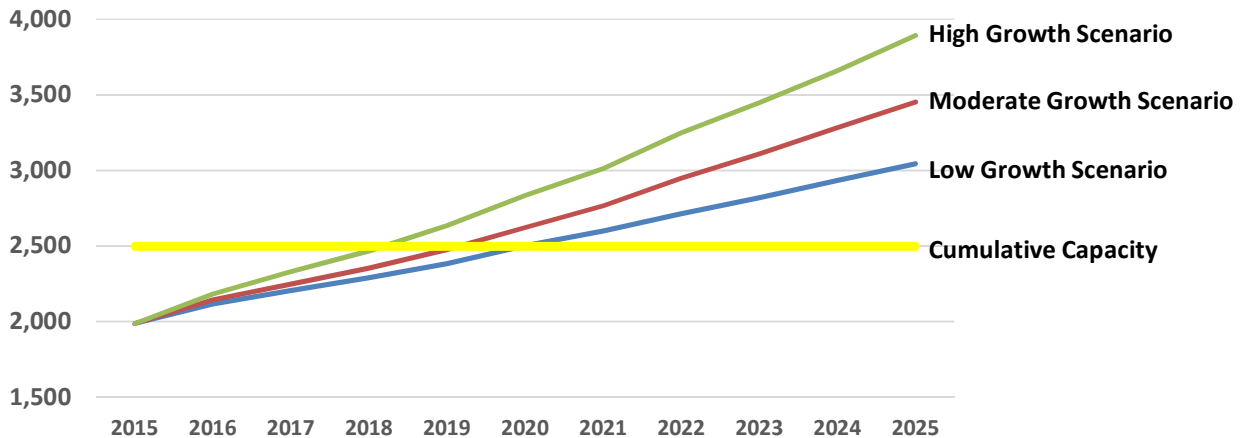
**Projected Resident Students
by Planning Unit and by Grade Group (2016-2025)
Moderate Growth Scenario**

PU	2024-25				2025-26			
	EE-5th	6th-8th	9th-12th	EE-12th	EE-5th	6th-8th	9th-12th	EE-12th
1	6	2	8	16	7	2	9	18
2	0	0	0	0	0	0	0	0
3	1	1	2	4	1	1	2	4
4	45	15	24	84	46	16	25	87
5	97	43	54	195	98	46	55	199
6	745	290	340	1,375	743	304	342	1,389
7	50	28	34	112	51	29	34	114
8	82	33	38	153	83	35	38	156
9	1	1	1	4	1	2	1	4
10	18	6	9	34	19	7	9	35
11	27	13	15	55	27	14	15	55
12	2	1	1	3	2	1	1	5
13	123	46	58	227	123	49	59	231
14	148	69	75	291	151	72	77	300
15	220	78	98	396	222	83	99	404
16	247	101	85	433	247	106	86	438
17	0	0	0	0	0	0	0	0
18	239	114	139	492	240	119	141	499
19	185	80	76	341	186	84	77	347
20	83	41	44	168	104	50	54	209
21	142	60	74	276	147	64	77	288
22	9	2	2	13	12	3	4	19
23	74	30	36	140	88	36	42	167
24	64	29	35	128	80	36	43	159
25	0	0	1	1	0	0	1	2
26	21	13	11	44	22	14	11	47
27	23	9	11	43	30	12	15	57
28	10	3	7	20	12	5	8	25
29	33	16	19	69	35	17	20	72
30	2	2	2	5	2	2	2	6
31	11	5	5	21	16	7	7	29
32	6	4	3	13	6	4	3	13
33	15	6	8	29	15	6	8	29
34	8	5	3	17	9	5	3	17
35	14	9	9	33	14	10	10	34
36	8	2	3	12	8	2	3	12
37	1	0	0	1	1	0	1	2
38	44	17	24	85	47	19	25	91
39	11	4	3	18	11	5	3	19
40	106	44	46	196	106	46	46	199
41	18	10	6	34	23	13	9	45
42	12	6	10	29	13	6	10	30
43	22	3	3	28	22	3	3	28
44	216	88	103	407	278	115	133	527
45	37	13	19	69	37	14	20	71
46	0	1	0	1	0	1	0	1
47	13	5	7	25	16	7	9	32
48	3	2	3	8	4	2	3	9
49	19	4	6	29	19	5	6	29
50	15	4	3	22	20	6	6	32
51	2	3	5	9	4	4	6	15
52	0	1	0	1	0	1	0	1
TOTAL	3,280	1,364	1,567	6,211	3,451	1,488	1,661	6,600

Marble Falls I.S.D.
Projected EE-5th Grade Student Growth
Under Three Growth Scenarios

	Resident Student Population										
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Low Growth Scenario											
<i>Cumulative Design Capacity</i>	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
<i>EE-5th Students Projected</i>	1,988	2,119	2,208	2,292	2,387	2,505	2,603	2,716	2,821	2,935	3,044
<i>Percent Utilization</i>	80%	85%	88%	92%	95%	100%	104%	109%	113%	117%	122%
<i>Student Margin</i>	512	381	292	208	113	-5	-103	-216	-321	-435	-544
Moderate Growth Scenario											
<i>Cumulative Design Capacity</i>	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
<i>EE-5th Students Projected</i>	1,988	2,144	2,248	2,356	2,480	2,624	2,766	2,947	3,108	3,281	3,452
<i>Percent Utilization</i>	80%	86%	90%	94%	99%	105%	111%	118%	124%	131%	138%
<i>Student Margin</i>	512	356	252	144	20	-124	-266	-447	-608	-781	-952
High Growth Scenario											
<i>Cumulative Design Capacity</i>	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
<i>EE-5th Students Projected</i>	1,988	2,183	2,330	2,472	2,633	2,834	3,012	3,250	3,447	3,657	3,891
<i>Percent Utilization</i>	80%	87%	93%	99%	105%	113%	120%	130%	138%	146%	156%
<i>Student Margin</i>	512	317	170	28	-133	-334	-512	-750	-947	-1,157	-1,391

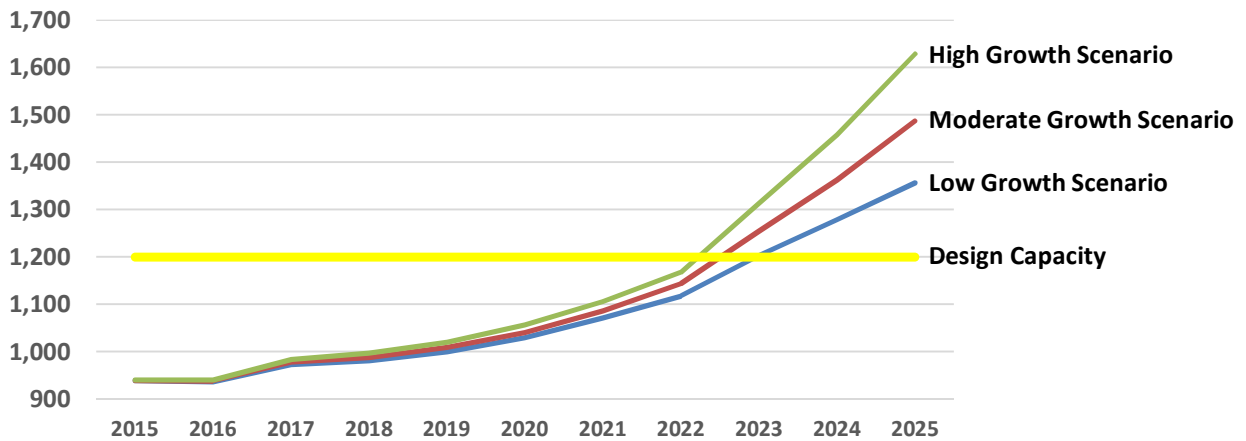
Projected Resident Students Exceed 100% Capacity
 Projected Resident Students Exceed 120% Capacity



Marble Falls I.S.D.
Projected 6th-8th Grade Student Growth
Under Three Growth Scenarios

	Resident Student Population										
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Low Growth Scenario											
<i>Design Capacity</i>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<i>6th-8th Students Projected</i>	940	936	974	981	1,000	1,030	1,072	1,118	1,203	1,278	1,357
<i>Percent Utilization</i>	78%	78%	81%	82%	83%	86%	89%	93%	100%	107%	113%
<i>Student Margin</i>	260	264	226	219	200	170	128	82	-3	-78	-157
Moderate Growth Scenario											
<i>Design Capacity</i>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<i>6th-8th Students Projected</i>	940	938	979	988	1,009	1,041	1,087	1,144	1,254	1,363	1,488
<i>Percent Utilization</i>	78%	78%	82%	82%	84%	87%	91%	95%	105%	114%	124%
<i>Student Margin</i>	260	262	221	212	191	159	113	56	-54	-163	-288
High Growth Scenario											
<i>Design Capacity</i>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<i>6th-8th Students Projected</i>	940	941	985	998	1,021	1,057	1,106	1,169	1,314	1,459	1,629
<i>Percent Utilization</i>	78%	78%	82%	83%	85%	88%	92%	97%	109%	122%	136%
<i>Student Margin</i>	260	259	215	202	179	143	94	31	-114	-259	-429

Projected Resident Students Exceed 100% Capacity
 Projected Resident Students Exceed 120% Capacity



Marble Falls I.S.D.
Projected 9th-12th Grade Student Growth
Under Three Growth Scenarios

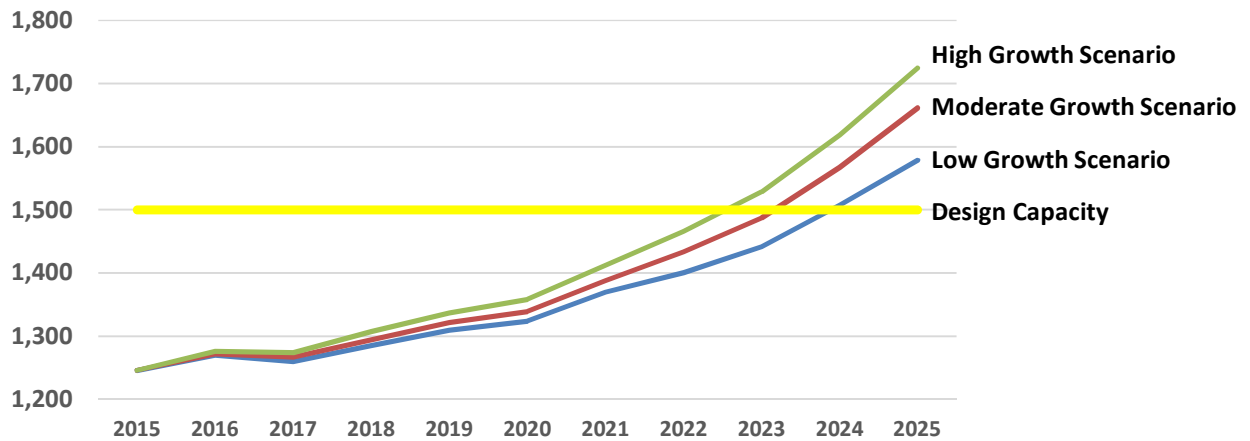
Resident Student Population											
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26

Low Growth Scenario											
<i>Design Capacity</i>	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
<i>9th- 12th Students Projected</i>	1,246	1,270	1,260	1,285	1,309	1,324	1,369	1,401	1,442	1,508	1,579
<i>Percent Utilization</i>	83%	85%	84%	86%	87%	88%	91%	93%	96%	101%	105%
<i>Student Margin</i>	254	230	240	215	191	176	131	99	58	-8	-79

Moderate Growth Scenario											
<i>Design Capacity</i>	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
<i>9th- 12th Students Projected</i>	1,246	1,273	1,267	1,295	1,322	1,339	1,388	1,434	1,488	1,568	1,662
<i>Percent Utilization</i>	83%	85%	84%	86%	88%	89%	93%	96%	99%	105%	111%
<i>Student Margin</i>	254	227	233	205	178	161	112	66	12	-68	-162

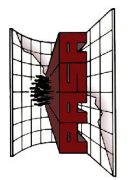
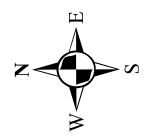
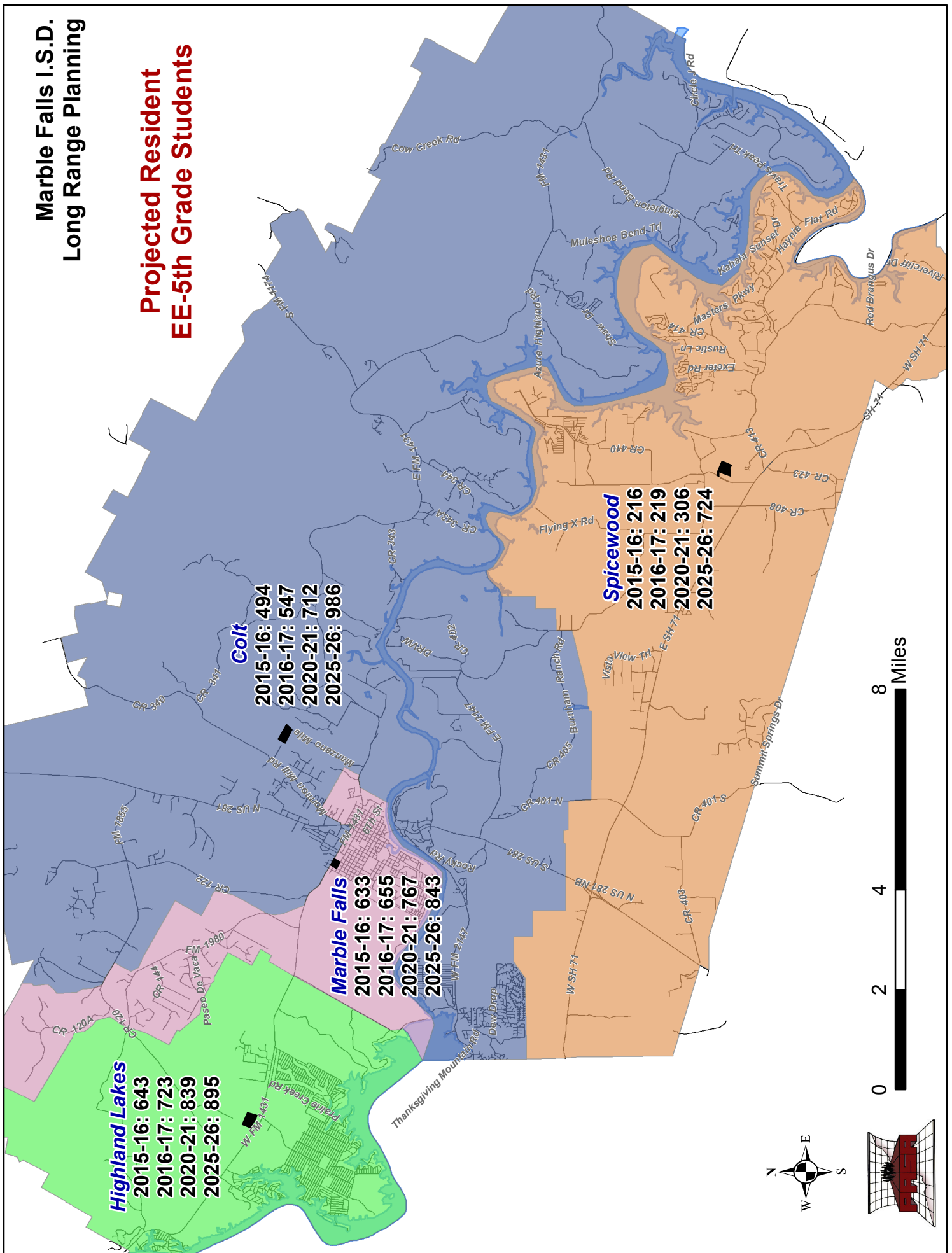
High Growth Scenario											
<i>Design Capacity</i>	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
<i>9th- 12th Students Projected</i>	1,246	1,276	1,274	1,307	1,337	1,359	1,412	1,466	1,529	1,619	1,725
<i>Percent Utilization</i>	83%	85%	85%	87%	89%	91%	94%	98%	102%	108%	115%
<i>Student Margin</i>	254	224	226	193	163	141	88	34	-29	-119	-225

Projected Resident Students Exceed 100% Capacity



**Marble Falls I.S.D.
Long Range Planning**

**Projected Resident
EE-5th Grade Students**



Marble Falls I.S.D.
Moderate Growth Scenario

	Resident Student Population											Net Transfers 2015-16
	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
Colt Elementary												
<i>Design Capacity</i>	650	650	650	650	650	650	650	650	650	650	650	77
<i>EE-5th Students Projected</i>	494	547	576	624	668	712	762	815	876	931	986	
<i>Percent Utilization</i>	76%	84%	89%	96%	103%	110%	117%	125%	135%	143%	152%	
<i>Student Margin</i>	156	103	74	26	-18	-62	-112	-165	-226	-281	-336	
Highland Lakes Elementary												
<i>Design Capacity</i>	750	750	750	750	750	750	750	750	750	750	750	-26
<i>EE-5th Students Projected</i>	643	723	766	788	812	839	859	880	886	894	895	
<i>Percent Utilization</i>	86%	96%	102%	105%	108%	112%	115%	117%	118%	119%	119%	
<i>Student Margin</i>	107	27	-16	-38	-62	-89	-109	-130	-136	-144	-145	
Marble Falls Elementary												
<i>Design Capacity</i>	650	650	650	650	650	650	650	650	650	650	650	-51
<i>EE-5th Students Projected</i>	633	655	684	709	737	767	790	815	828	838	843	
<i>Percent Utilization</i>	97%	101%	105%	109%	113%	118%	122%	125%	127%	129%	130%	
<i>Student Margin</i>	17	-5	-34	-59	-87	-117	-140	-165	-178	-188	-193	
Spicewood Elementary												
<i>Design Capacity</i>	450	450	450	450	450	450	450	450	450	450	450	0
<i>EE-5th Students Projected</i>	216	219	221	233	264	306	357	431	517	615	724	
<i>Percent Utilization</i>	48%	49%	49%	52%	59%	68%	79%	96%	115%	137%	161%	
<i>Student Margin</i>	234	231	229	217	186	144	93	19	-67	-165	-274	
Elementary Total												
<i>Design Capacity</i>	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
<i>EE-5th Students Projected</i>	1,986	2,144	2,247	2,354	2,481	2,624	2,768	2,941	3,107	3,278	3,448	
<i>Student Margin</i>	514	356	253	146	19	-124	-268	-441	-607	-778	-948	