



Construction Materials Testing
Concrete Testing
Miralomas Garden Homes Unit 3
Kendall County, Texas

InTEC Project No. S242024-5
January 7, 2026

Miralomas Development Corp.
440 TX 46
Boerne, Texas



Integrated Testing and Engineering Company of San Antonio, L.P.

Geotechnical & Environmental Engineering • Construction Services • Geologic Assessment

E.A. Palaniappan, Ph.D., P.E.
Murali Subramaniam, Ph.D., P.E.
Kausi Subramaniam, B.S.

January 7, 2026

Miralomas Development Corp.
440 TX 46
Boerne, Texas

Attention: Ms. Susan Wright

Re: Concrete Tests
Miralomas Garden Homes Unit 3
Kendall County, Texas

InTEC Project #: S242024-5

Ladies & Gentlemen:

Integrated Testing and Engineering Company of San Antonio, L.P. (InTEC) performed concrete field and compressive strength tests at the above referenced project site between December 13, 2024 and June 20, 2025.

Field concrete tests were performed on an "on call" basis by the contractor. Full time observation of concrete placement was not performed. Concrete field and compressive strength test results for the above referenced project are presented for your review.

We appreciate and wish to thank you for the opportunity to be of service to you on this project. If we can be of additional assistance, or if you have any questions, please call us.

Respectfully Submitted,
InTEC of San Antonio, L.P.

Murali Subramaniam, Ph.D., P.E.

Copies Submitted: Above (1)



Jinhu Song
1/7/2026



Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 30476

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	1	Technician:	Pereida, Gerald
Specimen Size:	4" X 8"	Cast By:	Pereida, Gerald
Specimens In Set:	5	Date Cast:	12/13/24
Truck / Ticket #:	2008 / 2332277	Sampled From:	Chute
Contractor:	Vk knowlton construction	Placement Method:	Chute
Batched:	09:34 CST	Sampled:	10:09 CST
Cast:	10:15 CST	Truck Empty:	10:45 CST
Placement Time:	71 (min)		

Location	
Placement Location:	Drain - Rip Rap
Location Details:	Drain A, riprap, STA 1+37
Sample Location / Notes:	Drain A & Drain B

Batch Log		Specifications	
Supplier:	Tex Mix	Strength:	4000 (psi)
Plant:	23 Boerne		
On-Site Admixtures:	None		

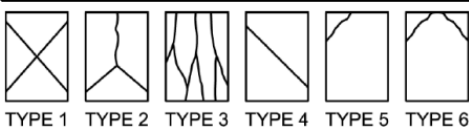
Field Measurements			
Weather:	Overcast	Slump (in):	5 (ASTM C143)
Air Temperature (F):	59	Concrete Temp (F):	69 (ASTM C1064)
		Plastic Unit Weight:	
		Air Content:	
		Load Volume:	10.00 (yd³)

Lab Test Results										
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method
1-2	7	12/20/24	3 / 4	4.00	12.57	31,755	2,530	3		U
1-3	28	01/10/25	3 / 25	4.00	12.57	52,565	4,180	2		U
1-4	28	01/10/25	3 / 25	4.00	12.57	51,500	4,100	2		U
1-5	28	01/10/25	3 / 25	4.00	12.57	53,400	4,250	2		U

Test Age Average Strengths (psi): 7 Day - 2530, 28 Day - 4180

Capping Methods	
Tested By: Alex Martinez (2,3,4,5)	U: Unbonded Caps (ASTM C1231)
Checked In : 12/16/2024 (2,3,4,5)	

General Remarks
Drain A, riprap & Drain B inlet footing





Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 32254

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	2	Technician:	Pereida, Gerald
Specimen Size:	4" X 8"	Cast By:	Pereida, Gerald
Specimens In Set:	5	Date Cast:	04/18/25
Truck / Ticket #:	2139 / 2335443	Sampled From:	Chute
Contractor:	Vk knowlton construction	Placement Method:	Chute
Batched:	10:05 CDT	Sampled:	11:05 CDT
Cast:	11:10 CDT	Truck Empty:	11:20 CDT
Placement Time:	75 (min)		

Location	
Placement Location:	Footing
Location Details:	Pond "A", section A-A, footing @ spillway
Sample Location / Notes:	Footing @ spillway

Batch Log	Specifications
Supplier: Tex Mix	Strength: 4000 (psi)
Plant: 23 Boerne	
On-Site Admixtures: None	

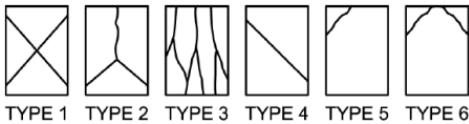
Field Measurements			
Weather: cloudy	Slump (in): 5 (ASTM C143)	Plastic Unit Weight:	
Air Temperature (F): 79	Concrete Temp (F): 69 (ASTM C1064)	Air Content:	
		Load Volume:	10.00 (yd³)

Lab Test Results										
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method
2-2	7	04/25/25	3 / 4	4.00	12.57	46,720	3,720	2		U
2-3	28	05/16/25	3 / 25	4.00	12.57	57,315	4,560	5		U
2-4	28	05/16/25	3 / 25	4.00	12.57	60,910	4,850	5		U
2-5	28	05/16/25	3 / 25	4.00	12.57	60,185	4,790	5		U

Test Age Average Strengths (psi): 7 Day - 3720, 28 Day - 4730

Capping Methods	
Tested By: Weston Herrera (2,3,4,5)	U: Unbonded Caps (ASTM C1231)
Checked In : 04/21/2025 (2,3,4,5)	

General Remarks
Footing @ pond spillway "A"





Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 32480

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	3	Technician:	Castellanos, Arturo
Specimen Size:	4" X 8"	Cast By:	Castellanos, Arturo
Specimens In Set:	5	Date Cast:	05/01/25
Truck / Ticket #:	2139 / 2335794	Sampled From:	Chute
Contractor:	VK KNOWLTON	Placement Method:	Chute
Batched:	09:24 CDT	Sampled:	10:30 CDT
		Cast:	10:40 CDT
		Truck Empty:	10:55 CDT
		Placement Time:	91 (min)

Location	
Placement Location:	Other
Location Details:	POND WALLS
Sample Location / Notes:	POND WALLS

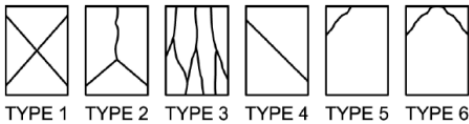
Batch Log	Specifications
Supplier: Tex Mix	Strength: 4000 (psi)
On-Site Admixtures: None	

Field Measurements			
Weather: Sunny	Slump (in): 4 (ASTM C143)	Plastic Unit Weight:	
Air Temperature (F): 80	Concrete Temp (F): 84 (ASTM C1064)	Air Content:	
		Load Volume: 10.00 (yd ³)	

Lab Test Results											
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in ²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method	
3-1	7	05/08/25	1 / 6	4.00	12.57	51,090	4,060	2		U	
3-2	7	05/08/25	1 / 6	4.00	12.57	55,830	4,440	5		U	
3-3	28	05/29/25	1 / 27	4.00	12.57	71,425	5,680	2		U	
3-4	28	05/29/25	1 / 27	4.00	12.57	66,270	5,270	5		U	
3-5	28	05/29/25	1 / 27	4.00	12.57	70,990	5,650	5		U	

Test Age Average Strengths (psi): 7 Day - 4250, 28 Day - 5530

		Capping Methods
Tested By: Weston Herrera (1,2,3,4,5)		U: Unbonded Caps (ASTM C1231)
Checked In : 05/02/2025 (1,2,3,4,5)		



Testing performed when called in by contractor.

Test results apply only to the specific locations and materials noted and may not represent any other locations or elevations.

This report may not be reproduced, except in full, without written permission by InTEC.



Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 32710

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	4	Technician:	Pereida, Gerald
Specimen Size:	4" X 8"	Cast By:	Pereida, Gerald
Specimens In Set:	5	Date Cast:	05/19/25
Truck / Ticket #:	Illegible / 2336348	Sampled From:	Chute
Contractor:	Vk knowlton construction	Placement Method:	Chute
Batched:	11:15 CDT	Sampled:	12:09 CDT
Cast:	12:12 CDT	Truck Empty:	12:40 CDT
Placement Time:	85 (min)		

Location	
Placement Location:	Culvert Walls
Location Details:	Headwall & wingwall, STA 30+50
Sample Location / Notes:	Headwall & wingwall, STA 30+50

Batch Log	Specifications
Supplier: Tex Mix	Strength: 4000 (psi)
On-Site Admixtures: None	

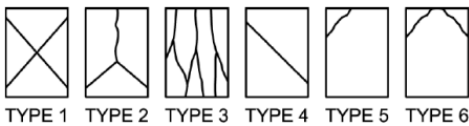
Field Measurements			
Weather: cloudy	Slump (in): 5 (ASTM C143)	Plastic Unit Weight:	
Air Temperature (F): 82	Concrete Temp (F): 69 (ASTM C1064)	Air Content:	
		Load Volume:	10.00 (yd ³)

Lab Test Results											
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in ²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method	
4-1	4	05/23/25	1 / 3	4.00	12.57	31,105	2,470	6		U	
4-2	8	05/27/25	1 / 7	4.00	12.57	42,950	3,420	5		U	
4-3	28	06/16/25	1 / 27	4.00	12.57	60,735	4,830	2		U	
4-4	28	06/16/25	1 / 27	4.00	12.57	62,275	4,950	3		U	
4-5	28	06/16/25	1 / 27	4.00	12.57	60,740	4,830	3		U	

Test Age Average Strengths (psi): 4 Day - 2470, 8 Day - 3420, 28 Day - 4870

Capping Methods	
Tested By: Weston Herrera (1,2,3,4,5)	U: Unbonded Caps (ASTM C1231)
Checked In : 05/20/2025 (1,2,3,4,5)	

General Remarks
Headwall



Testing performed when called in by contractor.

Test results apply only to the specific locations and materials noted and may not represent any other locations or elevations.

This report may not be reproduced, except in full, without written permission by InTEC.



Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 32721

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	5	Technician:	Pereida, Gerald
Specimen Size:	4" X 8"	Cast By:	Pereida, Gerald
Specimens In Set:	5	Date Cast:	05/20/25
Truck / Ticket #:	620S / 14134462	Sampled From:	Chute
Contractor:	Vk knowlton construction	Placement Method:	Chute
Batched:	08:11 CDT	Sampled:	09:22 CDT
Cast:	09:25 CDT	Truck Empty:	10:06 CDT
Placement Time:	115 (min)		

Location	
Placement Location:	Curb and Gutter
Location Details:	Oriole, STA 11+00
Sample Location / Notes:	Oriole curb @ outbound

Batch Log	Specifications
Supplier: SRM Concrete	Strength: 4000 (psi)
Plant: 14119-2	
On-Site Admixtures: None	

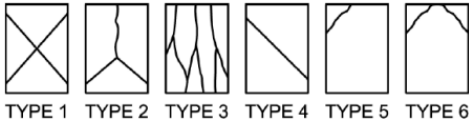
Field Measurements			
Weather: clear	Slump (in): 3 (ASTM C143)	Plastic Unit Weight:	
Air Temperature (F): 78	Concrete Temp (F): 69 (ASTM C1064)	Air Content:	
		Load Volume:	10.00 (yd ³)

Lab Test Results										
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in ²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method
5-1	7	05/27/25	1 / 6	4.00	12.57	53,575	4,260	3		U
5-2	7	05/27/25	1 / 6	4.00	12.57	51,735	4,120	5		U
5-3	28	06/17/25	1 / 27	4.00	12.57	60,695	4,830	3		U
5-4	28	06/17/25	1 / 27	4.00	12.57	60,465	4,810	5		U
5-5	28	06/17/25	1 / 27	4.00	12.57	61,215	4,870	2		U

Test Age Average Strengths (psi): 7 Day - 4190, 28 Day - 4840

Capping Methods	
Tested By: Weston Herrera (1,2,3,4,5)	U: Unbonded Caps (ASTM C1231)
Checked In : 05/21/2025 (1,2,3,4,5)	

General Remarks
Curb



Testing performed when called in by contractor.

Test results apply only to the specific locations and materials noted and may not represent any other locations or elevations.

This report may not be reproduced, except in full, without written permission by InTEC.



Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 32752

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	6	Technician:	Pereida, Gerald
Specimen Size:	4" X 8"	Cast By:	Pereida, Gerald
Specimens In Set:	5	Date Cast:	05/21/25
Truck / Ticket #:	607s / 14134522	Sampled From:	Chute
Contractor:	Vk knowlton construction	Placement Method:	Chute
Batched:	11:39 CDT	Sampled:	12:35 CDT
Cast:	12:40 CDT	Truck Empty:	14:00 CDT
Placement Time:	141 (min)		

Location	
Placement Location:	Curb and Gutter
Location Details:	Mockingbird trail, STA 12+00
Sample Location / Notes:	Mockingbird trail curb footing, STA 12+00

Batch Log	Specifications
Supplier: SRM Concrete	Strength: 4000 (psi)
Plant: 14119-2	
On-Site Admixtures: None	

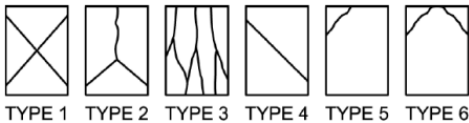
Field Measurements			
Weather: Cloudy	Slump (in): 3-1/2 (ASTM C143)	Plastic Unit Weight:	
Air Temperature (F): 93	Concrete Temp (F): 69 (ASTM C1064)	Air Content:	
		Load Volume:	10.00 (yd³)

Lab Test Results										
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method
6-1	6	05/27/25	1 / 5	4.00	12.57	40,600	3,230	5		U
6-2	7	05/28/25	1 / 6	4.00	12.57	40,980	3,260	5		U
6-3	28	06/18/25	1 / 27	4.00	12.57	50,615	4,030	2		U
6-4	28	06/18/25	1 / 27	4.00	12.57	50,390	4,010	2		U
6-5	28	06/18/25	1 / 27	4.00	12.57	50,745	4,040	2		U

Test Age Average Strengths (psi): 6 Day - 3230, 7 Day - 3260, 28 Day - 4020

Capping Methods	
Tested By: Weston Herrera (1,2,3,4,5)	U: Unbonded Caps (ASTM C1231)
Checked In : 05/22/2025 (1,2,3,4,5)	

General Remarks
Curb





Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 32761

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	7	Technician:	Pereida, Gerald
Specimen Size:	4" X 8"	Cast By:	Pereida, Gerald
Specimens In Set:	5	Date Cast:	05/22/25
Truck / Ticket #:	647s / 14134557	Sampled From:	Chute
Contractor:	Vk knowlton construction	Placement Method:	Chute
		Batched:	09:04 CDT
		Sampled:	11:05 CDT
		Cast:	11:10 CDT
		Truck Empty:	11:30 CDT
		Placement Time:	146 (min)

Location	
Placement Location:	Curb and Gutter
Location Details:	Hibiscus, STA 13+00,curb footing
Sample Location / Notes:	Hibiscus, STA 13+00 ,curb Footing

Batch Log	Specifications
Supplier: SRM Concrete	Strength: 4000 (psi)
Plant: 14119-2	
On-Site Admixtures: None	

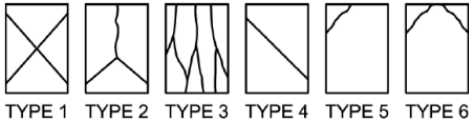
Field Measurements			
Weather:	cloudy	Slump (in):	3-1/2 (ASTM C143)
Air Temperature (F):	87	Concrete Temp (F):	69 (ASTM C1064)
		Plastic Unit Weight:	
		Air Content:	
		Load Volume:	10.00 (yd³)

Lab Test Results										
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method
7-1	5	05/27/25	1 / 4	4.00	12.57	40,465	3,220	5		U
7-2	7	05/29/25	1 / 6	4.00	12.57	33,730	2,680	5		U
7-3	28	06/19/25	1 / 27	4.00	12.57	50,865	4,050	3		U
7-4	28	06/19/25	1 / 27	4.00	12.57	50,320	4,000	5		U
7-5	28	06/19/25	1 / 27	4.00	12.57	53,340	4,240	2		U

Test Age Average Strengths (psi): 5 Day - 3220, 7 Day - 2680, 28 Day - 4100

Capping Methods	
Tested By: Weston Herrera (1,2,3,4,5)	U: Unbonded Caps (ASTM C1231)
Checked In : 05/23/2025 (1,2,3,4,5)	

General Remarks
Curb footing @ Hibiscus,STA 13+00



Testing performed when called in by contractor.

Test results apply only to the specific locations and materials noted and may not represent any other locations or elevations.

This report may not be reproduced, except in full, without written permission by InTEC.



Compressive Strength of Concrete

Test Method: ASTM C 39

Report Date: 01/07/2026
Sample: 32795

InTEC of San Antonio
12028 Radium
San Antonio, TX 78216
Phone: 210-525-9033

Client:
V.K. Knowlton Construction & Utilities, Ltd.
18225 FM 2252
San Antonio, TX 78266

Project:
S242024
Miralomas Garden Homes Unit 3
29.763718, -98.809387
Kendall County, TX

Sample Details			
Set #:	8	Technician:	Pereida, Gerald
Specimen Size:	4" X 8"	Cast By:	Pereida, Gerald
Specimens In Set:	5	Date Cast:	05/23/25
Truck / Ticket #:	2011 / 2336518	Sampled From:	Chute
Contractor:	Vk knowlton construction	Placement Method:	Chute
Batched:	11:18 CDT	Sampled:	12:09 CDT
Cast:	12:12 CDT	Truck Empty:	13:30 CDT
Placement Time:	132 (min)		

Location	
Placement Location:	Culvert Walls
Location Details:	Mud Service Road, STA 23+19 headwall
Sample Location / Notes:	Mud Service Road ,STA 23+19

Batch Log	Specifications
Supplier: Tex Mix	Strength: 4000 (psi)
Plant: 23 Boerne	
On-Site Admixtures: None	

Field Measurements			
Weather: clear	Slump (in): 5 (ASTM C143)	Plastic Unit Weight:	
Air Temperature (F): 89	Concrete Temp (F): 69 (ASTM C1064)	Air Content:	
		Load Volume:	10.00 (yd³)

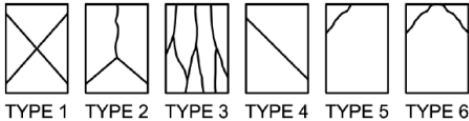
Lab Test Results										
Specimen Number	Test Age Days	Test Date	Field / Lab Cure Days	Average Cylinder Diameter (in)	Cylinder Area (in²)	Max Load (lbs)	Strength (psi)	Fracture Type	Break Remark	Capping Method
8-1	4	05/27/25	1 / 3	4.00	12.57	43,570	3,470	3		U
8-2	7	05/30/25	1 / 6	4.00	12.57	43,230	3,440	6		U
8-3	28	06/20/25	1 / 27	4.00	12.57	60,820	4,840	3		U
8-4	28	06/20/25	1 / 27	4.00	12.57	61,125	4,860	5		U
8-5	28	06/20/25	1 / 27	4.00	12.57	63,630	5,060	5		U

Test Age Average Strengths (psi): 4 Day - 3470, 7 Day - 3440, 28 Day - 4920

Capping Methods	
Tested By: Weston Herrera (1,2,3,4,5)	U: Unbonded Caps (ASTM C1231)
Checked In : 05/24/2025 (1,2,3,4,5)	

General Remarks

Headwall



Testing performed when called in by contractor.

Test results apply only to the specific locations and materials noted and may not represent any other locations or elevations.

This report may not be reproduced, except in full, without written permission by InTEC.