

Hunters Crossing Public Improvement District
Service and Assessment Plan
Prepared November 19, 2003

Including Ordinance 2003-34 and 2003-35.

ORDINANCE NO. 2003-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS LEVYING ASSESSMENTS FOR THE COST OF CERTAIN IMPROVEMENTS TO BE PROVIDED IN THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT; FIXING CHARGES AND LIENS AGAINST THE PROPERTY IN THE DISTRICT AND AGAINST THE OWNERS THEREOF; PROVIDING FOR THE COLLECTION OF THE ASSESSMENT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "Act") allows for the creating of a public improvement district;

WHEREAS, on July 18, 2001 owners of real property located within the Hunters Crossing Subdivision Public Improvement District delivered to the City a Petition to create the Hunters Crossing Subdivision Public Improvement District (the "PID") that is described in the field notes attached hereto as Exhibit "A"; and

WHEREAS, the City staff and the City Council reviewed the Petition and determined that the owners of taxable real property representing more than 50% of the appraised value of the taxable real property liable for assessment under the petition, and owning more than 50% of the area of all taxable real property within the PID executed the petition and that the petition complied with the Act and authorized the City Council of the City of Bastrop to consider making findings as to the advisability of the creation of the PID:

WHEREAS, after providing notices required by Section 372.009 of the Act, the City Council on September 11, 2001 conducted public hearings on the advisability of the improvements, recommended, and approved the PID: and

WHEREAS, the authorization of the PID took effect when notice of the passage of the Resolution No. R-2001-19 was published in the *Bastrop County Advertiser*, a newspaper of general circulation in the City, on August 25, 2001; and

WHEREAS, Resolution No. R-2001-19 was amended on November 11, 2003 by Resolution No. R-2003-34 after notice was published in the *Bastrop County Advertiser*, a newspaper of general circulation in the City, on October 25, 2003, in order to revise the estimated cost of the public improvements, the method of assessment, and the boundaries of the PID; and

WHEREAS, pursuant to the Act, the proposed assessment roll and service plan was filed with the City Secretary, and the statutory notice of public hearing was mailed to the property owners and published on November 13, 2003 to consider the levy of the proposed assessment on real property within the PID; and

WHEREAS, after notice was provided as required by the Act, the City Council of the City of Bastrop on November 25, 2003 held a public hearing to consider the levy of the proposed assessments on the property in the PID, heard and passed on any objections to the proposed assessments, and closed the public hearing.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1: All matters stated in the preamble of this Ordinance are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. The City Council finds that that assessments as set forth in the attached Assessment/Service Plan (Exhibit "B"), should be made and levied against the respective parcels of property within the PID and against the owners thereof, and are substantially in proportion to the benefits to the respective parcels of property by means of improvements in the PID for which such assessments are levied, and establish substantial justice and equality and uniformity between respective owners to the respective properties and between all parties concerned considering the benefits received and burdens imposed, and further finds that in each case the property assessed is specially benefited by means of the said improvements in the PID, and further finds that the apportionment of the cost of the services is in accordance with the law in force in this City and State and the proceedings of the City heretofore had with reference to the formation of the PID and the imposition of the assessments for said improvements are in all aspects valid and regular.

Section 3. There shall be and is hereby levied and assessed against the parcels of property within the PID, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money set forth in the Assessment/Service Plan attached hereto and made a part hereof shown opposite the description of the respective parcels of property, and the several amounts assessed against the same, and the owners thereof. Such assessments are summarized on Exhibit "C", attached hereto.

Section 4. The sums levied and assessed against the said parcels of property in the PID and the owners thereof, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a first, prior and superior lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners are named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first and paramount lien thereon, superior to all other liens and claims except state, county, school district and city ad valorem taxes.

Section 5. The first annual PID assessments on commercial and multi-family property located in the PID shall be due on the last to occur of the following two events: (a) the effective date of this Ordinance; or (b) the date that ownership of a tract or lot of land located in the PID is transferred from Sabine Investments, Inc. The first annual assessments on single-family property located in the PID shall be due on the date that the property is transferred to the homeowner. The first annual PID assessment shall be due by January 31 of each year beginning on January

31, 2005, for the prior calendar year and continuing regularly until the Bonds and other obligations, including accrued interest, are paid in full. If default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof, costs, and attorney's fees, shall be enforced by suit in any court having jurisdiction or by lien foreclosure, or both, in the same manner that an ad valorem tax lien against real property may be enforced by a governing body, pursuant to the Texas Tax Code.

Section 6. All assessments levied are a personal liability and charge against the real and true owners of the premises described notwithstanding such owners may not be named, or may be incorrectly named. Assessments may be paid in full and a complete release of lien executed by the City. The owner may pay the full and complete amount of the assessment, plus interest accrued to the date of payment, and upon such payment of principal and interest receive a full and complete release of lien executed by the City. All interest payments on the assessments are calculated to the date of payment. All payments shall be in accordance with the Assessment/Service Plan attached hereto.

Section 7. This Ordinance shall take effect in accordance with the provisions of the City Charter.

Section 8. All ordinances, parts of ordinance, or resolutions in conflict herewith are expressly repealed.

Section 9. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

Section 10. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law during all times during which this Ordinance and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

READ AND ACKNOWLEDGED on first reading on the 25th day of November 2003.

READ APPROVED, AND ADOPTED on second reading on the 9th day of December 2003.

APPROVED:

BY: Tom Scott
Tom Scott, Mayor

ATTEST:

BY: Teresa Miertschin
Teresa Miertschin, City Secretary

EXHIBIT "A"
DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 283.001 ACRE TRACT IN THE NANCY BLAKEY SURVEY, BASTROP COUNTY, TEXAS.

BEING a 283.001 acre tract or parcel of land out of and being a part of the Nancy Blakey Survey, A-98, in Bastrop County, Texas, and being a part of that certain 497.81 acre tract described in a deed from Dr. J. Gordon Bryson to Lloyd F. Ketha, dated September 9, 1950, recorded in Volume 129, Page 493, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at a fence corner post on the south line of State Highway No. 71, the northeast corner of that certain 166 acre tract, called First Tract, described in a deed from Ivor W. Young to John Dale Weaver and wife, Charlotte Weaver, dated December 29, 1960, recorded in Volume 153, Page 338, Bastrop County Deed Records, for the northwest corner of said 497.81 acre tract and this tract.

THENCE with the south line of State Highway No. 71 and north line of said 497.81 acre tract, N 88 deg. 49 min. 00 sec. E, 2272.94 feet to a 5/8 inch iron rod set near a fence corner post for angle.

THENCE leaving said line, S 01 deg. 21 min. 51 sec. E, 286.46 feet to a 5/8 inch iron rod set for angle.

THENCE N 89 deg. 26 min. 22 sec. E, 241.62 feet to a 5/8 inch iron rod set for angle.

THENCEN 01 deg. 12 min. 09 sec. W, 289.08 feet to a 5/8 inch iron rod set on the south line of State Highway No. 71 and north line of said 497.81 acre tract for an angle corner.

THENCE with said line, N 88 deg. 49 min. 00 sec. E, 1019.24 feet to a 5/8 inch iron rod set near a fence corner post, the northwest corner of Lot 1, Covert Automobile Dealership Subdivision, as recorded in Plat Cabinet 2, Page 365A, Bastrop County Plat Records, for the upper northeast corner of this tract.

THENCE with the west line of said Lot 1, S 01 deg. 21 min. 33 sec. E, 846.82 feet to a 5/8 inch iron rod set near a fence corner post, the southwest corner of said Lot 1, for an interior corner of this tract.

THENCE with the south line of said Lot 1, S 79 deg. 14 min. 25 sec. E, 628.56 feet to a 5/8 inch iron rod found near a fence corner post, the southeast corner of Lot 1, on the west line of State Highway No. 304, for the lower northeast corner of this tract.

THENCE with the west line of State Highway No. 304, S 10 deg. 44 min. 28 sec. W, 2287.68 feet to a 1/2 inch iron rod found, near a fence corner post, on the south line of the said Nancy Blakey Survey and said 496.81 acre tract, the north line of the Mozea Rousseau Survey, A-56, the northeast corner of that certain 0.994 acre tract described in a deed from William Howard Dahse and wife, Carolyn D. Dahse, to William N. Selstad, dated April 27, 1998, recorded in Volume 908, Page 871, Bastrop County Deed Records, for the southeast corner of this tract.

THENCE with the north line of the 0.994 acre tract, S 88 deg. 35 min. 34 sec. W, 230.01 feet to a 2 inch steel fence corner post, the northwest corner of said 0.994 acre tract, the northeast corner of that certain 3.800 acre tract described in a deed from Michael S. Compton and wife, Georgia L. Compton, to William Howard Dahse and wife, Carolyn Dowdy Dahse, dated April 30, 1998, recorded in Volume 908, Page 843, Bastrop County Deed Records, for an angle in the south line of this tract.

THENCE continuing with said line, S 88 deg. 55 min. 06 sec. W, 459.21 feet to a 1/2 inch iron rod found at a fence corner post, the northwest corner of the Dahse 3.800 acre tract, the northeast corner of that certain 126.297 acre tract described in a deed from C.D. Fitzwilliam M.D. to Reid Sharp and wife, Cindy

Sharp, dated August 24, 1990, recorded in Volume 580, Page 770, Bastrop County Deed Records, for an angle corner in the south line of this tract.

THENCE continuing with said line, S 88 deg. 32 min. 30 sec. W, 1654.22 feet to a 1/2 inch iron rod found at a fence corner post, the northwest corner of the Sharp 126.297 acre tract, the lower northeast corner of the before mentioned Weaver 166 acre tract, for an angle in the south line of this tract.

THENCE continuing with said line, S 88 deg. 03 min. 49 sec. W, 1403.14 feet to a 5/8 inch iron rod set at a fence corner post, an interior corner of the Weaver 166 acre tract, for the southwest corner of said 497.81 acre tract and this tract.

THENCE with the upper east line of the Weaver 166 acre tract and west line of said 497.81 acre tract, N 00 deg. 00 min. 00 sec. E, 3242.36 feet to the POINT OF BEGINNING, containing 283.001 acres of land.

 /s/
Dale L. Olson OR Michael D. Olson
RPLS 1753 RPLS 5386

Order #153000

EXHIBIT "B"

**HUNTERS CROSSING
PUBLIC IMPROVEMENT DISTRICT
SERVICE AND ASSESSMENT PLAN**

CITY OF BASTROP, TEXAS

Prepared: November 19, 2003

**SABINE INVESTMENT COMPANY
Owner/Developer
Steve Mills, President**

CONSULTANTS:
Jerry Webberman, Jackson Walker L.L.P., Attorneys
Parke Patterson Consultants, Inc.

I. Hunters Crossing Public Improvement District Creation

This document constitutes the Service and Assessment Plan required by Chapter 372 of the Texas Local Government Code for Hunters Crossing Public Improvement District ("*Hunters Crossing PID*") in Bastrop, Texas.

On September 11, 2001 the City Council adopted Resolution R-2001-19 (a copy of which is attached as **Exhibit A**), making certain findings relative to the creation of Hunters Crossing PID and creating Hunters Crossing PID. That Resolution was amended by Resolution No. R-2003-34 on November 11, 2003 (a copy of which is attached as **Exhibit A-1**).

The purpose of the creation of the Hunters Crossing PID is to provide for the construction of certain public improvements and a mechanism for the payment of the costs of such construction and the costs of operation and maintenance of such improvements through the levy of assessments against the respective parcels in the PID against the owners thereof as set forth in Ordinance No. 2003-35.

II. Hunters Crossing Preliminary Development Plan

Hunters Crossing is a 283 acre mixed-use development project by Sabine Investment Company of Bastrop, Texas. The land uses envisioned include commercial retail, single family, and multi-family. In addition, Sabine Investment Company will develop and dedicate approximately fifteen (15) acres for Hunters Crossing Park, a new City of Bastrop public park.

The boundary map of the Hunters Crossing PID is attached as **Exhibit B**.

The boundary description of the Hunters Crossing PID is attached as **Exhibit C**.

The City-approved First Revised Master Plan for the Hunters Crossing development project is attached as **Exhibit D**.

III. Capital Improvements and Supplemental Services

The capital improvements and supplemental services described below will benefit all owners of property within the boundaries of Hunters Crossing PID. A list of the public improvements and supplemental services is provided below. One hundred percent (100%) of the costs for capital improvements and supplemental services will be expended within the boundaries of the Hunters Crossing PID. The apportionment of estimated costs for public improvements and supplemental services are provided on the attached **Exhibits E-1 and E-2**.

Capital Improvements within Hunters Crossing PID

- Water distribution system
- Wastewater collection system
- Storm water drainage and detention system
- Public streets

- Landscaping of public right-of-ways
- Dedication of land to the City of Bastrop for Hunters Crossing Park
- Landscaping and recreational facilities in proposed Hunters Crossing Park
- Hike/Bike Trail system – approximately 1.75 miles in length
- Entry signage features (excluding signage identifying commercial or retail occupants)

Supplemental Services Related to Infrastructure

- Planning, legal, administrative, and civil engineering related to the creation of Hunters Crossing PID and public infrastructure and facilities proposed for reimbursement, including Developer's and City's costs related to same.

Ongoing Supplemental Services

- Operation, maintenance and repair of park and landscaping improvements and public rights-of-way, easements, and Hunters Crossing Park
- On-going administration, financial, legal, and assessment collection services for the continuous operation of Hunters Crossing PID until dissolution, including Developer's and City's costs related to same.

Capital costs for commercial and multi-family infrastructure (public) and additional costs for related supplemental services will total approximately \$7.365 million.

Capital costs for single-family residential infrastructure (public) and additional costs for related supplemental services will total approximately \$4.597 million.

Maintenance and operations related to the public improvements will total approximately \$5.4 million over a period of 25 years.

These figures are based on 2003 dollars and assume no inflation. These costs, being based on engineers' estimates, are approximate and may increase or decrease. Schedules supporting these costs are attached as **Exhibit F** (*Tables A-F*), and are summarized on **Exhibit G**.

IV. Assessment for Costs of Capital Improvements and Supplemental Services

The Hunters Crossing PID Assessment Roll and Assessment Rate are attached hereto as **Exhibits E-1 and E-2**. As reflected on **Exhibits E-1, E-2 and F**, separate assessment rates are proposed for the commercial tracts, single family residential tracts, and multi-family tracts. In addition, separate rates have been proposed for the capital improvements and the ongoing supplemental services. The method of assessment is per square foot for commercial and multifamily tracts, and per lot for single family residential tracts. The Engineer's estimates of probable cost are attached hereto as **Exhibit H**. The assessment rates for capital improvements are contemplated to be amortized over a period of 25 years and payable in installments. However, at the purchaser's option, a one-time payment of the

entire assessment may be made upon transfer of fee title of the subject property from Sabine Investment Company or any time thereafter.

The PID assessments on commercial and multi-family property located in the PID shall be due become payable, in whole or in installments, commencing on the last to occur of the following two events: (a) the effective date of this Ordinance; or (b) the date that ownership of a tract or lot of land located in the PID is transferred from Sabine Investment Company. The assessments on single-family property located in the PID shall be due become payable, in whole or in installments, commencing on the date that the property is transferred to a party that takes title from Sabine Investment Company's transferee. The PID assessment shall be due by January 31 of each year for the prior calendar year and continuing regularly until the Bonds and other obligations, including costs of public improvements for the project and costs for operations and maintenance incurred by the Developer as set forth in the Service and Assessment Plan and accrued interest, are paid in full. If default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof, costs, and attorney's fees, shall be enforced by suit in any court having jurisdiction or by lien foreclosure, or both, in the same manner that an ad valorem tax lien against real property may be enforced by a governing body, pursuant to the Texas Tax Code. An assessment shall bear interest at a rate that is one-half of one percent higher than the actual aggregate interest rate paid on the public debt used to finance the capital improvements authorized by the Assessment/Service Plan.

The Hunters Crossing PID assessment will be due and payable at the same time City property taxes are due and payable to the City of Bastrop or at any such other time as determined by the City of Bastrop. The payment of any assessment levy becomes delinquent at the same time that property taxes are delinquent in the year in which the payment is due. In the event a property owner fails to pay the assessment levy, delinquency penalties will be applied on delinquent assessments at the same time and in the same manner as delinquency penalties are applied to delinquent City of Bastrop taxes. An additional fifteen percent (15%) penalty will be imposed on the assessment levy, in addition to reasonable attorneys' fees and any other fees, if incurred, to collect such delinquency.

V. Administration of Hunters Crossing Public Improvement District

The City of Bastrop may create a local government corporation ("*Corporation*") pursuant to Chapter 431 of the Texas Transportation Code, for the purpose of administering the Service Plan in the Hunters Crossing PID. Private consultants experienced in such matters may also be utilized by the City of Bastrop. An annual budget shall be submitted to the City of Bastrop City Council for its review and approval. In addition, all administrative and land development actions will be reported to City of Bastrop.

PID Bonds may be sold by the Corporation or the City of Bastrop to reimburse Sabine Investment Company for capital expenditures only once revenue from Hunter's Crossing PID is sufficient to service bond debt and other bond-related soft costs. No bonds shall be sold for the purpose of maintenance and operation of the improvements.

Exhibits

- Exhibit A - City of Bastrop Resolution R-2001-19 Adopting Findings for Creation of Hunters Crossing PID and Creating Hunters Crossing PID
- Exhibit A-1- City of Bastrop Resolution No. R-2003-34 Amending Resolution R-2001-19
- Exhibit B - Boundary map of the Hunters Crossing PID
- Exhibit C - Boundary description of the Hunters Crossing PID
- Exhibit D - Hunters Crossing First Revised Master Plan
- Exhibit E-1 - Assessment Roll
- Exhibit E-2 - Assessment Roll
- Exhibit F - Calculations supporting Method of Assessment (*Tables A-F*)
- Exhibit G - Summary of PID Costs
- Exhibit H- Engineer's Estimates of Probable Cost (*Exhibits H-1 through H-3*)

“EXHIBIT A”

RESOLUTION NO.-R-2001-19

A RESOLUTION MAKING CERTAIN FINDINGS RELATING TO THE ADVISABILITY OF CERTAIN PUBLIC IMPROVEMENTS, THE NATURE OF THE IMPROVEMENTS, THE BOUNDARIES OF THE PROPOSED PUBLIC IMPROVEMENT DISTRICT, THE METHOD OF ASSESSMENT AND THE APPORTIONMENT OF COST BETWEEN THE PUBLIC IMPROVEMENT DISTRICT AND THE CITY AS A WHOLE; ESTABLISHING A PUBLIC IMPROVEMENT DISTRICT TO BE KNOWN AS “HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT;” DIRECTING PUBLICATION OF THIS RESOLUTION AS PUBLIC NOTICE; PROVIDING FOR THE PREPARATION OF A SERVICE AND ASSESSMENT PLAN; PROVIDING AN EFFECTIVE DATE; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, pursuant to Chapter 372, Texas Local Government Code, a petition was submitted on July 18, 2001, (the “Petition”) to the City Secretary of the City of Bastrop, Texas (the “City”) requesting the creation of a public improvement district (the “District”); and,

WHEREAS, the Petition complies with the requirements of Section 372.005 of the Texas Local Government Code; and,

WHEREAS, the City Council held a public hearing on September 11, 2001, notice of which was published in the *Bastrop Advertiser*, a newspaper of general circulation in the City of Bastrop, Texas, and in the area of the proposed Public Improvement District that is located in the City’s extraterritorial jurisdiction, on August 25, 2001, and mailed to the property owners in the proposed district pursuant to Section 372.009(d) of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Bastrop finds that it desires to implement the development and improvement of the tract through the establishment of the “Hunters Crossing Public Improvement District” and the construction of the improvements requested in the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: The statements contained in the preamble and in this Resolution are true and correct and are adopted as findings of fact and operative provisions of this Resolution.

Section 2: The City Council, having duly considered the Petition submitted by the property owner in the proposed District, and the comments and evidence of those who appeared at the public hearing on September 11, 2001, hereby makes the following findings:

- a. It is advisable to establish the Hunters Crossing Public Improvement District under the provisions of Chapter 372, Local Government Code.
- b. It is advisable that the City of Bastrop exercise the powers granted by Chapter 372, Local Government Code, in connection with the establishment of the District, including the construction of improvement projects that will confer special benefits on property in the District, and to levy and collect a special assessment on property in the District, based on the benefit conferred by such project to pay all of the costs of such improvements.
- c. It is advisable that the improvements described as Public Improvements and described in the attached *Exhibit B* be undertaken and provided in the District.
- d. The general nature of the improvements in the District will include the planning, design and construction of the Public Improvements described in the attached *Exhibit B*.
- e. The estimated cost of the District Public Improvements is \$14.5 million, not including interest.
- f. The boundaries of the District are set forth in *Exhibit A*, attached hereto.
- g. The method of assessment in the District will be equal assessments based on the assessed value of the property benefited by the construction of the proposed Public Improvement subject to adjustments for benefits received as permitted by § 372.015, Texas Local Government Code.
- h. The apportionment of costs of the Public Improvements between the District and the City as a whole is as follows:

Hunters Crossing Public Improvement District -	100%
City as a Whole	- 0%

Section 3. The Hunters Crossing Public Improvement District is authorized to be and is hereby established as a Public Improvement District under Chapter 372, Texas Local Government Code in accordance with the findings in this Resolution. The boundaries of the Hunters Crossing Public Improvement District shall be as shown in *Exhibit A*.

Section 4. The City Secretary is hereby directed to give notice of the authorization for the establishment of the Hunters Crossing Public Improvement District by publishing this Resolution once in at least one newspaper of general circulation in the City of Bastrop, and in the area of the Public Improvement District that is located in the City's extraterritorial jurisdiction. The authorization and establishment of the Hunters Crossing Public Improvement District shall be deemed to be effective upon the date of publication of this Resolution.

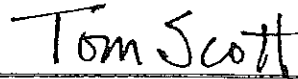
Section 5. The City Council directs that a service and assessment plan be prepared for the review and approval by the City Council in accordance with Chapter 372 of the Texas Local Government Code.

Section 6. No improvements shall be constructed within the boundaries of the Public Improvement District until at least the twentieth (20) day after the effective date of the authorization of the District. Construction shall not begin at all if during such 20-day period a protesting petition is filed pursuant to §372.010(c) of the Texas Local Government Code.

Section 7. All public improvements shall be constructed in compliance with applicable law and with City of Bastrop regulations.

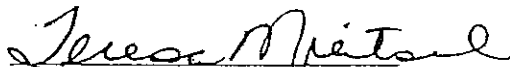
Section 8. This Resolution shall take effect immediately upon its passage and approval by the Bastrop City Council.

PASSED, ADOPTED, and APPROVED on September 11, 2001.



Tom Scott
Mayor
City of Bastrop

ATTEST:



Teresa Miertschin
City Secretary
City of Bastrop

EXHIBIT B

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT PUBLIC IMPROVEMENTS

- * water distribution lines and facilities
- * sanitary sewer distribution lines and facilities
- * storm sewer lines and facilities
- * storm sewer channels
- * public streets
- * public area landscaping
- * public park
- * hike/bike trail
- * area signage
- * public area property maintenance
- * engineering, planning, landscape architecture legal services, PID creation and administration

NANCY BLAKEY SURVEY, A-98

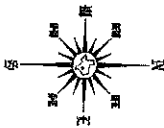
STATE HIGHWAY No. 71

MOZEA ROUSSEAU SURVEY, A-56

283.001 ACRES

STATE HIGHWAY No. 30A

Exhibit 'B'
Boundary Map
of the
Hunters Crossing PUD



SCALE: 1" = 200'

No portion of this map shall be used for any purpose other than that for which it was prepared and the user assumes all responsibility for the use of the same. The surveyor makes no warranty, expressed or implied, as to the accuracy or completeness of the information shown on this map.

THIS MAP WAS PREPARED BY THE SURVEYOR FOR THE PURPOSES OF THE STATE OF TEXAS AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

DATE	DRAFT
DATE	11/19/01
DATE	11/19/01
DATE	11/19/01
DATE	11/19/01

DALE I. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 N. WEAVER STREET (S.W.) SUITE 3475, BASTROP, TEXAS 77830

SURVEY PLAT
of a 283.001 ACRE TRACT in the
NANCY BLAKEY SURVEY, A-98,
BASTROP COUNTY, TEXAS.

STATE ENGINEERING DEPARTMENT OF TRANSPORTATION
11/19/01

EXHIBIT "A-1"

RESOLUTION NO. R-2003-34

A RESOLUTION AMENDING RESOLUTION NO. R-2001-19 REVISING THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS AND THE METHOD OF ASSESSMENT FOR THE HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT; PROVIDING FOR THE PREPARATION OF A SERVICE AND ASSESSMENT PLAN; PROVIDING AN EFFECTIVE DATE; AND MAKING OTHER PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, pursuant to Chapter 372, Texas Local Government Code, a petition was submitted on July 18, 2001 (the "Petition") to the City Secretary of the City of Bastrop, Texas (the "City") requesting the creation of a public improvement district (the "District"); and,

WHEREAS, the Petition complies with the requirements of Section 372.005 of the Texas Local Government Code; and,

WHEREAS, the City Council held a public hearing on September 11, 2001, notice of which was published in the *Bastrop Advertiser*, a newspaper of general circulation in the City of Bastrop, Texas, and in the area of the proposed Public Improvement District that is located in the City's extraterritorial jurisdiction, on August 25, 2001, and mailed to the property owners in the proposed district pursuant to Section 372.009(d) of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Bastrop found and determined that it desired to implement the development and improvement of the tract through the establishment of the "Hunters Crossing Public Improvement District" and the construction of the improvements requested in the Petition; and

WHEREAS, Resolution No. R-2001-19 stated that the estimated cost of the District Public Improvements was \$14.5 Million, not including interest; however, the property owner has determined that the estimated cost of the District Public Improvements is approximately \$7.476 Million. The property owner has also determined that the estimated cost of maintenance and operation services within the District is approximately \$5.0 Million; and

WHEREAS, Resolution No. R-2001-19 stated that the method of assessment will be equal assessments based on the assessed value of the property benefited by the construction of the proposed public improvement subject to adjustments as permitted by Section 372.015 of the Texas Local Government Code; however, the property owner has proposed that the method of assessment be on a per square foot basis for commercial and multifamily tracts and on a per lot basis for single-family home tracts for both capital improvements and maintenance and operation; and

WHEREAS, it is hereby found and determined that such proposed methods of assessment will result in imposing equal shares of the cost on property similarly benefited; and

WHEREAS, after publishing notice in the *Bastrop Advertiser*, a newspaper of general circulation in the City of Bastrop, Texas, and in the area of the District that is located in the City's extraterritorial jurisdiction on October 25, 2003; and after holding a public hearing on November 11, 2003, to accept the property owner's updated estimates and projections for the District and receive public input, the City Council has determined that it is in the public interest to amend Resolution No. R-2001-19, as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1 The statements contained in the preamble and in this Resolution are true and correct and are adopted as findings of fact and operative provisions of this Resolution.

Section 2: The City Council hereby amends the following findings of Resolution No. R-2001-19:

a. *(no change)*

b. *(no change)*

c. *(no change)*

d. The general nature of the improvements in the District will include the planning, design and construction of the Public Improvements described in the attached **Exhibit A**, as well as the maintenance and operation of the improvements.

e. The estimated cost of the District Public Improvements (including maintenance and operation) is approximately \$12.476 Million, not including interest.

f. *(no change)*

g. The method of assessment in the District will be on a per square foot basis for commercial and multifamily tracts; on a per lot basis for single-family home tracts for public improvements and for maintenance and operations.

h. *(no change)*

Section 3. Except as set forth above, all other provisions of Resolution No. R-2001-19 shall remain in full force and effect.

Section 4. - The City Secretary is hereby directed to give notice of this action related to the Hunters Crossing Public Improvement District by publishing this Resolution once in at least one newspaper of general circulation in the City of Bastrop, and in the area of the Public Improvement District that is located in the City's extraterritorial jurisdiction. The publication of this Resolution shall not alter the original effective date of the establishment of the District.

Section 5. The City Council directs that a service and assessment plan be prepared for the review and approval by the City Council in accordance with Chapter 372 of the Texas Local Government Code.

Section 6. This Resolution shall take effect immediately upon its passage and approval by the Bastrop City Council. And the City Secretary is directed to publish same in a newspaper(s) of general circulation in the area of the District.

PASSED, ADOPTED, and APPROVED on November 11, 2003.

CITY OF BASTROP, TEXAS

By: Tom Scott
Tom Scott
Mayor, City of Bastrop

ATTEST:

Teresa Miertschin
Teresa Miertschin
City Secretary
City of Bastrop

EXHIBIT A

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT PUBLIC IMPROVEMENTS

- * water distribution lines and facilities
- * sanitary sewer distribution lines and facilities
- * storm sewer lines and facilities
- * storm sewer channels
- * public streets
- * public area landscaping
- * public park
- * hike/bike trail
- * area signage
- * public area property maintenance
- * engineering, planning, landscape architecture legal services, PID creation and administration

EXHIBIT "C"
DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 283.001 ACRE TRACT IN THE NANCY BLAKEY SURVEY, BASTROP COUNTY, TEXAS.

BEING a 283.001 acre tract or parcel of land out of and being a part of the Nancy Blakey Survey, A-98, in Bastrop County, Texas, and being a part of that certain 497.81 acre tract described in a deed from Dr. J. Gordon Bryson to Lloyd F. Ketha, dated September 9, 1950, recorded in Volume 129, Page 493, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at a fence corner post on the south line of State Highway No. 71, the northeast corner of that certain 166 acre tract, called First Tract, described in a deed from Ivor W. Young to John Dale Weaver and wife, Charlotte Weaver, dated December 29, 1960, recorded in Volume 153, Page 338, Bastrop County Deed Records, for the northwest corner of said 497.81 acre tract and this tract.

THENCE with the south line of State Highway No. 71 and north line of said 497.81 acre tract, N 88 deg. 49 min. 00 sec. E, 2272.94 feet to a 5/8 inch iron rod set near a fence corner post for angle.

THENCE leaving said line, S 01 deg. 21 min. 51 sec. E, 286.46 feet to a 5/8 inch iron rod set for angle.

THENCE N 89 deg. 26 min. 22 sec. E, 241.62 feet to a 5/8 inch iron rod set for angle.

THENCE N 01 deg. 12 min. 09 sec. W, 289.08 feet to a 5/8 inch iron rod set on the south line of State Highway No. 71 and north line of said 497.81 acre tract for an angle corner.

THENCE with said line, N 88 deg. 49 min. 00 sec. E, 1019.24 feet to a 5/8 inch iron rod set near a fence corner post, the northwest corner of Lot 1, Covert Automobile Dealership Subdivision, as recorded in Plat Cabinet 2, Page 365A, Bastrop County Plat Records, for the upper northeast corner of this tract.

THENCE with the west line of said Lot 1, S 01 deg. 21 min. 33 sec. E, 846.82 feet to a 5/8 inch iron rod set near a fence corner post, the southwest corner of said Lot 1, for an interior corner of this tract.

THENCE with the south line of said Lot 1, S 79 deg. 14 min. 25 sec. E, 628.56 feet to a 5/8 inch iron rod found near a fence corner post, the southeast corner of Lot 1, on the west line of State Highway No. 304, for the lower northeast corner of this tract.

THENCE with the west line of State Highway No. 304, S 10 deg. 44 min. 28 sec. W, 2287.68 feet to a 1/2 inch iron rod found, near a fence corner post, on the south line of the said Nancy Blakey Survey and said 496.81 acre tract, the north line of the Mozea Rousseau Survey, A-56, the northeast corner of that certain 0.994 acre tract described in a deed from William Howard Dahse and wife, Carolyn D. Dahse, to William N. Selstad, dated April 27, 1998, recorded in Volume 908, Page 871, Bastrop County Deed Records, for the southeast corner of this tract.

THENCE with the north line of the 0.994 acre tract, S 88 deg. 35 min. 34 sec. W, 230.01 feet to a 2 inch steel fence corner post, the northwest corner of said 0.994 acre tract, the northeast corner of that certain 3.800 acre tract described in a deed from Michael S. Compton and wife, Georgia L. Compton, to William Howard Dahse and wife, Carolyn Dowdy Dahse, dated April 30, 1998, recorded in Volume 908, Page 843, Bastrop County Deed Records, for an angle in the south line of this tract.

THENCE continuing with said line, S 88 deg. 55 min. 06 sec. W, 459.21 feet to a 1/2 inch iron rod found at a fence corner post, the northwest corner of the Dahse 3.800 acre tract, the northeast corner of that certain 126.297 acre tract described in a deed from C.D. Fitzwilliam M.D. to Reid Sharp and wife, Cindy

Sharp, dated August 24, 1990, recorded in Volume 580, Page 770, Bastrop County Deed Records, for an angle corner in the south line of this tract.

THENCE continuing with said line, S 88 deg. 32 min. 30 sec. W, 1654.22 feet to a 1/2 inch iron rod found at a fence corner post, the northwest corner of the Sharp 126.297 acre tract, the lower northeast corner of the before mentioned Weaver 166 acre tract, for an angle in the south line of this tract.

THENCE continuing with said line, S 88 deg. 03 min. 49 sec. W, 1403.14 feet to a 5/8 inch iron rod set at a fence corner post, an interior corner of the Weaver 166 acre tract, for the southwest corner of said 497.81 acre tract and this tract.

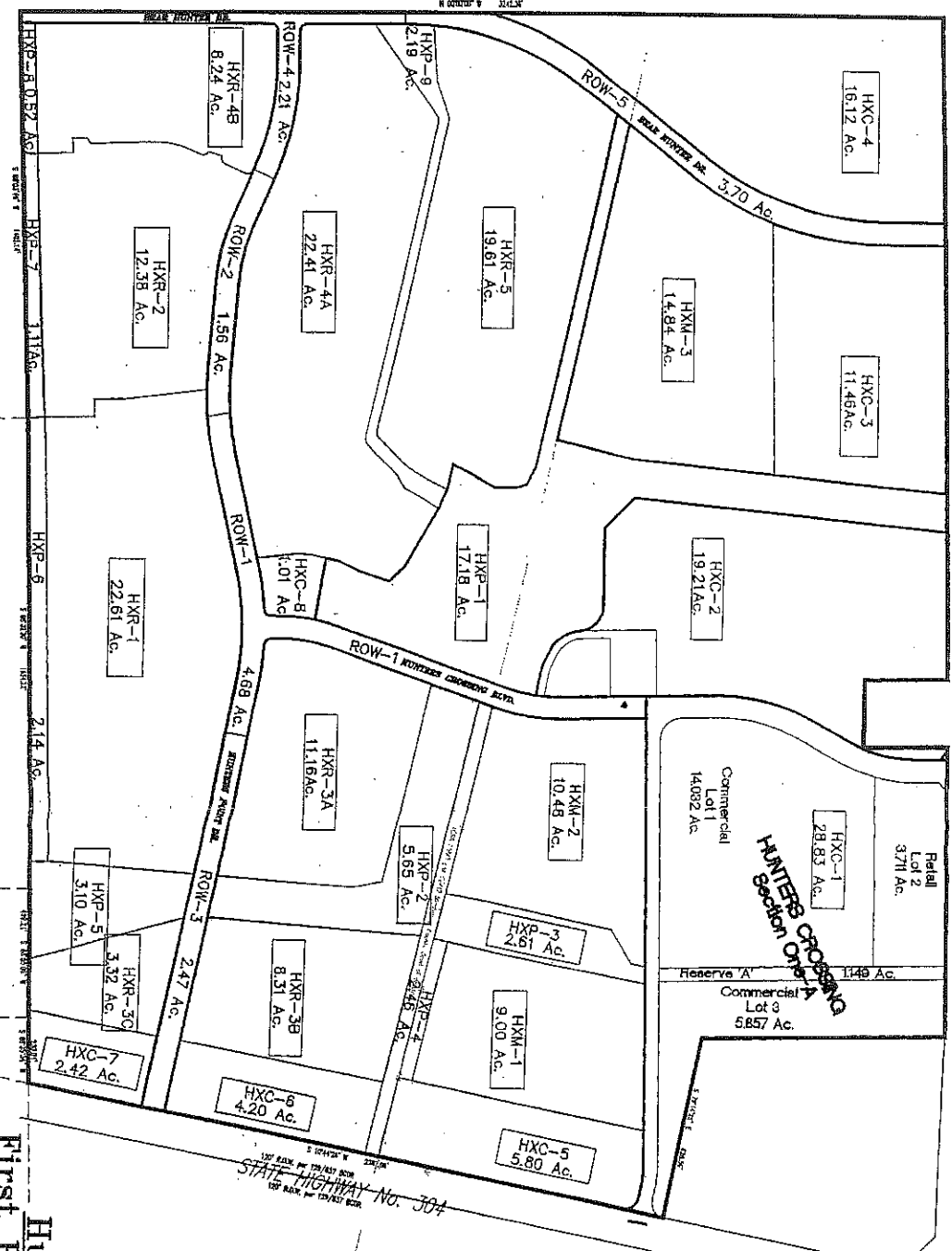
THENCE with the upper east line of the Weaver 166 acre tract and west line of said 497.81 acre tract, N 00 deg. 00 min. 00 sec. E, 3242.36 feet to the POINT OF BEGINNING, containing 283.001 acres of land.

_____/s/_____
Dale L. Olson OR Michael D. Olson
RPLS 1753 RPLS 5386

Order #153000

NANCY BLAKEY SURVEY, A-98

STATE HIGHWAY No. 71



MOZEA ROUSSEAU SURVEY, A-56

First Revised Master Plan
as Approved by City Council
on February 25, 2003
Printed July 16, 2003

STATE OF MISSISSIPPI
COUNTY OF DEKALB
PLAT
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHAWNEE
ON THIS _____ DAY OF _____, 2003.

I, the City Clerk of the City of Shawnee, do hereby certify that the foregoing plat of the above described land is a true and correct copy of the original plat on file in the office of the County Clerk of DeKalb County, Mississippi.

City Clerk
 City of Shawnee, Mississippi

SCALE: NTS

• 5/8" IRON ROD FOUND
 • 3/4" IRON ROD SET
 • 1/4" IRON ROD ELECTRIC LINE
 • 1/4" IRON ROD FINISHED
 • 1/4" IRON ROD UNFINISHED
 • 1/4" IRON ROD UNFINISHED

DANGER: OPERATING
OR MAINTAINING
OR WORKING NEAR
ELECTRIC LINES
OR OTHER HAZARDOUS
OR OTHER DANGEROUS
OR OTHER HAZARDOUS
OR OTHER DANGEROUS
OR OTHER HAZARDOUS
OR OTHER DANGEROUS
OR OTHER HAZARDOUS
OR OTHER DANGEROUS

Parcel	Area	Remarks
HXC-4	16.12	Ac.
HXR-4B	8.24	Ac.
HXR-4A	22.41	Ac.
HXR-5	19.61	Ac.
HXR-2	12.38	Ac.
HXR-1	22.61	Ac.
HXR-3A	11.16	Ac.
HXR-3B	8.31	Ac.
HXR-3C	3.32	Ac.
HXR-5	3.10	Ac.
HXR-1	2.42	Ac.
HXC-6	4.20	Ac.
HXR-1	2.61	Ac.
HXR-2	2.47	Ac.
HXR-3	2.47	Ac.
HXR-4	2.47	Ac.
HXR-1	9.00	Ac.
HXR-1	5.80	Ac.
HXR-2	5.65	Ac.
HXR-3	2.61	Ac.
HXR-1	10.48	Ac.
HXR-1	19.21	Ac.
HXR-2	14.84	Ac.
HXR-3	11.48	Ac.
HXR-4	14.84	Ac.
HXR-5	14.84	Ac.
Reserve A	1.48	Ac.
Commercial Lot 1	14.082	Ac.
Retail Lot 2	3.711	Ac.
Commercial Lot 3	5.857	Ac.
Hunter Crossing	1.48	Ac.

Exhibit E-1
Hunters Crossing PID
Capital Recovery For Lump Sum Payments by Parcel and by Square Foot
For All Parcels Based on Allowable PID Costs and Expenses Per Schedules
 19-Nov-03

Master Plan Tract Description	Land Use and Zoning	Acres Per Parcel	Square Feet Per Parcel	Total PID Costs Based On Engineers OPC	Capital Recovery		Supplemental Services for 25 Years		Grand Total Per Capital Recovery and Supplemental	Grand Total Per Sq. Ft. on Family Unit
					Parcel Total	Single F. Units	O & M	Admin		
HXC-1 (Home Depot Lot 1)	Commercial	14.03	611,234	894,222	894,222	1,447	\$ 89,891	\$ 768,338	\$ 1,852,589	2.70
HXC-1 (Chilis Lot 1)	Commercial	1.14	49,888	71,837	71,837	1,447	7,225	62,424	134,281	2.70
HXC-1 (Balance of Retail Lot 2)	Commercial	2.57	111,993	183,011	183,011	1,447	124,439	140,783	600,784	2.70
HXC-1 (Lot 3)	Commercial	5.86	255,262	399,288	399,288	1,447	283,744	320,893	890,149	2.70
Total HXC-1	Commercial	23.60	1,028,147	1,487,335	1,487,335	1,447	1,142,869	1,292,468	2,779,784	2.70
HXC-2	Commercial	19.21	838,783	1,210,512	1,210,512	1,447	\$ 890,157	\$ 1,051,808	\$ 2,282,418	2.70
HXC-3	Commercial	11.46	499,198	722,148	722,148	1,447	554,899	72,831	1,348,678	2.70
HXC-4	Commercial	16.12	702,187	1,015,796	1,015,796	1,447	780,538	102,165	892,703	2.70
HXC-5	Commercial	5.80	252,648	365,485	365,485	1,447	280,838	38,759	317,598	2.70
HXC-6	Commercial	4.20	182,952	264,682	264,682	1,447	203,388	29,819	229,885	2.70
HXC-7	Commercial	2.42	105,415	152,485	152,485	1,447	117,178	15,337	132,515	2.70
HXC-8	Commercial	1.01	43,888	63,645	63,645	1,447	48,905	8,401	55,306	2.70
Total Commercial		60.22	2,823,183	3,794,743	3,794,743	1,447	2,915,881	381,880	3,297,541	2.70
HXM-1	Multi-Family	83.82	3,651,330	5,282,078	5,282,078	1,447	4,058,750	651,250	4,590,000	2.70
HXM-2	Multi-Family	9.00	392,040	546,101	546,101	1,383	108,847	14,259	123,208	1.71
HXM-3	Multi-Family	10.48	458,509	635,904	635,904	1,393	128,882	18,604	143,488	1.71
Total Commercial & MF		118.14	5,148,969	7,384,542	7,384,542	1,431	\$ 4,474,200	\$ 685,825	\$ 5,059,825	2.70
HXR-1	Single Family	22.61	984,892	961,975	961,975	9,908	82,850	9,240	71,190	1,033,165
HXR-2	Single Family	12.98	539,273	526,725	526,725	9,908	34,488	4,512	30,980	565,705
HXR-3A	Single Family	11.16	486,130	474,818	474,818	9,908	31,071	4,087	26,984	508,957
HXR-3B	Single Family	8.31	391,984	353,591	353,591	9,908	23,198	3,029	20,169	378,728
HXR-3C	Single Family	3.32	144,819	141,254	141,254	9,908	8,243	1,210	10,453	151,708
HXR-4A	Single Family	22.47	976,180	953,468	953,468	9,908	82,383	8,187	70,580	1,024,028
HXR-4B	Single Family	8.24	359,834	350,693	350,693	9,908	22,841	3,003	25,944	378,527
HXR-5	Single Family	19.61	854,212	834,339	834,339	9,908	84,597	7,147	81,744	898,090
HXP-1 thru HXP-8 Collector Street ROW	Park & Trails Right of Way	56.82	4,708,222	4,596,717	4,596,717	9,908	300,800	39,375	340,175	4,888,882
Total		283.00	12,327,811	11,981,280	11,981,280		\$ 4,775,000	\$ 825,000	\$ 5,400,000	\$ 17,381,280

* The Developer Contribution is a general contribution to the PID and also specifically covers the cost of parcels within HXC1 purchased prior to PID being formed specifically these tracts within HXC1 are as follows:

Parcel Description	Acres	SQ. FT.	Total Cost
HXC-1 (Home Depot Lot 1)	14.03	611,234	\$ 894,222
HXC-1 (Chilis Lot 1)	1.14	49,888	71,837
HXC-1 (Balance of Retail Lot 2)	2.57	111,993	183,011
HXC-1 (Lot 3)	5.86	255,262	399,288
Total	23.60	1,028,147	1,487,335

EXHIBIT E-2
UPDATED 11/18/03
HUNTERS CROSSING PID
SUMMARY OF ALL PID COSTS

Tract (from Master Plan)	Land Use	Acres	Capital Improvements	Subtotals	Annual Supplemental Services		25 Year Total	Grand Total
					O & M	Admin		
HXC-1 (Section One-A)	Commercial	23.60	\$ 1,487,335		\$ 45,715	\$ 5,984	\$ 1,292,459	\$ 2,779,794
HXC-2	Commercial	19.21	1,210,512		37,206	4,870	1,051,906	2,262,418
HXC-3	Commercial	11.46	722,148		22,196	2,905	627,529	1,349,677
HXC-4	Commercial	16.12	1,015,798		31,222	4,087	882,703	1,898,499
HXC-5	Commercial	5.80	365,485		11,234	1,470	317,598	683,083
HXC-6	Commercial	4.20	264,662		8,135	1,065	229,985	494,647
HXC-7	Commercial	2.42	152,495		4,687	613	132,515	285,010
HXC-8	Commercial	1.01	63,645	5,282,078	1,956	256	55,306	118,951
HXM-1	Multi-Family	9.00	548,101		4,358	570	123,206	669,307
HXM-2	Multi-Family	10.48	635,904		5,074	664	143,468	779,370
HXM-3	Multi-Family	14.84	900,459	2,082,464	7,186	940	203,153	1,103,612
HXR-1	Single Family	22.61	961,975		2,518	330	71,190	1,033,165
HXR-2	Single Family	12.38	526,725		1,379	180	38,980	565,705
HXR-3A	Single Family	11.16	474,818		1,243	163	35,138	509,956
HXR-3B	Single Family	8.31	353,561		925	121	26,165	379,726
HXR-3B	Single Family	3.32	141,254		370	48	10,453	151,707
HXR-4A	Single Family	22.41	953,466		2,496	327	70,560	1,024,026
HXR-4B	Single Family	8.24	350,583		918	120	25,945	376,528
HXR-5	Single Family	19.61	834,336	4,596,718	2,184	286	61,744	896,080
HXP-1 thru HXP-9	Parks & Trails	36.96	N.A.					
Collector Street ROW	Right of Way	19.86	N.A.					
TOTALS		283.00	\$ 11,961,260	\$ 11,961,260	\$ 191,000	\$ 25,000	\$ 5,400,000	\$ 17,361,260

Notes

1. Costs may vary and PID reimbursements are based on actual expenditures by the Developer
2. All costs noted above are a combination of estimates, and actual costs incurred. All costs and estimates will be updated annually and appropriate adjustments to assessments will be made in accordance with regulations and statutes under Chapter 372 of the Texas Local Government Code for Hunters Crossing Public Improvement District.
3. All costs are in 2003 dollars
4. No inflation is assumed
5. Costs in the PID include: water, sanitary sewer, storm sewer/drainage, streets, erosion control, electricity/gas, entry features, City fees, engineering/surveying, legal, design/planning, PID consulting, and contingency

Exhibit F 1 A
Hunters Crossing Recap of Engineers Opinion of Probable Costs of \$9,344,734
and Allocation Basis to Various Zoning Classifications
 19-Nov-03

Detail of Engineer's Opinion of Probable Costs by Construction Category		Allocation of Costs by Zoning/Product Category Table A						
	Total Estimated Costs	Allocation % of Acres	Commercial 83.82	Allocation %	Multi-Family 34.32	Allocation % or Direct Cost	Residential 108.04	Total
Streets and Drainage	\$ 2,147,358	71.71%	\$ 585,373	28.29%	\$ 230,878	DC-Table B	\$ 1,331,110	\$ 2,147,361
Allocations based on CA factors for Impervious Cover								
Wastewater	973,368		338,283		133,432	DC-Table B	501,648	973,362
Wastewater ORCA Grant	(27,757)		(49,074)		(19,357)	DC-Table B	(27,757)	(27,757)
Wastewater City Contribution for Oversizing	(191,708)					DC-Table B	(123,277)	(191,708)
Net Wastewater Cost	753,898	71.71%	\$ 289,209	28.29%	\$ 114,075		350,614	753,897
Water	1,199,621		650,478		256,573	DC-Table B	292,570	1,199,620
Water City Contribution for Oversizing	(151,700)		(64,255)		(25,345)	DC-Table B	(62,100)	(151,700)
Major Drainage Infrastructure	690,772	71.71%	\$ 586,223	28.29%	\$ 231,228		230,470	1,047,921
On-site drainage and detention	2,126,517	59.90%	\$ 1,687,556	23.60%	\$ 664,880	16.50%	\$ 464,853	2,817,289
Allocations based on CA factors for Impervious Cover								
ROW Irrigation and Entry Signage	390,000	37.94%	\$ 432,674	14.97%	\$ 170,663	47.11%	\$ 537,000	1,140,337
Park Improvements	750,338							
Straight Acreage Allocation on 229.32 Acres	1,140,338							
Engineering Planning and Surveying	771,592							
Cost of Land (53.63 Acres @ \$10,280/Acre)	551,338							
Legal Fees	75,000							
PID Consultant Fees	40,000							
Straight Acreage Allocation on 229.32 Acres	1,437,930	37.94%	\$ 545,588	14.97%	\$ 215,200	47.11%	\$ 677,141	1,437,929
Developer Contribution of 20% (Note 2)	\$ 9,344,734	44.16%	\$ 4,126,624	17.41%	\$ 1,626,925	38.43%	\$ 3,591,187	\$ 9,344,734
6% Interest for average term of 10 years (Note 1)	(1,868,947)		(825,325)		(325,385)		(718,238)	(1,868,947)
Total Capital Recovery	\$ 7,475,787		\$ 3,301,299		\$ 1,301,540		\$ 2,872,948	\$ 7,475,787
	4,485,473		1,980,780		780,924		1,723,769	4,485,473
	11,961,260		\$ 5,282,078		\$ 2,082,464		\$ 4,596,717	\$ 11,961,260
Unit Equivalents		174		755		464		1,393
Average Unit/Acre		2		22		4.3		6.2

Note 1: This is an estimate based on interest being calculated and collected on actual PID approved reimbursable costs. Costs will be collected over a 25-year period per owner as properties are transferred from Developer to new owner.

Note 2: The Developer Contribution is a general contribution to the PID and also specifically covers the cost of parcels within HXC-1 purchased prior to levying of the PID assessments specifically for those tracts within HXC1 as follows:

Parcel Description	Acres	SQ. FT.	Total Cost
HXC-1 (Home Depot Lot 1)	14.03	611,234	\$ 884,222
HXC-1 (Chilis Lot 1)	1.14	49,658	71,837
HXC-1 (Balance of Retail Lot 2)	2.57	111,993	162,011
	17.74	772,885	\$ 1,118,069

Exhibit F Table B
Hunters Crossing PID Capital Recovery Assessment Roll and Schedules
For All Parcels Based on Allowable PID Costs and Expenses
 19-Nov-03

Master Plan Tract Description	Land Use and Zoning	Acres Per Parcel	Square Foot Per Parcel	*Total PID Costs Based On Engineers OPC	Capital Recovery Adjusted for Dev. Contribution		Prepayment of Lump Sum Per Parcel or SF Unit
					Lump Sum Only	**Annual Per Square Foot	
HXC-1 (Home Depot Lot 1)	Commercial	14.03	611,234	\$ 884,222	\$ 1,447	\$ 0.058	\$ 884,222
HXC-1 (Chills Lot 1)	Commercial	1.14	49,658	71,837	1,447	0.058	71,837
HXC-1 (Balance of Retail Lot 2)	Commercial	2.57	111,933	162,011	1,447	0.058	162,011
HXC-1 (Lot 3)	Commercial	5.86	255,262	389,286	1,447	0.058	389,286
Total HXC-1	Commercial	23.60	1,028,147	1,487,335	1,447	0.058	1,487,335
HXC-2	Commercial	19.21	838,788	1,210,512	1,447	0.058	1,210,512
HXC-3	Commercial	11.46	499,198	722,148	1,447	0.058	722,148
HXC-4	Commercial	16.12	702,187	1,015,796	1,447	0.058	1,015,796
HXC-5	Commercial	5.00	252,648	365,485	1,447	0.058	365,485
HXC-6	Commercial	4.20	182,952	264,882	1,447	0.058	264,882
HXC-7	Commercial	2.42	105,415	152,495	1,447	0.058	152,495
HXC-8	Commercial	1.01	43,988	63,645	1,447	0.058	63,645
Total Commercial	Commercial	60.22	2,823,183	3,794,743	1,447	0.058	3,794,743
HXM-1	Multi-Family	9.00	352,040	546,101	1,393	0.056	546,101
HXM-2	Multi-Family	10.48	456,509	635,904	1,393	0.056	635,904
HXM-3	Multi-Family	14.84	646,430	900,459	1,393	0.056	900,459
Total Commercial & MF	Multi-Family	34.32	1,454,979	2,082,464	1,393	0.056	2,082,464
HXR-1	Single Family	118.14	5,145,308	7,364,542	1,431	0.057	7,364,542
HXR-2	Single Family	22.81	984,892	961,975	0,977	0.039	961,975
HXR-3A	Single Family	12.38	539,273	526,725	0,977	0.039	526,725
HXR-3B	Single Family	11.16	486,130	474,818	0,977	0.039	474,818
HXR-3C	Single Family	8.31	361,984	353,561	0,977	0.039	353,561
HXR-4A	Single Family	3.32	144,619	141,254	0,977	0.039	141,254
HXR-4B	Single Family	22.41	976,180	953,466	0,977	0.039	953,466
HXR-5	Single Family	8.24	358,934	350,583	0,977	0.039	350,583
Total HXR	Single Family	198.1	854,212	834,338	0,977	0.039	834,338
Area Sub Total		108.04	4,705,222	4,596,717	0,977	0.039	4,596,717
HXP-1 thru HXP-9+Reserve	Park & Trails	226.18	9,852,531	N.A.	N.A.		
Collector Street ROW	Right of Way	18.70	814,572	N.A.	N.A.		
		56.81	2,474,818				
		283.00	12,327,349	\$ 11,981,280	\$ 11,981,280		\$ 11,981,280
				\$ 11,981,280	\$ 11,981,280		\$ 11,981,280
						Single Family Total for 464 Units	\$ 478,450
							\$ 11,961,260

* Total PID Costs based on Engineer's Opinion of Probable Costs plus interest reserves and other allowable PID costs as described on detailed schedules. Total Collections by Category represent total estimated annual collections at full build-out. Square Footage and Unit estimates will be adjusted to actual at the time of actual platting. Allowed Expenditures are recapped in PID Summary attached. Ref: HXC-1 (Sections One-A) - No additional Capital Recovery due on Home Depot Lot 1 (14.03 acres), Chills Lot 2 (2.57 acres), Balance of Retail Lot 2 (2.57 acres) because costs associated with these parcels were recovered upon transfer of this property to SCC on December 21, 2001 prior to levying of PID assessments, and are included in Developer Contributions to the PID of 20% of all allowable PID costs.

** Annual Assessment - Capital Recovery Straightline Over a 25-Year Period.

NOTES:
 Multi-Family densities are based on 22 units per acre.
 Single Family densities are based on 4.3 dwelling units per acre and per unit cost of \$9,307 is calculated as per above.
 Single Family (SF) means one (1) detached residential unit on one (1) individual lot
 SF assessment rate increases by 6% per year beginning in year six (6) - See Table C.

Exhibit F - Table C

Hunters Crossing PID Capital Recovery Assessment Roll and Rate of Assessment
For Single Family Residential Section
19-Nov-03

Master Plan Tract Description	Land Use and Zoning	Acres Per Parcel	Square Feet Per Parcel	**Total PID Costs For SF Based Schedules Below	*Annual Debt Service		
					Total Costs	Annual Payment	**Annual Per Unit
HXR-1	Single Family	22.61	984,892	\$ 961,975	\$ 961,975	\$ 38,479	\$ 337.18
HXR-2	Single Family	12.38	539,273	526,725	526,725	21,069	337.18
HXR-3A	Single Family	11.16	486,130	474,818	474,818	18,993	337.18
HXR-3B	Single Family	8.31	381,984	353,561	353,561	14,142	337.18
HXR-3C	Single Family	3.32	144,619	141,254	141,254	5,650	337.18
HXR-4A	Single Family	22.41	978,180	953,468	953,468	38,139	337.18
HXR-4B	Single Family	8.24	358,934	350,583	350,583	14,023	337.18
HXR-5	Single Family	19.81	854,212	834,338	834,338	33,373	337.18
		106.04	4,706,222	\$ 4,596,716	\$ 4,596,716	\$ 183,668	\$ 337.18

Total Costs per Schedules Below

\$ 4,596,716

* Based on 25-year straightline amortization of total costs including a 6% interest reserve. Assessments will start at \$200 per SF Dwelling for the first 5-years then increase at a rate of 6% annually thereafter.

**Estimate Summary Based On Engineer's OPC

Streets and Drainage					
Map References		Section	Length	Cost Per	Total Cost
ROW I.D.	Street Name	Width	(L.F.)	L.F.	
ROW-1A	Hunters Crossing	44' F-F	0		
ROW-1B	Hunters Crossing	44' F-F	680	\$ 224.46	\$ 148,140
ROW-1B	Hunters Point	44' F-F	1,500	224.46	336,694
ROW-2	Hunters Point	44' F-F	700	224.46	157,115
ROW-3	Hunters Point	44' F-F	950	224.46	213,230
ROW-4	Hunters Point	44' F-F	500	224.46	112,230
ROW-5a	Bear Hunter	44' F-F	600	224.46	134,670
ROW-5b	Bear Hunter	24' F-F	1,600	143.15	229,040
Totals Street & Drainage			6,410	\$ 204.47	\$ 1,331,109

\$819,289 Total Hunters Point

\$349,710 Total Bear Hunter

Wastewater Line	Line Size	Length (L.F.)	Cost Per L.F.	Total Cost	
V-1	18"		\$ 65.59		
V-2	18"	605	76.07	\$ 46,022	
V-3	15"	1,120	45.06	50,467	
V-4	12"		47.17		
WW-5	10"		39.39		
WW-6	12"	3,354	44.77	150,159	
WW-7	8"		34.82		
WW-8	8"		37.68		
WW-9	8"		32.21		
WW-10	6"		34.06		
FM-1	8"		42.38		
FM-2	3"		15.50		
LS-1				150,000	
LS-2				105,000	
Sub-Total Wastewater			6,079	\$ 99.77	\$ 601,648
Credit for Oversizing contribution by city of Bastrop					(124,277)
ORCA Grant					(27,767)
TOTAL Wastewater					\$ 450,604

City oversizing Contribution \$38,367
26,432
60,478 \$ 27,757

\$123,277 \$27,757

Water Line	Size	Length (L.F.)	Cost Per L.F.	Total Cost	
W-1	16"	1,030	\$ 77.10	\$ 79,413	
W-2	16"	1,180	76.86	90,813	
W-3	16"		76.34		
W-4	16"		138.49		
W-5	12"	2,140	57.17	122,344	
W-6	12"		58.83		
W-7	12"		58.35		
W-8	12"		38.31		
W-9	12"		56.47		
W-10	12"		58.75		
W-11	12"		40.72		
Subtotal Water			4,360	\$ 67.26	\$ 292,570
Credit for Oversizing contribution by city of Bastrop					(62,100)
TOTAL Water					\$ 230,470

City oversizing Contribution \$34,000
28,100

\$62,100

Direct PID Costs for Hunters Crossing Residential	\$ 1,912,193
Drainage Allocation Per Table A	464,863
ROW Irrigation and Entry Signage Table A	637,000
Engineering Planning and Surveying Table A	677,141
Developer Contribution of 20% Table A	(718,238)
Interest @ 6% per Table A	1,723,769
Total Direct and Allocated Costs for SF	\$ 4,696,717

2004 Sales of 100 Units		Proceeds From Assessments	
Twenty Five Year Average Based on 6% Increase After Year-5 from 1/1/04		Cum. Unit Sales	Collections
1	200	100	\$ 20,000
2	200	200	40,000
3	200	300	60,000
4	200	400	80,000
5	200	464	92,800
6	212	464	98,368
7	225	464	104,270
8	238	464	110,526
9	252	464	117,158
10	268	464	124,187
11	284	464	131,639
12	301	464	139,537
13	319	464	147,909
14	338	464	156,784
15	358	464	166,191
16	380	464	176,162
17	402	464	186,732
18	427	464	197,938
19	452	464	209,812
20	479	464	222,401
21	508	464	235,745
22	538	464	249,889
23	571	464	264,863
24	605	464	280,778
25	641	464	297,622
	\$ 8,789	\$ 464	\$3,911,325

25-Year Avg. \$ 337.18

** Annual Average is based on above schedule.

Exhibit F - Table D

Hunters Crossing PID Capital Recovery Assessment Roll and Rate of Assessment
For Commercial Sections
Allocations Based on Table A
19-Nov-03

Master Plan Tract Description	Land Use and Zoning	Acres Per Parcel	Square Feet Per Parcel	**Total PID	*Annual Debt Service Per Parcel		
				Costs Per Cam Based Schedules Below	Total Costs	Annual Payment	**Annual Per Sq. Ft.
HXC-1 (Home Depot Lot 1)	Commercial	14.03	611,234	\$ 684,222	\$ 684,222	\$35,369	\$ 0.058
HXC-1 (Chil's Lot 1)	Commercial	1.14	49,854	71,837	71,837	2,873	0.058
HXC-1 (Balance of Retail Lot 2)	Commercial	2.57	111,993	162,011	162,011	6,480	0.058
HXC-1 (Lot 3)	Commercial	5.86	255,262	369,268	369,268	14,771	0.058
Total HXC-1	Commercial	23.60	1,028,147	1,487,335	1,487,335	59,493	0.058
HXC-2	Commercial	19.21	836,788	1,210,512	1,210,512	48,420	0.058
HXC-3	Commercial	11.46	499,189	722,148	722,148	28,886	0.058
HXC-4	Commercial	16.12	702,187	1,015,796	1,015,796	40,632	0.058
HXC-5	Commercial	5.60	252,646	365,485	365,485	14,819	0.058
HXC-6	Commercial	4.20	182,952	264,862	264,862	10,586	0.058
HXC-7	Commercial	2.42	105,415	152,485	152,485	6,100	0.058
HXC-8	Commercial	1.01	43,896	63,645	63,645	2,546	0.058
		83.82	\$ 3,651,330	\$ 5,282,076	\$ 5,282,076	\$ 211,283	\$ 0.058

Total Costs per Schedules Below

\$ 5,282,076

HXC-1 (Sections One-A) - No additional Capital Recovery due on Home Depot Lot 1(14.03 acres), Chil's Lot 2(1.14 acres), Balance of Retail Lot 2(2.57 acres) because costs associated with these parcels were recovered upon on transfer of this property to SCC on May 16, 2001 prior to PID formation, and are included in Developer Contributions to the PID of 20% of all allowable PID costs exclusive of interest costs, PID O & M & PID Administration expenses.

* Based on 25-year straightline amortization of total costs including a 6% interest reserve.

** Annual Per Unit Based On 2 Commercial Units Per Acre (174 Units)

**Estimate Summary Based On Engineer's OPC					
Streets and Drainage					
ROW I.D.	Map Reference Street Name	Section Width	Length (L.F.)	Cost Per L.F.	Total Cost
ROW-1A	Hunters Crossing	44' F-F	790	\$ 281.99	\$ 222,841
ROW-1B	Hunters Crossing	44' F-F	175	224.46	39,282
ROW-2	Hunters Point	44' F-F	128	224.46	28,804
ROW-3	Hunters Point	44' F-F	108	224.46	24,305
ROW-4	Hunters Point	44' F-F	284	224.46	63,740
ROW-4	Hunters Point	44' F-F	21	224.46	4,668
ROW-5a	Bear Hunter	44' F-F	899	224.46	201,683
ROW-5b	Bear Hunter	24' F-F	-	134.58	-
Totals Street & Drainage			2,405	\$ 243.38	\$585,372

Wastewater Line	Line Size	Length (L.F.)	Cost Per L.F.	Total Cost
WW-1	18"	254	\$ 65.59	\$ 16,550
WW-2	18"	154	76.07	11,728
WW-3	15"	-	45.06	-
WW-4	12"	1,055	47.17	49,757
WW-5	10"	853	39.39	33,585
WW-6	12"	-	44.77	-
WW-7	8"	696	34.82	24,220
WW-7	8"	696	37.66	26,196
WW-8	8"	1,180	32.21	37,372
WW-9	8"	880	34.08	29,989
WW-10	6"	2,133	42.38	90,382
FM-1	8"	-	15.50	-
FM-2	3"	1,188	15.50	18,423
LS-1	-	-	-	-
LS-2	-	-	-	-
Sub-Total Wastewater			9,068	\$ 338,283
Credit for Oversizing contribution by city of Bastrop				(49,074)
ORCA Grant				
TOTAL Wastewater				\$ 289,209

Water Line	Size	Length (L.F.)	Cost Per L.F.	Total Cost
W-1	16"	587	\$ 77.10	\$ 45,228
W-2	16"	114	76.96	8,775
W-3	18"	1,844	78.34	140,800
W-4	16"	1,112	138.49	154,032
W-5	12"	-	57.17	-
W-6	12"	1,788	56.83	101,637
W-7	12"	888	58.35	40,002
W-8	12"	489	38.31	18,738
W-9	12"	1,238	56.47	69,940
W-10	12"	331	58.75	19,430
W-11	12"	1,274	40.72	51,896
Subtotal Water			9,464	\$ 650,478
Credit for Oversizing contribution by city of Bastrop				(64,255)
TOTAL Water				\$ 586,223

Direct PID Costs for Hunters Crossing Commercial	\$ 1,460,805
Drainage Allocation Per Table A	1,687,556
ROW Irrigation and Entry Signage Table A	432,674
Engineering Planning and Surveying Table A	545,588
Developer Contribution of 20% Table A	(825,325)
Interest @ 6% per Table A	1,880,780
Total Allocated Costs for Commercial	\$ 5,282,076

Exhibit F Table E

**Hunters Crossing PID Capital Recovery Assessment Roll and Rate of Assessment
For Multi-Family Sections
Allocations Based on Table A
19-Nov-03**

Master Plan Tract Description	Land Use and Zoning	Acres Per Parcel	Square Feet Per Parcel	**Total PID Costs For MF Based Schedules Below	*Annual Debt Service		
					Total Costs	Annual Payment	**Annual Per Unit
HXM-1	Multi-Family	9.00	392,040	\$ 546,101	\$ 546,101	\$21,844	\$110
HXM-2	Multi-Family	10.48	456,509	635,904	635,904	25,436	110
HXM-3	Multi-Family	14.84	646,430	900,459	900,459	36,018	110
		34.32	1,494,979	\$ 2,082,464	\$ 2,082,464	\$ 83,299	\$ 110

Total Costs per Schedules Below \$ 2,082,464

* Based on 25-year straightline amortization of total costs including a 6% interest reserve.
** Annual Per Unit Based On 22 Multi-Family Units Per Acre (756 Units)

**Estimate Summary Based On Engineer's OPC					
Streets and Drainage					
Map References		Section	Length	Cost Per	Total Cost
ROW I.D.	Street Name	Width	(L.F.)	L.F.	
ROW-1A		44' F-F	312	\$ 281.99	\$ 87,912
ROW-1B	Hunters Crossing	44' F-F	69	224.46	15,497
ROW-1B	Hunters Point	44' F-F	51	224.46	11,363
ROW-2	Hunters Point	44' F-F	43	224.46	9,588
ROW-3	Hunters Point	44' F-F	112	224.46	25,146
ROW-4	Hunters Point	44' F-F	8	224.46	1,841
ROW-5a	Bear Hunter	44' F-F	354	224.46	79,565
ROW-5b	Bear Hunter	24' F-F	-	143.15	-
Totals Street & Drainage			949	\$ 243.32	\$230,877

Wastewater Line	Line Size	Length (L.F.)	Cost Per L.F.	Total Cost
WW-1	18"	100	\$ 65.59	\$ 6,559
WW-2	18"	61	76.07	4,627
WW-3	15"	-	45.06	-
WW-4	12"	416	47.17	19,630
WW-5	10"	336	39.39	13,250
WW-6	12"	-	44.77	-
WW-7	8"	274	34.82	9,555
WW-8	8"	274	37.66	10,332
WW-9	8"	458	32.21	14,740
WW-10	6"	347	34.06	11,820
FM-1	8"	841	42.38	35,650
FM-2	3"	469	15.50	7,260
LS-1	-	-	-	-
LS-2	-	-	-	-
Sub-Total Wastewater		3,477	\$ 38.37	\$ 133,432
Credit for Oversizing contribution by city of Bastrop				(19,357)
ORCA Grant				
TOTAL Wastewater				\$ 114,075

Water Line	Size	Length (L.F.)	Cost Per L.F.	Total Cost
W-1	16"	231	\$ 77.10	\$ 17,842
W-2	16"	45	76.96	3,461
W-3	16"	728	76.34	55,540
W-4	16"	439	138.49	60,760
W-5	12"	-	57.17	-
W-6	12"	706	56.83	40,090
W-7	12"	270	58.35	15,775
W-8	12"	193	38.31	7,390
W-9	12"	489	58.47	27,584
W-10	12"	130	58.75	7,660
W-11	12"	503	40.72	20,470
Subtotal Water		3,733	\$ 68.72	\$ 256,573
Credit for Oversizing contribution by city of Bastrop				(25,346)
TOTAL Water				\$ 231,228

Direct PID Costs for Hunters Crossing Multi-Family	\$ 876,181
Drainage Allocation Per Table A	864,880
ROW Irrigation and Entry Signage Table A	170,663
Engineering Planning and Surveying Table A	216,200
Developer Contribution of 20% Table A	(325,386)
Interest @ 6% per Table A	780,924
Total Direct and Allocated Costs for MF	\$2,082,464

Exhibit G
Hunters Crossing PID Summary Information
19-Nov-03

PID Summary Schedule of Capital Recovery Costs

1. Engineers Estimate of Probable Construction Costs (Exhibit 1)	\$ 8,277,969
2. Portion of WW-6 within the area of the ORCA Grant	(27,757)
3. City Contribution for Water & Wastewater Line Oversizing	(343,408)
4. Engineering, Planning and Surveying	771,592
5. Cost of Land (53.63 Acres @ \$10,280/Acre)	551,338
6. Legal Fees	75,000
7. PID Consultant Fees	40,000
	\$ 9,344,734
Less Developer Contribution of 20%	\$ (1,868,947)
	\$ 7,475,787
Interest Capitalization Rate of 6% for 10 Years	4,485,473
	\$ 11,961,260

Hunters Crossing
Summary Schedule of PID Costs by Zoning
Plus Operations and Maintenance and Administration
At Full Buildout

Master Plan Zoning Designation	Total Capital Recovery Costs	Annual Assessments			Total Annual Assessments	Units At Buildout
		Capital	O & M	Admin		
		Note 2	Per Table F			
Commercial	\$ 5,282,078	\$211,283	\$ 162,350	\$ 11,040	\$384,673	174
Multifamily	2,082,464	83,299	16,618	4,353	104,269	755
Single Family	4,596,717	183,869	12,032	9,608	205,508	464
See Table B	\$ 11,961,260	\$ 478,450	\$ 191,000	\$ 25,000	\$ 694,450	1,393

Additional Information on numbered items above:

1. See Engineers Estimate of Probable Costs
2. See City of Bastrop ORCA contract.
3. See Bastrop/Sabine Investment Company Development Agreement
4. Engineering estimate based on 10% of estimated construction costs.
5. Cost of land contributed for drainage, detention, parks and other public areas based on comparable land values in the area.
6. Legal fees based on an estimate of necessary hours to complete PID formation.
7. PID Consultant Fees based on contract between Sabine and Park Patterson.

Note 1: O & M Expenses are based on full buildout. To review annual costs until full buildout see Operations and Maintenance Schedule (Table F).

Note 2: Based on Capital Recovery including 10-Year 6% Interest Reserve Straightlined Over 25 Years Plus Annual Expenses of O & M and Administration.

Hunters Crossing
Engineers Opinion of Probable Construction Cost
Detailed Cost Breakdown
 TP-011E
 May 7, 2003

STREET AND DRAINAGE				
Description	Estimated Quantity	Units	Bid Unit Price	Bid Total
SCE	1	EA	\$1,500.00	\$1,500.00
Silt Fence	1,983	LF	\$2.10	\$4,164.30
Inlet Protection	8	EA	\$75.00	\$600.00
Rock Berm	211	LF	\$16.00	\$3,376.00
Saw Cut Asphalt	41	LF	\$4.00	\$164.00
Excavate & Embank	5,302	CY	\$2.75	\$14,580.50
Backfill Curb	5,130	LF	\$2.50	\$12,825.00
Respread Topsoil	1,042	CY	\$6.00	\$6,252.00
Hydromulch	12,730	SY	\$0.30	\$3,819.00
Water Hydromulch	12,730	SY	\$0.50	\$6,365.00
4" Pavement Stripe	5,136	LF	\$0.50	\$2,568.00
24" Pavement Stripe	60	LF	\$7.00	\$420.00
Street Signs	5	EA	\$7.50	\$37.50
Subgrade Prep	13,620	SY	\$0.75	\$10,215.00
12" Flex Base	9,080	TON	\$16.00	\$145,280.00
2" Asphalt Paving	11,890	SY	\$4.40	\$52,316.00
Curb & Gutter w/ Rebar	4,890	LF	\$8.00	\$39,120.00
Curb Inlet Transitions	240	LF	\$12.00	\$2,880.00
Sidewalk	17,500	SF	\$3.15	\$55,125.00
HC Ramps	12	EA	\$400.00	\$4,800.00
Traffic Control	1	LS	\$1,000.00	\$1,000.00
18" RCP	450	LF	\$36.00	\$16,200.00
18" Bend	3	EA	\$240.00	\$720.00
24" RCP	75	LF	\$48.00	\$3,600.00
24" Wye	1	EA	\$495.00	\$495.00
30" RCP	130	LF	\$63.00	\$8,190.00
36" RCP	90	LF	\$82.00	\$7,380.00
36" Wye	2	EA	\$1,000.00	\$2,000.00
42" RCP	600	LF	\$118.00	\$70,800.00
42" Wye	3	EA	\$1,400.00	\$4,200.00
Trench Protection	1,345	LF	\$0.75	\$1,008.75
Remove 42" RCP	58	LF	\$6.00	\$348.00
36" Headwall	1	EA	\$1,650.00	\$1,650.00
42" Headwall	1	EA	\$2,000.00	\$2,000.00
4 Sided Inlet	1	EA	\$3,000.00	\$3,000.00
10' Inlet	5	EA	\$2,400.00	\$12,000.00
8' Inlet SPL	2	EA	\$2,000.00	\$4,000.00
Temporary Diversion Swale	860	LF	\$10.00	\$8,600.00
18" & 24" Plugs	4	EA	\$160.00	\$640.00
5' Manhole	4	EA	\$2,600.00	\$10,400.00
Street End Barricade	90	LF	\$27.00	\$2,430.00
			Subtotal:	\$527,069.05
			10% Contingency:	\$52,706.91
			Total Street and Drainage:	\$579,775.96
			Cost per linear foot (2583 L.F.)=	\$224.46

WASTEWATER				
WW-1				
Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
18" SDR-35 PVC Pipe (0-8' deep)	354	L.F.	\$44.00	\$15,576.00
4 ft. Dia. Wastewater Manhole	2	Ea.	\$2,500.00	\$5,000.00
Trench Protection	354	L.F.	\$1.50	\$531.00
			Subtotal:	\$21,107.00
			10% Contingency:	\$2,110.70
			Total Line WW-1:	\$23,217.70
			Cost per linear foot=	\$65.59
WW-2				
Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
18" SDR-35 PVC Pipe (0-8' deep)	660	L.F.	\$44.00	\$29,040.00
18" Ductile Iron (0-8' deep)	160	L.F.	\$59.00	\$9,440.00
Concrete Encasement	95	CY	\$100.00	\$9,500.00
4 ft. Dia. Wastewater Manhole	3	Ea.	\$2,500.00	\$7,500.00
Trench Protection	820	L.F.	\$1.50	\$1,230.00
			Subtotal:	\$56,710.00
			10% Contingency:	\$5,671.00
			Total Line WW-2:	\$62,381.00
			Cost per linear foot=	\$76.07
WW-3				
Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
15" SDR-35 PVC Pipe (0-8' deep)	1,120	L.F.	\$35.00	\$39,200.00
4 ft. Dia. Wastewater Manhole	2	Ea.	\$2,500.00	\$5,000.00
Trench Protection	1,120	L.F.	\$1.50	\$1,680.00
			Subtotal:	\$45,880.00
			10% Contingency:	\$4,588.00
			Total Line WW-3:	\$50,468.00
			Cost per linear foot=	\$45.06
WW-4				
Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
12" SDR-35 PVC Pipe (0-8' deep)	1,150	L.F.	\$31.00	\$35,650.00
12" Ductile Iron (0-8' deep)	321	L.F.	\$45.00	\$14,445.00
4 ft. Dia. Wastewater Manhole	5	Ea.	\$2,500.00	\$12,500.00
Trench Protection	321	L.F.	\$1.50	\$481.50
			Subtotal:	\$63,076.50
			10% Contingency:	\$6,307.65
			Total Line WW-4:	\$69,384.15
			Cost per linear foot=	\$47.17
WW-5				
Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
10" SDR-35 PVC Pipe (0-8' deep)	1,189	L.F.	\$28.00	\$33,292.00
4 ft. Dia. Wastewater Manhole	3	Ea.	\$2,500.00	\$7,500.00
Trench Protection	1,189	L.F.	\$1.50	\$1,783.50
			Subtotal:	\$42,575.50
			10% Contingency:	\$4,257.55
			Total Line WW-5:	\$46,833.05
			Cost per linear foot=	\$39.39

WW-6	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	12" SDR-35 PVC Pipe (0-8' deep)	3,354	L.F.	\$31.00	\$103,974.00
	4 ft. Dia. Wastewater Manhole	11	Ea.	\$2,500.00	\$27,500.00
	Trench Protection	3,354	L.F.	\$1.50	\$5,031.00
Subtotal:					\$136,505.00
10% Contingency:					\$13,650.50
Total Line WW-6:					\$150,155.50
Cost per linear foot=					\$44.77
WW-7	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	8" SDR-35 PVC Pipe (0-8' deep)	970	L.F.	\$25.00	\$24,250.00
	4 ft. Dia. Wastewater Manhole	2	Ea.	\$2,500.00	\$5,000.00
	Trench Protection	970	L.F.	\$1.50	\$1,455.00
Subtotal:					\$30,705.00
10% Contingency:					\$3,070.50
Total Line WW-7:					\$33,775.50
Cost per linear foot=					\$34.82
WW-8	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	8" SDR-35 PVC Pipe (0-8' deep)	970	L.F.	\$25.00	\$24,250.00
	4 ft. Dia. Wastewater Manhole	3	Ea.	\$2,500.00	\$7,500.00
	Trench Protection	970	L.F.	\$1.50	\$1,455.00
Subtotal:					\$33,205.00
10% Contingency:					\$3,320.50
Total Line WW-8:					\$36,525.50
Cost per linear foot=					\$37.66
WW-9 (Existing) ¹	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	8" SDR-35 PVC Pipe (0-8' deep)	1,618	L.F.	\$25.00	\$40,450.00
	10" SDR PVC Casing Pipe	120	L.F.	\$18.00	\$2,160.00
	4 ft. Dia. Wastewater Manhole	5	Ea.	\$1,500.00	\$7,500.00
	Connect to Existing Manhole	1	Ea.	\$2,000.00	\$2,000.00
Total Line WW-9:					\$52,110.00
Cost per linear foot=					\$32.21
WW-10	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	6" SDR-35 PVC Pipe (0-8' deep)	1,227	L.F.	\$22.00	\$26,994.00
	4 ft. Dia. Wastewater Manhole	6	Ea.	\$1,500.00	\$9,000.00
	Connect to Existing Manhole	1	Ea.	\$2,000.00	\$2,000.00
Subtotal:					\$37,994.00
10% Contingency:					\$3,799.40
Total Line WW-10:					\$41,793.40
Cost per linear foot=					\$34.06

FM-1	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	8" PVC WW-Forcemain	2,974	L.F.	\$25.00	\$74,350.00
	16" Jack and Bore	50	L.F.	\$400.00	\$20,000.00
	Pavement Repair	588	S.Y.	\$31.00	\$18,228.00
	Connect to existing manhole	1	Ea.	\$2,000.00	\$2,000.00
Subtotal:					\$114,578.00
10% Contingency:					\$11,457.80
Total Line FM-1:					\$126,035.80
Cost per linear foot=					\$42.38
FM-2 (Existing) ¹	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	3" PVC WW-Forcemain	1,657	L.F.	\$15.50	\$25,683.50
Total Line FM-2:					\$25,683.50
Cost per linear foot=					\$15.50
LS-1	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	Lift Station	1	LS	\$150,000.00	\$150,000.00
LS-2 (Existing) ¹	Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
	Lift Station	1	LS	\$105,000.00	\$105,000.00

WATER				
W-1 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
16" Waterline	1,848	L.F.	\$61.00	\$112,728.00
Fire Hydrant Assembly	7	Ea.	\$2,400.00	\$16,800.00
			Subtotal:	\$129,528.00
			10% Contingency:	\$12,952.80
			Total Line W-1:	\$142,480.80
			Cost per linear foot=	\$77.10
W-2 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
16" Waterline	1,339	L.F.	\$61.00	\$81,679.00
Fire Hydrant Assembly	5	Ea.	\$2,400.00	\$12,000.00
			Subtotal:	\$93,679.00
			10% Contingency:	\$9,367.90
			Total Line W-2:	\$103,046.90
			Cost per linear foot=	\$76.96
W-3 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
16" Waterline	2,572	L.F.	\$61.00	\$156,892.00
Fire Hydrant Assembly	9	Ea.	\$2,400.00	\$21,600.00
			Subtotal:	\$178,492.00
			10% Contingency:	\$17,849.20
			Total Line W-3:	\$196,341.20
			Cost per linear foot=	\$76.34
W-4 (Existing) ¹ Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
16" Waterline	1,186	L.F.	\$51.00	\$60,486.00
24" PVC Casing Pipe	65	L.F.	\$46.00	\$2,990.00
Roadbore & 24" Steel Encase Pipe	300	L.F.	\$290.00	\$87,000.00
16" Gate Valve w/ valve box	5	Ea.	\$4,500.00	\$22,500.00
2" Air Release Valve Assembly	1	Ea.	\$2,000.00	\$2,000.00
18" PVC Casing Pipe	65	L.F.	\$30.50	\$1,982.50
Pavement Repair	1,011	SY	\$29.00	\$29,319.00
Fire Hydrant Assembly	3	Ea.	\$2,840.00	\$8,520.00
			Total Line W-4:	\$214,797.50
			Cost per linear foot=	\$138.49
W-5 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
12" Waterline	2,140	L.F.	\$43.00	\$92,020.00
Fire Hydrant Assembly	8	Ea.	\$2,400.00	\$19,200.00
			Subtotal:	\$111,220.00
			10% Contingency:	\$11,122.00
			Total Line W-5:	\$122,342.00
			Cost per linear foot=	\$57.17

W-6	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
Description				
12" Waterline	2,494	L.F.	\$43.00	\$107,242.00
Fire Hydrant Assembly	9	Ea.	\$2,400.00	\$21,600.00
			Subtotal:	\$128,842.00
			10% Contingency:	\$12,884.20
			Total Line W-6:	\$141,726.20
			Cost per linear foot=	\$56.83

W-7	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
Description				
12" Waterline	956	L.F.	\$43.00	\$41,108.00
Fire Hydrant Assembly	4	Ea.	\$2,400.00	\$9,600.00
			Subtotal:	\$50,708.00
			10% Contingency:	\$5,070.80
			Total Line W-7:	\$55,778.80
			Cost per linear foot=	\$58.35

W-8 (Existing) ¹	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
Description				
12" Waterline	682	L.F.	\$25.00	\$17,050.00
Tie into existing 12" watermain	1	Ea.	\$3,400.00	\$3,400.00
Fire Hydrant Assembly	2	Ea.	\$2,840.00	\$5,680.00
			Total Line W-8:	\$26,130.00
			Cost per linear foot=	\$38.31

W-9	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
Description				
12" Waterline	1,727	L.F.	\$43.00	\$74,261.00
Fire Hydrant Assembly	6	Ea.	\$2,400.00	\$14,400.00
			Subtotal:	\$88,661.00
			10% Contingency:	\$8,866.10
			Total Line W-9:	\$97,527.10
			Cost per linear foot=	\$56.47

W-10	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
Description				
12" Waterline	461	L.F.	\$43.00	\$19,823.00
Fire Hydrant Assembly	2	Ea.	\$2,400.00	\$4,800.00
			Subtotal:	\$24,623.00
			10% Contingency:	\$2,462.30
			Total Line W-10:	\$27,085.30
			Cost per linear foot=	\$58.75

W-11 (Existing) ¹	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
Description				
12" Waterline	1,777	L.F.	\$25.00	\$44,425.00
12" Gate Valve w/. Valve box	8	Ea.	\$1,300.00	\$10,400.00
Cut in 12" Tee w/. (2) 12" Valves	1	Ea.	\$6,500.00	\$6,500.00
10" Service Connection	60	L.F.	\$22.00	\$1,320.00
10" Gate Valve w/. Valve box	1	Ea.	\$1,200.00	\$1,200.00
Fire Hydrant Assembly	3	Ea.	\$2,840.00	\$8,520.00
			Total Line W-11:	\$72,365.00
			Cost per linear foot=	\$40.72

BOX CULVERTS				
Hunter's Crossing (7 boxes @ 8' wide x 4' high) ²				
Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
8'x4' Box Culvert	749	L.F.	\$230.00	\$172,270.00
Upstream headwall	1	EA	\$5,000.00	\$5,000.00
Downstream headwall	1	EA	\$7,800.00	\$7,800.00
6" Concrete Riprap	450	SF	\$3.50	\$1,575.00
4" Concrete Riprap	4,001	SF	\$3.00	\$12,003.00
Concrete Wall	187	LF	\$225.00	\$42,075.00
18" Rock Riprap	1,275	SF	\$4.50	\$5,865.00
Guardrail	200	L.F.	\$26.00	\$5,200.00
Terminal Anchor Section	2	Ea.	\$400.00	\$800.00
				Subtotal: \$252,588.00
				10% Contingency: \$25,258.80
				Total: \$277,846.80
Buffalo Hunter (13 boxes @ 8' wide x 4' high) ²				
Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
Box Culvert	910	L.F.	\$230.00	\$209,300.00
Headwall	2	EA	\$8,000.00	\$16,000.00
Guardrail	400	L.F.	\$26.00	\$10,400.00
Terminal Anchor Section	2	Ea.	\$400.00	\$800.00
				Subtotal: \$236,500.00
				10% Contingency: \$23,650.00
				Total: \$260,150.00
				Cost per linear foot= \$285.88

¹ Information provided by Chasco Contracting, Final Pay Request for Hunters Crossing, Section 1A, dated September 30, 2002 (Attachment A)

² Information provided by Chasco Contracting, Hunters Crossing Extension-Box Culvert-KSA Improvements, dated March 18, 2003

City oversizing
Contribution
\$23,218
\$36,367
\$26,432
\$28,794
\$16,419
\$60,475

\$191,708

City oversizing
Contribution
\$34,000
\$28,100
\$53,900
\$35,700

\$151,700

**EXHIBIT H-2 HUNTERS CROSSING ANALYSIS OF PROBABLE COSTS FOR
EXCAVATION & EMBANKMENT TO CREATE MAJOR CHANNELS**
4-Apr-03

PARCEL DESCRIPTION	AREA (acres)	C factor	CA	CA as a % of Subtotal CA	IMPROVEMENT COST	Drainage Channel		Total Costs
						Acres	\$ Amount	
ITEM 1 Channel from Section A to Section B					\$65,328	1,146		
Lot 1 Section One-A	14.032	0.85	11.93	59.46	\$40,626	0.89138	17,035	57,661
Lot 2 Section One-A	3.711	0.85	3.15	15.72	\$10,744	0.18020	4,505	15,249
Lot 3 Section One-A	5.857	0.85	4.98	24.82	\$16,958	0.28441	7,110	24,068
SUBTOTALS	23.600		20.06	100.00	\$68,328	1,146	\$ 28,650	\$ 96,978
ITEM 2 Box culverts under Home Depot Way					\$0			
Lot 1 Section One-A	14.032	0.85	11.93	59.46	\$0			
Lot 2 Section One-A	3.711	0.85	3.15	15.72	\$0			
Lot 3 Section One-A	5.857	0.85	4.98	24.82	\$0			
Covert Dealership					\$0			
SUBTOTALS	23.600		20.06	100.00	\$0			\$
ITEM 3 Channel from Section C to Section D					\$155,816	2.61		
Lot 1 Section One-A	14.032	0.85	11.93	29.97	\$46,641	0.74925	18,731	65,372
Lot 2 Section One-A	3.711	0.85	3.15	7.93	\$12,335	0.19815	4,854	17,289
Lot 3 Section One-A	5.857	0.85	4.98	12.51	\$19,468	0.31274	7,819	27,287
Covert Dealership		0.85	0.00	0.00	\$0	0.00000		
Multifamily HXM-2	10.480	0.76	7.96	20.01	\$31,146	0.56959	13,990	45,136
Multifamily HXM-1	9.000	0.76	6.84	17.19	\$26,748	0.48056	12,014	38,762
Commercial HXC-5	5.800	0.85	4.93	12.39	\$19,279	0.30970	7,742	27,021
SUBTOTALS	48.880		39.79	100.00	\$155,816	2.61	\$ 65,250	\$ 220,866
ITEM 4 Channel from Section D to Section E					\$179,466	3.01		
Lot 1 Section One-A	14.032	0.85	11.93	9.08	\$16,302	0.23934	5,959	22,260
Lot 2 Section One-A	3.711	0.76	2.82	2.15	\$3,855	0.06303	1,576	5,431
Lot 3 Section One-A	5.857	0.76	4.45	3.39	\$6,084	0.09948	2,487	8,571
Covert Dealership		0.85	0.00	0.00	\$0	0.00000		
Multifamily HXM-2	10.480	0.76	7.96	6.07	\$10,886	0.17801	4,450	15,336
Multifamily HXM-1	9.000	0.76	6.84	5.21	\$9,349	0.15287	3,822	13,170
Multifamily HXM-3	14.840	0.76	11.28	8.59	\$15,415	0.25206	6,302	21,717
Single Family HXR-3A	11.160	0.60	6.70	5.10	\$9,182	0.18966	4,739	13,891
Single Family HXR-3B	8.310	0.60	4.99	3.80	\$6,815	0.14115	3,529	10,343
Single Family HXR-4A	22.410	0.60	13.45	10.24	\$18,378	0.38064	9,516	27,894
Single Family HXR-5	19.610	0.60	11.77	8.98	\$16,081	0.33309	8,327	24,408
Commercial HXC-8	1.010	0.85	0.86	0.65	\$1,173	0.01716	429	1,602
Commercial HXC-2	19.210	0.85	16.33	12.44	\$22,317	0.32829	8,157	30,475
Commercial HXC-3	11.460	0.85	9.74	7.42	\$13,314	0.19485	4,868	18,180
Commercial HXC-4	16.120	0.85	13.70	10.44	\$18,728	0.27381	6,845	25,573
Commercial HXC-5	5.800	0.85	4.93	3.75	\$6,738	0.09852	2,463	9,201
Commercial HXC-6	4.200	0.85	3.57	2.72	\$4,878	0.07134	1,783	6,663
SUBTOTALS	177.210		131.31	100.00	\$179,466	3.01	\$75,250	\$254,715

Land Cost per acre \$25,000
Channel Excavation & Embankment Costs \$2,126,517

PARCEL DESCRIPTION	AREA (acres)	C factor	CA	CA as a % of Subtotal CA	IMPROVEMENT COST	Drainage Channel		Total Costs
						Acres	\$ Amount	
ITEM 5 Box Culverts Under Bear Hunter								
Lot 1 Section One-A	14.032	0.85	11.93	9.02	\$0			
Lot 2 Section One-A	3.711	0.85	3.15	2.39	\$0			
Lot 3 Section One-A	5.857	0.85	4.98	3.77	\$0			
Covest Dealership		0.85	0.00	0.00	\$0			
Multifamily HXM-2	10.480	0.76	7.96	6.03	\$0			
Multifamily HXM-1	9.000	0.76	6.84	5.18	\$0			
Multifamily HXM-3	14.840	0.76	11.28	8.63	\$0			
Single Family HXR-3A	11.160	0.60	6.70	5.07	\$0			
Single Family HXR-3B	8.310	0.60	4.89	3.77	\$0			
Single Family HXR-4A	22.410	0.60	13.45	10.17	\$0			
Single Family HXR-5	19.610	0.60	11.77	8.90	\$0			
Commercial HXC-8	1.010	0.85	0.86	0.65	\$0			
Commercial HXC-2	19.210	0.85	16.33	12.35	\$0			
Commercial HXC-3	11.460	0.85	9.74	7.37	\$0			
Commercial HXC-4	16.120	0.85	13.70	10.37	\$0			
Commercial HXC-5	5.800	0.85	4.93	3.73	\$0			
Commercial HXC-6	4.200	0.85	3.57	2.70	\$0			
SUBTOTALS	177.210		132.17	100.00				
ITEM 6 Channel from Section F to Section G								
Lot 1 Section One-A	14.032	0.85	11.93	7.35	\$184,832	3.1	4,806	18,396
Lot 2 Section One-A	3.711	0.85	3.15	1.94	\$3,590	0.19224	1,271	4,865
Lot 3 Section One-A	5.857	0.85	4.98	3.07	\$5,673	0.05084	2,006	7,679
Covest Dealership		0.85	0.00	0.00	\$0	0.00000		
Multifamily HXM-2	10.480	0.76	7.96	4.91	\$9,075	0.14357	3,589	12,665
Multifamily HXM-1	9.000	0.76	6.84	4.22	\$7,784	0.12330	3,082	10,876
Multifamily HXM-3	14.840	0.76	11.28	6.95	\$12,851	0.20331	5,063	17,914
Single Family HXR-3A	11.160	0.60	6.70	4.13	\$7,630	0.15289	3,822	11,452
Single Family HXR-3B	8.310	0.60	4.99	3.07	\$5,681	0.11385	2,846	8,527
Single Family HXR-4A	22.410	0.60	13.45	8.29	\$15,321	0.30701	7,675	22,996
Single Family HXR-5	19.610	0.60	11.77	7.25	\$13,407	0.28865	6,716	20,123
Commercial HXC-8	1.010	0.85	0.86	0.53	\$978	0.01384	346	1,324
Commercial HXC-2	19.210	0.85	16.33	10.07	\$18,605	0.28317	6,579	25,185
Commercial HXC-3	11.460	0.85	9.74	6.01	\$11,099	0.15700	3,925	15,024
Commercial HXC-4	16.120	0.85	13.70	8.45	\$15,612	0.22084	5,521	21,133
Commercial HXC-5	5.800	0.85	4.93	3.04	\$5,617	0.07946	1,966	7,604
Commercial HXC-6	4.200	0.85	3.57	2.20	\$4,068	0.05754	1,438	5,506
Single Family HXR-3C	3.420	0.60	2.05	1.26	\$2,338	0.04685	1,171	3,509
Single Family HXR-1	22.610	0.60	13.57	8.36	\$15,457	0.30975	7,744	23,201
Single Family HXR-2	12.380	0.60	7.43	4.58	\$8,464	0.16880	4,240	12,704
Single Family HXR-4B	8.240	0.60	4.94	3.05	\$6,033	0.11289	2,822	8,856
Commercial HXC-7	2.420	0.85	2.06	1.27	\$2,344	0.03315	829	3,173
SUBTOTALS	226.230		162.21	100.00	\$184,832	3.1	77,500	262,332
ITEM 7 Channel from Section AA to Section BB								
Commercial HXC-2	19.210	0.85	16.33	43.72	\$66,471	1.07637	26,908	93,381
Commercial HXC-3	11.460	0.85	9.74	26.08	\$39,654	0.64212	16,053	55,708
Multifamily HXM-3	14.840	0.76	11.28	30.20	\$45,913	0.83151	20,788	66,701
SUBTOTALS	45.510		37.35	100.00	\$162,039	2.55	\$63,750	\$215,789

PARCEL DESCRIPTION	AREA (acres)	C factor	CA	CA as a % of subtotal CA	IMPROVEMENT COST	Drainage Channel		Total Costs
						Acres	\$ Amount	
ITEM 8 Channel from Section CC to Section DD								
Commercial HXC-2	19.210	0.85	16.33	19.68	\$167,405	2.64	11,043	42,025
Commercial HXC-3	11,460	0.85	9.74	11.74	\$30,982	0.44172	6,586	25,071
Commercial HXC-4	18,120	0.85	13.70	16.52	\$18,483	0.28352	9,267	35,285
Multifamily HXM-3	14,840	0.76	11.28	13.60	\$25,888	0.37087	8,531	29,931
Single Family HXR-5	19,610	0.60	11.77	14.18	\$21,400	0.34124	11,273	33,598
Single Family HXR-4A	22,410	0.60	13.45	16.21	\$22,325	0.45082	12,863	38,395
Single Family HXR-3A	11,160	0.60	6.70	8.07	\$25,513	0.51531	12,863	19,121
SUBTOTALS	114,810		82.96	100.00	\$12,705	0.25862	\$66,000	\$223,405
ITEM 9 Channel from Section EE to Section FF								
Single Family HXR-4B	8,240	0.60	4.94	19.06	\$43,072	0.72241	18,080	61,132
Single Family HXR-2	12,380	0.60	7.43	28.64	\$84,713	1.08536	27,134	81,847
Single Family HXR-1	22,610	0.80	13.57	52.30	\$118,187	1.98223	48,558	187,743
SUBTOTALS	43,230		25.94	100.00	\$235,971	3.79	\$94,750	\$320,721
ITEM 10 Channel from Section GG to Section HH								
Single Family HXR-4A	22,410	0.60	13.45	53.33	\$69,838	1.18797	29,199	98,837
Single Family HXR-5	19,610	0.60	11.77	46.87	\$60,937	1.02203	25,551	86,488
SUBTOTALS	42,020		25.21	100.00	\$130,775	2.19	\$54,750	\$185,525
ITEMS 1-10 CHANNEL SUBTOTAL								
ITEM 11 Detention	14,032	0.60	8.42	5.39	\$1,254,231	21.04	\$525,900	\$1,780,131
Lot 1 Section One-A	3,711	0.60	2.23	1.42	\$872,286	14.63	21,985	68,965
Lot 2 Section One-A	5,857	0.60	3.51	2.25	\$12,430	0.2400386	5,814	18,244
Covert Dealership	10,480	0.85	0.00	0.00	\$0	0	16,420	60,883
Multifamily HXM-2	9,000	0.76	7.96	5.10	\$44,483	0.6778778	14,101	52,285
Multifamily HXM-1	14,940	0.76	6.84	4.38	\$38,184	0.592147	23,251	86,213
Multifamily HXM-3	11,160	0.76	11.28	7.22	\$62,861	0.9598957	17,485	54,868
Single Family HXR-3A	8,310	0.60	4.99	4.29	\$37,380	0.7218622	13,020	40,854
Single Family HXR-3B	22,410	0.60	13.45	8.61	\$27,834	0.6375157	35,112	110,174
Single Family HXR-4A	19,610	0.60	11.77	7.53	\$85,083	1.2684335	30,725	96,408
Single Family HXR-5	1,010	0.85	0.86	0.55	\$4,793	0.0653298	1,562	6,375
Commercial HXC-8	19,210	0.85	16.33	10.45	\$91,154	1.2425604	30,098	121,251
Commercial HXC-2	11,480	0.85	9.74	6.23	\$54,379	0.7412671	17,955	72,334
Commercial HXC-3	16,120	0.85	13.70	8.77	\$76,491	1.0428899	25,257	101,748
Commercial HXC-4	5,800	0.85	4.93	3.16	\$27,522	0.3751614	9,087	36,609
Commercial HXC-5	4,200	0.85	3.57	2.28	\$19,929	0.2718586	6,580	26,510
Commercial HXC-6	3,320	0.60	1.99	1.27	\$11,120	0.2147475	5,202	16,322
Single Family HXR-3C	22,610	0.60	13.57	8.68	\$75,732	1.4624825	35,425	111,157
Single Family HXR-1	12,380	0.60	7.43	4.75	\$41,467	0.8007755	19,397	60,863
Single Family HXR-2	8,240	0.60	4.94	3.16	\$27,600	0.5329879	12,910	40,510
Single Family HXR-4B	2,420	0.85	2.06	1.32	\$11,489	0.1565328	3,782	15,275
Commercial HXC-7	226,180		156.25	100.00	\$872,286	14.63	\$54,375	\$1,226,661
SUBTOTALS					\$2,126,517	35.666	\$80,275	\$3,006,792
TOTAL DIRECT COSTS ITEMS 1-11								

PARCEL DESCRIPTION	AREA (acres)	C factor	CA	CA as a % of Subtotal CA	IMPROVEMENT COST	Drainage Channel		Total Costs
						Acres	\$ Amount	

CHANNELS, POND & RIGHTS OF WAY
channels and parkland 23.5
detention ponds 14.6
collector streets right of way 18.7
SUBTOTALS 56.8

TOTALS IN PID 283.0

Ehhibit H-2

Hunters Crossing
 Engineers Estimate of Probable Construction Cost
 Prepared by KSA Engineers, Inc.
 19-Nov-03

Street and Drainage ² Street	Section	Length		
		(L.F.)	Cost/LF	Total Cost
ROW-1a (Hunters Crossing Blvd.) ¹	44' F-F	1,102	\$281.99	\$310,750
ROW-1b (Hunters Crossing Blvd.)	44' F-F	904	224.46	202,922
ROW-1b (Hunters Point)	44' F-F	1,679	224.46	376,854
ROW-2 (Hunters Point)	44' F-F	851	224.46	191,014
ROW-3 (Hunters Point)	44' F-F	1,346	224.46	302,121
ROW-4 (Hunters Point)	44' F-F	529	224.46	118,738
ROW-5a (Bear Hunter)	44' F-F	1,853	224.46	415,921
ROW-5b (Bear Hunter)	24' F-F	1,600	143.15	229,037
Total for Street and Drainage		9,864	\$217.70	\$2,147,358

Wastewater ² Line	Size	Length		
		(L.F.)	Cost/LF	Total Cost
WW-1	18"	354	\$65.59	\$23,218
WW-2	18"	820	78.07	62,381
WW-3	15"	1,120	45.06	50,468
WW-4	12"	1,471	47.17	69,384
WW-5	10"	1,189	39.39	46,833
WW-6	12"	3,354	44.77	150,156
WW-7	8"	970	34.82	33,776
WW-8	8"	970	37.66	36,526
WW-9 ¹	8"	1,618	32.21	52,110
WW-10	6"	1,227	34.06	41,793
FM-1	8"	2,974	42.38	126,036
FM-2 ¹	3"	1,657	15.50	25,684
LS-1				150,000
LS-2 ¹				105,000
Total Wastewater		17,724	\$ 54.92	\$973,363

Water ² Line	Size	Length		
		(L.F.)	Cost/LF	Total Cost
W-1	16"	1,848	\$77.10	\$142,481
W-2	16"	1,339	76.96	103,047
W-3	16"	2,572	76.34	196,341
W-4 ¹	16"	1,551	138.49	214,798
W-5	12"	2,140	57.17	122,342
W-6	12"	2,494	56.83	141,726
W-7	12"	956	58.35	55,779
W-8 ¹	12"	682	38.31	26,130
W-9	12"	1,727	56.47	97,527
W-10	12"	461	58.75	27,085
W-11 ¹	12"	1,777	40.72	72,365
Total Water		17,547	\$ 68.37	\$1,189,621

Major Drainage Infrastructure	Length		
	(L.F.)	Cost/LF	Total Cost
Pond Outlet Structure including Hunter's Crossing Box Culverts ²			\$277,847
Hunters Point (was Buffalo Hunter) (13 boxes @ 8'x4') ⁴	910	\$285.88	260,150
Total Outlet Structure and Box Culverts			\$537,997

Excavation, Irrigation, and Park Improvements	
Excavation & Embankment required to create Channels for site drainage system ³	\$2,126,517
Excavation for Detention Pond ¹	152,775
ROW Irrigation (3700 LF) ⁵	180,000
Entry Signage ⁶	210,000
Parkland and Public Space Improvements ⁷	750,338
Total Excavation, Irrigation, and Park Improvements	
	\$3,419,630

Total Estimate of Probable Construction Cost	\$8,277,969
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Exhibit H - 3 - Hunters Crossing Parks				LARSON BURNS & SMITH INC.	
Design Phase				1108 WEST AVE	
Opinion of Probable Construction Cost				AUSTIN, TEXAS 70701	
21-Apr-03				512.478.1559	
FEATURES	Quantity	Unit Cost	Cost	Total	
A. Erosion Control					\$2,100.00
1. Erosion Control Fencing	1,000 LF	\$1.35	\$1,350.00		
3. Construction Entrance	1 EA	\$750.00	\$750.00		
B. Concrete Walks and Trails					\$231,987.00
1. Concrete Walks around central detention (5' wide 4" thick)	3,312 LF	\$15.00	\$49,680.00		
2. Concrete Trail in power line easmt. (5' wide 4" thick)	2763 LF	\$15.00	\$41,445.00		
3. Concrete Trail through single family (4' wide 4" thick)	10,461 LF	\$12.00	\$125,532.00		
4. Playscape walks (5' wide 4" thick)	1,022 LF	\$15.00	\$15,330.00		
C. Parking and Drives					\$21,897.84
1. Asphalt for drives and parking	1,819 SY	\$10.00	\$18,188.89		
2. Standard Curb and gutter 24"	695 LF	\$3.25	\$2,908.75		
3. Accessibility Ramp	1 LS	\$800.00	\$800.00		
D. Pavilion					\$62,600.00
1. Structure By Classic Recreation Systems (60'x40' Cheyenne)	1 LS	\$20,000.00	\$20,000.00		
2. Installation	1 LS	\$12,000.00	\$12,000.00		
3. Concrete Pad & Footings	660 SF	\$10.00	\$6,600.00		
4. Water Fountain	1 LS	\$2,000.00	\$2,000.00		
5. 4 - 8' picnic tables 3 - benches 4 trash cans	1 LS	\$7,000.00	\$7,000.00		
6. Stone Columns wrapped around steel post & chimney	1 LS	\$15,000.00	\$15,000.00		
E. Baseball Field					\$17,500.00
1. Backstop	1 LS	\$5,000.00	\$5,000.00		
2. Grading	39,000 SF	\$0.20	\$7,800.00		
3. Hydromulch seeding	47,000 SF	\$0.10	\$4,700.00		
F. Soccer Field					\$17,900.00
1. Goals	2 EA	\$2,500.00	\$5,000.00		
2. Grading	40,000 SF	\$0.20	\$8,000.00		
3. Hydromulch seeding	49,000 SF	\$0.10	\$4,900.00		
G. Restroom					\$50,625.00
1. Minimum requirements	675 SF	\$75.00	\$50,625.00		
H. Playscape					\$160,100.00
1. Playscape & Swings Equipment (2-12 yr) + Installation	1 LS	\$80,000.00	\$80,000.00		
2. Concrete Curb	515 LF	\$20.00	\$10,300.00		
4. Fiber Fall Surfacing	12,000 SF	\$5.00	\$60,000.00		
6. Drainage gravel/filter fabric/chairlines	1 LS	\$10,000.00	\$10,000.00		
I. ADA Ramp/Fishing Pier					\$23,900.00
1. Fishing Pier	200 SF	\$50.00	\$10,000.00		
2. Concrete Ramp to wet pond	1 LS	\$7,500.00	\$7,500.00		
3. Retaining Walls along trail (average 3ft)	800 SF	\$8.00	\$6,400.00		
J. Sand Volleyball Court					\$15,000.00
1. Sand/Sitework	3,750 SF	\$2.00	\$7,500.00		
2. Equipment Post & Net	1 LS	\$2,500.00	\$2,500.00		
3. Landscape Berms	1 LS	\$2,500.00	\$2,500.00		
4. Drainage System/Headwall	1 LS	\$2,500.00	\$2,500.00		
K. Picnic Tables & Grills					\$7,268.25
1. Concrete Pads	575 SF	\$1.75	\$1,006.25		
2. Picnic Tables	16082.6398	1 LS	\$2,750.00	\$2,750.00	
3. Shade structure over ADA table	1 LS	\$3,500.00	\$3,500.00		
L. Signage					\$5,000.00
1. Entry Signage	1 LS	\$5,000.00	\$5,000.00		
M. UTILITIES					\$12,500.00
1. Water/Wastewater	1 LS	\$5,000.00	\$5,000.00		
2. Electric/Lighting	1 LS	\$7,500.00	\$7,500.00		
N. Landscaping					\$63,560.00
1. Shade Trees	40 EA	\$200.00	\$8,000.00		
1. Shade trees	50 EA	\$200.00	\$10,000.00		
2. Hydromulch (Common Bermuda Grass) Disturbed areas only	435600 SF	\$0.10	\$43,560.00		
Total					\$682,125.89
Contingency 10%					\$68,212.59
Grand Total					\$750,338.48

2. Assessment for Capital Improvements for Single Family Residential Lots

For each lot in the Tracts described on the First Revised Master Plan as Tracts: HXR-1, HXR-2, HXR-3A, HXR-3B, HXR-3C, HXR-4A, HXR-4B, HXR-5. The principal amount of the assessment is \$6,192,000 per lot. The annual assessment would be as follows:

Year Lot Sold	Assessment Amount Per Lot Per Year (Excluding Operations & Maintenance Assessment, below)
2004	\$ 200
2005	\$ 200
2006	\$ 200
2007	\$ 200
2008	\$ 200
2009	\$ 212
2010	\$ 225
2011	\$ 238
2012	\$ 252
2013	\$ 268
2014	\$ 284
2015	\$ 301
2016	\$319
2017	\$338
2018	\$ 358
2019	\$ 380
2020	\$ 402
2021	\$ 427
2022	\$ 452
2023	\$ 479
2024	\$ 508
2025	\$ 539
2026	\$ 571
2026	\$ 605
2027	\$ 641

EXHIBIT "C"

SUMMARY OF PID ASSESSMENTS FOR HUNTER'S CROSSING
PUBLIC IMPROVEMENT DISTRICT

I. Assessment for Capital Improvements for Commercial and Multi-Family Property

Master Plan Tract Description	Land Use	Acres Per Parcel	Square Feet Per Parcel	Principal Only Total	Principal Only Per Square Foot	Total Annual Assessment	Annual Assessment Per Square Foot
HXC-1	Commercial	23.60	255,262	\$929,584	\$0.094	18,123.60	\$0.071
HXC-2	Commercial	19.21	836,788	\$756,570	\$0.094	59,411.95	\$0.071
HXC-3	Commercial	11.46	499,198	\$451,342	\$0.094	35,443.09	\$0.071
HXC-4	Commercial	16.12	702,187	\$634,873	\$0.094	49,855.28	\$0.071
HXC-5	Commercial	5.80	252,648	\$228,428	\$0.094	16,218.34	\$0.071
HXC-6	Commercial	4.20	182,952	\$185,413	\$0.094	12,989.60	\$0.071
HXC-7	Commercial	2.42	105,415	\$95,310	\$0.094	74,84.46	\$0.071
HXC-8	Commercial	1.01	43,996	\$39,778	\$0.094	3,123.72	\$0.071
HXM-1	Multi-Family	9.00	392,040	\$341,313	\$0.871	\$26,658.72	\$0.068
HXM-2	Multi-Family	10.48	456,509	\$397,440	\$0.871	31,042.61	\$0.068
HXM-3	Multi-Family	14.84	646,430	\$562,787	\$0.871	43,957.24	\$0.068
HXP-1 thru HXP-9	Park & Trails	36.96		None			none
Collector Street ROW	Right of Way	16.67		None			none

3. Annual Assessment for Operations and Maintenance

In addition to the foregoing capital improvement assessments, an annual assessment shall be made for the maintenance and operation of the public improvements in the District as follows:

Master Plan Tract Description	Land Use	Acres Per Parcel	Square Feet Per Parcel	Annual O&M Assessment Per Square Foot	Total Assessment Per Square Foot
HXC-1 (Home Depot Lot 1)	Commercial	14.03	811,234	\$0.045	\$36,505.53
HXC-1 (Chilis Lot 1)	Commercial	1.14	49,658	\$0.045	2,234.61
HXC-1 (Balance of Retail Lot 2)	Commercial	2.57	111,993	\$0.045	5039.69
HXC-1 (Lot 3)	Commercial	5.86	255,262	\$0.045	11486.79
HXC-2	Commercial	19.21	836,788	\$0.045	37655.46
HXC-3	Commercial	11.46	499,198	\$0.045	22463.91
HXC-4	Commercial	16.12	702,187	\$0.045	31598.42
HXC-5	Commercial	5.80	252,648	\$0.045	11369.16
HXC-6	Commercial	4.20	182,952	\$0.045	8232.84
HXC-7	Commercial	2.42	105,415	\$0.045	4743.68
HXC-8	Commercial	1.01	43,996	\$0.045	1979.82
HXM-1	Multi-Family	9.00	392,040	\$0.056	21954.24
HXM-2	Multi-Family	10.48	456,509	\$0.056	25564.51
HXM-3	Multi-Family	14.84	646,430	\$0.056	36200.08

Master Plan Tract Description	Land Use	Lots Per Tract	Annual O&M Assessment Per Year Per Lot	Total O&M Assessment Per Lot
HXR-1	Single Family	97	\$26	\$650
HXR-2	Single Family	53	\$26	\$650
HXR-3A	Single Family	48	\$26	\$650
HXR-3B	Single Family	36	\$26	\$650
HXR-3C	Single Family	14	\$26	\$650
HXR-4A	Single Family	96	\$26	\$650
HXR-4B	Single Family	36	\$26	\$650
HXR-5	Single Family	84	\$26	\$650

HXP-1 thru HXP-9	Park & Trails	36.96	none
Collector Street ROW	Right of Way	16.67	none