

HUNTERS CROSSING
PUBLIC IMPROVEMENT DISTRICT
2019 AMENDED AND RESTATED
SERVICE AND ASSESSMENT PLAN

CITY OF BASTROP, TEXAS

September 10, 2019

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

ADMINISTRATOR FOR THE DISTRICT:

Hunters Crossing Local Government Corporation
c/o City of Bastrop Texas
Attention: City Manager
1311 Chestnut Street
P.O. Box 427
Bastrop, Texas 78602
(512) 332 – 8820

SECTION I: INTRODUCTION AND DEFINITIONS

A. Introduction

1. On September 11, 2001, the City of Bastrop, Texas (the "**City**") passed and approved Resolution No. R-2001-19 (the "**Original Creation Authorization**") authorizing the establishment of the Bastrop Hunters Crossing Public Improvement District (the "**District**") in accordance with Chapter 372, Texas Local Government Code, as amended (the "**Act**"), which authorization was effective upon publication as required by the Act. On November 11, 2003, the City Council of the City (the "**City Council**") approved Resolution No. R-2003-34 amending the Original Creation Authorization by reducing the estimated costs of the Authorized Improvements from \$14,500,000 to \$12,476,000 and modifying the method of assessment (as amended, the "**Creation Authorization**").

2. On December 9, 2003 the City passed and approved Ordinance No. 2003-35 (the "**Original Assessment Ordinance**"), the initial levy of assessments, at \$7.365M for commercial and multi-family developed property, \$4.597M for residential developed property (aggregate total cost of the Authorized Improvements is approximately \$11.962M) and \$5.4M for the maintenance and operation of the District (Assessment levied is a grand total of \$17.362M in the aggregate). The purpose of the District is to finance certain public improvement projects that confer a special benefit on approximately 283.001 acres within the corporate limits of the City, located south of State Highway No. 71, west of State Highway No. 304, and east of Bear Hunter Drive. A metes and bounds description of the property within the District is attached as **Exhibit A** and a depiction of the District is attached as **Exhibit B**. Copies of the final plats as recorded in the real property records of Bastrop County, Texas (the "**County**") are listed on **Exhibit C**. The actions of the City Council relating to the creation of the District, the approval of the original service and assessment plan, and the levy of assessments within the District are outlined in **Exhibit G**.

3. Incorporated in the Original Assessment Ordinance was the initially adopted Service and Assessment Plan (the "**2003 SAP**") and Assessment Roll for the District and levied the assessments shown on the assessment roll attached as Exhibit C to the Original Assessment Ordinance (the "**2003 Assessment Roll**") on assessable property within the District in accordance with the Act. On December 14, 2004, the City Council passed and approved Ordinance No. 2004-42 (the Original Assessment Ordinance as amended by Ordinance No. 2004-42, and as the same may be amended from time to time, is referred to collectively as the "**Assessment Ordinance**"), to correct omissions or mistakes discovered in the Assessment Roll consisting of scrivener's and mathematical errors as well as a failure to denote the effects of rounding in the conversion of square feet.

4. Under the 2003 SAP, assessments were levied on 83.82 acres of commercial property,

34.32 acres of multi-family property, and 464 single family lots. Under this Amended and Restated Service and Assessment Plan, the assessments pertain to 27.434 acres of commercial property, 24.523 acres of multi-family property, 510 single family lots, and 37.937 acres of undeveloped land. Parcel 90301 is excluded from the Capital Assessment portion of this Amended and Restated Service and Assessment Plan because that property's Capital Assessment was reduced to zero by a developer contribution payment. Parcel 98555 is also excluded from this Amended and Restated Service and Assessment Plan because its use is limited to drainage, so its Assessment was reduced to zero as it is non-benefitted property. The 37.937 acres of undeveloped property is anticipated to be developed with multi-family uses.

5. The 2003 SAP has not been modified. Texas Local Government Code Chapter 372 provides that the Service Plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements. Tex. Loc. Gov't Code §372.013. An assessment plan must be included in an annual service plan. The preparation of the SAP may be delegated to an advisory body, but the City Council as the governing body of the municipality is responsible to annually consider the proposed plan, apportion the cost of the improvements assessed against the property in the District and prepare a proposed assessment roll. The municipality must conduct a public hearing on the proposed assessment roll, and upon concluding the public hearing, pass on any objections to the proposed assessments and must, by ordinance or order, levy the assessments. Tex. Loc. Gov't Code 372.016-.017.

6. In the Fall of 2017, property owner inquiries regarding the operation of the District resulted in the Hunters Crossing Local Government Corporation and the new City Council to engage professionals to examine the state of the District and engage with the Original Developer and subsequently the current Developer to reconcile the District operation.

7. Contemporaneously, approximately 15 residents of the District initiated legal action against a host of civil defendants alleging liability for flood damage to their homes in the District. The legal action placed the City, Hunters Crossing Local Government Corporation, the Original Developer, among several others in litigation as Defendants.

8. Municipal records prior to the Fall of 2017 do not demonstrate statutory compliance in the operation of the District. Legal counsel for the City, the Hunters Crossing Local Government Corporation and the Developer have found several provisions of the existing 2003 SAP unworkable, necessitating this amendment and restatement.

9. The Original Developer issued written notice of assignment of the District Development and Reimbursement Agreement to TF Hunters Crossing, LP., the current Developer in February 2018, placing addition complexities into the examination.

10. After months of examination, evaluation, and development of materials to reconcile the

District operation, the preparation of amended and restated documentation including this Amended and Restated Service and Assessment Plan, are necessary to support of the continued operation of the District to its conclusion.

11. On September 10, 2019, the City Council approved and adopted Ordinance No. 2019-___-___, which approved and accepted this Amended and Restated Service and Assessment Plan, including the updated Assessment Roll attached as **Exhibit F** (as amended and updated from time to time, the "**SAP**"), which replaces the 2003 SAP in its entirety.

12. Capitalized terms used in this SAP shall have the meanings given to them in **Section I.B** unless otherwise defined in this SAP or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this SAP or an Exhibit attached to and made a part of this SAP for all purposes.

13. The Act governs the creation of public improvement districts within the corporate limits and extraterritorial jurisdiction of Texas municipalities and counties. The Act, among other things, governs the process by which Costs of Authorized Improvements are apportioned to and assessed against the Property based on the special benefit conferred on the Property by the Authorized Improvements.

14. The Act requires a service plan covering a period of at least five (5) years and defining the annual indebtedness and projected cost of the Authorized Improvements (as updated, from time to time, a "**Service Plan**"). The Updated Service Plan is contained in **Section IV**.

15. The Act requires that the Service Plan include an assessment plan that assesses the Costs of the Authorized Improvements against the Property based on the special benefits conferred on the Property by the Authorized Improvements (as updated, from time to time, an "**Assessment Plan**"). The Assessment Plan is contained in **Section V**.

16. The Act requires an assessment roll, which may be in one or more parts, that states the assessment against each Parcel of Assessed Property determined by the method chosen by the City Council (as updated, from time, the "**Assessment Roll**"). The assessment against each Assessed Parcel must be sufficient to pay the share of the Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll is attached as **Exhibit F**.

B. Definitions

1. "Act" is defined in **Section I.A.1**.

2. "Administrator" means the person or independent firm designated by the City Council to

perform the duties and obligations of the "Administrator" in this SAP. The City Council has currently designated the Hunters Crossing Local Government Corporation as the administrator of the District, but may designate others in its discretion in the future.

3. **"Annual Installment"** means the annual installment payments of an Assessment calculated by the Administrator and approved by the City Council, including: (1) annual Costs of the Capital Improvements, including the Capital Improvement Supplemental Services; and (2) the annual Costs of the Operational and Maintenance Supplemental Services. The Annual Installments will be reviewed and adjusted each year as part of the Annual Service Plan Update; provided, however, the total Assessment related to the Costs of the Capital Improvements, including the Capital Improvement Supplemental Services, may not be increased. The portion of the Annual Installment related to the Costs of the Operational and Maintenance Supplemental Services shall be adjusted each year as described in **Section III** and **Section V** below.

4. **"Annual Service Plan Update"** means an update to the Service Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

5. **"Assessed Property"** or **"Assessed Parcels"** means any Parcel or Lot against which an Assessment is levied.

6. **"Assessment"** means an assessment levied against a Parcel pursuant to the Act, including specifically the Commercial Assessments, the Undeveloped Lot Assessment, the Multi-Family Assessments, and the Single-Family Assessments.

7. **"Assessment Ordinance"** mean Ordinance No. 2003-35 adopted by the City Council in accordance with the Act on December 9, 2003, and recorded as Instrument No. 200401641 in the real property records of the County, as supplemented by Ordinance No. 2004-42 adopted by the City Council on December 14, 2004 and recorded as Instrument No. 200420005 in the real property records of the County to correct omissions or mistakes discovered in the Assessment Roll consisting of scrivener's and mathematical errors as well as a failure to denote the effects of rounding in the conversion of square feet pursuant to Section 372.019 of the Act.

8. **"Assessment Roll"** means the assessment roll, in one or more parts, for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Updates. The Assessment Roll is attached as **Exhibit F** to this SAP.

9. **"Assessment Plan"** is defined in **Section I.A.15**.

10. **"Authorized Improvements"** mean, collectively, the public improvements and supplemental services described in **Section III** and **Exhibit D** of this SAP and any updates and/or

amendments that are authorized by the Act to be undertaken for the benefit of the Assessed Property.

11. **“Capital Assessment”** means, Assessments levied against Parcels for Capital Improvements and Capital Improvement Supplemental Services.
12. **“Capital Improvements”** are listed in **Section III.C.**
13. **“Capital Improvement Supplemental Services”** is defined in **Section III.D.**
14. **“City”** is defined in **Section I.A.1.**
15. **“City Council”** is defined in **Section I.A.1.**
16. **“Commercial Assessment”** means an assessment levied against a Commercial Lot pursuant to the Assessment Ordinance and the Act.
17. **“Commercial Lots”** means a Parcel shown on the Final Plat or a subsequent final plat approved by the City designated for use as a commercial lot. Such term does not include the Undeveloped Lot (defined below) until a building permit for vertical improvement is issued for such lot.
18. **“Costs”** mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of owners and developers of the Property: (1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) to acquire easements and other right-of-way; (5) for both city and developer third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (6) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; (7) of fees charged by the City or any other political subdivision or governmental authority; and (8) to implement, administer, and manage the above-described activities.
19. **“County”** means Bastrop County, Texas.
20. **“Delinquent Collection Costs”** mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Annual Service Plan Update, including costs and expenses to foreclose liens.

21. **"Developer"** means TF Hunters Crossing, L.P., a Delaware limited partnership, including its related entities and its successors and assigns.
22. **"Development Agreement"** means the *Development and Reimbursement Agreement*, effective February 24, 2004, by and between the City, Hunters Crossing Local Government Corporation (the "Corporation"), and Sabine Investment Company assigned to Developer on February 8, 2018, for purposes of acquiring all or part of the Original Developer's assets, and such assignment does not relieve the Original Developer of liability under the Original Agreement; and as amend and restated to be effective on September 24, 2019.
23. **"District"** is defined in **Section I.A.1.**
24. **"Final Plat"** means the Final Plat of *Hunters Crossing Sections 1A – 9C*, as re-subdivided and approved by the City Council.
25. **"Hunters Crossing Local Government Corporation" or "HCLGC"** means the entity acting as an advisory body to the District under the Act and that the City has appointed as the Administrator.
26. **"Indenture"** means an indenture of trust, trust agreement, ordinance or similar document between the City and the Trustee setting forth terms and conditions relating to a series of PID Bonds, as the same may be modified, amended and/or supplemented from time to time.
27. **"Land Use Category"** means classification of a Parcel by its intended use (commercial, multi-family, single-family residential, Public Property, etc.).
28. **"Multi-Family Assessment"** means an assessment levied against a Multi-Family Lot pursuant to the Assessment Ordinance and the Act.
29. **"Multi-Family Lot"** means a Parcel shown on the Final Plat designated for use as a multi-family lot.
30. **"Non-Benefited Property"** means Parcels (or any other portions of the Property) that receive no special benefit from the Authorized Improvements, including but not limited to Public Property and LOT 3-B, RESUB. of LOT 3, HUNTERS CROSSING SEC ONE-A.
31. **"Original Developer"** means the predecessors to the Developer consisting of Sabine Investment Company, a Delaware corporation, and Forestar (USA) Real Estate Group Inc., a Delaware corporation, as applicable.
32. **"Operational and Maintenance Supplemental Services"** is defined in **Section III.D.**
33. **"Parcel" or "Parcels"** means a portion of the Property identified by either a property

identification number assigned by the Bastrop Central Appraisal District for real property tax purposes, by lot and block number in a final subdivision plat, or by a metes and bounds description.

34. “PID Bonds” mean bonds, notes or other obligations, if any, issued by the City, in one or more series, to finance the Authorized Improvements and secured by Assessments, including Annual Installments thereof.

35. “Prepayment Costs” mean, to the extent allowed by the Act: (1) costs, and expenses, if any, arising under the Indenture and resulting from the prepayment of an Assessment; and (2) third-party costs and expenses, if any, paid or incurred by the City and resulting from the prepayment of an Assessment.

36. “Property” is defined in **Section II.A.**

37. “Public Property” means real property, whether conveyed or dedicated in fee simple, as an easement, license, or otherwise, to the Federal Government, to Bastrop County, to the City, to the HCLGC or to any other political subdivision, public or government agency, or public utility.

38. “SAP” is defined in **Section I.A.11.**

39. “Service Plan” is defined in **Section I.A.14.**

40. “Single-Family Assessments” means an assessment levied against a Single-Family Residential Lot pursuant to the Assessment Ordinance and the Act.

41. “Single-Family Residential Lot” means a Parcel shown on the Final Plat designated for use as a single-family residential lot.

42. “Supplemental Services” are listed in **Section III.**

43. “Trustee” means the trustee (or successor trustee) under an Indenture.

44. “Undeveloped Lot Assessment” means an assessment levied against the Undeveloped Lot pursuant to the Assessment Ordinance and the Act.

45. “Undeveloped Lot” means that Parcel shown on the April 2017 Final Plat or a subsequent final plat approved by the City designated for use as a commercial lot which is all or part of that certain 37.937 acres (originally 43 acres) assigned tax parcel # 47760. Upon the issuance of a building permit for vertical improvement on the Undeveloped Lot, such lot shall become either a Commercial Lot or a Multi-Family Lot (as defined above) for all purposes under this SAP.

SECTION II: THE PROPERTY

A. The Property includes approximately 283.001 contiguous acres within the corporate limits of the City as generally described in **Section I.A.1** and more particularly described by metes and bounds on **Exhibit A** and depicted in **Exhibit B** (the "**Property**"). Development of the Authorized Improvements has been completed, and the vertical development on all but the Undeveloped Lot has been completed or has already begun. The final plats as recorded in the real property records of Bastrop County, Texas (the "**County**") and listed on **Exhibit C**.

B. Since the inception of the District, the Parcels within the District have undergone changes that the 2003 SAP did not anticipate or properly account for. This Amended and Restated Service and Assessment Plan addresses and resolves any discrepancies.

1. Changes to the Residential Property

Under the 2003 SAP assessment roll, the principal Capital Assessment amount per lot was \$9,907, but a \$6,192 lump-sum payment option was allowed. The option to pay this \$6,192 amount expired when the first Annual Installment payment was made. In the 2003 SAP assessment roll, the Annual Installment payments for 25 years totals \$8,799. As the option to pay \$6,192 has expired, the amount levied for Capital Assessments per Single-Family Residential Lot is \$8,799. The 2003 SAP also anticipated 464 Single-Family Residential Lots (464 lots x \$9,907 assessment = \$4,596,717 total Capital Assessment levied for all Single-Family Residential Lots). Even though 464 lots were anticipated, actual development resulted in 510 Single-Family Residential Lots. Due to change in use of certain Parcels, under this Amended and Restated Service and Assessment Plan, there are 510 Single-Family Residential Lots.

2. Changes to the Commercial Property

Under the 2003 SAP, assessments were levied on 83.82 acres of commercial property. Due to change in use of certain Parcels, under this Amended and Restated Service and Assessment Plan, the Commercial Lots total 27.434 acres.

3. Changes to the Multi-Family Property

Under the 2003 SAP, assessments were levied on 34.32 acres of multi-family property. Due to change in use of certain Parcels, under this Amended and Restated Service and Assessment Plan, the Multi-Family Lots total 24.523 acres.

4. **Changes to the Undeveloped Lot**

Under the 2003 SAP, the Undeveloped Lot was anticipated to be developed as 14.84 acres multi-family use and 27.58 acres commercial use. Due to change in use of certain Parcels, under this Amended and Restated Service and Assessment Plan, the Undeveloped Lot totals 37.937 acres and is anticipated to be developed with multi-family uses.

SECTION III: AUTHORIZED IMPROVEMENTS; COSTS

B. As described in this **Section III**, the Authorized Improvements consist of: (1) Capital Improvements and (2) Supplemental Services. The City Council has previously reviewed and approved the Costs of the Authorized Improvements set forth in **Exhibit D**. The Costs of the Capital Improvement and related Capital Improvement Supplemental Services approved for reimbursement to the Developer equals \$11,961,260, subject to any continuing Supplemental Services expenses incurred by the City or the District. The City also approved \$5,400,000 in total Costs for the Operational and Maintenance Supplemental Services.

C. Capital Improvements.

The Authorized Improvements consisting of Capital Improvements are listed below and have been completed and accepted by the City, except for the completion of Bear Hunter Drive to be constructed in accordance with the Amended and Restated Development and Reimbursement Agreement. The City Council, based on information provided by the Original Developer, its engineer and reviewed by the City staff, determined that the Capital Improvements described below, and itemized in the opinion of probable costs attached as **Exhibit D-1**, are public improvements authorized by the Act that confer a special benefit on the Assessed Property. The City Council further determined that the Costs of the Capital Improvements shown on **Exhibit D-1** were determined based on engineering reports prepared on behalf of the Original Developer. The completed Capital Improvements consisted of the following:

1. **WATER DISTRIBUTION SYSTEM IMPROVEMENTS** consisting of improvements necessary to provide water services to the Assessed Property.
2. **WASTEWATER COLLECTION SYSTEM IMPROVEMENTS** consisting of improvements necessary to provide wastewater services to the Assessed Property.
3. **STORM DRAINAGE AND DETENTION IMPROVEMENTS** consisting of improvements necessary to provide storm drainage to the Assessed Property.
4. **PUBLIC STREET IMPROVEMENTS** consisting of improvements necessary to provide the Assessed Property with access within the District as well as to provide

necessary access to community roads and state highways.

5. **LANDSCAPING, OPEN SPACE, RECREATIONAL AND PARK IMPROVEMENTS** consisting of installation of landscaping in public rights-of-way and public open spaces, public signage and establishment and improvement of open spaces, including dedication of land to the City for Hunters Crossing Park, construction of Hunters Crossing Park, and construction of a hike/bike trail system.

D. Supplemental Services. The Authorized Improvements consisting of Supplemental Services are listed below and the Costs of such Supplemental Services have been approved by the City. The Supplemental Services consist of two parts:

1. Costs related to the Capital Improvements consisting of planning, legal, administrative, and civil engineering, which include the creation of the District and District activities in connection with the Developer during ongoing operations (collectively, the "**Capital Improvement Supplemental Services**"); and
2. Costs related to maintenance and operation of the District, consisting of: (a) the on-going administration and operation of Hunters Crossing PID until dissolution, which may include (but are not limited to), general administration, financial, legal and assessment collection services, including those related to: (i) annual collection costs, costs of the Administrator related to Annual Service Plan Updates, the calculation, billing and collection of Assessments or the Annual Installments thereof; (ii) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City or the Administrator; (iii) maintaining records with respect to the ongoing operations of the District, including Annual Service Plan Updates and Updated Assessment Rolls; (iv) depositing and investing Assessments, including Annual Installments thereof, in accordance with City policies and applicable laws; complying with this SAP and the Act; and (v) costs related to the issuance of PID Bonds, if issued, including costs of the paying agent/registrar, Trustee, and other legal and financial consultants in connection with the issuance and sale of such PID Bonds, costs related to continuing disclosure requirements related to such PID Bonds, and costs relate to the refunding of such PID Bonds, if applicable; and (b) operation, maintenance, and repair of all Capital Improvements, including but not limited to the park and landscaping improvements, public rights-of-way, easements, and Hunters Crossing Park (collectively, the "**Operational and Maintenance Supplemental Services**").

A portion of the \$11,961,260 approved by the City for the Assessments, including the Annual Installments thereof, related to the Capital Improvements is designated for the Capital

Improvement Supplemental Services. The Costs of the Operational and Maintenance Supplemental Services vary each year and will be collected as a distinct annual amount of the Annual Installment of the Assessments, which are updated each year as part of the Annual Service Plan Update; provided, however, that such Costs are not to exceed a total of \$5,400,000.

E. Developer Reimbursement Payments for Authorized Improvements.

Consistent with the terms of the Development Agreement, the Original Developer has received reimbursements in the aggregate totaling \$2,205,097.71 for approved expenditures for Authorized Improvements. Prior to the issuance of PID Bonds or if PID Bonds are never issued, the portions of the Assessments, including the Annual Installments thereof, related to the Capital Improvements (including the Capital Improvement Supplemental Services) will be collected each year and paid on an annual basis by the Administrator to the Developer, until the expiration of the time period for the collection of the Assessments as shown in **Section VI.A**. If PID Bonds are issued, the portion of Assessments, including the Annual Installments thereof, related to the Capital Improvements (including the Costs of the Capital Improvement Supplemental Services) will be pledged to the PID Bonds and the Developer will be reimbursed for the total remaining Costs of the Capital Improvements (including the Costs of the Capital Improvement Supplemental Services) from the net proceeds of the PID Bonds.

F. Supplemental Services Reimbursement Payments.

Consistent with the terms of the Service and Assessment Plan, as of February 2019, the District collected \$1,258,900 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 76.69% remains levied, but uncollected and available for collection, on an as needed basis, annually for the maintenance and operation of the District. Contracted third parties and the City are paid from these funds for the above described expenditures in the course of operating the District. All budgets and expenditures are approved annually in conjunction with the City Budget and are approved at meetings open to the public. If PID Bonds are issued, only the portion of the Assessments related to the Costs of Capital Improvements (including Costs of the Capital Improvement Supplemental Services) shall be pledged as security for the PID Bonds. The City shall continue to collect the portion of the Assessments, including the Annual Installments thereof, related to the Operational and Maintenance Supplemental Services on an annual basis for payment of the Costs of such

Operational and Maintenance Supplemental Services until the expiration of the time period for the collection of assessments as shown in **Section VI.A.**

SECTION IV: SERVICE PLAN

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Updated Service Plan attached as **Exhibit E** covers a period of at least five years, including the expended costs of the Authorized Improvements and the projected annual indebtedness for the Authorized Improvements. The Service Plan must be reviewed and updated by the City Council at least annually.

SECTION V: ASSESSMENT PLAN

The Act allows the City Council to apportion the District costs on the basis of special benefit conferred upon the property because of the Authorized Improvements. The Act provides that such costs may be apportioned: (i) equally per front foot or square foot; (ii) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (iii) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the current property owner and all future property owners and developers of the Assessed Property.

The Assessment for each property owner may be adjusted following each Annual Service Plan Update. The Costs of the Authorized Improvements have been allocated as follows:

A. Allocation of Costs of Capital Improvements and Capital Improvement Supplemental Services): The City Council has allocated the Costs of the Capital Improvements (including Costs of Capital Improvement Supplemental Services) to the Assessed Property by Land Use Category

based on engineering reports and cost allocation analysis provided by the Original Developer¹.

1. **Commercial Lots:** The Costs of the Capital Improvements (including Costs of Capital Improvement Supplemental Services) equaling \$5,282,078² are allocated to the Commercial Lots pro rata based on square footage of each Parcel at an Annual Installment rate of \$0.071 per square foot.
2. **Multi-Family Lots:** The Costs of the Capital Improvements (including Costs of Capital Improvement Supplemental Services) equaling \$2,082,464³ are allocated to the Multi-Family Lots pro rata based on square footage of each Parcel at an Annual Installment rate of \$0.068 per square foot.
3. **Single-Family Residential Lot:** The Costs of the Capital Improvements (including Costs of Capital Improvement Supplemental Services) equaling \$4,596,717⁴ are allocated to the Residential Lots on a per lot basis in Annual Installments. The published 25-year payment schedule totaled a maximum payment of \$8,799 for each of the Residential Lots.
4. **Undeveloped Lot:** The Costs of the Capital Improvements (including Costs of Capital Improvement Supplemental Services) allocated to required re-allocation due to the change in use of the Undeveloped Lot. Under the 2003 SAP, the Undeveloped Lot was anticipated to be developed as 14.84 acres multi-family use and 27.58 acres commercial use. The Undeveloped Lot totals 37.937 acres and is anticipated to be developed with multi-family uses and, as a result, will pay a Capital Assessment of \$2,564,916.92.

B. Allocation of Costs of Operational and Maintenance Supplemental Services: The City Council has allocated the Costs of the Operational and Maintenance Supplemental Services related to maintenance and operation estimated to be approximately \$5,400,000 over 25 years based on value per square foot for Commercial Lots and Multi-Family Lots and per Lot for Single-Family Residential Lots based on schedules from the Original Developer.⁵ Such Costs of the Operational and Maintenance Supplemental Services may increase or decrease each year based on the actual maintenance costs of the Capital Improvements and costs of administering and operating the District, including the costs of collecting the Assessments.

C. Findings of Special Benefit. Assessed Property must receive a direct and special benefit

¹ See Original Assessment Ordinance, SAP Exhibit F, Table A.

² See Original Assessment Ordinance, SAP Exhibit F, Table A.

³ See Original Assessment Ordinance, SAP Exhibit F, Table A.

⁴ See Original Assessment Ordinance, SAP Exhibit F, Table A.

⁵ See Original Assessment Ordinance, SAP, Section III.

from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The City Council, acting in its legislative capacity based on information provided by the Original Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, find and determine that the Costs of the Capital Improvements are greater than the \$11,961,260 Capital Assessment amount. The City acknowledges that the Developer invested over \$18 million in Capital Improvements.⁶ To date, the Developer has incurred a total of \$17,863,456 in PID improvement costs, which includes: (i) \$17,317,898 through June 30, 2010 and (ii) an additional \$545,558 paid to construct Bear Hunter Drive. The Developer is estimated to spend an additional \$256,443 required to construct the remaining portion of Bear Hunter Drive.

1. The Costs of the Capital Improvements (including Costs of Capital Improvement Supplemental Services) that were levied as Assessments equal \$11,961,260 consisting of:
 - a. The Capital Improvement portion of the Commercial Assessments representing 44.16% of the Costs of the Capital Improvements levied totaling \$5,282,078 which amount required re-allocation based in the change in use of the Undeveloped Lot (i.e., reducing the Commercial Assessments by the Undeveloped Lot Assessment of \$2,564,916.92); and [*Estimated* Commercial savings of \$472,919]
 - b. The Capital Improvement portion of the Multi-Family Assessments representing 17.41% of the Costs of the Capital Improvements levied totaling \$2,082,464; and [*Estimated* Multi-Family savings of \$292,036]
 - c. The Capital Improvement portion of the Single-Family Assessments levied totaling \$4,596,717. The City Council in its legislative capacity has found and determined that properties purchased in earlier years benefitted more from the Capital Improvements than properties purchased in later years and, therefore, assuming no collection delinquencies, any unpaid portion of an Assessment remaining after January 31, 2030 shall be reduced to zero and all liens related to any remaining unpaid Assessments shall be released; and [*Estimated* Single-Family savings of \$1,124,321]
 - d. The Capital Improvement portion of the Undeveloped Lot totaling \$2,564,916.92.

Further, the City Council, acting in its legislative capacity based on information provided by the Original Developer and its engineer and reviewed by the City staff found and determined that

⁶ See Original Assessment Ordinance, SAP Exhibit F, Table A. The Developer's investment includes Costs paid directly by the Original Developer in the amount of \$1,868,947.

the projected Costs of the Operational and Maintenance Supplemental Services for 25 years totaled \$5,400,000⁷; however, such Costs of the Operational and Maintenance Supplemental Services may increase or decrease each year based on the actual maintenance, administration and operating costs, including the costs of collecting the Assessments.

1. The Operational and Maintenance Supplemental Services portion of the Commercial Assessments representing approximately \$4,590,000 of the Costs of the Operational and Maintenance Supplemental Services has been levied on an annual basis against the Commercial Lots and the Undeveloped Lot based on a square footage basis at \$0.045 per square foot. Since 2015, the City Council reduced that the Costs of the Operational and Maintenance Supplemental Services to \$0.0317 per square foot. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update; and
2. The Operational and Maintenance Supplemental Services portion of the Multi-Family Assessments and the Undeveloped Lot Assessments representing approximately \$469,825 of the Costs of the Capital Improvement Supplemental Services has been levied each year against the Multi-Family Lots based on a square footage basis at \$0.056 per square foot. Since 2015, the City Council reduced that the Costs of the Operational and Maintenance Supplemental Services to \$0.0317 per square foot. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update; and
3. The Operational and Maintenance Supplemental Services portion of the Single-Family Assessments representing approximately \$340,175 of the Costs of the Operational and Maintenance Supplemental Services has been levied against the Single-Family Residential Lots each year based on a per lot basis at \$26.00 per Single-Family Residential Lot per year. Since 2015, the City Council reduced that the Costs of the Operational and Maintenance Supplemental Services to \$23.16 per lot. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update.

The Costs of the Authorized Improvements, including the Capital Improvements, the Capital Improvement Supplemental Services and the Operational and Maintenance Supplemental

⁷ See Original Assessment Ordinance, SAP Exhibit E-2 - Summary of All PID Costs.

Services total \$23,528,899. The Costs of the Capital Improvements and Capital Improvement Supplemental Services portion of the have been levied as Assessments of \$11,961,260 against the Assessed Property. The Costs of the Operational and Maintenance Supplemental Services have been levied and collected in the aggregate amount of \$1,258,900 and an estimated \$4,141,100 of the projected \$5,400,000 in Costs of the Operational and Maintenance Supplemental Services remains to be collected once confirmed each year in the annual SAP update. The special benefit received by the Commercial Lots, Multi-Family Lots, Single-Family Residential Lots and Undeveloped Lot is greater than the aggregate principal amount of Assessments levied. The special benefit received by the Commercial Lots, Multi-Family Lots, Single-Family Residential Lots and Undeveloped Lot is greater than the Costs of the Authorized Improvements levied as Assessments against the Assessed Property.

D. Annual Costs of Operational and Maintenance Supplemental Services. Annual Costs of Operational and Maintenance Supplemental Services shall be shared pro-rata among all Parcels for which Assessments remain unpaid. Amounts collected each year for Costs of Operational and Maintenance Supplemental Services that are not expended shall be carried forward and applied to projected Costs of Operational and Maintenance Supplemental Services for the upcoming year to reduce the amount collected for such Costs in the upcoming year so as to avoid over-collection.

SECTION VI: ASSESSMENTS AND ANNUAL INSTALLMENTS

A. Assessments and Annual Installments. Assessments, including the Annual Installments thereof, shall be calculated and collected each year in an amount sufficient to pay the indebtedness for the Authorized Improvements, including amounts owed to the Developer under the Development Agreement for the Costs of the Capital Improvements and all Supplemental Services, whether paid from PID Bonds or paid from the annual collection of Assessments. To the extent Assessments are not paid in full, they shall be collected as follows:

1. If not paid in full, Commercial Assessments shall be collected in Annual Installments with each Annual Installment becoming delinquent if not paid on or before January 31st and shall continue until the amount of such Commercial Assessment is paid in full or through January 31, 2034. The City Council in its legislative capacity has found and determined that properties purchased in earlier years benefitted more from the Capital Improvements than properties purchased in later years and, therefore, any unpaid portion of an Assessment remaining after January 31, 2034, which is not delinquent, shall be reduced to zero and all liens related to any remaining unpaid Assessments shall be released.

2. If not paid in full, Multi-Family Assessments and Undeveloped Lot Assessment shall be collected in Annual Installments with each Annual Installment becoming delinquent if not paid on or before January 31st and shall continue until the amount of such Multi-Family Assessments and Undeveloped Lot Assessment are paid in full or through January 31, 2041. The City Council in its legislative capacity has found and determined that properties purchased in earlier years benefitted more from the Capital Improvements than properties purchased in later years and, therefore, any unpaid portion of an Assessment remaining after January 31, 2041, which is not delinquent, shall be reduced to zero and all liens related to any remaining unpaid Assessments shall be released.

3. If not paid in full, Single-Family Assessments shall be collected in Annual Installments with each Annual Installment becoming delinquent if not paid on or before January 31st and shall continue until January 31, 2030. The City Council in its legislative capacity has found and determined that properties purchased in earlier years benefitted more from the Capital Improvements than properties purchased in later years and, therefore, any unpaid portion of an Assessment remaining after January 31, 2030, which is not delinquent, shall be reduced to zero and all liens related to any remaining unpaid Assessments shall be released.

4. The following table summarizes the Capital Assessment Rate by Lot Type.

Lot Type	Collected Through FY ⁸	Paid January 31	Capital Assessment Rate ⁹
Single-Family Residential	2029	2030	\$380 / lot
Commercial	2033	2034	.071 / sq. ft.
Multi-Family	2040	2041	.068 / sq. ft.
Undeveloped Lot	2040	2042	.068 / sq. ft.

B. Reallocation of Assessments.

1. *Upon Division of Commercial, Undeveloped or Multi-Family Lots.*

Upon the division of any Assessed Property consisting of a Commercial, Undeveloped or Multi-Family Lot, the Administrator shall reallocate the Assessment for such Commercial,

⁸ Assessments due by January 31st, the following fiscal year.

⁹ Same assessment rates collected for Fiscal Year 2019.

Undeveloped or Multi-Family Lot prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the estimated square footage of the newly divided Assessed Property

D = the sum of the estimated square footage for all of the newly divided Assessed Properties

The calculation of the buildout value of an Assessed Property shall be performed by the Administrator based on information from the Developer, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

2. *Upon Consolidation of Commercial, Undeveloped or Multi-Family Lots.*

If two or more Parcels of Assessed Property consisting of Commercial, Undeveloped, or Multi-Family Lots are consolidated, the Administrator shall allocate the Assessments against the Parcels before the consolidation to the consolidated Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

3. *Reallocation for Residential Single-Family Lots.*

Reallocation of an Assessment levied against Assessed Property consisting of a Single-Family Residential Lot upon division or consolidation of such Single-Family Residential Lot shall be pro-rata based on square footage.

C. Mandatory Prepayment of Assessments.

1. If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs to the City, prior to the transfer unless the transfer is made in lieu of condemnation in which case the Assessment will be re-allocated to the portion of the Assessed Property not transferred under threat of condemnation, if any. If the owner of Assessed Property causes the Assessed Property to become Non-Benefited Property as the result of a change in use, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Adjustment of Assessments.

1. If the Costs of Operational and Maintenance Supplemental Services each year are less than the Costs used to calculate the portion of the Annual Installment of the Assessments for such Operational and Maintenance Supplemental Services, then City Council shall adjust the portion of the Annual Installment of the Assessment for the following year on a pro-rata basis such that the sum of the resulting adjusted Assessments for all Assessed Property equals the adjusted Costs. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. Assessments shall never be reduced to an amount less than the outstanding PID Bonds, if issued, or the remaining unpaid Costs of the Capital Improvements and Supplemental Services.

2. The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the adjusted Assessments.

E. Payment of Assessments.

1. The owner of Assessed Property may pay, at any time and without penalty, all or any part of an Assessment in accordance with the Act. If an Annual Installment has been billed prior to payment, the Annual Installment shall be due and payable and shall be applied against the payment of any amount due then to the remaining balance.

2. In the event an owner of an Assessed Property desires to pay the Capital Assessment portion of the Assessment:

a. In full: (1) the Administrator shall cause the Capital Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Capital Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Capital Assessment Termination."

b. In part: (1) the Administrator shall cause the Capital Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Capital Assessment and corresponding Annual Installments shall be reduced.

F. Annual Installments.

1. Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-1** show the 2019 Annual Installments for (a) the Commercial Lots, (b) Multi-Family Lots, (c) the Undeveloped Lot, and (d) the Single-Family Residential Lots, respectively. Annual Installments are subject to adjustment in each Annual Service Plan Update.

2. The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and updated calculations of unpaid Assessments. Annual Costs of Operational and Maintenance Supplemental Services shall be allocated pro rata among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any credits applied under the Indenture, such as interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the Act.

3. Sales of Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

4. Each Annual Installment of an Assessment shall be updated annually. Each Annual Installment shall be delinquent if not paid prior to February 1 of the following year.

SECTION VII: ASSESSMENT ROLL

The Assessments for the Commercial, Multi-Family, Undeveloped Lot, and Single-Family Residential Lots are shown on the Assessment Roll attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Assessment Roll and Annual Installments as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors. An owner of Assessed Property claiming that an error has been made in calculating the Assessment Roll or Annual Installments must send written notice of the alleged error to the Administrator within 30 days after the date the Assessment Roll or Annual Installments were made available for public inspection with the City Secretary. If the owner fails to give such notice, the owner shall be deemed to have accepted the calculations and to have waived any objections. The Administrator shall meet with the owner alleging the error, consider evidence regarding the alleged error, and decide whether an error has been made.

1. If the Administrator determines that no error has occurred, the owner may appeal the determination to the City Council within 30 days after notice of the determination is given to the owner. If the owner fails to appeal within such 30-day period, the owner shall be deemed to have accepted the determination of Administrator and to have waived any objections. If an appeal is timely taken, the City Council shall determine whether or not an error has occurred. If the City Council determines that an error has occurred, the Assessment Roll and Annual Installments shall be revised to correct the error.

2. If the Administrator determines that an error has occurred, notice of the error shall be given to the City Council, and the Administrator shall revise the Assessment Roll and Annual Installments accordingly.

3. Overpayments of Annual Installments shall reduce Annual Installments for following years as determined by the Administrator. Cash refunds shall not be allowed except in the final year that Annual Installments are collected. Except as provided in this Section, determinations by the Administrator shall be final and binding on the owner of the Assessed Property and on the successors and assigns of the owner. Determinations by the City Council shall be final and binding on the owner of the Assessed Property and on the successors and assigns of the owner.

C. Confirmation and Ratification of Proceedings. The City Council has approved, confirmed and ratified in all respects the prior actions taken by the City Council relating to the creation of the District, the approval of the original service and assessment plan, and the levy of assessments within the District as outlined in **Exhibit G**.

D. Amendments. Amendments to this Annual Service Plan Update must be made by the City Council in accordance with the Act. To the extent permitted by the Act, this Annual Service Plan Update may be amended without notice to owners of Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Annual Service Plan

Update.

D. Administration and Interpretation. The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Annual Service Plan Update; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Annual Service Plan Update. Interpretations of this Annual Service Plan Update by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

E. Severability. If any provision of this Annual Service Plan Update is determined by a court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

G. Exhibits. The following Exhibits are attached to and made a part of this Annual Service Plan Update for all purposes:

- Exhibit A** Legal Description of the Property
- Exhibit B** Depiction of the Property
- Exhibit C** Final Plats
- Exhibit D** Authorized Improvement Costs
- Exhibit D-1** Engineer's Opinion of Probable Costs of Capital Improvements
- Exhibit E** Service Plan
- Exhibit F** Assessment Roll
- Exhibit F-1** Fiscal Year 2020 Annual Installments
- Exhibit G** Hunters Crossing Public Improvement District Timeline of Proceedings

[Remainder of page left blank intentionally.]

EXHIBIT A: LEGAL DESCRIPTION OF THE PROPERTY

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.

EXHIBIT B: DEPICTION OF THE PROPERTY

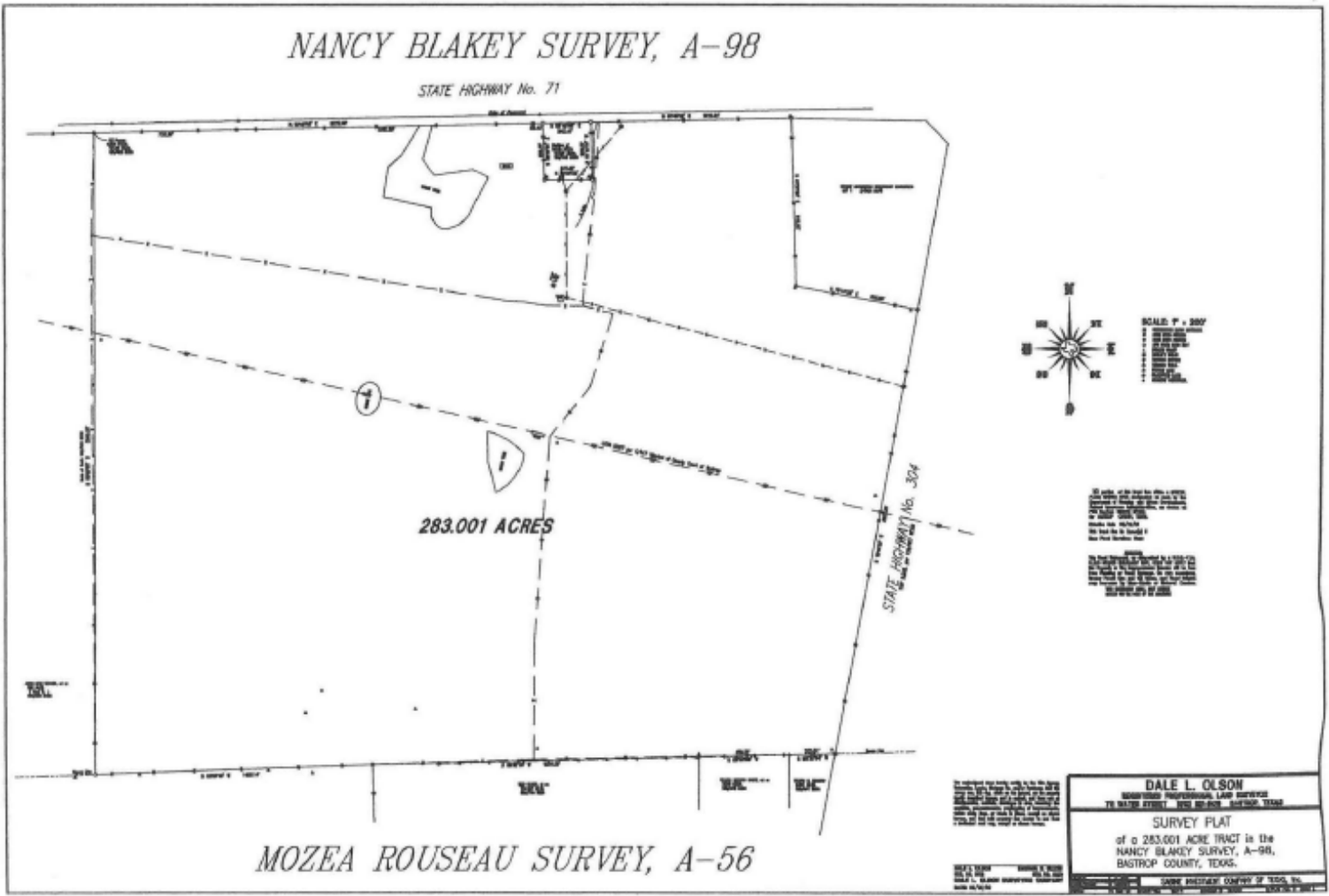


Exhibit B
 Hunters Crossing Public Improvement District Amended and Restated Service and Assessment Plan

EXHIBIT C: FINAL PLATS SECTIONS 1A-9C

Plat	Plat Cabinet/Page
Hunters Crossing Section One-A	4/50-B
Resubdivision of Lot 2, Hunters Crossing Section One-A	4/58-B
Resubdivision of Lot 2-B, Hunters Crossing Section One-A	4/137-B
Resubdivision of Lot 3, Hunters Crossing Section One-A	4/149-A
Hunters Crossing Section Two A	4/107-A
Hunters Crossing Section Two B	4/105-B
Hunters Crossing Section Two C	5/21-A
Hunters Crossing Section Two D	5/90-A
Hunters Crossing Section Three A	4/111-B
Hunters Crossing Section Three B	4/130-B
Hunters Crossing Section Three C	4/159-B
Hunters Crossing Section Three D	4/175-B
Hunters Crossing Section Three E	5-143-A
Resubdivision of Lots 11-14, Block A, Hunters Crossing Section Three E	5/151-A
Hunters Crossing Section Three G	5/11-A
Hunters Crossing Section Four A	4-131-B
Hunters Crossing Section Four B	4/187-A
Hunters Crossing Section Five A	4/153-B
Hunters Crossing Section Five B	5/143-B
Resubdivision of Lots 21-33, Block A, Hunters Crossing Section Five B	5/151-B
Hunters Crossing Section Seven A	5/21-B
Hunters Crossing Section Seven B	5/113-A
Hunters Crossing Section Nine A	6/77-A
Hunters Crossing Section Nine B	6/41-A
Hunters Crossing Section Nine C	5/142-B

EXHIBIT D: AUTHORIZED IMPROVEMENT COSTS

CAPITAL IMPROVEMENT COSTS

Category	Per Original Estimate and Ordinance	Project Totals Through 6/30/2010	Note	Variance	% Var.
1. Engineers estimate of probable construction costs	\$ 8,277,969	\$ 12,338,635	(1)	\$4,060,666	49%
2. Portion of WW-6 within the area of the ORCA grant	(27,757)	(27,757)	(5)	-	0%
3. City contribution for water/ww line oversizing	(343,408)	(343,408)	(5)	-	0%
4. Engineering, planning, and surveying	771,592	826,007	(1)	54,415	7%
5. Cost of land	551,338	551,338	(5)	-	0%
6. Legal fees	75,000	184,793	(1)	109,793	146%
7. PID consultant fees	40,000	-	(2)	(40,000)	-100%
Sub-total	<u>9,344,734</u>	<u>13,529,608</u>		<u>4,184,874</u>	45%
Less developers contribution (20%)	<u>(1,868,947)</u>	<u>(2,705,922)</u>	(3)	<u>(836,975)</u>	45%
Capital recovery amount before interest	7,475,787	10,823,686		3,347,899	45%
Interest capitalization rate of 6% for 10 years	<u>4,485,473</u>	<u>6,494,212</u>	(4)	<u>2,008,739</u>	45%
Total net capital recovery amount	<u>\$ 11,961,260</u>	<u>\$ 17,317,898</u>		<u>\$5,356,638</u>	45%

- (1) Sum of (1) equals total reviewed costs of \$13,349,435
 (2) PID consultant fee most likely coded with legal fees
 (3) Used 20% of sub-total here based on original ordinance percentage
 (4) Estimated at 60% of Capital Recovery amount before interest
 (5) These amounts not verified and are based on original ordinance

CAPITAL IMPROVEMENT AND SUPPLEMENTAL SERVICES COSTS

Tract (from Master Plan)	Land Use	Acres	Capital Improvements	Subtotals	Annual Supplemental Services		26 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	722,146		22,196	2,905	627,529	1,349,677
HXC-4	Commercial	16.12	1,015,796		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	229,885	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	546,101		4,358	570	123,206	689,307
HXM-2	Multi-Family	10.48	635,904		5,074	664	143,466	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	474,618		1,243	163	35,138	509,956
HXR-3B	Single Family	8.31	353,561		925	121	26,185	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 D-1: OPINION OF PROBABLE COSTS¹

**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-8 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
	<u>\$ 9,344,734</u>
Less Developer Contribution of 20%	<u>\$ (1,868,947)</u>
	<u>\$ 7,475,787</u>
Interest Capitalization Rate of 6% for 10 Years	4,485,473
	<u>\$ 11,961,260</u>

**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.

¹ See Assessment Ordinance, Exhibit B "Hunters Crossing Public Improvement District Service and Assessment Plan, City of Bastrop Texas, dated November 19, 2003", Section III and Exhibits G and H. Numbers shown are in 2003 dollars and assume not inflation.

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		Estimated		Estimated
Description		Quantity	Units	Unit Price
18" SDR-35 PVC Pipe (0-8' deep)		354	L.F.	\$44.00
4 ft. Dia. Wastewater Manhole		2	Ea.	\$2,500.00
Trench Protection		354	L.F.	\$1.50
				Subtotal:
				10% Contingency:
				Total Line WW-1:
				Cost per linear foot=
				\$21,107.00
				\$2,110.70
				\$23,217.70
				\$65.59
WW-2		Estimated		Estimated
Description		Quantity	Units	Unit Price
18" SDR-35 PVC Pipe (0-8' deep)		660	L.F.	\$44.00
18" Ductile Iron (0-8' deep)		160	L.F.	\$59.00
Concrete Encasement		95	CY	\$100.00
4 ft. Dia. Wastewater Manhole		3	Ea.	\$2,500.00
Trench Protection		820	L.F.	\$1.50
				Subtotal:
				10% Contingency:
				Total Line WW-2:
				Cost per linear foot=
				\$56,710.00
				\$5,671.00
				\$62,381.00
				\$76.07
WW-3		Estimated		Estimated
Description		Quantity	Units	Unit Price
15" SDR-35 PVC Pipe (0-8' deep)		1,120	L.F.	\$35.00
4 ft. Dia. Wastewater Manhole		2	Ea.	\$2,500.00
Trench Protection		1,120	L.F.	\$1.50
				Subtotal:
				10% Contingency:
				Total Line WW-3:
				Cost per linear foot=
				\$45,880.00
				\$4,588.00
				\$50,468.00
				\$45.06
WW-4		Estimated		Estimated
Description		Quantity	Units	Unit Price
12" SDR-35 PVC Pipe (0-8' deep)		1,150	L.F.	\$31.00
12" Ductile Iron (0-8' deep)		321	L.F.	\$45.00
4 ft. Dia. Wastewater Manhole		5	Ea.	\$2,500.00
Trench Protection		321	L.F.	\$1.50
				Subtotal:
				10% Contingency:
				Total Line WW-4:
				Cost per linear foot=
				\$63,076.50
				\$6,307.65
				\$69,384.15
				\$47.17
WW-5		Estimated		Estimated
Description		Quantity	Units	Unit Price
10" SDR-35 PVC Pipe (0-8' deep)		1,189	L.F.	\$28.00
4 ft. Dia. Wastewater Manhole		3	Ea.	\$2,500.00
Trench Protection		1,189	L.F.	\$1.50
				Subtotal:
				10% Contingency:
				Total Line WW-5:
				Cost per linear foot=
				\$42,575.50
				\$4,257.55
				\$46,833.05
				\$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 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
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 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
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 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
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 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
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 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
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 Description	Estimated Quantity	Units	Estimated Unit Price	Estimated Total
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	\$4.60	\$5,885.00
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

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**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					\$68,328	1.146		
Lot 1 Section One-A	14.032	0.85	11.93	59.46	\$40,826	0.88138	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		0.85	0.00	0.00	\$0			-
SUBTOTALS	23.600		20.06	100.00	\$0		\$	-
ITEM 3 Channel from Section C to Section D					\$155,616	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	4,954	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	0.55959	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	\$ 155,616	2.61	\$ 65,250	\$ 220,866
ITEM 4 Channel from Section D to Section E					\$179,465	3.01		
Lot 1 Section One-A	14.032	0.85	11.93	9.08	\$16,302	0.23834	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	\$9,152	0.18956	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	8.96	\$16,081	0.33309	8,327	24,409
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	0.32629	8,157	30,475
Commercial HXC-3	11.460	0.85	9.74	7.42	\$13,314	0.19465	4,866	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	\$4,879	0.07134	1,783	6,663
SUBTOTALS	177.210		131.31	100.00	\$179,465	3.01	\$75,250	\$254,715

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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					\$0			
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			-
Covert 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	8.53	\$0			-
Single Family HXR-3A	11.160	0.60	6.70	5.07	\$0			-
Single Family HXR-3B	8.310	0.60	4.99	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	\$0			\$0
ITEM 6 Channel from Section F to Section G					\$184,832	3.1		
Lot 1 Section One-A	14.032	0.85	11.93	7.35	\$13,590	0.19224	4,806	18,396
Lot 2 Section One-A	3.711	0.85	3.15	1.94	\$3,594	0.05084	1,271	4,865
Lot 3 Section One-A	5.857	0.85	4.98	3.07	\$5,673	0.08024	2,006	7,679
Covert 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	\$7,794	0.12330	3,082	10,876
Multifamily HXM-3	14.840	0.76	11.28	6.95	\$12,851	0.20331	5,083	17,934
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	0.26865	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	1,886	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	0.16980	4,240	12,704
Single Family HXR-4B	8.240	0.60	4.94	3.05	\$5,833	0.11289	2,822	8,456
Commercial HXC-7	2.420	0.85	2.06	1.27	\$2,344	0.03315	829	3,173
SUBTOTALS	226.280		162.21	100.00	\$184,832	3.1	77,500	262,332
ITEM 7 Channel from Section AA to Section BB					\$152,039	2.55		
Commercial HXC-2	19.210	0.85	16.33	43.72	\$66,471	1.07837	28,909	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	\$152,039	2.55	\$63,750	\$215,789

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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						\$157,405	2.64		
Commercial HXC-2	19.210	0.85	16.33	19.68	\$30,982	0.44172	11,043	42,025	
Commercial HXC-3	11.460	0.85	9.74	11.74	\$18,483	0.26352	6,588	25,071	
Commercial HXC-4	16.120	0.85	13.70	16.52	\$25,998	0.37087	9,267	35,265	
Multifamily HXM-3	14.840	0.76	11.28	13.60	\$21,400	0.34124	8,531	29,931	
Single Family HXR-5	19.610	0.60	11.77	14.18	\$22,325	0.45092	11,273	33,598	
Single Family HXR-4A	22.410	0.60	13.45	16.21	\$25,513	0.51531	12,883	38,395	
Single Family HXR-3A	11.160	0.60	6.70	8.07	\$12,705	0.25882	6,415	19,121	
SUBTOTALS	114.810		82.96	100.00	\$157,405	2.64	\$66,000	\$223,405	
ITEM 9 Channel from Section EE to Section FF						\$225,971	3.79		
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	\$64,713	1.08536	27,134	91,847	
Single Family HXR-1	22.610	0.60	13.57	52.30	\$118,187	1.98223	49,556	167,743	
SUBTOTALS	43.230		25.94	100.00	\$225,971	3.79	\$94,750	\$320,721	
ITEM 10 Channel from Section GG to Section HH						\$130,575	2.19		
Single Family HXR-4A	22.410	0.60	13.45	53.33	\$69,638	1.16797	29,199	98,837	
Single Family HXR-5	19.610	0.60	11.77	46.67	\$60,937	1.02203	25,551	86,488	
SUBTOTALS	42.020		25.21	100.00	\$130,575	2.19	\$54,750	\$185,325	
ITEMS 1-10 CHANNEL SUBTOTAL						\$1,254,231	21.04	\$525,900	\$1,780,131
ITEM 11 Detention						\$872,286	14.63		
Lot 1 Section One-A	14.032	0.60	8.42	5.39	\$47,000	0.9078318	21,985	68,985	
Lot 2 Section One-A	3.711	0.60	2.23	1.42	\$12,430	0.2400386	5,814	18,244	
Lot 3 Section One-A	5.857	0.60	3.51	2.25	\$19,618	0.3788483	9,177	28,795	
Covert Dealership	-	0.85	0.00	0.00	\$0	0	-	-	
Multifamily HXM-2	10.480	0.76	7.96	5.10	\$44,463	0.6778778	16,420	60,883	
Multifamily HXM-1	9.000	0.76	6.84	4.38	\$38,184	0.582147	14,101	52,285	
Multifamily HXM-3	14.840	0.76	11.28	7.22	\$62,861	0.9598957	23,251	86,213	
Single Family HXR-3A	11.160	0.60	6.70	4.29	\$37,380	0.7218622	17,485	54,866	
Single Family HXR-3B	8.310	0.60	4.99	3.19	\$27,834	0.5375157	13,020	40,854	
Single Family HXR-4A	22.410	0.60	13.45	8.61	\$75,062	1.4495459	35,112	110,174	
Single Family HXR-5	19.610	0.60	11.77	7.53	\$65,683	1.2684335	30,725	96,408	
Commercial HXC-8	1.010	0.85	0.86	0.55	\$4,793	0.0653298	1,582	6,375	
Commercial HXC-2	19.210	0.85	16.33	10.45	\$91,154	1.2425604	30,098	121,251	
Commercial HXC-3	11.460	0.85	9.74	6.23	\$54,378	0.7412871	17,955	72,334	
Commercial HXC-4	16.120	0.85	13.70	8.77	\$76,491	1.0428899	25,257	101,748	
Commercial HXC-5	5.800	0.85	4.93	3.16	\$27,522	0.3751614	9,087	36,609	
Commercial HXC-6	4.200	0.85	3.57	2.28	\$19,929	0.2716886	6,580	26,510	
Single Family HXR-3C	3.320	0.60	1.99	1.27	\$11,120	0.2147475	5,202	16,322	
Single Family HXR-1	22.610	0.60	13.57	8.68	\$75,732	1.4824825	35,425	111,157	
Single Family HXR-2	12.380	0.60	7.43	4.75	\$41,467	0.8007755	19,397	60,863	
Single Family HXR-4B	8.240	0.60	4.94	3.16	\$27,600	0.5329879	12,910	40,510	
Commercial HXC-7	2.420	0.85	2.06	1.32	\$11,483	0.1585328	3,792	15,275	
SUBTOTALS	226.180		156.25	100.00	\$872,286	14.63	\$354,375	\$1,226,661	
TOTAL DIRECT COSTS ITEMS 1-11						\$ 2,126,617	35.666	\$ 880,275	\$ 3,006,792

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							

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Exhibit 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	1,879	224.46	378,854
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	\$2,147,368

Wastewater ² Line	Size	Length		
		(L.F.)	Cost/LF	Total Cost
WW-1	18"	354	\$65.59	\$23,218
WW-2	18"	820	76.07	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		17,647	\$ 68.37	\$1,199,621

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 (8700 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 WEBST AVE	
Opinion of Probable Construction Cost			AUSTIN, TEXAS 70701	
21-Apr-03			512.476.1559	
K 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				\$231,887.00
1. Concrete Walks around central detention (5' wide 4" thick)	3,312 LF	\$15.00	\$49,680.00	
2. Concrete Trail in power line estmt. (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				\$21,897.64
1. Asphalt for drives and parking	1,619 SY	\$10.00	\$16,189.89	
2. Standard Curb and gutter 24"	895 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				\$17,600.00
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				\$160,300.00
1. Playscape & Swing Equipment (2-12 yr) + Installation	1 LS	\$60,000.00	\$60,000.00	
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/drainlines	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				\$7,266.25
1. Concrete Pads	575 SF	\$1.75	\$1,006.25	
	16082.8388	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				\$53,660.00
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	436600 SF	\$0.10	\$43,660.00	
Total				\$882,126.89
Contingency 10%				\$88,212.69
Grand Total				\$760,338.48

EXHIBIT E: SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The Act requires the Service Plan, including the annual indebtedness and projected costs for the Authorized Improvements, to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

	1/31/2020	1/31/2021	1/31/2022	1/31/2023	1/31/2034
Capital Assessment Installments Due ¹	\$463,659.56	\$463,659.56	\$463,659.56	\$463,659.56	\$463,659.56
Operational and Maintenance Installments Due ²	\$155,318.57	\$155,318.57	\$155,318.57	\$155,318.57	\$155,318.57
TOTAL	\$618,978.13	\$618,978.13	\$618,978.13	\$618,978.13	\$618,978.13

¹ All capital improvements have been constructed. The annual indebtedness will be paid to the Developer for reimbursement of such costs unless PID bonds are issued, then the annual indebtedness will pay debt service on the PID bonds.

² Operational and Maintenance Supplemental Services costs are levied annually at the City's discretion and subject to change.

EXHIBIT F: ASSESSMENT ROLL

COMMERCIAL, MULTI-FAMILY AND UNDEVELOPED LOTS

Property ID	Capital Assessment Unpaid ¹	O&M Assessment Levied ²
COMMERCIAL LOTS		
90301 ³	\$0.00	\$27,505.53
90754	\$53,164.50	\$56,159.75
90302	\$46,901.70	\$49,544.00
97463	\$27,417.30	\$28,962.00
97464	\$44,628.60	\$47,142.75
90303	\$71,860.35	\$75,908.75
92325	\$58,870.65	\$62,187.25
95378	\$45,417.15	\$47,976.00
95379	\$72,370.65	\$76,447.75
115192	\$69,633.45	\$73,556.50
30102	\$297,944.40	\$314,730.00
114958	\$339,399.45	\$358,520.50
127995	\$143,906.10	\$152,013.50
114957	\$1,206.15	\$1,274.25
MULTI-FAMILY LOTS		
104899	\$817,113.66	\$764,678.50
113268	\$780,946.47	\$730,832.25
UNDEVELOPED LOT⁴		
47760	\$2,472,193.44	\$2,201,060.72
TOTAL	\$5,342,974.02	\$5,068,500.00

¹ Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The original assessment levied against Commercial Lots, Multi-Family Lots and the Undeveloped Lot totaled \$7,364,542; the \$5,342,974.02 shown in this Assessment Roll is the unpaid balance of the Capital Assessments on such lots after taking into consideration City reallocations of such amounts.

² Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as .045/property square foot annually for Commercial Lots and .056/property square foot annually for Multi-Family Lots. The City has the discretion to adjust the amount collected annually as part of the Annual Service Plan Update. To date, the District has collected \$1,258,900 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 76.69% of remains to be levied on an annual basis for the maintenance and operation of the District.

³ *Parcel 90301 assessment was reduced to zero by a developer contribution payment.

⁴ Currently, the intended use of the Undeveloped Lot is for multi-family use.

SINGLE-FAMILY RESIDENTIAL LOTS

Property ID	Capital Assessment Unpaid ⁵	O&M Assessment Levied ⁶
98372	\$ 4,180.00	\$650.00
98370	\$ 4,180.00	\$650.00
95416	\$ 4,180.00	\$650.00
98355	\$ 4,180.00	\$650.00
98380	\$ 4,180.00	\$650.00
98354	\$ 4,180.00	\$650.00
95395	\$ 4,180.00	\$650.00
95386	\$ 4,180.00	\$650.00
98373	\$ 4,180.00	\$650.00
95415	\$ 4,180.00	\$650.00
95390	\$ 4,180.00	\$650.00
98356	\$ 4,180.00	\$650.00
95396	\$ 4,180.00	\$650.00
98374	\$ 4,180.00	\$650.00
95414	\$ 4,180.00	\$650.00
95389	\$ 4,180.00	\$650.00
98359	\$ 4,180.00	\$650.00
98352	\$ 4,180.00	\$650.00
95397	\$ 4,180.00	\$650.00
95384	\$ 4,180.00	\$650.00
98351	\$ 4,180.00	\$650.00
95398	\$ 4,180.00	\$650.00
95412	\$ 4,180.00	\$650.00
95387	\$ 4,180.00	\$650.00
98350	\$ 4,180.00	\$650.00
95399	\$ 4,180.00	\$650.00
95411	\$ 4,180.00	\$650.00
98627	\$ 4,180.00	\$650.00

⁵ Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The original assessment levied against Single Family Residential Lots totaled \$8,799 per Lot and \$4,596,717 for all; the \$2,131,800 shown in this Assessment Roll is the unpaid balance of the Capital Assessments on such lots after taking into consideration City reallocations of such amounts. Ordinance No. 2003-35 was based on 464 single-family homes. There are 510 single-family homes.

⁶ Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$1,258,900 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 76.69% of remains to be levied on an annual basis for the maintenance and operation of the District.

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
95400	\$ 4,180.00	\$650.00
95410	\$ 4,180.00	\$650.00
98626	\$ 4,180.00	\$650.00
95401	\$ 4,180.00	\$650.00
95409	\$ 4,180.00	\$650.00
98625	\$ 4,180.00	\$650.00
95402	\$ 4,180.00	\$650.00
98601	\$ 4,180.00	\$650.00
95408	\$ 4,180.00	\$650.00
95407	\$ 4,180.00	\$650.00
95404	\$ 4,180.00	\$650.00
98622	\$ 4,180.00	\$650.00
98621	\$ 4,180.00	\$650.00
98619	\$ 4,180.00	\$650.00
98617	\$ 4,180.00	\$650.00
104777	\$ 4,180.00	\$650.00
98338	\$ 4,180.00	\$650.00
98346	\$ 4,180.00	\$650.00
104871	\$ 4,180.00	\$650.00
95391	\$ 4,180.00	\$650.00
98361	\$ 4,180.00	\$650.00
98369	\$ 4,180.00	\$650.00
95392	\$ 4,180.00	\$650.00
98347	\$ 4,180.00	\$650.00
98337	\$ 4,180.00	\$650.00
98345	\$ 4,180.00	\$650.00
104870	\$ 4,180.00	\$650.00
98371	\$ 4,180.00	\$650.00
98360	\$ 4,180.00	\$650.00
98379	\$ 4,180.00	\$650.00
104854	\$ 4,180.00	\$650.00
98353	\$ 4,180.00	\$650.00
95381	\$ 4,180.00	\$650.00
95385	\$ 4,180.00	\$650.00
95393	\$ 4,180.00	\$650.00
98336	\$ 4,180.00	\$650.00
98344	\$ 4,180.00	\$650.00
98357	\$ 4,180.00	\$650.00
98378	\$ 4,180.00	\$650.00
95394	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
98335	\$ 4,180.00	\$650.00
98343	\$ 4,180.00	\$650.00
98375	\$ 4,180.00	\$650.00
95413	\$ 4,180.00	\$650.00
95388	\$ 4,180.00	\$650.00
98358	\$ 4,180.00	\$650.00
98377	\$ 4,180.00	\$650.00
98366	\$ 4,180.00	\$650.00
98342	\$ 4,180.00	\$650.00
98376	\$ 4,180.00	\$650.00
98365	\$ 4,180.00	\$650.00
98333	\$ 4,180.00	\$650.00
98341	\$ 4,180.00	\$650.00
98364	\$ 4,180.00	\$650.00
98340	\$ 4,180.00	\$650.00
98602	\$ 4,180.00	\$650.00
98339	\$ 4,180.00	\$650.00
104857	\$ 4,180.00	\$650.00
104856	\$ 4,180.00	\$650.00
98624	\$ 4,180.00	\$650.00
95403	\$ 4,180.00	\$650.00
98600	\$ 4,180.00	\$650.00
98623	\$ 4,180.00	\$650.00
98599	\$ 4,180.00	\$650.00
95405	\$ 4,180.00	\$650.00
98598	\$ 4,180.00	\$650.00
98638	\$ 4,180.00	\$650.00
98620	\$ 4,180.00	\$650.00
98628	\$ 4,180.00	\$650.00
98597	\$ 4,180.00	\$650.00
98604	\$ 4,180.00	\$650.00
98639	\$ 4,180.00	\$650.00
98596	\$ 4,180.00	\$650.00
98640	\$ 4,180.00	\$650.00
98618	\$ 4,180.00	\$650.00
98630	\$ 4,180.00	\$650.00
98595	\$ 4,180.00	\$650.00
98641	\$ 4,180.00	\$650.00
98631	\$ 4,180.00	\$650.00
98594	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
98616	\$ 4,180.00	\$650.00
98632	\$ 4,180.00	\$650.00
98593	\$ 4,180.00	\$650.00
98643	\$ 4,180.00	\$650.00
98615	\$ 4,180.00	\$650.00
98592	\$ 4,180.00	\$650.00
98644	\$ 4,180.00	\$650.00
98614	\$ 4,180.00	\$650.00
98634	\$ 4,180.00	\$650.00
98591	\$ 4,180.00	\$650.00
98645	\$ 4,180.00	\$650.00
98613	\$ 4,180.00	\$650.00
98635	\$ 4,180.00	\$650.00
98590	\$ 4,180.00	\$650.00
98646	\$ 4,180.00	\$650.00
98612	\$ 4,180.00	\$650.00
98647	\$ 4,180.00	\$650.00
98611	\$ 4,180.00	\$650.00
98637	\$ 4,180.00	\$650.00
98648	\$ 4,180.00	\$650.00
95202	\$ 4,180.00	\$650.00
104881	\$ 4,180.00	\$650.00
99616	\$ 4,180.00	\$650.00
98362	\$ 4,180.00	\$650.00
104855	\$ 4,180.00	\$650.00
104889	\$ 4,180.00	\$650.00
104872	\$ 4,180.00	\$650.00
104863	\$ 4,180.00	\$650.00
104882	\$ 4,180.00	\$650.00
99617	\$ 4,180.00	\$650.00
104890	\$ 4,180.00	\$650.00
98368	\$ 4,180.00	\$650.00
104873	\$ 4,180.00	\$650.00
104869	\$ 4,180.00	\$650.00
104862	\$ 4,180.00	\$650.00
104883	\$ 4,180.00	\$650.00
99618	\$ 4,180.00	\$650.00
104853	\$ 4,180.00	\$650.00
104891	\$ 4,180.00	\$650.00
98367	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
104874	\$ 4,180.00	\$650.00
104868	\$ 4,180.00	\$650.00
104861	\$ 4,180.00	\$650.00
104884	\$ 4,180.00	\$650.00
99619	\$ 4,180.00	\$650.00
104852	\$ 4,180.00	\$650.00
104892	\$ 4,180.00	\$650.00
104875	\$ 4,180.00	\$650.00
98334	\$ 4,180.00	\$650.00
104867	\$ 4,180.00	\$650.00
104860	\$ 4,180.00	\$650.00
104885	\$ 4,180.00	\$650.00
99620	\$ 4,180.00	\$650.00
104851	\$ 4,180.00	\$650.00
104893	\$ 4,180.00	\$650.00
104876	\$ 4,180.00	\$650.00
104859	\$ 4,180.00	\$650.00
104886	\$ 4,180.00	\$650.00
99621	\$ 4,180.00	\$650.00
104850	\$ 4,180.00	\$650.00
109244	\$ 4,180.00	\$650.00
104877	\$ 4,180.00	\$650.00
104865	\$ 4,180.00	\$650.00
104858	\$ 4,180.00	\$650.00
104887	\$ 4,180.00	\$650.00
99622	\$ 4,180.00	\$650.00
104849	\$ 4,180.00	\$650.00
109243	\$ 4,180.00	\$650.00
104846	\$ 4,180.00	\$650.00
104878	\$ 4,180.00	\$650.00
104888	\$ 4,180.00	\$650.00
99623	\$ 4,180.00	\$650.00
104847	\$ 4,180.00	\$650.00
104879	\$ 4,180.00	\$650.00
109241	\$ 4,180.00	\$650.00
104848	\$ 4,180.00	\$650.00
109240	\$ 4,180.00	\$650.00
95406	\$ 4,180.00	\$650.00
98629	\$ 4,180.00	\$650.00
98605	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
98606	\$ 4,180.00	\$650.00
98607	\$ 4,180.00	\$650.00
98642	\$ 4,180.00	\$650.00
98608	\$ 4,180.00	\$650.00
109258	\$ 4,180.00	\$650.00
98633	\$ 4,180.00	\$650.00
98609	\$ 4,180.00	\$650.00
98610	\$ 4,180.00	\$650.00
98636	\$ 4,180.00	\$650.00
98589	\$ 4,180.00	\$650.00
104809	\$ 4,180.00	\$650.00
104766	\$ 4,180.00	\$650.00
104773	\$ 4,180.00	\$650.00
104767	\$ 4,180.00	\$650.00
104774	\$ 4,180.00	\$650.00
104768	\$ 4,180.00	\$650.00
104791	\$ 4,180.00	\$650.00
104812	\$ 4,180.00	\$650.00
104769	\$ 4,180.00	\$650.00
104792	\$ 4,180.00	\$650.00
104813	\$ 4,180.00	\$650.00
104793	\$ 4,180.00	\$650.00
104814	\$ 4,180.00	\$650.00
104771	\$ 4,180.00	\$650.00
104794	\$ 4,180.00	\$650.00
104815	\$ 4,180.00	\$650.00
104772	\$ 4,180.00	\$650.00
104795	\$ 4,180.00	\$650.00
104796	\$ 4,180.00	\$650.00
104834	\$ 4,180.00	\$650.00
104797	\$ 4,180.00	\$650.00
104833	\$ 4,180.00	\$650.00
104798	\$ 4,180.00	\$650.00
104832	\$ 4,180.00	\$650.00
104799	\$ 4,180.00	\$650.00
104831	\$ 4,180.00	\$650.00
104800	\$ 4,180.00	\$650.00
104830	\$ 4,180.00	\$650.00
104801	\$ 4,180.00	\$650.00
104829	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
104828	\$ 4,180.00	\$650.00
104802	\$ 4,180.00	\$650.00
104827	\$ 4,180.00	\$650.00
104803	\$ 4,180.00	\$650.00
104826	\$ 4,180.00	\$650.00
104804	\$ 4,180.00	\$650.00
104825	\$ 4,180.00	\$650.00
104806	\$ 4,180.00	\$650.00
104866	\$ 4,180.00	\$650.00
104864	\$ 4,180.00	\$650.00
95380	\$ 4,180.00	\$650.00
95383	\$ 4,180.00	\$650.00
95382	\$ 4,180.00	\$650.00
104845	\$ 4,180.00	\$650.00
109242	\$ 4,180.00	\$650.00
109263	\$ 4,180.00	\$650.00
109251	\$ 4,180.00	\$650.00
109239	\$ 4,180.00	\$650.00
109262	\$ 4,180.00	\$650.00
109252	\$ 4,180.00	\$650.00
109238	\$ 4,180.00	\$650.00
109261	\$ 4,180.00	\$650.00
109253	\$ 4,180.00	\$650.00
109237	\$ 4,180.00	\$650.00
109260	\$ 4,180.00	\$650.00
109254	\$ 4,180.00	\$650.00
109236	\$ 4,180.00	\$650.00
109259	\$ 4,180.00	\$650.00
109250	\$ 4,180.00	\$650.00
109255	\$ 4,180.00	\$650.00
109235	\$ 4,180.00	\$650.00
109249	\$ 4,180.00	\$650.00
109256	\$ 4,180.00	\$650.00
109234	\$ 4,180.00	\$650.00
109248	\$ 4,180.00	\$650.00
109221	\$ 4,180.00	\$650.00
109233	\$ 4,180.00	\$650.00
104819	\$ 4,180.00	\$650.00
104810	\$ 4,180.00	\$650.00
109222	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
109228	\$ 4,180.00	\$650.00
109232	\$ 4,180.00	\$650.00
104820	\$ 4,180.00	\$650.00
104811	\$ 4,180.00	\$650.00
109223	\$ 4,180.00	\$650.00
103255	\$ 4,180.00	\$650.00
104786	\$ 4,180.00	\$650.00
104775	\$ 4,180.00	\$650.00
109227	\$ 4,180.00	\$650.00
109231	\$ 4,180.00	\$650.00
104821	\$ 4,180.00	\$650.00
109224	\$ 4,180.00	\$650.00
109246	\$ 4,180.00	\$650.00
104787	\$ 4,180.00	\$650.00
104776	\$ 4,180.00	\$650.00
109226	\$ 4,180.00	\$650.00
109230	\$ 4,180.00	\$650.00
104822	\$ 4,180.00	\$650.00
104770	\$ 4,180.00	\$650.00
109225	\$ 4,180.00	\$650.00
109247	\$ 4,180.00	\$650.00
109229	\$ 4,180.00	\$650.00
104823	\$ 4,180.00	\$650.00
104778	\$ 4,180.00	\$650.00
104824	\$ 4,180.00	\$650.00
104779	\$ 4,180.00	\$650.00
104816	\$ 4,180.00	\$650.00
104780	\$ 4,180.00	\$650.00
104817	\$ 4,180.00	\$650.00
104781	\$ 4,180.00	\$650.00
104818	\$ 4,180.00	\$650.00
104782	\$ 4,180.00	\$650.00
104783	\$ 4,180.00	\$650.00
104785	\$ 4,180.00	\$650.00
104805	\$ 4,180.00	\$650.00
98603	\$ 4,180.00	\$650.00
104788	\$ 4,180.00	\$650.00
104789	\$ 4,180.00	\$650.00
104790	\$ 4,180.00	\$650.00
104784	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
111961	\$ 4,180.00	\$650.00
111986	\$ 4,180.00	\$650.00
111987	\$ 4,180.00	\$650.00
111974	\$ 4,180.00	\$650.00
111988	\$ 4,180.00	\$650.00
111973	\$ 4,180.00	\$650.00
111989	\$ 4,180.00	\$650.00
111971	\$ 4,180.00	\$650.00
111970	\$ 4,180.00	\$650.00
111991	\$ 4,180.00	\$650.00
111964	\$ 4,180.00	\$650.00
111966	\$ 4,180.00	\$650.00
111968	\$ 4,180.00	\$650.00
111983	\$ 4,180.00	\$650.00
111969	\$ 4,180.00	\$650.00
111982	\$ 4,180.00	\$650.00
111980	\$ 4,180.00	\$650.00
111979	\$ 4,180.00	\$650.00
111978	\$ 4,180.00	\$650.00
115217	\$ 4,180.00	\$650.00
115218	\$ 4,180.00	\$650.00
115219	\$ 4,180.00	\$650.00
115220	\$ 4,180.00	\$650.00
115221	\$ 4,180.00	\$650.00
115222	\$ 4,180.00	\$650.00
115240	\$ 4,180.00	\$650.00
115223	\$ 4,180.00	\$650.00
115224	\$ 4,180.00	\$650.00
115242	\$ 4,180.00	\$650.00
115243	\$ 4,180.00	\$650.00
115226	\$ 4,180.00	\$650.00
111976	\$ 4,180.00	\$650.00
115227	\$ 4,180.00	\$650.00
111975	\$ 4,180.00	\$650.00
111972	\$ 4,180.00	\$650.00
111990	\$ 4,180.00	\$650.00
109644	\$ 4,180.00	\$650.00
111962	\$ 4,180.00	\$650.00
111992	\$ 4,180.00	\$650.00
111963	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
111965	\$ 4,180.00	\$650.00
111967	\$ 4,180.00	\$650.00
111984	\$ 4,180.00	\$650.00
111981	\$ 4,180.00	\$650.00
111977	\$ 4,180.00	\$650.00
115215	\$ 4,180.00	\$650.00
115230	\$ 4,180.00	\$650.00
115213	\$ 4,180.00	\$650.00
115231	\$ 4,180.00	\$650.00
115214	\$ 4,180.00	\$650.00
115254	\$ 4,180.00	\$650.00
115253	\$ 4,180.00	\$650.00
115256	\$ 4,180.00	\$650.00
115252	\$ 4,180.00	\$650.00
115216	\$ 4,180.00	\$650.00
115257	\$ 4,180.00	\$650.00
115234	\$ 4,180.00	\$650.00
115251	\$ 4,180.00	\$650.00
115258	\$ 4,180.00	\$650.00
115235	\$ 4,180.00	\$650.00
115250	\$ 4,180.00	\$650.00
115259	\$ 4,180.00	\$650.00
115236	\$ 4,180.00	\$650.00
115249	\$ 4,180.00	\$650.00
115260	\$ 4,180.00	\$650.00
115237	\$ 4,180.00	\$650.00
115261	\$ 4,180.00	\$650.00
115238	\$ 4,180.00	\$650.00
115247	\$ 4,180.00	\$650.00
115262	\$ 4,180.00	\$650.00
115239	\$ 4,180.00	\$650.00
115246	\$ 4,180.00	\$650.00
115263	\$ 4,180.00	\$650.00
115245	\$ 4,180.00	\$650.00
115241	\$ 4,180.00	\$650.00
115244	\$ 4,180.00	\$650.00
115229	\$ 4,180.00	\$650.00
115228	\$ 4,180.00	\$650.00
124637	\$ 4,180.00	\$650.00
124639	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid ⁵	O&M Assessment Levied ⁶
124640	\$ 4,180.00	\$650.00
124642	\$ 4,180.00	\$650.00
124643	\$ 4,180.00	\$650.00
124644	\$ 4,180.00	\$650.00
124645	\$ 4,180.00	\$650.00
124648	\$ 4,180.00	\$650.00
115233	\$ 4,180.00	\$650.00
115248	\$ 4,180.00	\$650.00
115265	\$ 4,180.00	\$650.00
124660	\$ 4,180.00	\$650.00
124673	\$ 4,180.00	\$650.00
124661	\$ 4,180.00	\$650.00
124674	\$ 4,180.00	\$650.00
124659	\$ 4,180.00	\$650.00
124662	\$ 4,180.00	\$650.00
124638	\$ 4,180.00	\$650.00
124675	\$ 4,180.00	\$650.00
124663	\$ 4,180.00	\$650.00
124676	\$ 4,180.00	\$650.00
124657	\$ 4,180.00	\$650.00
124664	\$ 4,180.00	\$650.00
124677	\$ 4,180.00	\$650.00
124656	\$ 4,180.00	\$650.00
124665	\$ 4,180.00	\$650.00
124641	\$ 4,180.00	\$650.00
124678	\$ 4,180.00	\$650.00
124655	\$ 4,180.00	\$650.00
124666	\$ 4,180.00	\$650.00
124679	\$ 4,180.00	\$650.00
124654	\$ 4,180.00	\$650.00
124667	\$ 4,180.00	\$650.00
124680	\$ 4,180.00	\$650.00
124653	\$ 4,180.00	\$650.00
124668	\$ 4,180.00	\$650.00
124681	\$ 4,180.00	\$650.00
124652	\$ 4,180.00	\$650.00
124669	\$ 4,180.00	\$650.00
124682	\$ 4,180.00	\$650.00
124651	\$ 4,180.00	\$650.00
124670	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid⁵	O&M Assessment Levied⁶
124646	\$ 4,180.00	\$650.00
124650	\$ 4,180.00	\$650.00
124671	\$ 4,180.00	\$650.00
124647	\$ 4,180.00	\$650.00
124684	\$ 4,180.00	\$650.00
124649	\$ 4,180.00	\$650.00
124685	\$ 4,180.00	\$650.00
127971	\$ 4,180.00	\$650.00
127978	\$ 4,180.00	\$650.00
127946	\$ 4,180.00	\$650.00
127917	\$ 4,180.00	\$650.00
127990	\$ 4,180.00	\$650.00
127979	\$ 4,180.00	\$650.00
127922	\$ 4,180.00	\$650.00
127947	\$ 4,180.00	\$650.00
127969	\$ 4,180.00	\$650.00
127918	\$ 4,180.00	\$650.00
127989	\$ 4,180.00	\$650.00
127980	\$ 4,180.00	\$650.00
127921	\$ 4,180.00	\$650.00
127948	\$ 4,180.00	\$650.00
127968	\$ 4,180.00	\$650.00
127919	\$ 4,180.00	\$650.00
127988	\$ 4,180.00	\$650.00
127949	\$ 4,180.00	\$650.00
127967	\$ 4,180.00	\$650.00
127966	\$ 4,180.00	\$650.00
127951	\$ 4,180.00	\$650.00
127965	\$ 4,180.00	\$650.00
127952	\$ 4,180.00	\$650.00
127964	\$ 4,180.00	\$650.00
127953	\$ 4,180.00	\$650.00
127955	\$ 4,180.00	\$650.00
127987	\$ 4,180.00	\$650.00
127945	\$ 4,180.00	\$650.00
115232	\$ 4,180.00	\$650.00
127986	\$ 4,180.00	\$650.00
127944	\$ 4,180.00	\$650.00
127957	\$ 4,180.00	\$650.00
127985	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid ⁵	O&M Assessment Levied ⁶
127943	\$ 4,180.00	\$650.00
127984	\$ 4,180.00	\$650.00
127942	\$ 4,180.00	\$650.00
127959	\$ 4,180.00	\$650.00
127983	\$ 4,180.00	\$650.00
127941	\$ 4,180.00	\$650.00
127960	\$ 4,180.00	\$650.00
127991	\$ 4,180.00	\$650.00
127982	\$ 4,180.00	\$650.00
127940	\$ 4,180.00	\$650.00
127961	\$ 4,180.00	\$650.00
127981	\$ 4,180.00	\$650.00
127939	\$ 4,180.00	\$650.00
127962	\$ 4,180.00	\$650.00
113267	\$ 4,180.00	\$650.00
127938	\$ 4,180.00	\$650.00
127963	\$ 4,180.00	\$650.00
127937	\$ 4,180.00	\$650.00
127935	\$ 4,180.00	\$650.00
127934	\$ 4,180.00	\$650.00
127933	\$ 4,180.00	\$650.00
124658	\$ 4,180.00	\$650.00
124683	\$ 4,180.00	\$650.00
127924	\$ 4,180.00	\$650.00
127923	\$ 4,180.00	\$650.00
127910	\$ 4,180.00	\$650.00
127911	\$ 4,180.00	\$650.00
127915	\$ 4,180.00	\$650.00
127914	\$ 4,180.00	\$650.00
127913	\$ 4,180.00	\$650.00
127936	\$ 4,180.00	\$650.00
127970	\$ 4,180.00	\$650.00
127920	\$ 4,180.00	\$650.00
127950	\$ 4,180.00	\$650.00
127954	\$ 4,180.00	\$650.00
127956	\$ 4,180.00	\$650.00
127958	\$ 4,180.00	\$650.00
127992	\$ 4,180.00	\$650.00
127908	\$ 4,180.00	\$650.00
127909	\$ 4,180.00	\$650.00

Property ID	Capital Assessment Unpaid ⁵	O&M Assessment Levied ⁶
127916	\$ 4,180.00	\$650.00
127912	\$ 4,180.00	\$650.00
140692 ⁷	NA	N/A
140693 ⁸	NA	N/A
141513 ⁹	NA	N/A
129137 ¹⁰	NA	N/A
141491 ¹¹	NA	N/A
TOTAL	\$2,131,800.00	\$331,500.00¹²

SUMMARY OF ASSESSMENTS BY LAND USE CATEGORY

Property Type	Unpaid Capital Assessment	O&M Assessment ¹³
Commercial	\$1,272,720.45	Updated Annually with Service and Assessment Plan
Multi-Family	\$1,598,060.13	Updated Annually with Service and Assessment Plan
Undeveloped	\$2,472,193.44	Updated Annually with Service and Assessment Plan
Single Family	\$2,131,800.00	Updated Annually with Service and Assessment Plan
TOTAL	\$7,474,774.02	

⁷ Divided real estate interest. See ID 127967 for assessment.

⁸ Divided real estate interest. See ID 127967 for assessment.

⁹ Divided real estate interest. See ID 127967 for assessment. Overall property ID.

¹⁰ Divided real estate interest. See ID 104830 for assessment.

¹¹ Divided real estate interest. See ID 104830 for assessment. Overall property ID.

¹² The O&M assessments levied may be adjusted annually by City Council.

¹³ The City Council has allocated the Costs of the Supplemental Services originally estimated to be approximately \$5,400,000 over 25 years and levied the portion of the Assessments related to the Supplemental Services against the Commercial Lots based on \$.045 per square foot, the Multi-Family Lots based on \$0.056 per square foot and against the Single-Family Residential Lots at \$26.00 per Lot per year. Each year, the Costs of the Supplemental Services may increase or decrease each year based on the actual maintenance costs of the Capital Improvements and costs of administering and operating the District, including the costs of collecting the Assessments.

EXHIBIT F-1: FISCAL YEAR 2020 ANNUAL INSTALLMENTS

Property ID	Capital Assessment FY 2020 Installment	O&M Assessment FY 2020 Installment	Total FY 2020 Installment
COMMERCIAL LOTS			
RATE	.071/square foot	.0317/square foot	
90301	\$0.00	\$19,376.12	\$19,376.12
90754	\$3,544.30	\$1,582.46	\$5,126.76
90302	\$3,126.78	\$1,396.04	\$4,522.82
97463	\$1,827.82	\$816.08	\$2,643.90
97464	\$2,975.24	\$1,328.38	\$4,303.62
90303	\$4,790.69	\$2,138.94	\$6,929.63
92325	\$3,924.71	\$1,752.30	\$5,677.01
95378	\$3,027.81	\$1,351.85	\$4,379.66
95379	\$4,824.71	\$2,154.13	\$6,978.84
115192	\$4,642.23	\$2,072.66	\$6,714.89
30102	\$19,862.96	\$8,868.39	\$28,731.35
114958	\$22,626.63	\$10,102.31	\$32,728.94
127995	\$9,593.74	\$4,283.40	\$13,877.14
114957	\$80.41	\$35.90	\$116.31
MULTI-FAMILY LOTS			
RATE	.068/square foot	.0317/square foot	
104899	\$37,141.53	\$17,314.50	\$54,456.03
113268	\$35,497.57	\$16,548.13	\$52,045.70
UNDEVELOPED LOT			
RATE	.068/square foot	.0317/square foot	
47760	\$112,372.43	\$52,385.38	\$164,757.81
SINGLE FAMILY LOTS			
Per Lot	\$380	\$23.16	\$403.16

EXHIBIT G: TIMELINE OF PROCEEDINGS

Below is a summary of prior legislative actions and proceedings of the City Council related to the District, including the levy of Assessments. This Exhibit G shall be updated with each Annual Service Plan Update.

July 18, 2001	<ul style="list-style-type: none"> Owners submit petition requesting establishment of the District.
September 11, 2001	<ul style="list-style-type: none"> City Council approved Resolution No. R-2001-19 authorizing the creation of the District.
September 22, 2001	<ul style="list-style-type: none"> Publication of Resolution No. R-2001-19 authorizing the creation of the District in the <i>Bastrop County Advertiser</i>, a newspaper of general circulation in the City, as required by the PID Act.
October 25, 2003	<ul style="list-style-type: none"> Publication of notice in the <i>Bastrop County Advertiser</i>, a newspaper of general circulation in the City of the City Council's intent to consider an amendment to Resolution No. R-2001-19 revising the estimated costs of the public improvements and the method of assessment for the District on November 11, 2003.
November 11, 2003	<ul style="list-style-type: none"> City Council approved Resolution No. R-2003-34 amending Resolution No. R-2001-19 revising the estimated costs of the public improvements and the method of assessment for the District and directing preparation of a service and assessment plan for the District. City Council approved Resolution No. R-2003-36 directing the filing of the proposed assessment roll for the District with the City Secretary of the City and directing publication of a public hearing to consider the proposed assessments (the "Assessment Hearing").
November 13, 2003	<ul style="list-style-type: none"> Publication of the Assessment Hearing in the <i>Bastrop County Advertiser</i>, a newspaper of general circulation in the City, as required by the PID Act.
November 25, 2003	<ul style="list-style-type: none"> After considering all written and documentary evidence presented at the Assessment Hearing described above, the City Council approved the first reading of Ordinance No. 2003-35 (the "Assessment Ordinance"), that approved and accepted the "Hunters Crossing Public Improvement District Service and Assessment Plan, City of Bastrop, Texas" dated November 19, 2003 (the "Original Service and Assessment Plan"), and levied the Assessments as shown on the Assessment Roll attached as Exhibit C to the Assessment Ordinance.
December 9, 2003	<ul style="list-style-type: none"> After the second reading of the Assessment Ordinance, the City Council approved and adopted the Assessment Ordinance.
February 2, 2004	<ul style="list-style-type: none"> The Assessment Ordinance is recorded as Document No. 200401641 in the real property records of Bastrop County, Texas (the "County").
November 11, 2004	<ul style="list-style-type: none"> After the approval of the Assessment Ordinance but before any Assessments were paid to the City, the City discovered scrivener's and mathematical errors, as well as

	<p>a failure to denote the effects of rounding in the conversion from acres to square feet, in the Assessment Roll that was attached to the Assessment Ordinance as Exhibit C. The City then filed a Revised Assessment Roll with the City Secretary and mailed and published notice of a public hearing to be held on November 23, 2004 on the proposed revisions to the Assessment Roll.</p>
November 23, 2004	<ul style="list-style-type: none"> • After considering all written and documentary evidence presented at the public hearing described above, the City Council approved the first reading of Ordinance No. 2004-42 (the "Assessment Roll Amendment Ordinance") that revised the Assessment Roll attached as Exhibit C to the Assessment Ordinance.
December 14, 2004	<ul style="list-style-type: none"> • After the second reading of the Assessment Roll Amendment Ordinance, the City Council approved and adopted the Assessment Roll Amendment Ordinance revising the Assessment Roll attached as Exhibit C to the Assessment Ordinance.
December 27, 2004	<ul style="list-style-type: none"> • The Assessment Roll Amendment Ordinance is recorded as Document No. 200420005 in the real property records of Bastrop County, Texas (the "County").
September 5, 2017	<ul style="list-style-type: none"> • Mailed notice of the September 26, 2017 Hearing on the 2017 SAP Update
September 9, 2017	<ul style="list-style-type: none"> • Publication of the September 26, 2017 Hearing on the 2017 SAP Update in the Bastrop Advertiser, a newspaper of general circulation in the City, as required by the PID Act.
September 26, 2017	<ul style="list-style-type: none"> • City Council approved first reading of Ordinance No. 2017-26 (the "2017 SAP Update Ordinance"), which approved the updated service plan, including the updated Assessment Roll for Fiscal Year 2018 and other provisions related to the District and the Hunters Crossing Local Government Corporation (the "Administrator").
September 28, 2017	<ul style="list-style-type: none"> • After the second reading of the 2017 SAP Update Ordinance, the City Council approved and adopted the 2017 SAP Update Ordinance that approved the updated service plan, including the updated Assessment Roll for Fiscal Year 2018 and other provisions related to the District and the Administrator.
September 1, 2018	<ul style="list-style-type: none"> • Publication of the September 11, 2018 Hearing on the 2018 SAP Update in the Bastrop Advertiser, a newspaper of general circulation in the City, as required by the PID Act.
September 11, 2018	<ul style="list-style-type: none"> • After considering all written and documentary evidence presented at the public hearing described above, the City Council approved the first reading of Ordinance No. 2018-24 (the "2018 SAP Update Ordinance"), which approved and accepted the updated service plan, including the updated Assessment Roll for Fiscal Year 2019.
September 25, 2018	<ul style="list-style-type: none"> • After the second reading of the 2018 SAP Update Ordinance, City Council approved and adopted 2018 SAP Update Ordinance.