

STATE OF TEXAS  
COUNTY OF HAYS

§  
§  
§

---

**PETITION REQUESTING CONSENT OF CITY OF DRIPPING SPRINGS TO  
THE  
CREATION OF A MUNICIPAL UTILITY DISTRICT TO BE KNOWN AS  
“WILD RIDGE MUNICIPAL UTILITY DISTRICT”**

---

To the City of Dripping Springs:

The undersigned Petitioner (the “Petitioner”), being the person who holds title to land which represents a majority in value of the land, as indicated by the tax rolls of Hays County, Texas, hereinafter described by metes & bounds, and acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, hereby petitions the City of Dripping Springs (the “City”) to consent to the creation of a municipal utility district (“the District”) as described herein:

**I. Requested Action**

Petitioner requests that the City consent to the creation of a municipal utility district to include approximately 283.427 acres of land currently within the extraterritorial jurisdiction of the City of Dripping Springs, Texas. The proposed District’s name is the Wild Ridge Municipal Utility District (the “District”). There is no other conservation and reclamation district in Hays County, Texas, with the same name. Petitioner further requests that the Property be annexed into the City of Dripping Springs and that the MUD be created within City Limits.

**II. Description of Land to be Included**

The proposed District will contain an area of approximately 283.427 acres of land, situated wholly within Hays County, Texas, and are generally described by metes and bounds in **Exhibit A**, (the “Property”). The Property is currently within the extraterritorial jurisdiction (ETJ) of the City of Dripping Springs, Texas. Petitioner formally requests the City’s consent to the creation of the District pursuant to Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code. The area comprising the District is contiguous and is within one or more areas covered by a Certificate of Convenience and Necessity (CCN) for water service, and one area covered by a CCN for wastewater service.

While currently within the City’s (ETJ), Petitioner wishes the property and the District to be within the City Limits.

### **III. Formation and Authority of District**

Upon the granting of written consent by the City, Petitioner shall approach the Texas Legislature for creation of the special law district or petition the Texas Commission on Environmental Quality (“TCEQ”) to create the District. The proposed District shall be organized, created, and established, and shall exist under, and shall have the powers, rights, privileges, duties, authority and functions authorized by the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, and Chapters 49 and 54 of the Texas Water Code.

### **IV. Ownership of Land to be Included**

The Petitioner holds fee simple title to Property within the proposed District and is the owner of more than fifty percent (50%) in value of the land therein as shown on the tax rolls of Hays County, Texas.

The Petitioner certifies and agrees that:

- (1) there are no lien holders on the Property.
- (2) there are no persons residing on the Property.

### **V. Nature of Work to be Done by District**

The general nature of the work to be done by the proposed District at the present time is the acquisition, construction, operation, and maintenance of water, wastewater, roads and drainage systems for domestic, industrial, and commercial purposes, and all other purchase, construction, acquisition, ownership, lease, operation, maintenance, repair, improvement, and extension of such additional improvements, facilities, plants, equipment, and appliances as shall be consonant with the purposes for which the proposed District shall be organized, including powers to construct and/or maintain roads. The project, including the proposed improvements, is practicable and feasible, in that water supply is available and the terrain of the territory to be included in the proposed District is of such a nature that a waterworks system, a drainage system, roadway systems and a wastewater system can be constructed at a reasonable cost. In addition, there is a public necessity for the project and the project would be a benefit to the land to be included in the District, in that such land will be developed for residential and commercial purposes, thereby furthering the public welfare.

### **VI. Estimate of Costs**

It is now estimated by Petitioner, from such information as is available at this time, that the ultimate cost of the project described in paragraph V will be approximately as described in Exhibit B is \$85,000,000.

## VII. Necessity of Work

The above-described work is necessary for the development of the Property. The area proposed to be within the proposed District is located currently within the extraterritorial jurisdiction of the City of Dripping Springs and is suburban in nature. However, Petitioner wishes the property to be annexed into the City Limits and that the District also be within the City Limits. It is within the growing environs of Central Texas, in proximity to populous and developing sections of Hays County, Texas, and is expected to experience substantial and sustained residential and commercial growth within the immediate future. The area is currently without an adequate waterworks system, wastewater system, road system or drainage system. The health and welfare of the present and future inhabitants of the area within the proposed District, and of territories adjacent thereto, require the acquisition, construction, maintenance and operation of an adequate waterworks system, wastewater system and drainage system. As such, a public necessity exists for the organization of the proposed District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks system, wastewater system, road system and drainage system, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

WHEREFORE, Petitioner requests that this Petition for Consent be properly considered and granted. Pursuant to Section 54.016 of the Texas Water Code and Section 42.042 of the Local Government Code, the City is required to act within 90 days of its receipt of this Petition.

RESPECTFULLY SUBMITTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

[signature on following page]



**CYNOSURE CORPORATION**

A Texas Corporation

By: \_\_\_\_\_  
Name: Gary K. Morris  
Title: President, Cynosure Corporation

STATE OF FLORIDA                   §  
                                                  §  
COUNTY OF \_\_\_\_\_ §

This instrument was executed by Gary K. Morris, as the in his capacity as President of Cynosure Corporation, before me on this, the \_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

Cynosure  
Hays County, Texas

D&A Job No. 1691-004  
August 18, 2020

### METES & BOUNDS DESCRIPTION

BEING A 283.42 ACRE TRACT OF LAND OUT OF THE I.V. DAVIS, JR. PREEMPTION SURVEY, ABSTRACT NUMBER 673, AND THE EDWARD W. BROWN SURVEY NUMBER 136, ABSTRACT NUMBER 44, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 291-1/3 ACRE TRACT, DESCRIBED TO CYNOSURE CORPORATION, AS RECORDED IN VOLUME 258, PAGE 123 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID 291-1/3 ACRE TRACT BEING OUT OF A CALLED 599 ACRE TRACT DESCRIBED IN VOLUME 106, PAGE 31 [D.R.H.C.T.]; SAID 283.42 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON PIPE IN THE REMAINS OF A ROCK MOUND, FOUND FOR THE NORTHEAST CORNER OF THE PHILIP A. SMITH SURVEY, NUMBER 26, ABSTRACT NUMBER 415, AND A CALLED 206.2 ACRE TRACT, DESCRIBED IN VOLUME 2639, PAGE 403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAME BEING AN INTERNAL CORNER OF SAID ABSTRACT NUMBER 44, SAME BEING THE SOUTH CORNER OF A CALLED 29.78 ACRE TRACT DESCRIBED IN VOLUME 2486, PAGE 541 [O.P.R.H.C.T.], AND SAME BEING THE NORTHWEST CORNER OF SAID 291-1/3 ACRE TRACT;

**THENCE** N60°08'25"E, WITH THE SOUTHEAST LINE OF SAID 29.78 ACRE TRACT, A DISTANCE OF 1,550.74 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 29.78 ACRE TRACT, SAME BEING ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 1,364.31 ACRE TRACT RECORDED IN DOCUMENT NUMBER 04015659 [O.P.R.H.C.T.], AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S30°08'26"E, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND THE SOUTHWEST LINE OF A CALLED 1,034.73 ACRE TRACT, DESCRIBED IN VOLUME 4832, PAGE 118 [O.P.R.H.C.T.], PASSING AT A DISTANCE OF 1,756.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND AT THE SOUTH CORNER OF SAID REMAINDER TRACT, SAME BEING THE WEST CORNER OF SAID 1,034.73 ACRE TRACT, AND CONTINUING IN TOTAL 2,168.63 FEET TO A STONE MOUND WITH 60D NAIL FOUND FOR THE COMMON CORNERS OF SAID ABSTRACT NUMBER 44, THE W.R. WOOD SURVEY, ABSTRACT NUMBER 567, AND THE J.F. GILBERT SURVEY, ABSTRACT NUMBER 811, ALL IN HAYS COUNTY, TEXAS;

**THENCE** CONTINUING S30°08'26"E, WITH THE SOUTHEAST LINE OF SAID 599 ACRE TRACT, THE SOUTHWEST LINE OF SAID 1,034.73 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID ABSTRACT NUMBER 811 AND THE SOUTHWEST LINE OF THE LEVI LEWIS SURVEY NUMBER 154, ABSTRACT NUMBER 639, HAYS COUNTY, TEXAS, PASSING AT A DISTANCE OF 1,854.96 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, PASSING AT A DISTANCE OF

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.





1,925.27 FEET A 1/2-INCH IRON ROD WITH A "DELTA" CAP FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,113.19 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET AT THE EAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 135.92 ACRE TRACT, RECORDED IN VOLUME 3553, PAGE 378 [O.P.R.H.C.T.] AND BEING DESCRIBED AS "SHARE NUMBER ONE" IN VOLUME 198, PAGE 151 IN THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A STONE MOUND WITH A 60D NAIL FOUND ON THE NORTH LINE OF THE WILLIAM WALKER SURVEY NUMBER 130, ABSTRACT NUMBER 475, HAYS COUNTY, TEXAS, SAME BEING AT THE SOUTHEAST CORNER OF SAID ABSTRACT NUMBER 44, AND ALSO BEING AT THE SOUTHWEST CORNER OF SAID ABSTRACT NUMBER 639, BEARS S30°08'26"E, A DISTANCE OF 1,380.12 FEET;

**THENCE** S89°15'51"W, WITH A SOUTH LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 135.92 ACRE TRACT AND THE NORTH LINE OF A CALLED 277.23 ACRE TRACT, SHARE NUMBER TWO, DESCRIBED IN SAID VOLUME 198, PAGE 151 [D.R.H.C.T.], PASSING AT A DISTANCE OF 1,670.47 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING IN TOTAL 3,043.33 FEET TO A 60D NAIL FOUND IN A 1/2-INCH IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 277.23 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** WITH AN EAST LINE OF SAID 599 ACRE TRACT, AND THE EAST LINE OF SAID 291-1/3 ACRE TRACT, AND AN OLD WIRE FENCE FOUND FOR THE WEST LINE OF A CALLED 100 ACRE TRACT DESCRIBED IN VOLUME 46, PAGE 53 [D.R.H.C.T.], SAME BEING A WEST LINE OF SAID SHARE NUMBER TWO, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S11°59'53"E, A DISTANCE OF 327.25 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT;
2. S14°46'26"E, A DISTANCE OF 324.06 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
3. S20°28'59"E, A DISTANCE OF 204.36 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
4. S09°17'53"W, A DISTANCE OF 327.10 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT;
5. S21°13'11"W, A DISTANCE OF 64.75 FEET TO FENCE POST FOUND FOR AN ANGLE POINT;
6. S50°38'14"W, A DISTANCE OF 53.17 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 291-1/3 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID SHARE NUMBER TWO, ALSO BEING ON THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;



**THENCE** S89°00'33"W, WITH THE MOST SOUTHERLY LINE OF SAID 291-1/3 ACRE TRACT, SAME BEING A NORTHERLY LINE OF SAID SHARE NUMBER TWO, ALSO BEING THE SOUTH LINE OF SAID ABSTRACT NUMBER 673, SAME BEING THE NORTH LINE OF SAID ABSTRACT NUMBER 693, PASSING AT A DISTANCE OF 446.98 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 566.43 FEET TO A 1/2-INCH IRON ROD WITH A "DOUCET" CAP SET AT THE SOUTHEAST CORNER OF A PROPOSED 13.585 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** OVER AND ACROSS SAID ABSTRACT NUMBER 673 AND SAID 291-1/3 ACRE TRACT, PARALLEL TO AND OFFSET WEST FROM THE CENTERLINE OF A DRY CREEK BED, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

1. N02°04'33"W, PASSING AT A DISTANCE OF 18.92 FEET A 1/2-INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 94.44 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
2. N30°08'52"W, A DISTANCE OF 18.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
3. N04°12'41"E, A DISTANCE OF 29.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
4. N37°58'31"W, A DISTANCE OF 81.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
5. N03°03'30"E, A DISTANCE OF 77.47 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
6. N32°35'23"E, A DISTANCE OF 70.59 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
7. N45°11'02"W, A DISTANCE OF 97.26 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
8. N33°29'02"W, A DISTANCE OF 58.75 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
9. N21°39'42"E, A DISTANCE OF 31.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
10. N06°13'51"W, A DISTANCE OF 139.51 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
11. N00°23'49"E, A DISTANCE OF 75.11 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;





12. N17°52'08"W, A DISTANCE OF 67.64 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
13. N11°19'38"E, A DISTANCE OF 104.20 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
14. N17°34'19"W, A DISTANCE OF 110.33 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
15. N07°27'07"W, A DISTANCE OF 254.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
16. N05°34'05"E, A DISTANCE OF 96.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
17. N14°14'54"E, A DISTANCE OF 114.91 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
18. N10°23'00"W, A DISTANCE OF 154.36 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
19. N19°22'37"W, A DISTANCE OF 148.90 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
20. N17°43'46"W, A DISTANCE OF 120.76 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
21. N14°17'07"W, A DISTANCE OF 131.27 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
22. N03°58'38"E, A DISTANCE OF 43.46 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
23. N41°27'27"W, A DISTANCE OF 51.28 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
24. N35°39'02"W, A DISTANCE OF 159.05 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
25. N11°24'17"W, A DISTANCE OF 103.63 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET FOR AN ANGLE POINT;
26. N17°06'33"W, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH "DOUCET" CAP SET ON THE EAST LINE OF SAID 206.2 ACRE TRACT, SAME BEING THE EAST LINE OF SAID



ABSTRACT NUMBER 415, ALSO BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673 AND SAID 599 ACRE TRACT, AND ALSO BEING THE NORTH CORNER OF SAID PROPOSED 13.585 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 200 ACRE TRACT RECORDED IN VOLUME 171, PAGE 229 [D.R.H.C.T.], SAME BEING THE SOUTHEAST CORNER OF SAID 206.2 ACRE TRACT, ALSO BEING ON THE NORTH LINE OF A CALLED 200.4 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 18036374 [O.P.R.H.C.T.], BEARS S00°50'48"E, A DISTANCE OF 485.11 FEET;

**THENCE** N00°50'48"W, WITH THE EAST LINE OF SAID ABSTRACT NUMBER 415 AND SAID 206.2 ACRE TRACT, SAME BEING THE WEST LINE OF SAID ABSTRACT NUMBER 673, SAID 291-1/3 ACRE TRACT, AND SAID 599 ACRE TRACT, PASSING AT A DISTANCE OF 1,566.62 FEET, A POINT FROM WHICH A STONE MOUND, FOUND FOR THE NORTHEAST CORNER OF SAID ABSTRACT NUMBER 673, BEARS N89°09'19"E, A DISTANCE OF 1,423.11 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 2,777.38 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 283.42 ACRES.

I, Garrett Cavaiuolo, Registered Professional Land Surveyor, hereby certify that this property description represents an actual survey performed on the ground under my supervision.

  
 \_\_\_\_\_  
 Garrett Cavaiuolo  
 Registered Professional Land Surveyor  
 Texas Registration No. 6714  
 Doucet & Associates  
 GCavaiuolo@DoucetEngineers.com  
 TBPELS Firm Registration No. 10105800

8/18/2020  
 Date



**EXHIBIT B**



Exhibit B

Parcel	Site Work	Water	Wastewater	Dry Utilities	Paving	Drainage	Community	MUD Total	Section 2 Total	SUBTOTAL	20% CONTINGENCY	TOTAL HARD COSTS	15% DESIGN, ETC	TOTAL
Parcel 1	\$ 601,225	\$ 144,545	\$ 235,672	\$ 114,240	\$ 229,287	\$ 238,338	\$ 1,563,807	\$ 666,464	\$ 898,343	\$ 1,563,807	\$ 312,761	\$ 1,876,568	\$ 234,571	\$ 2,111,139
Parcel 2	\$ 587,534	\$ 243,844	\$ 332,659	\$ 195,440	\$ 386,807	\$ 251,025	\$ 1,098,663	\$ 898,646	\$ 1,098,663	\$ 1,997,308	\$ 399,462	\$ 2,396,770	\$ 269,596	\$ 2,666,366
Parcel 3	\$ 1,200,470	\$ 196,512	\$ 323,927	\$ 182,080	\$ 325,951	\$ 395,053	\$ 984,261	\$ 1,619,741	\$ 1,619,741	\$ 2,604,002	\$ 520,800	\$ 3,124,802	\$ 380,600	\$ 3,515,402
Parcel 4	\$ 645,673	\$ 196,034	\$ 246,635	\$ 107,440	\$ 219,680	\$ 305,763	\$ 823,769	\$ 897,455	\$ 897,455	\$ 1,721,224	\$ 344,245	\$ 2,065,469	\$ 258,184	\$ 2,323,652
Parcel 5	\$ 1,149,223	\$ 334,772	\$ 405,068	\$ 305,360	\$ 586,449	\$ 512,188	\$ 1,347,622	\$ 1,946,437	\$ 1,946,437	\$ 3,284,060	\$ 658,812	\$ 3,942,872	\$ 494,109	\$ 4,436,981
Parcel 6	\$ 1,340,332	\$ 205,540	\$ 219,695	\$ 192,000	\$ 392,835	\$ 276,013	\$ 771,932	\$ 1,854,483	\$ 1,854,483	\$ 2,656,614	\$ 529,283	\$ 3,185,897	\$ 393,962	\$ 3,579,859
Parcel 7	\$ 880,721	\$ 232,975	\$ 339,428	\$ 213,520	\$ 404,527	\$ 385,838	\$ 999,001	\$ 1,437,008	\$ 1,437,008	\$ 2,436,009	\$ 487,202	\$ 2,923,211	\$ 365,401	\$ 3,288,612
Parcel 9	\$ 2,179,182	\$ 406,662	\$ 543,475	\$ 385,600	\$ 701,961	\$ 676,988	\$ 1,728,923	\$ 3,145,125	\$ 3,145,125	\$ 4,874,048	\$ 974,810	\$ 5,848,858	\$ 731,107	\$ 6,579,965
Parcel 10	\$ 1,163,678	\$ 295,128	\$ 328,619	\$ 246,400	\$ 472,679	\$ 479,600	\$ 1,117,706	\$ 1,828,398	\$ 1,828,398	\$ 2,946,104	\$ 589,221	\$ 3,535,325	\$ 441,916	\$ 3,977,241
Parcel 11	\$ 755,217	\$ 153,028	\$ 205,101	\$ 125,400	\$ 258,224	\$ 209,638	\$ 620,536	\$ 1,087,071	\$ 1,087,071	\$ 1,707,607	\$ 341,521	\$ 2,049,128	\$ 256,441	\$ 2,305,569
Parcel 14	\$ 318,999	\$ 64,694	\$ 79,177	\$ 55,440	\$ 108,373	\$ 97,138	\$ 260,114	\$ 463,705	\$ 463,705	\$ 723,821	\$ 144,764	\$ 868,585	\$ 108,573	\$ 977,158
TOTAL	\$ 10,821,255	\$ 2,434,933	\$ 3,259,456	\$ 2,083,920	\$ 4,068,753	\$ 3,808,088	\$ 10,217,975	\$ 16,278,429	\$ 16,278,429	\$ 28,494,405	\$ 5,298,881	\$ 31,793,285	\$ 3,974,161	\$ 35,767,446
Offsite	\$ 621,896	\$ 975,690	\$ 309,080	\$ 86,640	\$ 820,350	\$ 86,600	\$ 2,807,616	\$ 2,807,616	\$ 2,807,616	\$ 561,523	\$ 3,369,140	\$ 421,142	\$ 3,790,282	
Common	\$ 4,993,361	\$ 720,073	\$ 3,345,174	\$ 866,640	\$ 2,398,575	\$ 4,241,804	\$ 15,695,986	\$ 15,695,986	\$ 21,563,628	\$ 4,312,725	\$ 25,876,351	\$ 3,234,544	\$ 29,110,895	
Fees														
TOTAL	\$ 5,615,257	\$ 1,695,763	\$ 3,648,254	\$ 866,640	\$ 3,216,925	\$ 4,328,404	\$ 18,500,000	\$ 18,500,000	\$ 22,152,760	\$ 40,687,362	\$ 4,874,248	\$ 29,245,491	\$ 3,655,688	\$ 49,187,297

Hard Costs	
Section 2	\$ 22,143,059
MUD	\$ 28,722,378
Total	\$ 50,865,437

Total Cost (Hard Cost plus Fees, Contingency, and Design)	
Section 2	\$ 46,179,263.69
MUD	\$ 38,775,479.78
Total	\$ 84,954,743.47