

**CITY OF MANOR, TEXAS**

**RESOLUTION NO. 2023-21**

**A RESOLUTION OF THE CITY OF MANOR, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL; CALLING FOR NOTICE OF A PUBLIC HEARING FOR JUNE 21, 2023 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #3 OF THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE SAID PROPOSED ASSESSMENT ROLL AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS RELATED TO THE FOREGOING.**

**RECITALS**

**WHEREAS**, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Manor, Texas (the "City") to create a public improvement district within the City and its extraterritorial jurisdiction; and

**WHEREAS**, on November 7, 2018, the City Council conducted a public hearing to consider a petition received by the City on September 10, 2018, titled "Petition for the Creation of a Public Improvement District to Finance Improvements to Manor Heights," requesting the creation of a public improvement district; and

**WHEREAS**, on November 7, 2018, after due notice and a public hearing, the City Council approved Resolution No. 2018-10 (the "Authorization Resolution"), authorizing, establishing and creating the Manor Heights Public Improvement District (the "District") and determining the advisability of the improvement; and

**WHEREAS**, the City Council authorized additional land to be added to the boundaries of the District pursuant to Resolution No. 2020-11, adopted by the City Council on October 7, 2020; and

**WHEREAS**, the City authorized the creation of the District and the issuance of up to \$30,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

**WHEREAS**, on May 5, 2021, by Ordinance No. 609, the City Council approved a Service and Assessment Plan (the "Original Service and Assessment Plan") for the District and levied assessments within the Major Improvement Area and Improvement Area #1-2 of the District for the costs of certain public improvements as authorized by the Act; and

**WHEREAS**, the City Council now desires to levy an additional assessment in Improvement Area #3 of the District to finance the costs of the Authorized Improvements constructed for the benefit of Improvement Area #3 of the District (the "Improvement Area #3 Improvements"); and

**WHEREAS**, the anticipated levy and assessment amount for the Improvement Area #3 Improvements is approximately \$11,332,194.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the Improvement Area #3 Improvements, and as referenced in Exhibit C of the Preliminary SAP; and

**WHEREAS**, the City Council and the City staff have been presented a "Manor Heights Public Improvement District Amended and Restated Service and Assessment Plan," including the proposed Improvement Area #3 Assessment Roll attached as Exhibit J (the "Proposed Assessment Roll"), dated June 7, 2023 (the "Preliminary SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

**WHEREAS**, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District for the development of Improvement Area #3, and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in Improvement Area #3 of the District as determined by the method of assessment and apportionment chosen by the City; and

**WHEREAS**, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

**WHEREAS**, the Act requires that a public hearing (the "Assessment Hearing") be called to consider the Preliminary SAP and proposed assessments and requires the City Council to hear and pass on any objections to the Preliminary SAP and proposed assessments at, or on the adjournment of, the Assessment Hearing; and

**WHEREAS**, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS AS FOLLOWS:**

**SECTION 1.** The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** The City Council does hereby accept the Preliminary SAP, dated June 7, 2023, for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

**SECTION 3.** The City Council hereby determines that the total estimated costs of the Improvement Area #3 Improvements are set forth in Exhibit C of the Preliminary SAP, which costs do include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

**SECTION 4.** The City Council's final determination and approval of the estimated costs of the Improvement Area #3 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Amended and Restated Service and Assessment Plan which will include the final Improvement Area #3 Assessment Roll, after the properly noticed and held Assessment Hearing.

**SECTION 5.** The Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in Improvement Area #3 of the District, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

**SECTION 6.** The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

**SECTION 7.** The City Council hereby authorizes and calls a meeting and a public hearing (the Assessment Hearing as defined above) to be held on June 21, 2023 at 7:00 p.m. at City Hall, 105 E. Eggleston Street, Manor, Texas 78653, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within Improvement Area #3 of the District (which ordinance shall specify the method of payment of the assessments).

**SECTION 8.** The City Council hereby approves of without exception the publication by the City Secretary of the Assessment Hearing to be held on June 21, 2023, in substantially the form attached hereto as **Exhibit B**, in the June 9, 2023 edition of *The Manor Journal*, and incorporated herein for all purposes, a newspaper of general circulation in the City, before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

**SECTION 9.** When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on June 21, 2023, as required by Section 372.016(c) of the Act.

**SECTION 10.** City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the June 21, 2023 meeting of the City Council.

**SECTION 11.** This Resolution shall become effective from and after its date of passage in accordance with law.

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**DULY PASSED AND APPROVED** on this the 7th day of June 2023.

**THE CITY OF MANOR, TEXAS**

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Dr. Christopher Harvey,  
Mayor

**ATTEST:**

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Lluvia T. Almaraz,  
City Secretary

**EXHIBIT A**

**PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

# Manor Heights Public Improvement District

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PRELIMINARY AMENDED AND RESTATED SERVICE AND  
ASSESSMENT PLAN  
JUNE 7, 2023



## TABLE OF CONTENTS

|   |    |
|---|----|
| Table of Contents .....   | 1  |
| Introduction .....  | 3  |
| Section I: Definitions .....                                      | 5  |
| Section II: The District .....                                    | 14 |
| Section III: Authorized Improvements .....                        | 14 |
| Section IV: Service Plan .....                                    | 18 |
| Section V: Assessment Plan .....                                  | 18 |
| Section VI: Terms of the Assessments .....                        | 24 |
| Section VII: Assessment Roll .....                                | 29 |
| Section VIII: Additional Provisions .....                         | 30 |
| List of Exhibits .....  | 32 |
| Exhibit A-1 – District Legal Description .....                    | 34 |
| Exhibit A-2 – Improvement Area #1 Legal Description .....         | 36 |
| Exhibit A-3 – Improvement Area #2 Legal Description .....         | 37 |
| Exhibit A-4 – Improvement Area #3 Legal Description .....         | 38 |
| Exhibit A-5 – Phase 2 Section 1B Final Plat .....                 | 39 |
| Exhibit A-6 – Phase 3 Section 1 Final Plat .....                  | 44 |
| Exhibit A-7 – Phase 3 Section 2 Final Plat .....                  | 48 |
| Exhibit A-8 – Major Improvement Area Legal Description .....      | 56 |
| Exhibit B-1 – District Boundary Map .....                         | 57 |
| Exhibit B-2 – Improvement Area #1 Boundary Map .....              | 58 |
| Exhibit B-3 – Improvement Area #2 Boundary Map .....              | 59 |
| Exhibit B-4 – Improvement Area #3 Boundary map .....              | 60 |
| Exhibit B-5 – Major Improvement Area Boundary Map .....           | 61 |
| Exhibit B-6 – Improvement Area #3 Condo Parcel Map .....          | 62 |
| Exhibit C – Authorized Improvements .....                         | 63 |
| Exhibit D – Service Plan .....                                    | 64 |
| Exhibit E – Sources and Uses .....                                | 65 |
| Exhibit F – Improvement Area #1 Assessment Roll .....             | 66 |
| Exhibit G – Improvement Area #1 Annual Installment Schedule ..... | 73 |
| Exhibit H – Improvement Area #2 Assessment Roll .....             | 74 |



|   |     |
|---|-----|
| Exhibit I – Improvement Area #2 Annual Installment Schedule.....  | 81  |
| Exhibit J – Improvement Area #3 Assessment Roll.....  | 82  |
| Exhibit K-1 – Improvement Area #3 Bonds Annual Installment Schedule.....  | 88  |
| Exhibit K-2 - Improvement Area #3 Total Annual Installment Schedule .....   | 89  |
| Exhibit L - Major Improvement Area Assessment Roll .....  | 90  |
| Exhibit M – Major Improvement Area Annual Installment Schedule.....   | 96  |
| Exhibit N – Maximum Assessment Per Lot Type .....   | 97  |
| Exhibit O – Lot Type Classification Maps .....  | 98  |
| Exhibit P – Maps of Authorized Improvements.....  | 100 |
| Exhibit Q – Notice of PID Assessment Termination.....   | 102 |
| Exhibit R – Estimated Buildout Value for Major Improvement Area, Improvement Area #1,<br>Improvement Area #2, and Improvement Area #3 ..... | 106 |
| Exhibit S – Improvement Area #1-2 Bond Debt Service Schedule.....   | 107 |
| Exhibit T - Improvement Area #3 Bond Debt Service Schedule.....   | 108 |
| Exhibit U – Major Improvement Area Bond Debt Service Schedule .....   | 109 |
| Exhibit V-1 – Lot Type 1 Buyer Disclosure .....   | 110 |
| Exhibit V-2 – Lot Type 2 Buyer Disclosure .....   | 116 |
| Exhibit V-3 – Lot Type 3 Buyer Disclosure .....   | 122 |
| Exhibit V-4 – Lot Type 4 Buyer Disclosure .....   | 128 |
| Exhibit V-5 – Lot Type 5 Buyer Disclosure .....   | 134 |
| Exhibit V-6 – Lot Type 6 Buyer Disclosure .....   | 140 |
| Exhibit V-7 – Lot Type 7 Buyer Disclosure .....   | 146 |
| Exhibit W – Improvement Area #3 Engineering Report .....  | 152 |

## INTRODUCTION

Capitalized terms used in this Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Amended and Restated Service and Assessment Plan 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 Amended and Restated Service and Assessment Plan, or an Exhibit attached to and made a part of this Amended and Restated Service and Assessment Plan for all purposes.

On November 7, 2018, the City passed and approved Resolution No. 2018-10 authorizing the creation of the District in accordance with the PID Act, which authorization was effective upon publication as required by the then-effective provisions of the PID Act. On October 7, 2020, the City authorized additional land to be included within the District pursuant to Resolution No. 2020-11. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 602.9 acres located within the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

On May 5<sup>th</sup>, 2021, the City Council passed and approved Ordinance No. 609 authorizing the levy of Assessments on Assessed Property within the District and approving the Original Service and Assessment Plan for the District.

On August 17<sup>th</sup>, 2022, the City Council passed and approved Ordinance No. 668 which approved the 2022 Annual Service Plan update as well as updating the Assessment Roll for 2022.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the Amended and Restated Service and Assessment Plan, which serves to amend and restate the Original Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #3 Assessments, (2) incorporating provisions relating to the City’s issuance of the Improvement Area #3 Bonds, and (3) updating the Assessment Roll.

The PID Act requires a Service Plan for the District. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay its share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized

Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F**. The Improvement Area #2 Assessment Roll is included as **Exhibit H**. The Improvement Area #3 Assessment Roll is included as **Exhibit J**. The Major Improvement Area Assessment Roll is included as **Exhibit L**.

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## SECTION I: DEFINITIONS

**“2022 Annual Service Plan Update”** means the 2022 Annual Service Plan Update passed and approved by the City Council on August 17<sup>th</sup>, 2022.

**“Amended and Restated Service and Assessment Plan”** means this Amended and Restated Service and Assessment Plan passed and approved by the City Council on June 7<sup>th</sup>, 2023, by Ordinance No. \_\_\_\_\_, which serves to amend and restate the Original Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #3 Assessments, (2) incorporating provisions relating to the City’s issuance of the Improvement Area #3 Bonds, and (3) updating the Assessment Rolls.

**“Actual Costs”** means, with respect to the Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer: (1) to plan, 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) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor’s fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

**“Additional Interest”** means the amount collected by application of the Additional Interest Rate.

**“Additional Interest Rate”** means the 0.50% additional interest charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

**“Administrator”** means the City or the person or independent firm designated by the City who shall have the responsibility provided in this Amended and Restated Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

**“Annual Collection Costs”** means the actual or budgeted costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with

respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Amended and Restated Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

**“Annual Installment”** means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

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

**“Appraisal District”** means Travis Central Appraisal District.

**“Assessed Property”** means any Parcel within the District against which an Assessment is levied.

**“Assessment”** means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

**“Assessment Ordinance”** means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

**“Assessment Plan”** means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V**.

**“Assessment Roll”** means one or more assessment rolls 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 PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included as **Exhibit F**. The Improvement Area #2 Assessment Roll is included as **Exhibit H**. The Improvement Area #3 Assessment Roll is included at **Exhibit J**. The Major Improvement Area Assessment Roll is included as **Exhibit L**.

**“Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act as described in **Section III** and **Exhibit C** and depicted on **Exhibit P**.

**“Bond Issuance Costs”** means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs,

publication costs, City costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**"City"** means the City of Manor, Texas.

**"City Council"** means the governing body of the City.

**"County"** means Travis County, Texas.

**"Delinquent Collection Costs"** mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

**"Developer"** means Forestar (USA) Real Estate Group Inc., and any successor and assigns.

**"District"** means the Manor Heights Public Improvement District containing approximately 602.9 acres located within the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1**.

**"District Formation Expenses"** means the costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

**"Estimated Buildout Value"** means the estimated buildout value of an Assessed Property at the time Assessments are levied, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

**"Improvement Area #1"** means approximately 127.37 acres located within the District, as shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

**"Improvement Area #1-2 Bonds"** means those certain "City of Manor, Texas, Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project)", that are secured by Improvement Area #1 Assessments and Improvement Area #2 Assessments.

**"Improvement Area #1 Annual Installment"** means the annual installment payment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City

Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #1 Assessed Property”** means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

**“Improvement Area #1 Assessment”** means an Assessment levied against Improvement Area #1 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #1 Assessment Roll”** means the Assessment Roll for the Improvement Area #1 Assessed Property and included in this Amended and Restated Service and Assessment Plan as **Exhibit F**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #1 Improvements”** means those Authorized Improvements that only benefit Improvement Area #1, more specifically described in **Section III.B**, and which are to be financed with the proceeds of the Improvement Area #1-2 Bonds.

**“Improvement Area #1 Projects”** means the Improvement Area #1 Improvements and Improvement Area #1’s allocable share of the Major Improvements.

**“Improvement Area #2”** means approximately 91.81 acres located within the District, as shown on **Exhibit B-3** and more specifically described in **Exhibit A-3**.

**“Improvement Area #2 Annual Installment”** means the annual installment payment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #2 Assessed Property”** means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

**“Improvement Area #2 Assessment”** means an Assessment levied against Improvement Area #2 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Property and included in this Amended and Restated Service and Assessment Plan as **Exhibit H**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #2 Improvements”** means those Authorized Improvements that only benefit Improvement Area #2, and more specifically described in **Section III.C**, and which are to be financed with the proceeds of the Improvement Area #1-2 Bonds.

**“Improvement Area #2 Projects”** means the Improvement Area #2 Improvements and Improvement Area #2’s allocable share of the Major Improvements.

**“Improvement Area #3”** means approximately 159.04 acres located within the District, as shown on **Exhibit B-4** and more specifically described in **Exhibit A-4**.

**“Improvement Area #3 Annual Installment”** means the annual installment payment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #3 Assessed Property”** means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

**“Improvement Area #3 Assessment”** means an Assessment levied against Improvement Area #3 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 Assessed Property and included in this Amended and Restated Service and Assessment Plan as **Exhibit J**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #3 Bonds”** means those certain “City of Manor, Texas, Special Assessment Revenue Bonds, Series 2023 (Manor Heights Public Improvement District Improvement Area #3 Project)”, that are secured by Improvement Area #3 Assessments.



**“Improvement Area #3 Condo Parcel”** means all of the area within Improvement Area #3 that is intended to be developed into 106 condominium units, consisting of tax ID 958418 as shown on **Exhibit B-6**.

**“Improvement Area #3 Improvements”** means those Authorized Improvements that only benefit Improvement Area #3, more specifically described in **Section III.D**, and which are to be financed with the proceeds of the Improvement Area #3 Bonds.

**“Indenture”** means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds.

**“Lot”** means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

**“Lot Type 1”** means a Lot within Improvement Area #1 designated as a 50’ single-family residential lot by the Owner, as shown on the map attached as **Exhibit O**.

**“Lot Type 2”** means a Lot within Improvement Area #2 designated as a 50’ single-family residential lot by the Owner, as shown on the map attached as **Exhibit O**.

**“Lot Type 3”** means a Lot within Improvement Area #2 designated as a 55’ single-family residential lot by the Owner, as shown on the map attached as **Exhibit O**.

**“Lot Type 4”** means a Lot within Improvement Area #3 designated as a 50’ single-family residential lot by the Owner, as shown on the map attached as **Exhibit O**.

**“Lot Type 5”** means a Lot within Improvement Area #3 designated as a 55’ single-family residential lot by the Owner, as shown on the map attached as **Exhibit O**.

**“Lot Type 6”** means a Lot within Improvement Area #3 designated as a 60’ single-family residential lot by the Owner, as shown on the map attached as **Exhibit O**.

**“Lot Type 7”** means a Lot within Improvement Area #3 designated as a condominium residential lot by the Owner.

**“Major Improvement Area”** means approximately 383.102 acres located within the District, as shown on **Exhibit B-5** and more specifically described in **Exhibit A-8**.

**“Major Improvement Area Annual Installment”** means the annual installment payment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Major Improvement Area Assessed Property”** means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

**“Major Improvement Area Assessment”** means an Assessment levied against the Major Improvement Area Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Major Improvement Area Assessment Roll”** means the Assessment Roll for the Major Improvement Area Assessed Property and included in this Amended and Restated Service and Assessment Plan as **Exhibit L**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Major Improvement Area Bonds”** means those certain “City of Manor, Texas, Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project).”

**“Major Improvement Area Projects”** means Major Improvement Area’s allocable share of the Major Improvements, District Formation Expenses and Bond Issuance Costs.

**“Major Improvement Area Remainder Parcel”** means all of the area within the Major Improvement Area, save and except all property within Improvement Area #3. Until a plat has been recorded on a property ID within the Major Improvement Area Remainder Parcel, the Major Improvement Area Annual Installment will be allocated to each property ID within the Major Improvement Area Remainder Parcel based on the Travis Central Appraisal District acreage for billing purposes only.

**“Major Improvements”** means the improvements and associated soft costs that benefit the entire District, and are more specifically described in **Section III.A.**

**“Maximum Assessment”** means, for each Lot within Improvement Area #1, Improvement Area #2 and Improvement Area #3, the amount shown for each Lot Type on **Exhibit N.** The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

**“Non-Benefited Property”** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

**“Original Service and Assessment Plan”** means the Service and Assessment Plan passed and approved by City Council on May 5<sup>th</sup>, 2021, by Ordinance No. 609, which levied Assessments on Assessed Property within the District and approved the Assessment Roll.

**“Owner”** means either Forestar (USA) Real Estate Group Inc., RHOF, LLC or Continental Homes of Texas, L.P. and any successor and assigns.

**“Parcel(s)”** means a property within the District, identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

**“PID Act”** means Chapter 372, Texas Local Government Code, as amended.

**“PID Bonds”** means bonds issued by the City to finance the Actual Costs of the Authorized Improvements including the Improvement Area #1-2 Bonds, the Improvement Area #3 Bonds, and the Major Improvement Area Bonds.

**“Phase 2 Section 1B Final Plat”** means the platted property contained within the Manor Heights Phase 2, Section 1B Final Plat attached hereto as **Exhibit A-5.**

**“Phase 3 Section 1 Final Plat”** means the platted property contained within the Manor Heights Phase 3, Section 1 Final Plat attached hereto as **Exhibit A-6.**

**“Phase 3 Section 2 Final Plat”** means the platted property contained within the Manor Heights Phase 3, Section 2 Final Plat attached hereto as **Exhibit A-7.**

**“Prepayment”** means the payment of all or a portion of an Assessment before the due date of the final installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment of the Assessment.

**“Prepayment Costs”** means interest and Annual Collection Costs incurred up to the date of Prepayment.

**“Property ID”** means a unique number assigned to each Parcel by the Appraisal District.

**“Service and Assessment Plan”** means any Service and Assessment Plan as amended, modified and updated from time to time.

**“Service Plan”** means a plan approved by the City Council that covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

**“Trustee”** means a trustee (or successor trustee) under the applicable Indenture.

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## SECTION II: THE DISTRICT

The District includes approximately 602.9 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Development of the District is anticipated to include approximately 1,256 single-family units, 404 condos, 68,999 square feet of office space, 17,250 square feet of restaurant space and 150,935 square feet of retail space.

Improvement Area #1 includes approximately 127.37 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2**. Development of Improvement Area #1 is anticipated to include approximately 264 single-family units.

Improvement Area #2 includes approximately 91.81 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-3** and depicted on **Exhibit B-3**. Development of Improvement Area #2 is anticipated to include approximately 251 single-family units.

Improvement Area #3 includes approximately 159.04 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-4** and depicted on **Exhibit B-4**. Development of Improvement Area #3 is anticipated to include approximately 285 single-family units and 106 condos.

The Major Improvement Area includes approximately 383.102 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-8** and depicted on **Exhibit B-5**. Development of the Major Improvement Area is anticipated to include approximately 741 single-family units, 404 condos, 68,999 square feet of office space, 17,250 square feet of restaurant space and 150,935 square feet of retail space.

## SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Major Improvements, the Improvement Area #1 Improvements, the Improvement Area #2 Improvements, the Improvement Area #3 Improvements, and District Formation Expenses and Bond Issuance Costs are Authorized Improvements and confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit C**, and maps depicting the Authorized Improvements are shown on **Exhibit P**.

## **A. Major Improvements**

- *Wastewater Treatment Plant Phase 1*

Improvements designed and constructed in accordance with 30 TAC Chapter 217 Rules with a nominal treatment capacity of 200,000 gallons per day.

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways part of the MAD4 collector roads. All related earthwork, excavation, erosion control, demolition and paving are included.

- *Kimbrow ROW Acquisition*

Improvements including easements needed for relocating the existing Manville water line conflicting with Old Kimbro Road widening.

- *Soft Costs*

Estimated to be 15% of above-described hard costs, inclusive of a 4% construction management fee.

## **B. Improvement Area #1 Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #1.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #1.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, reinforced concrete pipe, manholes, storm outfalls, storm drain inlets, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to ensure proper drainage of the public roadways within Improvement Area #1.

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each Lot within Improvement Area #1.

- *Trails*

Improvements include approximately 5' wide crushed granite trails along the proposed public parkland to be dedicated to the City.

- *Soft Costs*

Include costs associated with engineering and design of Improvement Area #1 Improvements including permits, fees and fiscals.

### **C. Improvement Area #2 Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #2.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #2.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, reinforced concrete pipe, manholes, storm outfalls, storm drain inlets, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to ensure proper drainage of the public roadways within Improvement Area #2.

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each Lot within Improvement Area #2.

- *Soft Costs*

Include costs associated with engineering and design of Improvement Area #2 Improvements including permits, fees and fiscals.

#### **D. Improvement Area #3 Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #3.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #3.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, reinforced concrete pipe, manholes, storm outfalls, storm drain inlets, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to ensure proper drainage of the public roadways within Improvement Area #3.

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for sidewalks and high modulus mixtures for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each Lot within Improvement Area #3.

- *Soft Costs*

Include costs associated with engineering and design of Improvement Area #3 Improvements including permits, fees and fiscals.

#### **E. Bond Issuance Costs**

- *Debt Service Reserve Fund*

Equals the amount required to fund a reserve under an applicable Indenture.



- *Capitalized Interest*

Equals the amount of capitalized interest available for payment of interest on PID Bonds as reflected in an applicable Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds and includes a fee for underwriter's counsel.

- *Cost of Issuance*

Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**F. District Formation Expenses**

Costs associated with forming the District, including but not limited to 1<sup>st</sup> year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

**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 Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit D** summarizes the Service Plan for the District.

**Exhibit E** summarizes the sources and uses of funds required to construct the Authorized Improvements and pay the District Formation and Bond Issuance Costs. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

**SECTION V: ASSESSMENT PLAN**

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard

to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the municipality or the City 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 Owner and all future owners and developers of the Assessed Property.

#### **A. Assessment Methodology**

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated as follows:

- Major Improvements shall be allocated between the Major Improvement Area, Improvement Area #1, and Improvement Area #2 pro rata based on estimated buildout value, as shown on **Exhibit R**.
- The Improvement Area #1 Improvements were allocated entirely to the Improvement Area #1 Assessed Property.
- The Improvement Area #2 Improvements were allocated entirely to the Improvement Area #2 Assessed Property.
- The Improvement Area #3 Improvements are allocated entirely to the Improvement Area #3 Assessed Property.

#### **B. Assessments**

Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #2 Assessments were levied on the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit H**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit I**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #3 Assessments are levied on the Improvement Area #3 Assessed Property as shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit J**. The projected

Improvement Area #3 Annual Installments are shown on **Exhibit K-1** and **Exhibit K-2**, subject to revisions made during any Annual Service Plan Update.

Major Improvement Area Assessments were levied on the Major Improvement Area Assessed Property as shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit L**. The projected Major Improvement Area Annual Installments are shown on **Exhibit M**, subject to revisions made during any Annual Service Plan Update.

Upon subdivisions of the Improvement Area #3 Assessed Property by final plat, the Maximum Assessment for each Lot Type is shown on **Exhibit N**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

### **C. Findings of Special Benefit**

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*
  1. The costs of Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs equal \$8,626,986, as shown on **Exhibit C**; and
  2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #1 Projects and District Formation Expenses and Bond Issuance Costs; and
  3. The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property for Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs, which equal \$3,735,156, of which \$3,644,600.92 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F**; and
  4. The special benefit ( $\geq$  \$8,626,986) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #1 Assessments (\$3,735,156) levied on the Improvement Area #1 Assessed Property; and
  5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Projects,

District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

▪ *Improvement Area #2*

1. The costs of Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs equal \$10,448,125, as shown on **Exhibit C**; and
2. The Improvement Area #2 Assessed Property receives special benefit from Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs; and
3. The Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments levied on the Improvement Area #2 Assessed Property for Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs, which equal \$3,569,844, of which \$3,482,683.49 remains outstanding, as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit H**; and
4. The special benefit ( $\geq$  \$10,448,125) received by the Improvement Area #2 Assessed Property from Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #2 Assessments (\$3,569,844) levied on the Improvement Area #2 Assessed Property; and
5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #2 Assessments, the Owner owned 100% of the Improvement Area #2 Assessed Property. The Owner acknowledged that Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

- *Improvement Area #3*

1. The costs of Improvement Area #3 Improvements and Bond Issuance Costs equal \$11,332,194, as shown on **Exhibit C**; and
2. The Improvement Area #3 Assessed Property receives special benefit from Improvement Area #3 Improvements and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #3 Improvements and Bond Issuance Costs; and
3. The Improvement Area #3 Assessed Property is allocated 100% of the Improvement Area #3 Assessments levied on the Improvement Area #3 Assessed Property for the Improvement Area #3 Improvements and Bond Issuance costs, which equal \$4,255,000, as shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit J**; and
4. The special benefit ( $\geq$  \$11,332,194) received by the Improvement Area #3 Assessed Property from Improvement Area #3 Improvements and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #3 Assessments (\$4,255,000) levied on the Improvement Area #3 Assessed Property; and
5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #3 Assessments, the Owner owned 100% of the Improvement Area #3 Assessed Property. The Owner acknowledged that Improvement Area #3 Improvements and Bond Issuance Costs confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessments to pay for the Improvement Area #3 Improvements and Bond Issuance Costs. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) this Amended and Restated Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #3 Assessments on the Improvement Area #3 Assessed Property.

- *Major Improvement Area*

1. The costs of the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs equal \$8,111,777, as shown on **Exhibit C**; and
2. The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs; and

3. The Major Improvement Area Assessed Property was allocated 100% of the Major Improvement Area Assessments levied on the Major Improvement Area Assessed Property for the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs, which equal \$8,080,000, of which \$7,930,000 remains outstanding, as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit L**; and
4. The special benefit ( $\geq$  \$8,111,777) received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Major Improvement Area Assessments (\$8,080,000) levied on the Major Improvement Area Assessed Property; and
5. At the time the City Council approved the Assessment Ordinance levying the Major Improvement Area Assessments, the Owner owned 100% of the Major Improvement Area Assessed Property. The Owner acknowledged that the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs confers a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area Assessments to pay for the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Major Improvement Area Assessments on the Major Improvement Area Assessed Property.

#### **D. Annual Collection Costs**

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

#### **E. Additional Interest**

The interest rate on Assessments levied on the Assessed Property to pay the PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

## SECTION VI: TERMS OF THE ASSESSMENTS

### A. Reallocation of Assessments

#### 1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property 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 Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Amended and Restated Service and Assessment Plan approved by the City Council.

#### 2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat and a Property ID has been assigned by the Appraisal District, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property

E= the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Amended and Restated Service and Assessment Plan approved by the City Council.

### *3. Upon Consolidation*

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

## **B. True-Up of Assessments if Maximum Assessment Exceeded**

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

## **C. Mandatory Prepayment of Assessments**

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 to the Administrator the full



amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, 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. Reduction of Assessments**

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

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 reduced Assessments.

#### **E. Prepayment of Assessments**

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the 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 Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit Q**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the 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 Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

## **F. Prepayment as a Result of Eminent Domain Proceeding or Taking**

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a **“Taking”**), the portion of the Assessed Property that was taken or transferred (the **“Taken Property”**) shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **“Remaining Property”**), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remainder Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirement on all outstanding PID Bonds.

### **G. Payment of Assessment in Annual Installments**

**Exhibit G** shows the projected Improvement Area #1 Annual Installments. **Exhibit I** shows the projected Improvement Area #2 Annual Installments. **Exhibit K-1** shows the projected Improvement Area #3 Annual Installments for the Improvement Area #3 Bonds. **Exhibit K-2** shows the projected Improvement Area #3 Annual Installments for the Improvement Area #3 Bonds and the allocable share of Major Improvement Area Bonds for Improvement Area #3. **Exhibit M** shows the projected Major Improvement Area Annual Installments.

Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. Until a plat has been recorded on a Parcel and a Property ID has been assigned by the Appraisal District within Improvement Area #1, Improvement Area #2, Improvement Area #3, or the Major Improvement Area, the Annual Installment will be allocated to each Property ID within the Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, Improvement Area #3 Assessed Property, and Major Improvement Area Assessed Property, respectively, based on the Travis Central Appraisal District acreage for billing purposes only.

The Administrator shall prepare and submit to the City Council for its review and approval, with a copy provided to the Developer contemporaneously therewith, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be collected 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 PID 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 PID Act.

Sales of the 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.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2022.

## SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel within the Improvement Area #1 Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #2 Assessment Roll is attached as **Exhibit H**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel within the Improvement Area #2 Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #3 Assessment Roll is attached as **Exhibit J**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 Annual Installments for each Parcel within the Improvement Area #3 Assessed Property as part of each Annual Service Plan Update.

The Major Improvement Area Assessment Roll is attached as **Exhibit L**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel within the Major Improvement Area Assessed Property as part of each Annual Service Plan Update.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1<sup>st</sup> of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Amended and Restated Service and Assessment Plan, the applicable ordinance authorizing the PID Bonds, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

### **B. Amendments**

Amendments to this Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Amended and Restated Service and Assessment Plan may be amended without notice to owners of the 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 Amended and Restated Service and Assessment Plan.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Amended and Restated Service and Assessment Plan. Interpretations of this Amended and Restated Service and Assessment Plan 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 at a meeting of the City Council during 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.

#### **D. Form of Buyer Disclosure**

Per Section 5.014 of the Texas Property Code, as amended, this Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto in **Exhibit V-1, Exhibit V-2, Exhibit V-3, Exhibit V-4, Exhibit V-5, Exhibit V-6** and **Exhibit V-7**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in the real property records of the County in its entirety.

#### **E. Severability**

If any provision of this Amended and Restated Service and Assessment Plan is determined by a governmental agency or 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.

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## LIST OF EXHIBITS

|                    |   |
|--------------------|---|
| <b>Exhibit A-1</b> | District Legal Description                            |
| <b>Exhibit A-2</b> | Improvement Area #1 Legal Description                 |
| <b>Exhibit A-3</b> | Improvement Area #2 Legal Description                 |
| <b>Exhibit A-4</b> | Improvement Area #3 Legal Description                 |
| <b>Exhibit A-5</b> | Phase 2 Section 1B Final Plat                         |
| <b>Exhibit A-5</b> | Phase 3 Section 1 Final Plat                          |
| <b>Exhibit A-7</b> | Phase 3 Section 2 Final Plat                          |
| <b>Exhibit A-8</b> | Major Improvement Area Legal Description              |
| <b>Exhibit B-1</b> | District Boundary Map                                 |
| <b>Exhibit B-2</b> | Improvement Area #1 Boundary Map                      |
| <b>Exhibit B-3</b> | Improvement Area #2 Boundary Map                      |
| <b>Exhibit B-4</b> | Improvement Area #3 Boundary Map                      |
| <b>Exhibit B-5</b> | Major Improvement Area Boundary Map                   |
| <b>Exhibit B-6</b> | Improvement Area #3 Condo Parcel Map                  |
| <b>Exhibit C</b>   | Authorized Improvements                               |
| <b>Exhibit D</b>   | Service Plan  |
| <b>Exhibit E</b>   | Sources and Uses                                      |
| <b>Exhibit F</b>   | Improvement Area #1 Assessment Roll                   |
| <b>Exhibit G</b>   | Improvement Area #1 Annual Installment Schedule       |
| <b>Exhibit H</b>   | Improvement Area #2 Assessment Roll                   |
| <b>Exhibit I</b>   | Improvement Area #2 Annual Installment Schedule       |
| <b>Exhibit J</b>   | Improvement Area #3 Assessment Roll                   |
| <b>Exhibit K-1</b> | Improvement Area #3 Bonds Annual Installment Schedule |
| <b>Exhibit K-2</b> | Improvement Area #3 Total Annual Installment Schedule |
| <b>Exhibit L</b>   | Major Improvement Area Assessment Roll                |
| <b>Exhibit M</b>   | Major Improvement Area Annual Installment Schedule    |
| <b>Exhibit N</b>   | Maximum Assessment Per Lot Type                       |
| <b>Exhibit O</b>   | Lot Type Classification Maps                          |

|                    |  |
|--------------------|--|
| <b>Exhibit P</b>   | Maps of Authorized Improvements  |
| <b>Exhibit Q</b>   | Notice of PID Assessment Termination   |
| <b>Exhibit R</b>   | Estimated Buildout Value for Major Improvement Area, Improvement Area #1, Improvement Area #2, and Improvement Area #3 |
| <b>Exhibit S</b>   | Improvement Area #1-2 Bond Debt Service Schedule   |
| <b>Exhibit T</b>   | Improvement Area #3 Bond Debt Service Schedule   |
| <b>Exhibit U</b>   | Major Improvement Area Bond Debt Service Schedule  |
| <b>Exhibit V-1</b> | Lot Type 1 Buyer Disclosure  |
| <b>Exhibit V-2</b> | Lot Type 2 Buyer Disclosure  |
| <b>Exhibit V-3</b> | Lot Type 3 Buyer Disclosure  |
| <b>Exhibit V-4</b> | Lot Type 4 Buyer Disclosure  |
| <b>Exhibit V-5</b> | Lot Type 5 Buyer Disclosure  |
| <b>Exhibit V-6</b> | Lot Type 6 Buyer Disclosure  |
| <b>Exhibit V-7</b> | Lot Type 7 Buyer Disclosure  |
| <b>Exhibit W</b>   | Improvement Area #3 Engineering Report   |



## EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

### Exhibit A The Property

90.089 ACRES OUT OF THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE TRACTS OF LAND CONVEYED TO RHOF, LLC, A TEXAS LIMITED LIABILITY COMPANY, PER DEED RECORDED AS DOCUMENT NO.2017194263 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

44.0347 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS RECORDED IN 2017157471 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.201780865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**A METES AND BOUNDS  
DESCRIPTION OF A  
3.700 ACRE RIGHT-OF-WAY OF LAND**

**BEING** a 3.700 acre (161,158 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas; and being a portion of Old Kimbro Road (80 feet wide); and being more particularly described as follows:

**COMMENCING**, at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the southerly right-of-way line of said Old Kimbro Road marking the northwest corner of a called 51.533 acre tract of land described in instrument to Chau Dinh and Kim Pham recorded in Document No. 2014139510 of the Official Public Records of Travis County, same being the northeast corner of a called 90.0886 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017194263 of the Official Public Records of Travis County;

**THENCE**, North 85°48'57" West, 846.55 feet, along the southerly right-of-way line of Old Kimbro Road and the north line of said 90.0886 acre tract to the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing along the southerly right-of-way of said Old Kimbro Road and along the north line of said 90.0886 acre tract the following two (2) courses and distances:

1. North 85°48'57" West, 1629.02 feet to an iron rod with plastic cap stamped "KHA" found for a point of curvature;
2. in a southwesterly direction, along a tangent curve to the left, a central angle of 43°49'58", a radius of 533.10 feet, a chord bearing and distance of South 72°20'04" West, 397.96 feet, and a total arc length of 407.84 feet to a point for corner;

**THENCE**, departing the north line of said 90.0886 acre tract and crossing said Old Kimbro Road the following two (2) courses and distances:

1. North 40°17'42" West, 46.07 feet to a point for corner;
2. North 61°40'04" West, 35.46 feet to a 5/8-iron rod found on the northerly right-of-way line of said Old Kimbro Road marking the southwest corner of a called 157.9603 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017180865 of the Official Public Records of Travis County;

**THENCE**, along the northerly right-of-way line of said Old Kimbro Road and along the south line of said 157.9603 acre tract the following three (3) courses and distances:

1. in a northeasterly direction, along a non-tangent curve to the right, a central angle of 36°32'19", a radius of 613.14 feet, a chord bearing and distance of North 68°23'46" East, 384.42 feet, and a total arc length of 391.01 feet to a 1/2-iron rod found for a point for corner;
2. in a northeasterly direction, along a non-tangent curve to the right, a central angle of 7°10'29", a radius of 1407.07 feet, a chord bearing and distance of South 89°23'14" East, 176.08 feet, and a total arc length of 176.20 feet to a concrete monument found for a point of tangency;
3. South 85°54'35" East, 1541.16 feet to a point for corner;

**THENCE**, South 4°11'03" West, 80.00 feet departing the south line of said 157.9603 acre tract and crossing said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 3.700 acres of right-of-way in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

ABEL P. STENDAHL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6754  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
abel.stendahl@kimley-horn.com



**EXHIBIT OF A 3.700 ACRE  
RIGHT-OF-WAY  
TO BE RELEASED**

A.A. CALDWELL SURVEY NO.52,  
ABSTRACT NO. 154  
TRAVIS COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date     | Project No. | Sheet No. |
|-------|----------|------------|----------|-------------|-----------|
| N/A   | DJG      | APS        | 9/3/2020 | 069255703   | 1 OF 2    |

STENDAHL, ABEL 9/3/2020 10:57 AM K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 2\DWG\EXHIBITS\3.700AC RIGHT OF WAY RELEASE.DWG

## **EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION**

Being 127.37 acres of land located in the A.C Caldwell Survey No. 52, Abstract No. 154, and being all of that 110.524 acre tract of land located in the A.C Caldwell Survey No. 52, Abstract No. 154, described in the Manor Heights South Phase 1 Section 1 Final Plat, recorded in Document No. 202100001 Official Public Records of Travis County, and being a portion of that certain 267.942 acre tract of land located in the A.C Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas, conveyed to Forestar (USA) Real Estate Group Inc., as described in Document No. 2019171724, corrected in Document No. 2019176020, Official Public Records of Travis County, Texas.

### **EXHIBIT A-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION**

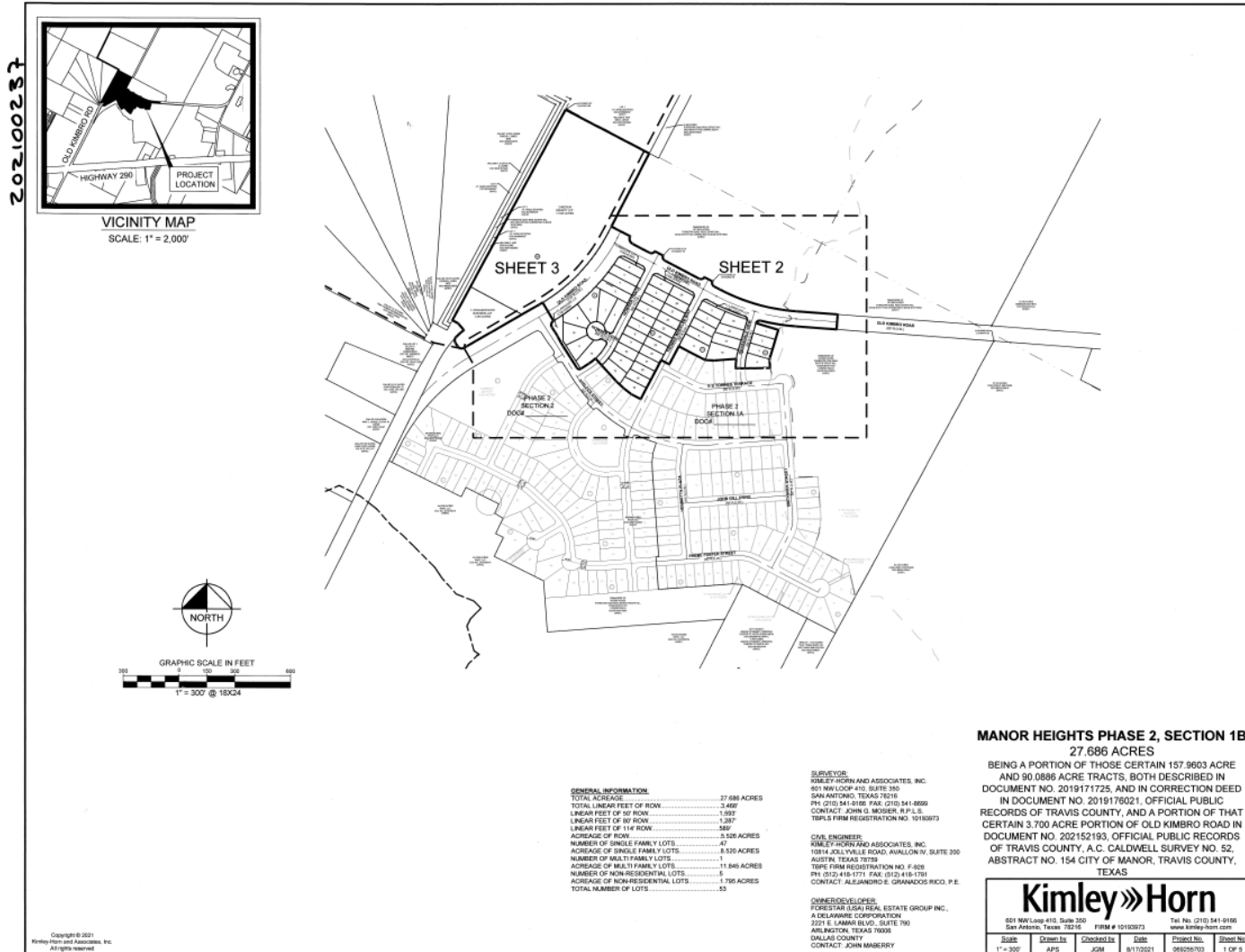
Being 91.81 acres of land located in the A.C Caldwell Survey No.52, Abstract No.154, and the Lemuel Kimbro Survey No.64, Abstract No.456, City of Manor, Travis County Texas, and being portion of that certain tract or parcel of land containing 90.089 acres located in the A.C. Caldwell Survey No.52 , Abstract No. 154, described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No.2019171725, corrected in Document No.2019176021 Official Public Records of Travis County, and being a portion of that certain 157.9603 acre tract of land located in the A.C Caldwell Survey No.52, Abstract No.154, and the Lemuel Kimbro Survey No.64, Abstract No.456, City of Manor, Travis County Texas, described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No.2019171725, corrected in Document No.2019176021 Official Public Records of Travis County , and a portion of that certain tract or parcel of land containing 3.7 acres situated in the A.C. Caldwell Survey No.52, Abstract 154, City of Manor, Travis County, Texas Conveyed to Forestar (USA) Real Estate Group Inc., as described in document 2021052193, official public records of Travis County, Texas.

## **EXHIBIT A-4 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION**

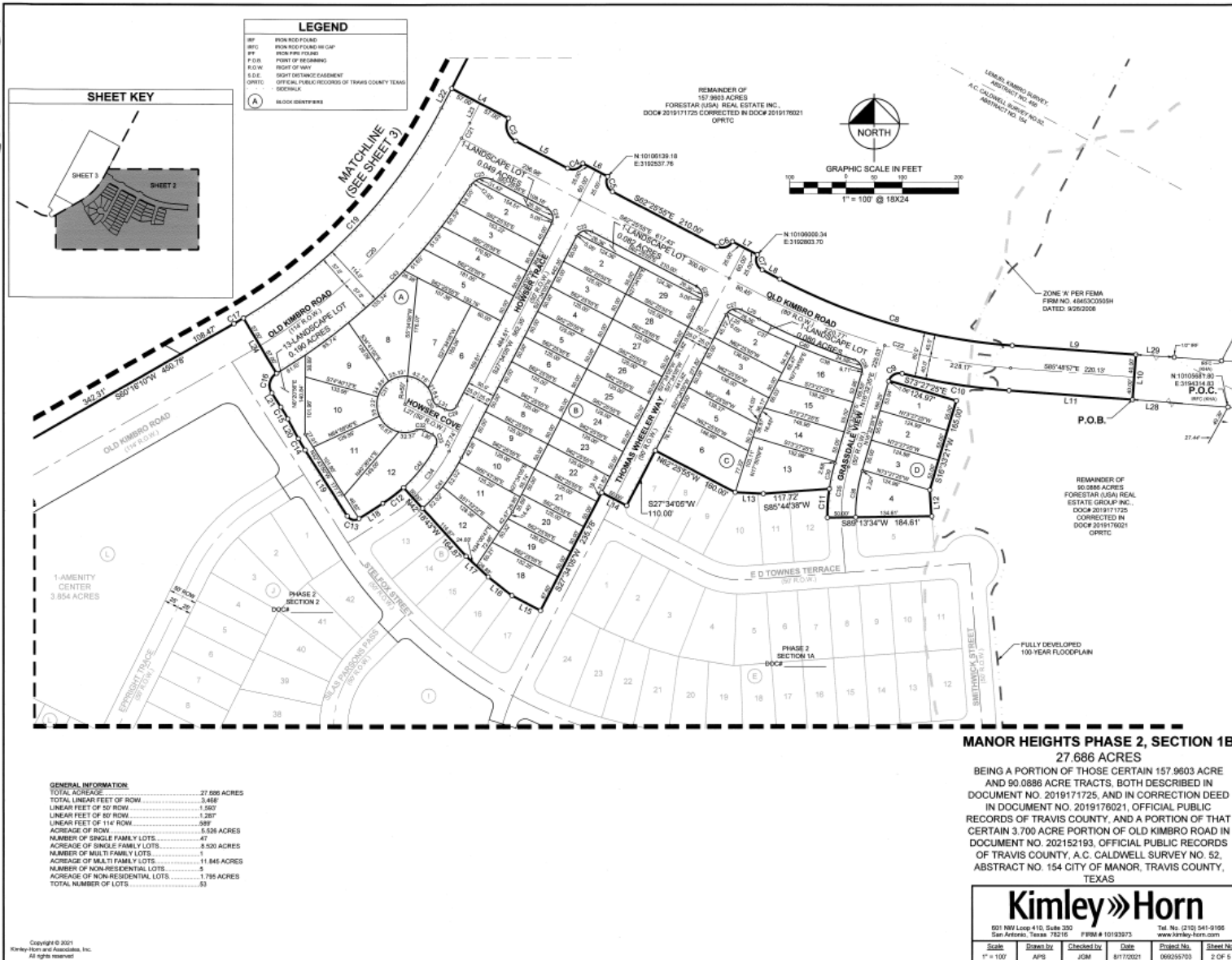
Improvement Area #3 is contained within the area described by the Manor Heights Phase 2 Section 1B Final Plat, Manor Heights Phase 3 Section 1 Final Plat & Manor Heights Phase 3 Section 2 Final Plat as described below in **Exhibit A-5, Exhibit A-6 & Exhibit A-7**, respectively.

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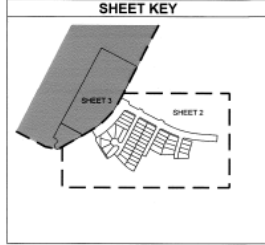
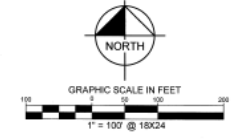
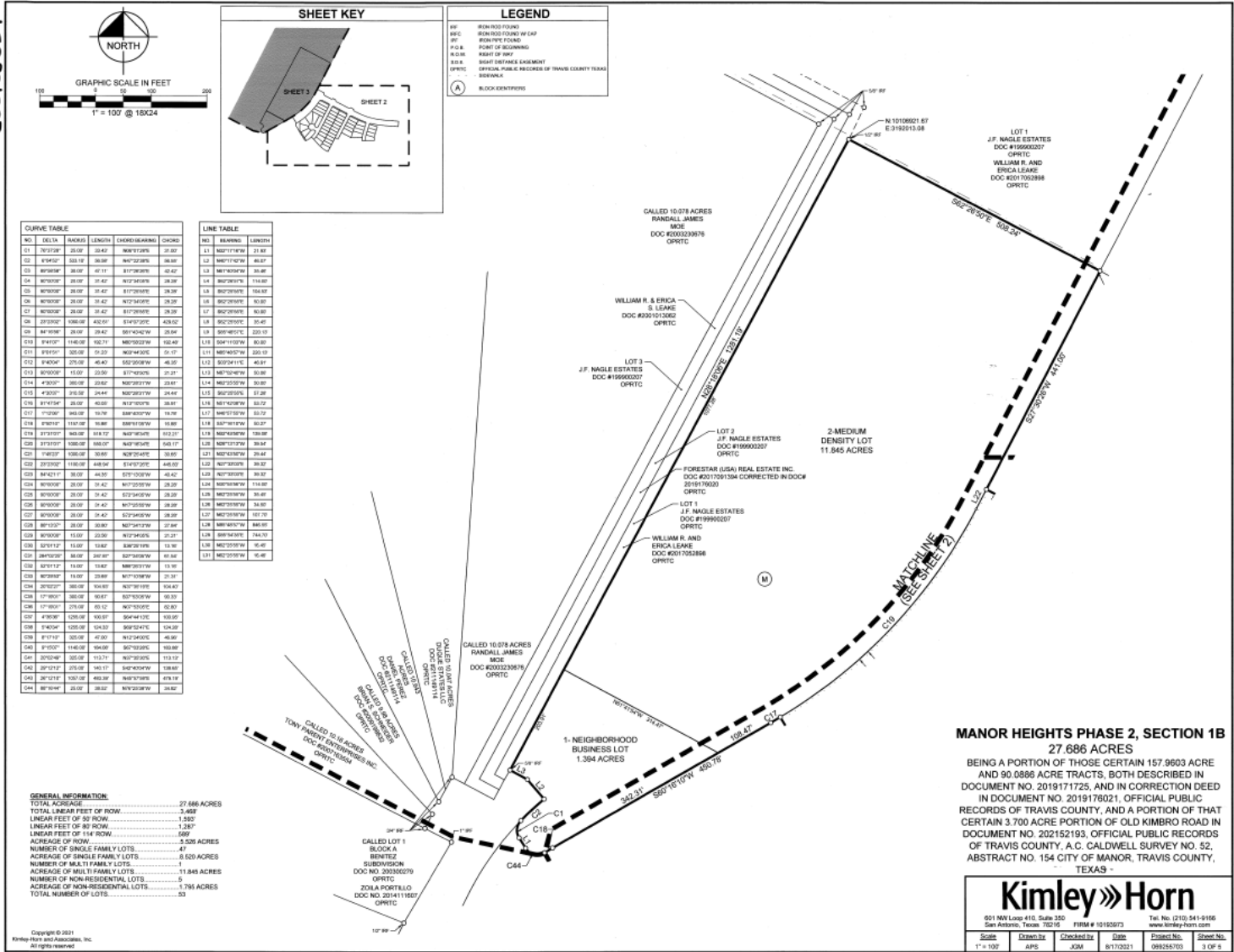
# EXHIBIT A-5 – PHASE 2 SECTION 1B FINAL PLAT



20210203



202100237



| CURVE TABLE |           |         |                    |
|-------------|-----------|---------|--------------------|
| NO.         | DELTA     | RADIUS  | CHORD BEARING      |
| C1          | 293°22'   | 28.00   | 38.42 N89°21'24"E  |
| C2          | 1°45'00"  | 528.19  | 96.28 N87°20'00"E  |
| C3          | 89°58'00" | 28.00   | 47.11 S77°26'24"E  |
| C4          | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C5          | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C6          | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C7          | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C8          | 272°02'   | 588.00  | 432.61 E14°01'20"E |
| C9          | 84°19'00" | 28.00   | 28.42 S87°40'24"W  |
| C10         | 1°45'00"  | 1148.00 | 192.11 N87°20'00"E |
| C11         | 89°58'00" | 28.00   | 52.33 N82°45'24"E  |
| C12         | 1°45'00"  | 275.00  | 45.43 S82°50'00"W  |
| C13         | 89°58'00" | 15.00   | 25.50 S77°26'24"E  |
| C14         | 1°45'00"  | 268.00  | 23.88 N87°20'00"E  |
| C15         | 4°30'00"  | 218.00  | 24.44 N82°50'00"W  |
| C16         | 87°47'04" | 28.00   | 45.00 N72°30'24"E  |
| C17         | 1°45'00"  | 960.00  | 16.76 S88°40'24"W  |
| C18         | 1°45'00"  | 113.00  | 13.88 N87°20'00"E  |
| C19         | 87°47'04" | 468.00  | 83.72 N82°50'00"E  |
| C20         | 37°31'07" | 588.00  | 68.57 N82°50'00"E  |
| C21         | 1°45'00"  | 588.00  | 38.91 S82°50'00"E  |
| C22         | 272°02'   | 1188.00 | 438.56 E14°01'20"E |
| C23         | 84°19'00" | 28.00   | 48.37 S72°30'24"W  |
| C24         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C25         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C26         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C27         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C28         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C29         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C30         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C31         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C32         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C33         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C34         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C35         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C36         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C37         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C38         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C39         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C40         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C41         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C42         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |
| C43         | 89°58'00" | 28.00   | 31.42 S77°26'24"E  |
| C44         | 89°58'00" | 28.00   | 31.42 N72°34'24"E  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | N87°17'24"W | 21.87  |
| L2         | N87°17'24"W | 48.91  |
| L3         | N87°17'24"W | 36.48  |
| L4         | S82°50'00"W | 114.63 |
| L5         | S82°50'00"W | 164.87 |
| L6         | S82°50'00"W | 102.89 |
| L7         | S82°50'00"W | 60.85  |
| L8         | S82°50'00"W | 35.45  |
| L9         | S89°45'24"E | 220.17 |
| L10        | S89°45'24"E | 80.81  |
| L11        | N82°45'24"E | 224.13 |
| L12        | S82°50'00"W | 45.81  |
| L13        | N87°16'24"W | 50.85  |
| L14        | N87°16'24"W | 80.81  |
| L15        | S82°50'00"W | 51.28  |
| L16        | N87°16'24"W | 63.72  |
| L17        | S87°15'24"W | 63.72  |
| L18        | S87°15'24"W | 80.81  |
| L19        | N82°45'24"E | 104.88 |
| L20        | N82°45'24"E | 38.84  |
| L21        | N87°16'24"W | 28.47  |
| L22        | N87°16'24"W | 80.81  |
| L23        | N87°16'24"W | 30.82  |
| L24        | N82°45'24"E | 114.63 |
| L25        | N82°45'24"E | 36.47  |
| L26        | N87°16'24"W | 44.81  |
| L27        | N87°16'24"W | 107.73 |
| L28        | N87°16'24"W | 84.81  |
| L29        | N87°16'24"W | 174.57 |
| L30        | N82°45'24"E | 46.81  |
| L31        | N87°16'24"W | 46.81  |

| GENERAL INFORMATION             |              |
|---------------------------------|--------------|
| TOTAL ACRES                     | 27,686 ACRES |
| TOTAL LINEAR FEET OF ROW        | 3,488'       |
| LINEAR FEET OF 50' ROW          | 1,280'       |
| LINEAR FEET OF 80' ROW          | 1,280'       |
| LINEAR FEET OF 114' ROW         | 659'         |
| ACREAGE OF ROW                  | 5,128 ACRES  |
| NUMBER OF SINGLE FAMILY LOTS    | 47           |
| ACREAGE OF SINGLE FAMILY LOTS   | 8,520 ACRES  |
| NUMBER OF MULTI-FAMILY LOTS     | 1            |
| ACREAGE OF MULTI-FAMILY LOTS    | 11.845 ACRES |
| NUMBER OF NON-RESIDENTIAL LOTS  | 5            |
| ACREAGE OF NON-RESIDENTIAL LOTS | 1,795 ACRES  |
| TOTAL NUMBER OF LOTS            | 53           |

**MANOR HEIGHTS PHASE 2, SECTION 1B**  
 27,686 ACRES  
 BEING A PORTION OF THOSE CERTAIN 157,960.3 ACRES AND 90,088.6 ACRES TRACTS, BOTH DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176201, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3,700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS.

**Kimley»Horn**  
 601 NW Loop 410, Suite 350 P.O. Box 1010073  
 San Antonio, Texas 78216-0073  
 Tel. No. (210) 541-9166  
 www.kimleyhorn.com

|           |          |            |          |             |           |
|-----------|----------|------------|----------|-------------|-----------|
| Scale     | Drawn by | Checked by | Date     | Project No. | Sheet No. |
| 1" = 100' | APS      | JJM        | 07/03/21 | 089256703   | 3 OF 8    |



157001207

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 27.686 ACRE TRACT LOCATED IN THE CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BRING A PORTION OF THAT CERTAIN 157,980.3 ACRES TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED IN DOCUMENT NUMBER 20191725, CORRECTED IN DOCUMENT NUMBER 20191701, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF OLD KIMBRO ROAD, AN 80 FOOT WIDE RIGHT-OF-WAY, AND DO HEREBY SUBSCRIBE AND HAVE BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

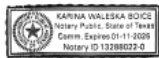
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 2, SECTION 1B" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBSCRIBES SAID 27.686 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS "MANOR HEIGHTS PHASE 2, SECTION 1B" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY August 30 2021
BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

THE STATE OF TEXAS
COUNTY OF WILLAMETTE
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Scott known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF August, 2021.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 1328022-D
MY COMMISSION EXPIRES 01.11.2025
COUNTY OF WILLAMETTE
THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF TRAVIS
I, ALEJANDRO E. GRANADOS RICO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.
A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 446303025H, EFFECTIVE DATE SEPTEMBER 20, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Alejandro E. Granados Rico
ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
5811 JOLLYVILLE ROAD
AVALON IV, SUITE 200
AUSTIN, TEXAS 78758



STATE OF TEXAS
COUNTY OF BEAR
I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPIES WITH THE SURVING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 8-19-21
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
501 NW LOOP 410, SUITE 300
SAN ANTONIO, TEXAS 78219
Ph: 210-321-2402
jgmo@kimley-horn.com



- SURVEYOR'S NOTES
1. THE BEARING, DISTANCES, ANGLES AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4602) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.9999207548. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 12-INCH IRON ROD WITH BRASS PLATE CAP AS APPROVED. NON-UNIFORM OTHERWISSE NOTED.

- GENERAL NOTES:
1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAN SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 12' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 14.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A VARIATION HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 20'
SIDE YARD - 5'
STREET SIDE YARD - 15'
13. LOT 1, BLOCK A, LANDSCAPE LOT, LOT 13, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT AND LOT 1, BLOCK C, LANDSCAPE LOT ARE DEDICATED TO THE HOMEOWNER ASSOCIATION, THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ.FT. WITHIN PUD-SE-1 AND 2000 SQ.FT. WITHIN PUD-RES-A1 DENSITY. THE MINIMUM HOME SIZES SHALL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1920 SQ.FT.
15. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2016, AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE 7th DAY OF April 2021
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE 11th DAY OF Aug. 2021

APPROVED: Philip Tye, PHILIP TYE, CHAIRPERSON
ATTEST: Lluvia Almaraz, LLUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE 11th DAY OF Aug. 2021

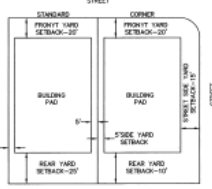
APPROVED: DR. LARRY WALLACE, JR., MAYOR
ATTEST: Lluvia Almaraz, LLUVIA ALMARAZ, CITY SECRETARY



COUNTY OF TRAVIS
STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
I, DANA DEBEAUXOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE 14th DAY OF October 2021 AT 12:37 O'CLOCK PM, DULY RECORDED ON THE DAY OF Oct. 20 2021 AT 12:37 O'CLOCK PM.
IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202102193, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 12th DAY OF October 2021

DANA DEBEAUXOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: MELINA, DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
BEING A PORTION OF THOSE CERTAIN 157,980.3 ACRE AND 90.0886 ACRE TRACTS, BOTH DESCRIBED IN DOCUMENT NO. 20191725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley Horn logo and contact information: 601 NW Loop 410, Suite 300, San Antonio, Texas 78216, Phone: (210) 541-9196, Website: www.kimley-horn.com

**A METES AND BOUNDS DESCRIPTION OF A 27.686 ACRE TRACT OF LAND**

BEING a 27.686 acre (1,205,981 square feet) tract of land situated in the A.C. Caldwell Survey No. 154, City of Manor, Travis County, Texas, being a portion of that certain 107.6000 acre tract of land and being a portion of that certain 60.0886 acre tract of land described in instrument 17-0023-01, Pinedale Estate Group, Inc., recorded in Document No. 2019117125 in the Official Public Records of Travis County, Texas, and a portion of that certain 3.700 acre tract described in instrument 17-0023-01, Pinedale Estate Group, Inc., recorded in Document No. 2019117125, Official Public Records of Travis County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod with a plastic cap stamped "KOH" found on the southerly right-of-way line of said Old Kimbro Road making the northwestern-most corner of a called 61.133 acre tract of land described in instrument to Chau Dem and Kim Pham recorded in Document No. 2014135910 of the Official Public Records of Travis County.

**THENCE**, North 85°48'57" West, 646.55 feet, along the southern right-of-way line of said Old Kimbro Road to a **POINT OF BEGINNING**,

**THENCE**, Along the southern right-of-way line of said Old Kimbro Road, the following two (2) courses and distances:

1. North 80°09'57" West, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
2. In a northeasterly direction, along a tangent curve to the right, a central angle of 97°11'27", a radius of 1142.00 feet, a chord bearing and distance of North 80°38'23" West, 192.46 feet, and a total arc length of 192.71 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner.

**THENCE**, crossing said 60.0886 acre tract, the following twenty-four (24) courses and distances:

1. In a southeasterly direction, along a tangent curve to the left, a central angle of 84°16'07", a radius of 20.00 feet, a chord bearing and distance of South 61°42'42" West, 26.84 feet, and a total arc length of 29.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
2. South 73°27'25" East, 124.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
3. South 68°52'51" West, 166.06 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
4. South 2°04'11" East, 46.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
5. South 80°32'23" West, 164.48 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
6. In a northeasterly direction, along a tangent reverse curve to the right, a central angle of 91°51", a radius of 326.00 feet, a chord bearing and distance of North 5°47'30" East, 51.1 feet, and a total arc length of 51.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
7. South 85°48'38" West, 117.72.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
8. North 81°07'40" West, 90.09 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
9. North 52°25'53" West, 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
10. South 27°04'58" West, 110.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
11. North 42°29'58" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
12. South 27°04'58" West, 226.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
13. South 62°33'58" East, 97.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
14. North 61°42'28" West, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
15. North 48°07'50" West, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
16. North 42°18'42" West, 164.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
17. In a southeasterly direction, along a tangent curve to the right, a central angle of 87°46'7", a radius of 275.00 feet, a chord bearing and distance of South 52°29'58" West, 43.35 feet, and a total arc length of 46.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
18. South 57°18'02" West, 50.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
19. In a southeasterly direction, along a tangent reverse curve to the right, a central angle of 92°00'07", a radius of 15.00 feet, a chord bearing and distance of South 77°53'59" East, 21.21 feet, and a total arc length of 23.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
20. North 32°42'50" West, 130.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
21. In a northeasterly direction, along a tangent reverse curve to the right, a central angle of 4°22'27", a radius of 3200.00 feet, a chord bearing and distance of North 30°28'31" West, 23.61 feet, and a total arc length of 23.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
22. North 28°17'19" West, 38.94 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
23. In a northeasterly direction, along a tangent curve to the left, a central angle of 4°22'27", a radius of 3100.00 feet, a chord bearing and distance of North 30°28'31" West, 24.44 feet, and a total arc length of 24.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
24. North 32°42'50" West, 25.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
25. In a northeasterly direction, along a tangent reverse curve to the right, a central angle of 91°47'56", a radius of 25.00 feet, a chord bearing and distance of North 13°02'07" East, 35.91 feet, and a total arc length of 40.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;

**THENCE**, departing the southeasterly boundary line of said 10.0886-acre tract and crossing said Old Kimbro Road, the following four (4) courses and distances:

1. North 30°00'00" West, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
2. In a southeasterly direction, along a tangent curve to the left, a central angle of 1°12'36", a radius of 843.00 feet, a chord bearing and distance of South 59°49'07" West, 19.78 feet, and a total arc length of 19.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
3. South 60°16'01" West, 450.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
4. In a southeasterly direction, along a tangent curve to the left, a central angle of 91°07'02", a radius of 117.00 feet, a chord bearing and distance of South 50°15'05" West, 16.88 feet, and a total arc length of 16.88 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;

**THENCE**, departing the southeasterly right-of-way line of and said Old Kimbro Road, the following four (4) courses and distances:

1. In a northeasterly direction, along a tangent reverse curve to the right, a central angle of 98°18'44", a radius of 33.00 feet, a chord bearing and distance of North 78°20'38" West, 34.82 feet, and a total arc length of 38.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
2. North 32°17'19" West, 21.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
3. North 42°18'42" West, 164.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
4. North 01°40'04" West, 35.46 feet to a 5/8-inch iron rod found marking the southeastern-most corner of afeared 157.9603 acre tract on the southeasterly line of Lot 1 of J.P. Neale Estates, plat of which recorded in Document No. 169990307 of the Official Public Records of Travis County.

**THENCE**, along the boundary of said Lot 1, the following two (2) courses and distances:

1. North 28°18'09" East, 1281.18 feet to a 1/2-inch iron rod found for corner;
2. South 62°29'07" East, 603.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set making the easterly southeast corner of said Lot 1, same being the southeast corner of a called 3.480-acre tract of land described in instrument to Pinedale Estate Group, Inc. recorded in Document No. 2019117124 of the Official Public Records of Travis County.

**THENCE**, departing from said Lot 1 and said 3.480-acre tract and crossing said 157.9603 acre tract, the following fourteen (14) courses and distances:

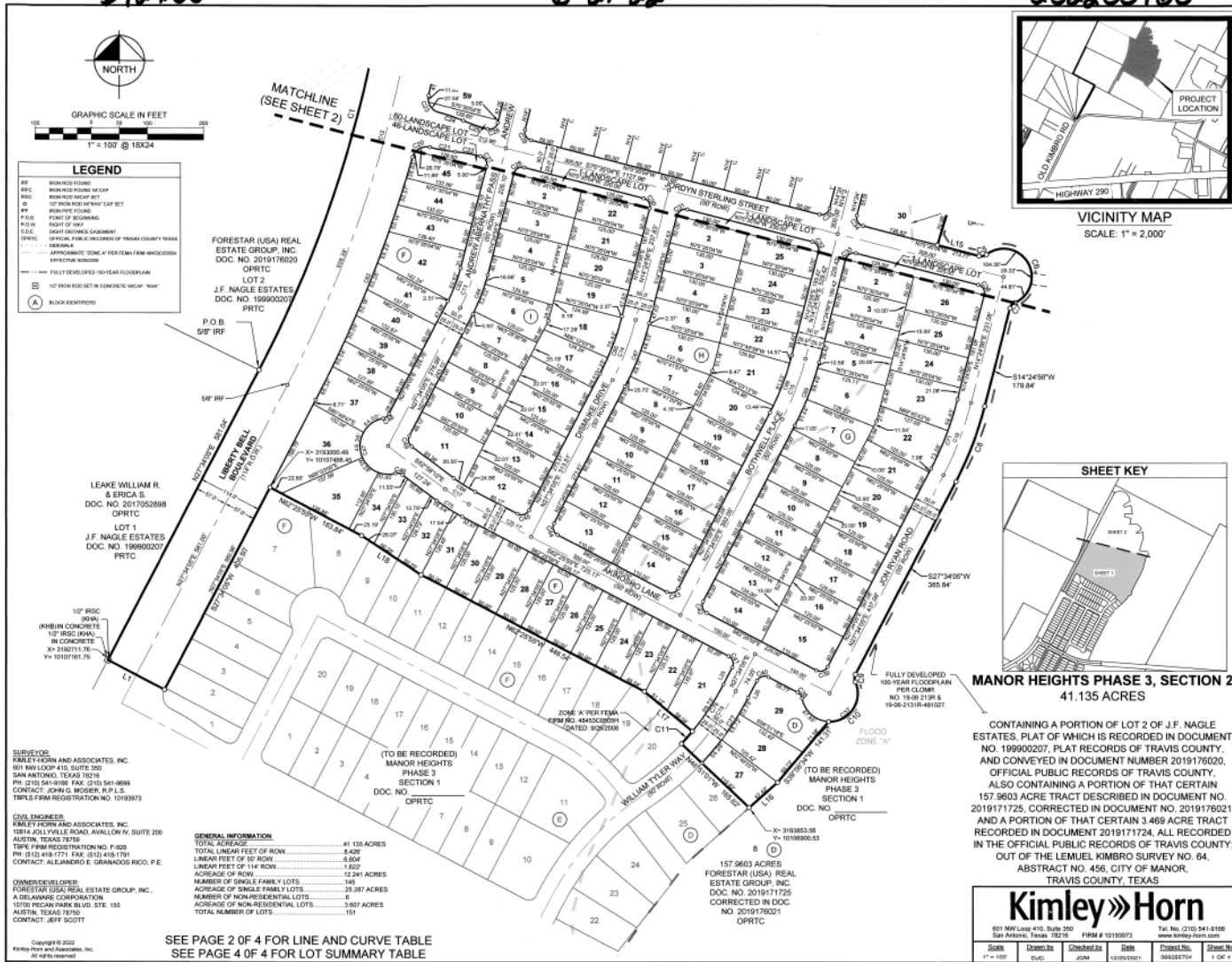
1. South 27°32'28" East, 441.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
2. South 62°29'07" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
3. In a southeasterly direction, along a non-tangent curve to the left, a central angle of 89°00'07", a radius of 30.00 feet, a chord bearing and distance of South 17°26'28" East, 42.42 feet, and a total arc length of 47.11 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
4. South 62°29'07" East, 104.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of curvature;
5. In a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'07", a radius of 20.00 feet, a chord bearing and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
6. South 62°29'07" East, 60.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
7. In a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'07", a radius of 20.00 feet, a chord bearing and distance of South 17°26'28" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
8. South 62°29'07" East, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of curvature;
9. In a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'07", a radius of 20.00 feet, a chord bearing and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
10. South 62°29'07" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
11. In a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'07", a radius of 20.00 feet, a chord bearing and distance of South 17°26'28" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of tangency;
12. South 62°29'07" East, 36.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for a point of curvature;

13. In a southeasterly direction, along a tangent curve to the left, a central angle of 23°22'02", a radius of 1000.00 feet, a chord bearing and distance of South 7°02'23" East, 432.62 feet, and a total arc length of 432.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner;
14. South 60°50'57" East, 228.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KOH" set for corner on the northerly right-of-way line of afeared Old Kimbro Road.

**THENCE**, South 4°11'02" West, 80.00 feet, departing the northerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 27.686 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GCS, Central Zone 17N (9603.000) NAD83. All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE TO GRID scale factor of 0.9999907045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

| LOT NO.                  | ACRES | SQ. FT. |
|--------------------------|-------|---------|
| BLOCK A LOT 1-LANDSCAPE  | 0.06  | 2,018   |
| BLOCK A LOT 2            | 0.14  | 4,538   |
| BLOCK A LOT 3            | 0.16  | 5,140   |
| BLOCK A LOT 4            | 0.17  | 5,290   |
| BLOCK A LOT 5            | 0.15  | 4,760   |
| BLOCK A LOT 6            | 0.24  | 7,579   |
| BLOCK A LOT 7            | 0.27  | 8,258   |
| BLOCK A LOT 8            | 0.38  | 12,472  |
| BLOCK A LOT 9            | 0.21  | 6,507   |
| BLOCK A LOT 10           | 0.24  | 7,597   |
| BLOCK A LOT 11           | 0.22  | 6,984   |
| BLOCK A LOT 12           | 0.25  | 7,865   |
| BLOCK A LOT 13-LANDSCAPE | 0.16  | 5,140   |
| BLOCK B LOT 1-LANDSCAPE  | 0.02  | 590     |
| BLOCK B LOT 2            | 0.18  | 5,874   |
| BLOCK B LOT 3            | 0.14  | 4,538   |
| BLOCK B LOT 4            | 0.14  | 4,538   |
| BLOCK B LOT 5            | 0.14  | 4,538   |
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| BLOCK B LOT 10           | 0.14  | 4,538   |
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| BLOCK B LOT 12           | 0.14  | 4,538   |
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| BLOCK B LOT 187          |       |         |

# EXHIBIT A-6 – PHASE 3 SECTION 1 FINAL PLAT





THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 41.135 ACRES TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID 41.134 ACRES CONTAINING A PORTION OF LOT 2 OF J.F. NAGLE ESTATES, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, AND CONVEYED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, ALSO CONTAINING A PORTION OF THAT CERTAIN 157,9603 ACRES TRACT DESCRIBED IN DOCUMENT NO. 2019171725, CORRECTED IN DOCUMENT NO. 2019176021, AND A PORTION OF THAT CERTAIN 3,469 ACRES TRACT RECORDED IN DOCUMENT 2019171724, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDUCE SAID HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 3, SECTION 2" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDUCE SAID 41.135 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS "MANOR HEIGHTS PHASE 3, SECTION 2" AND SO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY MAY 25 2022.

BY: Jeff Scott  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
1070 PECAN PARK BLVD, STE. 150  
AUSTIN, TEXAS 78750  
JEFF SCOTT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF SCOTT KNOWN TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF MAY 2022

Anna Nelson Keiser  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER: 131429861  
MY COMMISSION EXPIRES: 7-8-22  
COUNTY OF WILLIAMSON  
THE STATE OF TEXAS



STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, ALEJANDRO E. GRANADOS RICO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.  
A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0504H, EFFECTIVE DATE SEPTEMBER 26, 2006, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Alejandro E. Granados Rico  
ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 133084  
RIBBY & HORN AND ASSOCIATES, INC.  
10914 JOLLIVILLE ROAD  
AWALLON IV, SUITE 200  
AUSTIN, TEXAS 78750



STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPLES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
601 N.W. LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-321-3422  
jgm@mosierandhorm.com



SURVEYORS NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (TYPE 420) METERS, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- 2. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE CORRECTED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.9998267645. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 10-IRON ROD SET WITH A PLASTIC CAP STAMPED "MANOR HEIGHTS PHASE 3" UNLESS OTHERWISE NOTED.

GENERAL NOTES

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- 4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
- 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR, WATER AND WASTEWATER SYSTEM.
- 6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 14.4.2 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURBS AND GUTTER.
- 10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEOWNERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 25'  
REAR YARD - 10'  
SIDE YARD - 5'  
STREET SIDE YARD - 15'
- 13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- 14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-2P-1 AND 1300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1999-05-01.
- 15. LOT 50, BLOCK D, LANDSCAPE LOT 46, BLOCK F, LANDSCAPE LOT 1, LOT 1, BLOCK G, LANDSCAPE LOT 1, BLOCK H, LANDSCAPE LOT 1, BLOCK I, LANDSCAPE LOT 1, BLOCK J, LANDSCAPE LOT 1, BLOCK K, LANDSCAPE LOT 1, BLOCK L, LANDSCAPE LOT 1, BLOCK M, LANDSCAPE LOT 1, BLOCK N, LANDSCAPE LOT 1, BLOCK O, LANDSCAPE LOT 1, BLOCK P, LANDSCAPE LOT 1, BLOCK Q, LANDSCAPE LOT 1, BLOCK R, LANDSCAPE LOT 1, BLOCK S, LANDSCAPE LOT 1, BLOCK T, LANDSCAPE LOT 1, BLOCK U, LANDSCAPE LOT 1, BLOCK V, LANDSCAPE LOT 1, BLOCK W, LANDSCAPE LOT 1, BLOCK X, LANDSCAPE LOT 1, BLOCK Y, LANDSCAPE LOT 1, BLOCK Z, LANDSCAPE LOT 1, BLOCK AA, LANDSCAPE LOT 1, BLOCK AB, LANDSCAPE LOT 1, BLOCK AC, LANDSCAPE LOT 1, BLOCK AD, LANDSCAPE LOT 1, BLOCK AE, LANDSCAPE LOT 1, BLOCK AF, LANDSCAPE LOT 1, BLOCK AG, LANDSCAPE LOT 1, BLOCK AH, LANDSCAPE LOT 1, BLOCK AI, LANDSCAPE LOT 1, BLOCK AJ, LANDSCAPE LOT 1, BLOCK AK, LANDSCAPE LOT 1, BLOCK AL, LANDSCAPE LOT 1, BLOCK AM, LANDSCAPE LOT 1, BLOCK AN, LANDSCAPE LOT 1, BLOCK AO, LANDSCAPE LOT 1, BLOCK AP, LANDSCAPE LOT 1, BLOCK AQ, LANDSCAPE LOT 1, BLOCK AR, LANDSCAPE LOT 1, BLOCK AS, LANDSCAPE LOT 1, BLOCK AT, LANDSCAPE LOT 1, BLOCK AU, LANDSCAPE LOT 1, BLOCK AV, LANDSCAPE LOT 1, BLOCK AW, LANDSCAPE LOT 1, BLOCK AX, LANDSCAPE LOT 1, BLOCK AY, LANDSCAPE LOT 1, BLOCK AZ, LANDSCAPE LOT 1, BLOCK BA, LANDSCAPE LOT 1, BLOCK BB, LANDSCAPE LOT 1, BLOCK BC, LANDSCAPE LOT 1, BLOCK BD, LANDSCAPE LOT 1, BLOCK BE, LANDSCAPE LOT 1, BLOCK BF, LANDSCAPE LOT 1, BLOCK BG, LANDSCAPE LOT 1, BLOCK BH, LANDSCAPE LOT 1, BLOCK BI, LANDSCAPE LOT 1, BLOCK BJ, LANDSCAPE LOT 1, BLOCK BK, LANDSCAPE LOT 1, BLOCK BL, LANDSCAPE LOT 1, BLOCK BM, LANDSCAPE LOT 1, BLOCK BN, LANDSCAPE LOT 1, BLOCK BO, LANDSCAPE LOT 1, BLOCK BP, LANDSCAPE LOT 1, BLOCK BQ, LANDSCAPE LOT 1, BLOCK BR, LANDSCAPE LOT 1, BLOCK BS, LANDSCAPE LOT 1, BLOCK BT, LANDSCAPE LOT 1, BLOCK BU, LANDSCAPE LOT 1, BLOCK BV, LANDSCAPE LOT 1, BLOCK BV, LANDSCAPE LOT 1, BLOCK BW, LANDSCAPE LOT 1, BLOCK BX, LANDSCAPE LOT 1, BLOCK BY, LANDSCAPE LOT 1, BLOCK 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**A METERS AND BOUNDS DESCRIPTION OF A 41.135 ACRE TRACT OF LAND**

**BEING** a 41.135 acre (179,834 square feet) tract of land situated in the Lemuel Kimbro Survey No. 64, Abstract No. 486, City of Manor, Travis County, Texas, and containing a portion of Plat F-17, Nagle Estates, plat of which is recorded in Document No. 19990207 of the Plat Records of Travis County, described in instrument to Forestar USA Real Estate Group, Inc., recorded in Document No. 201917620 of the Official Public Records of Travis County, and containing a portion of that certain 157,9603 acre tract of land described in Document No. 201917125, and a portion thereof in Document No. 201917621, and a portion of that certain 3,469 acre tract of land described in instrument to Forestar USA Real Estate Group, Inc., recorded in Document No. 2019171724 of the Official Public Records of Travis County, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found marking the southwestern line of aforesaid 3,469-acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which is recorded in Document No. 19990207 of the Plat Records of Travis County;

**THENCE**, crossing into Lot 2, of said J.F. Nagle Estates, plat of which is recorded in Document No. 19990207 of the Plat Records of Travis County, to a northerly direction along a non-tangent curve turning to the left, having a radius of 2143.85 feet, a chord North 10°14'50" East, 500.07', a central angle of 24°45'47", and an arc length of 608.11 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

2. North 02°52'33" East, a distance of 112.60 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

**THENCE**, along the southeasterly line of Lot 3 of said J.F. Nagle Estates, plat of which is recorded in Document No. 19990207 of the Plat Records of Travis County, to a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 10°49'30" East, 41.83', a central angle of 07°22'47", and an arc length of 41.98 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

3. North 75°30'57" East, a distance of 125.29 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

4. South 04°45'11" East, a distance of 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

5. North 75°30'57" East, a distance of 125.29 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

6. South 04°45'11" East, a distance of 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

7. In a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 10°49'30" East, 41.83', a central angle of 07°22'47", and an arc length of 41.98 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

8. North 75°30'57" East, a distance of 125.29 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

9. South 04°45'11" East, a distance of 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

10. North 75°30'57" East, a distance of 125.29 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

11. In a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 10°49'30" East, 41.83', a central angle of 07°22'47", and an arc length of 41.98 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

12. South 14°24'56" West, a distance of 131.70 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

13. South 75°30'57" East, a distance of 125.29 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

14. South 14°24'56" West, a distance of 131.70 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

15. North 84°44'51" East, a distance of 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

16. South 15°02'21" East, a distance of 38.39 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

17. South 05°05'50" West, a distance of 115.62 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for a point of curvature;

18. In a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 22°12'40" East, 13.16, a central angle of 04°04'25", and an arc length of 14.53 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

19. In a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 22°12'40" East, 13.16, a central angle of 04°04'25", and an arc length of 14.53 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

20. North 78°59'17" East, a distance of 125.83 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

21. South 05°45'12" East, a distance of 105.59 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

22. South 18°50'50" West, a distance of 203.23 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

23. South 75°30'57" East, a distance of 70.95 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for a point of curvature;

24. In a southerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord North 20°24'20" East, 13.16, a central angle of 52°01'12", and an arc length of 13.02 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

25. In a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 22°12'40" East, 13.16, a central angle of 04°04'25", and an arc length of 14.53 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

26. In a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 22°12'40" East, 13.16, a central angle of 04°04'25", and an arc length of 14.53 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

27. South 14°24'56" West, a distance of 131.70 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

28. In a southerly direction along a tangent curve to the right, having a radius of 625.00 feet, a chord of South 20°16'31" West, 141.16, a central angle of 10°10'00", and an arc length of 141.47 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

29. South 27°34'05" West, a distance of 285.84 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for a point of curvature;

30. In a southerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of South 07°22'20" West, 13.16, a central angle of 52°01'12", and an arc length of 13.02 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

31. In a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 22°12'40" East, 13.16, a central angle of 04°04'25", and an arc length of 14.53 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

32. South 18°50'50" West, a distance of 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

33. South 48°32'15" West, a distance of 67.42 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for a point of curvature;

34. North 49°31'01" West, a distance of 103.62 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for a point of curvature;

35. In a northerly direction along a non-tangent curve turning to the left, having a radius of 475.00 feet, a chord North 41°22'30" East, 20.42, a central angle of 03°23'59", and an arc length of 20.42 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

36. North 02°24'05" West, a distance of 110.86 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

37. North 02°25'55" West, a distance of 483.54 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

38. North 02°49'45" West, a distance of 103.66 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

39. North 02°25'55" West, a distance of 483.54 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

40. South 27°34'05" West, a distance of 285.84 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

41. North 02°25'55" West, a distance of 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "904A" set for corner;

**THENCE**, North 27°34'05" East, a distance of 581.04 feet to the **POINT OF BEGINNING**, and containing 1,791,834 square feet or 41.135 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System GCS, Central Zone FPRS 4303, NAD83, all distances are in the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.999997045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

**SURVEYOR**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 300  
 SAN ANTONIO, TEXAS 78212  
 PH: (210) 541-9198 FAX: (210) 541-8999  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TPL#S FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10614 JOLLYVILLE ROAD, AVALON N, SUITE 200  
 AUSTIN, TEXAS 78759  
 TITLE: FIRM REGISTRATION NO. F-408  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

**OWNERS/DEVELOPER**  
 FORESTAR USA REAL ESTATE GROUP, INC.,  
 A DELAWARE CORPORATION  
 10710 PECAN PARK BLVD, STE 100  
 AUSTIN, TEXAS 78750  
 CONTACT: JEFF SCOTT

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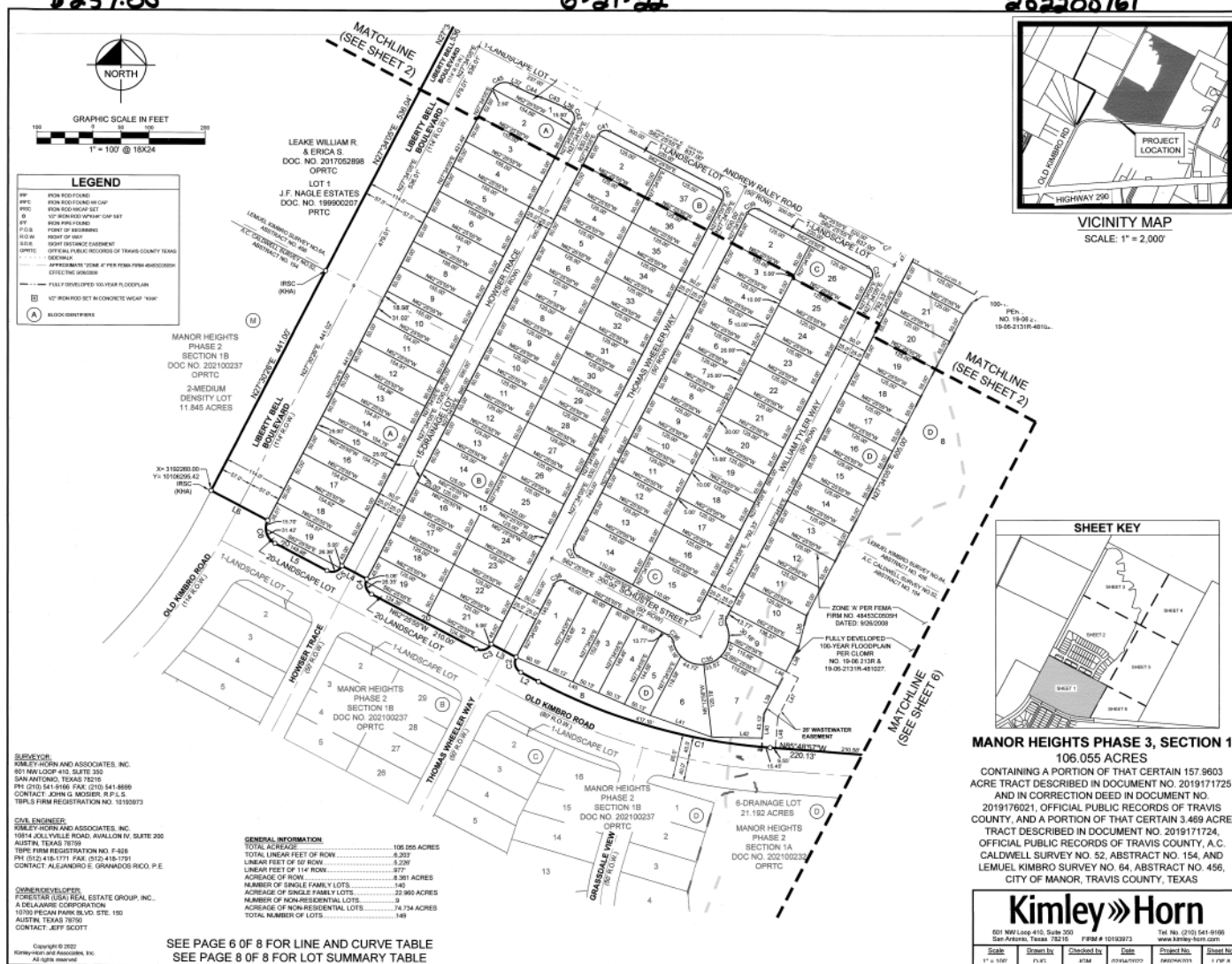
| LOT TABLE                  |       |         |
|----------------------------|-------|---------|
| LOT NO.                    | ACRES | SQ. FT. |
| BLOCK D LOT 27             | 0.166 | 7,282   |
| BLOCK D LOT 28             | 0.184 | 8,023   |
| BLOCK D LOT 29             | 0.248 | 10,823  |
| BLOCK D LOT 30             | 0.245 | 10,843  |
| BLOCK D LOT 31             | 0.215 | 9,394   |
| BLOCK D LOT 32             | 0.218 | 9,517   |
| BLOCK D LOT 33             | 0.217 | 9,494   |
| BLOCK D LOT 34             | 0.226 | 9,844   |
| BLOCK D LOT 35             | 0.296 | 11,131  |
| BLOCK D LOT 36             | 0.196 | 8,853   |
| BLOCK D LOT 37             | 0.187 | 8,143   |
| BLOCK D LOT 38             | 0.172 | 7,900   |
| BLOCK D LOT 39             | 0.200 | 8,702   |
| BLOCK D LOT 40             | 0.179 | 7,800   |
| BLOCK D LOT 41             | 0.179 | 7,800   |
| BLOCK D LOT 42             | 0.209 | 8,006   |
| BLOCK D LOT 43             | 0.200 | 8,733   |
| BLOCK D LOT 44             | 0.241 | 10,479  |
| BLOCK D LOT 45             | 0.278 | 12,161  |
| BLOCK D LOT 46             | 0.309 | 16,079  |
| BLOCK D LOT 47             | 0.385 | 16,742  |
| BLOCK D LOT 48             | 0.387 | 17,549  |
| BLOCK D LOT 49             | 0.230 | 10,375  |
| BLOCK D LOT 50 - PAMM/LAND | 0.228 | 142,019 |
| BLOCK D LOT 51             | 0.179 | 7,800   |
| BLOCK D LOT 52             | 0.179 | 7,800   |
| BLOCK D LOT 53             | 0.200 | 8,702   |
| BLOCK D LOT 54             | 0.172 | 7,600   |
| BLOCK D LOT 55             | 0.172 | 7,600   |
| BLOCK D LOT 56             | 0.172 | 7,600   |
| BLOCK D LOT 57             | 0.191 | 8,320   |
| BLOCK D LOT 58             | 0.186 | 8,693   |
| BLOCK D LOT 59             | 0.173 | 7,626   |
| BLOCK D LOT 60 LANDSCAPE   | 0.045 | 1,966   |
| BLOCK F LOT 21             | 0.212 | 9,215   |
| BLOCK F LOT 22             | 0.190 | 8,532   |
| BLOCK F LOT 23             | 0.143 | 6,290   |
| BLOCK F LOT 24             | 0.143 | 6,290   |

| LOT TABLE                |       |         |
|--------------------------|-------|---------|
| LOT NO.                  | ACRES | SQ. FT. |
| BLOCK F LOT 25           | 0.143 | 6,290   |
| BLOCK F LOT 26           | 0.143 | 6,290   |
| BLOCK F LOT 27           | 0.143 | 6,290   |
| BLOCK F LOT 28           | 0.143 | 6,290   |
| BLOCK F LOT 29           | 0.143 | 6,290   |
| BLOCK F LOT 30           | 0.143 | 6,290   |
| BLOCK F LOT 31           | 0.144 | 6,293   |
| BLOCK F LOT 32           | 0.144 | 6,277   |
| BLOCK F LOT 33           | 0.147 | 6,421   |
| BLOCK F LOT 34           | 0.145 | 6,309   |
| BLOCK F LOT 35           | 0.239 | 10,408  |
| BLOCK F LOT 36           | 0.307 | 13,365  |
| BLOCK F LOT 37           | 0.207 | 9,622   |
| BLOCK F LOT 38           | 0.148 | 6,437   |
| BLOCK F LOT 39           | 0.191 | 8,562   |
| BLOCK F LOT 40           | 0.195 | 8,740   |
| BLOCK F LOT 41           | 0.190 | 8,680   |
| BLOCK F LOT 42           | 0.246 | 10,723  |
| BLOCK F LOT 43           | 0.158 | 6,871   |
| BLOCK F LOT 44           | 0.154 | 6,710   |
| BLOCK F LOT 45           | 0.151 | 6,694   |
| BLOCK F LOT 46 LANDSCAPE | 0.045 | 1,966   |
| BLOCK G LOT 1            | 0.086 | 3,728   |
| BLOCK G LOT 2            | 0.143 | 6,290   |
| BLOCK G LOT 3            | 0.143 | 6,290   |
| BLOCK G LOT 4            | 0.143 | 6,290   |
| BLOCK G LOT 5            | 0.143 | 6,290   |
| BLOCK G LOT 6            | 0.195 | 8,487   |
| BLOCK G LOT 7            | 0.187 | 8,143   |
| BLOCK G LOT 8            | 0.143 | 6,290   |
| BLOCK G LOT 9            | 0.143 | 6,290   |
| BLOCK G LOT 10           | 0.143 | 6,290   |
| BLOCK G LOT 11           | 0.143 | 6,290   |
| BLOCK G LOT 12           | 0.143 | 6,290   |
| BLOCK G LOT 13           | 0.143 | 6,290   |
| BLOCK G LOT 14           | 0.143 | 6,290   |
| BLOCK G LOT 15           | 0.143 | 6,290   |
| BLOCK G LOT 16           | 0.143 | 6,290   |
| BLOCK G LOT 17           | 0.143 | 6,290   |
| BLOCK G LOT 18           | 0.143 | 6,290   |
| BLOCK G LOT 19           | 0.143 | 6,290   |
| BLOCK G LOT 20           | 0.197 | 8,690   |
| BLOCK G LOT 21           | 0.205 | 8,837   |
| BLOCK G LOT 22           | 0.155 | 6,758   |
| BLOCK G LOT 23           | 0.149 | 6,600   |
| BLOCK G LOT 24           | 0.149 | 6,600   |
| BLOCK G LOT 25           | 0.149 | 6,600   |
| BLOCK G LOT 26           | 0.171 | 7,452   |
| BLOCK G LOT 27           | 0.214 | 9,307   |
| BLOCK G LOT 28           | 0.198 | 8,675   |

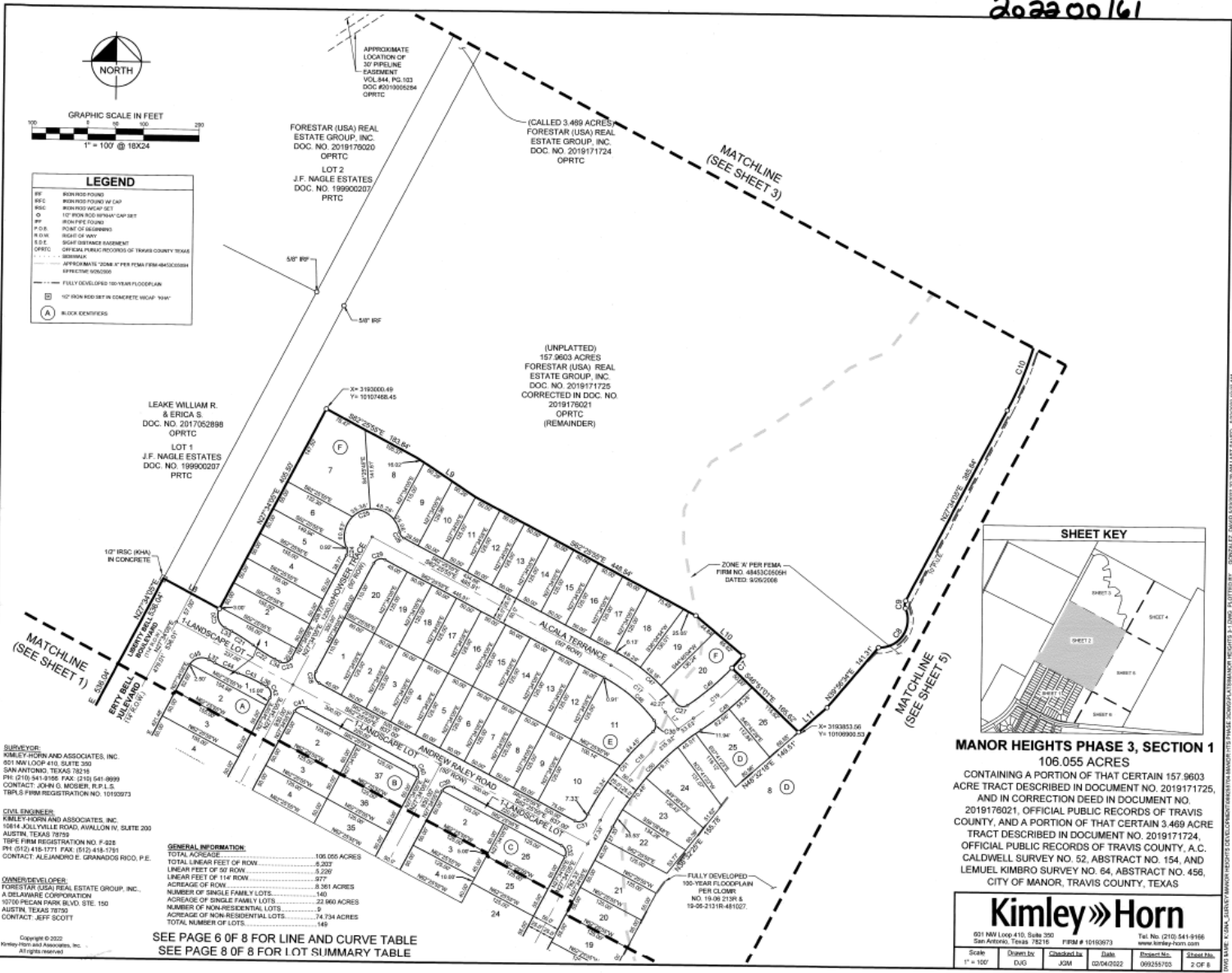
| LOT TABLE               |       |         |
|-------------------------|-------|---------|
| LOT NO.                 | ACRES | SQ. FT. |
| BLOCK G LOT 17          | 0.158 | 6,875   |
| BLOCK G LOT 18          | 0.158 | 6,875   |
| BLOCK G LOT 19          | 0.158 | 6,875   |
| BLOCK G LOT 20          | 0.158 | 6,875   |
| BLOCK G LOT 21          | 0.158 | 6,875   |
| BLOCK G LOT 22          | 0.209 | 9,098   |
| BLOCK G LOT 23          | 0.217 | 9,443   |
| BLOCK G LOT 24          | 0.184 | 7,150   |
| BLOCK G LOT 25          | 0.184 | 7,150   |
| BLOCK G LOT 26          | 0.179 | 7,800   |
| BLOCK H LOT 1 LANDSCAPE | 0.087 | 3,803   |
| BLOCK H LOT 2           | 0.149 | 6,500   |
| BLOCK H LOT 3           | 0.149 | 6,500   |
| BLOCK H LOT 4           | 0.149 | 6,500   |
| BLOCK H LOT 5           | 0.149 | 6,500   |
| BLOCK H LOT 6           | 0.162 | 7,096   |
| BLOCK H LOT 7           | 0.164 | 7,129   |
| BLOCK H LOT 8           | 0.148 | 6,465   |
| BLOCK H LOT 9           | 0.143 | 6,290   |
| BLOCK H LOT 10          | 0.143 | 6,290   |
| BLOCK H LOT 11          | 0.143 | 6,290   |
| BLOCK H LOT 12          | 0.143 | 6,290   |
| BLOCK H LOT 13          | 0.171 | 7,452   |
| BLOCK H LOT 14          | 0.171 | 7,452   |
| BLOCK H LOT 15          | 0.171 | 7,452   |
| BLOCK H LOT 16          | 0.143 | 6,290   |
| BLOCK H LOT 17          | 0.143 | 6,290   |
| BLOCK H LOT 18          | 0.143 | 6,290   |
| BLOCK H LOT 19          | 0.143 | 6,290   |
| BLOCK H LOT 20          | 0.197 | 8,690   |
| BLOCK H LOT 21          | 0.205 | 8,837   |
| BLOCK H LOT 22          | 0.155 | 6,758   |
| BLOCK H LOT 23          | 0.149 | 6,600   |
| BLOCK H LOT 24          | 0.149 | 6,600   |
| BLOCK H LOT 25          | 0.149 | 6,600   |
| BLOCK H LOT 26          | 0.171 | 7,452   |
| BLOCK H LOT 27          | 0.214 | 9,307   |
| BLOCK H LOT 28          | 0.198 | 8,675   |

| LOT TABLE      |       |         |
|----------------|-------|---------|
| LOT NO.        | ACRES | SQ. FT. |
| BLOCK I LOT 1  | 0.161 | 6,250   |
| BLOCK I LOT 5  | 0.161 | 6,999   |
| BLOCK I LOT 6  | 0.180 | 7,851   |
| BLOCK I LOT 7  | 0.148 | 6,596   |
| BLOCK I LOT 8  | 0.143 | 6,250   |
| BLOCK I LOT 9  | 0.143 | 6,250   |
| BLOCK I LOT 10 | 0.143 | 6,250   |
| BLOCK I LOT 11 | 0.204 | 8,888   |
| BLOCK I LOT 12 | 0.171 | 7,447   |
| BLOCK I LOT 13 | 0.143 | 6,250   |
| BLOCK I LOT 14 | 0.143 | 6,250   |
| BLOCK I LOT 15 | 0.143 | 6,250   |
| BLOCK I LOT 16 | 0.143 | 6,250   |
| BLOCK I LOT 17 | 0.140 | 6,550   |
| BLOCK I LOT 18 | 0.186 | 8,092   |
| BLOCK I LOT 19 | 0.143 | 6,250   |
| BLOCK I LOT 20 | 0.143 | 6,250   |
| BLOCK I LOT 21 | 0.143 | 6,250   |
| BLOCK I LOT 22 | 0.143 | 6,250   |
| BLOCK I LOT 23 | 0.172 | 7,500   |
| BLOCK I LOT 24 | 0.172 | 7,500   |
| BLOCK I LOT 25 | 0.172 | 7,500   |
| BLOCK I LOT 26 | 0.172 | 7,500   |
| BLOCK I LOT 27 | 0.172 | 7,500   |
| BLOCK I LOT 28 | 0.172 | 7,500   |
| BLOCK J LOT 6  | 0.172 | 7,500   |
| BLOCK J LOT 9  | 0.200 | 8,752   |
| BLOCK J LOT 10 | 0.200 | 8,752   |
| BLOCK J LOT 11 | 0.172 | 7,500   |
| BLOCK J LOT 12 | 0.172 | 7,500   |
| BLOCK J LOT 13 | 0.172 | 7,500   |
| BLOCK J LOT 14 | 0.172 | 7,500   |
| BLOCK J LOT 15 | 0.172 | 7,500   |
| BLOCK J LOT 16 | 0.172 | 7,500   |
| BLOCK J LOT 17 | 0.172 | 7,500   |
| BLOCK J LOT 18 | 0.200 | 8,752   |
| BLOCK J LOT 19 | 0.200 | 8,752   |
| BLOCK J LOT 20 | 0.172 | 7,500   |
| BLOCK J LOT 21 | 0.172 | 7,500   |
| BLOCK J LOT 22 | 0.172 | 7,500   |
| BLOCK J LOT 23 | 0.172 | 7,500   |
| BLOCK J LOT 24 | 0.172 | 7,500   |
| BLOCK J LOT 25 | 0.172 | 7,500   |
| BLOCK J LOT 26 | 0.172 | 7,500   |
| BLOCK J LOT 27 | 0.172 | 7,500   |
| BLOCK J LOT 28 | 0.172 | 7,500   |
| BLOCK J LOT 29 | 0.172 | 7,500   |
| BLOCK J LOT 30 |       |         |

# EXHIBIT A-7 – PHASE 3 SECTION 2 FINAL PLAT



2022 00 161



**LEGEND**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND AT CAP
- IRSC IRON ROD FOUND SET
- IR 10' IRON ROD NEARBY CAP SET
- IRP IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- APPROXIMATE 20' PER FEMA-4843-C-0509H 100-YEAR FLOODPLAIN
- FULLY DEVELOPED 100-YEAR FLOODPLAIN
- 10' IRON ROD SET IN CONCRETE W/ CAP 1/4" x 1/4"
- ALPHA IDENTIFIERS

**SUBSEALER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 901 NW LOOP 410, SUITE 300  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9186 FAX: (210) 541-9899  
 CONTACT: JOHN G. MOSEBY, R.P.L.S.  
 TRPLS FIRM REGISTRATION NO. 10129273

**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 1814 JOLLYVILLE ROAD, AVALON IV, SUITE 200  
 AUSTIN, TEXAS 78758  
 TRPE FIRM REGISTRATION NO. F-522  
 PH: (512) 419-1771 FAX: (512) 419-1785  
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

**OWNER/DEVELOPER:**  
 FORESTAR (USA) REAL ESTATE GROUP, INC.  
 A DELAWARE CORPORATION  
 10700 PEECAN PARK BLVD, STE. 150  
 AUSTIN, TEXAS 78752  
 CONTACT: JEFF SCOTT

**GENERAL INFORMATION:**

|                                 |               |
|---------------------------------|---------------|
| TOTAL ACREAGE                   | 106.055 ACRES |
| TOTAL LINEAR FEET OF ROW        | 6,207         |
| LINEAR FEET OF 50' ROW          | 5,299         |
| LINEAR FEET OF 114' ROW         | 277           |
| ACREAGE OF ROW                  | 8,361 ACRES   |
| NUMBER OF SINGLE FAMILY LOTS    | 140           |
| ACREAGE OF SINGLE FAMILY LOTS   | 23,860 ACRES  |
| NUMBER OF NON-RESIDENTIAL LOTS  | 9             |
| ACREAGE OF NON-RESIDENTIAL LOTS | 74.234 ACRES  |
| TOTAL NUMBER OF LOTS            | 149           |

SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
 SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

**MANOR HEIGHTS PHASE 3, SECTION 1**  
 106.055 ACRES

CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRES TRACT DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019178021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.469 ACRES TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

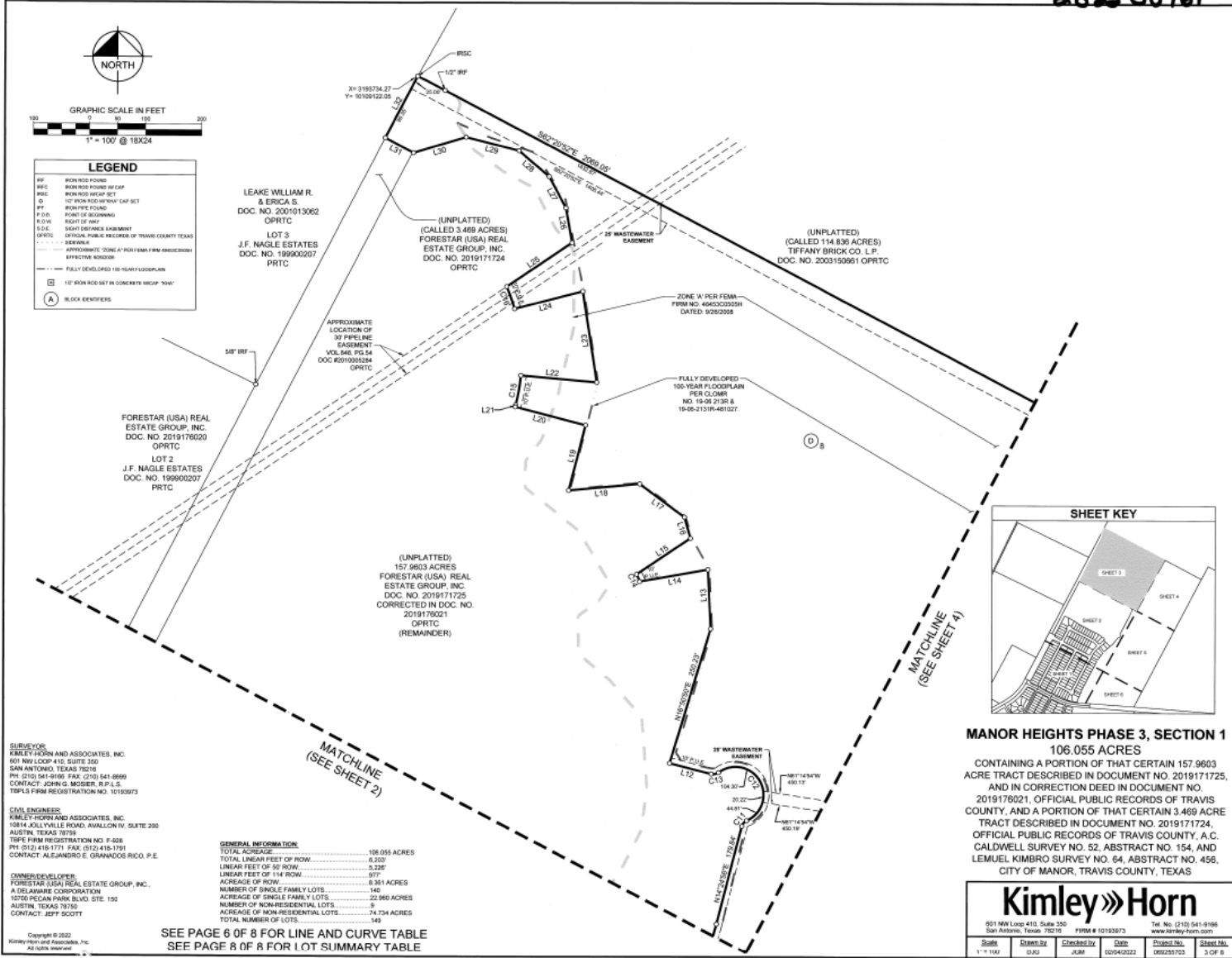
**Kimley»Horn**

601 NW Loop 410, Suite 300  
 San Antonio, Texas 78216 FIRM # 10160973 Tel. No. (210) 541-9186  
 www.kimley-horn.com

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| Scale     | Drawn by | Checked by | Date       | Project No. | Sheet No. |
| 1" = 100' | DUG      | JGM        | 02/04/2022 | 099251703   | 2 OF 8    |



2022 00 161



**LEGEND**

- RF BORN ROAD FOUND
- RFC BORN ROAD FOUND IN CAP
- RSC BORN ROAD IN CAP SET
- D 10' BORN ROAD IN CAP SET
- RF BORN PIPE FOUND
- P.D. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.E. RIGHT OF WAY EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- PRTC PRIVATE RECORDS
- APPROXIMATE CORNER BY FIRM AND/OR SURVEY
- EFFECTIVE BOUNDARY
- FULLY DEVELOPED 100-YEAR FLOODPLAIN
- - - 10' BORN ROAD IN CONCRETE IN CAP "ROAD"
- (A) BLOCK IDENTIFIERS

**GENERAL INFORMATION**

|                                 |               |
|---------------------------------|---------------|
| TOTAL ACREAGE                   | 106.055 ACRES |
| TOTAL LINEAR FEET OF ROW        | 6,202'        |
| LINEAR FEET OF 50' ROW          | 5,228'        |
| LINEAR FEET OF 114' ROW         | 972'          |
| ACREAGE OF ROW                  | 8.361 ACRES   |
| NUMBER OF SINGLE FAMILY LOTS    | 140           |
| ACREAGE OF SINGLE FAMILY LOTS   | 22.960 ACRES  |
| NUMBER OF NON-RESIDENTIAL LOTS  | 9             |
| ACREAGE OF NON-RESIDENTIAL LOTS | 74.734 ACRES  |
| TOTAL NUMBER OF LOTS            | 149           |

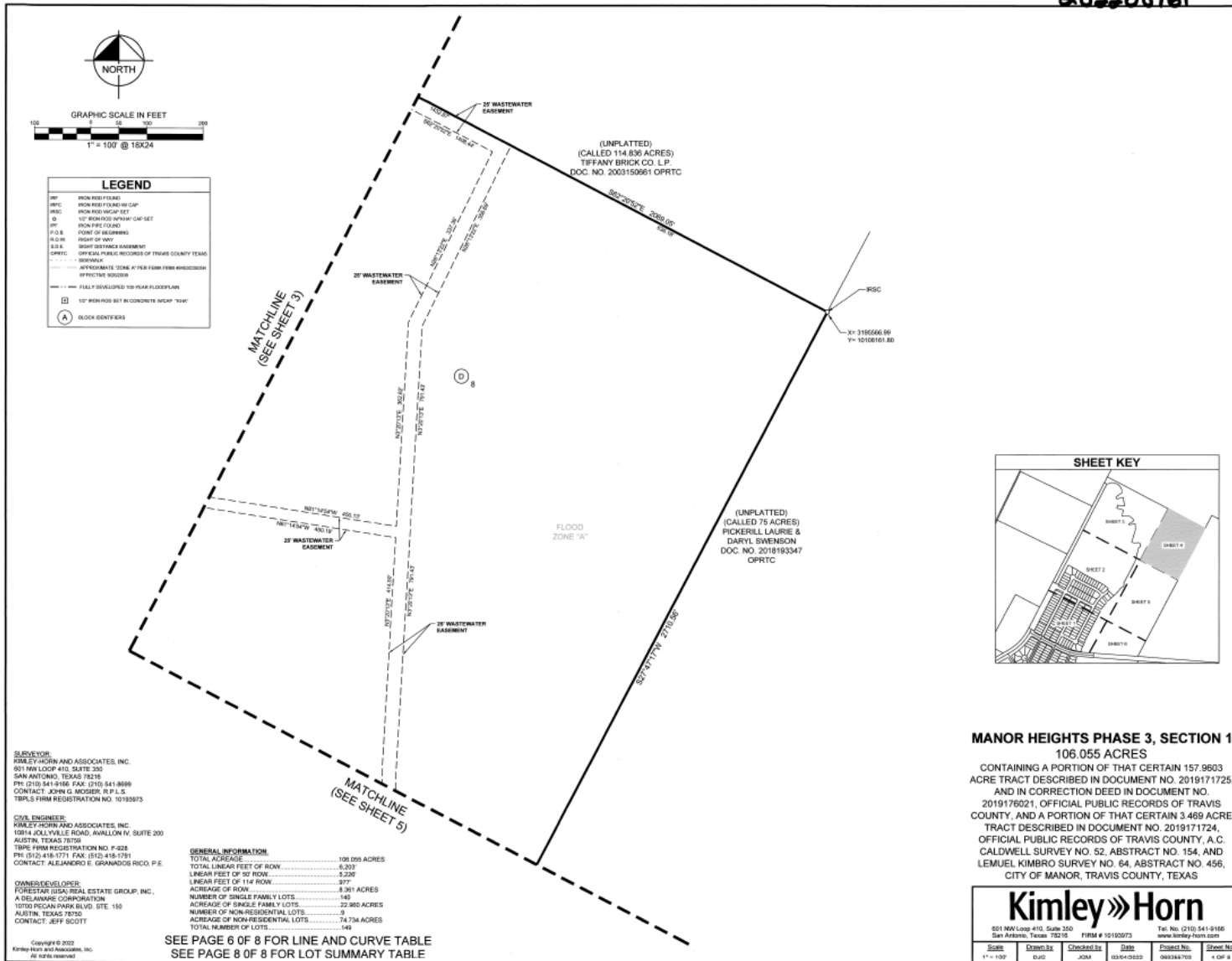
SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

**MANOR HEIGHTS PHASE 3, SECTION 1**  
106.055 ACRES  
CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 458, CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley-Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Tel. No. (210) 541-9199  
www.kimley-horn.com

PROJECT: 106.055 ACRES  
DATE: 02/04/2022  
DRAWN BY: JSM  
CHECKED BY: JSM  
DATE: 02/04/2022  
SHEET NO.: 3 OF 8



**SUPERVISOR:**  
 HOLEY HORN AND ASSOCIATES, INC.  
 651 HW LOOP 410, SUITE 300  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8899  
 CONTACT: JOHN G. MOSSER, R.P.L.S.  
 TPLS FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER:**  
 HOLEY HORN AND ASSOCIATES, INC.  
 10914 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
 AUSTIN, TEXAS 78758  
 TPLS FIRM REGISTRATION NO. F-222  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

**OWNER/DEVELOPER:**  
 FORTSTAR EQUITY REAL ESTATE GROUP, INC.  
 A BELMONT CORPORATION  
 10700 PECAN PARK BLVD, STE. 150  
 AUSTIN, TEXAS 78750  
 CONTACT: JEFF SCOTT

**GENERAL INFORMATION**

|                                 |               |
|---------------------------------|---------------|
| TOTAL ACRES                     | 106.055 ACRES |
| TOTAL LINEAR FEET OF ROW        | 6,203         |
| LINEAR FEET OF 50' ROW          | 5,230         |
| LINEAR FEET OF 114' ROW         | 377           |
| ACREAGE OF ROW                  | 8.961 ACRES   |
| NUMBER OF SINGLE FAMILY LOTS    | 143           |
| ACREAGE OF SINGLE FAMILY LOTS   | 22.960 ACRES  |
| NUMBER OF NON-RESIDENTIAL LOTS  | 9             |
| ACREAGE OF NON-RESIDENTIAL LOTS | 74.734 ACRES  |
| TOTAL NUMBER OF LOTS            | 149           |

SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
 SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

**MANOR HEIGHTS PHASE 3, SECTION 1**  
 106.055 ACRES  
 CONTAINING A PORTION OF THAT CERTAIN 157.9603  
 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725,  
 AND IN CORRECTION DEED IN DOCUMENT NO.  
 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS  
 COUNTY, AND A PORTION OF THAT CERTAIN 3.469 ACRE  
 TRACT DESCRIBED IN DOCUMENT NO. 2019171724,  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C.  
 CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND  
 LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456,  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

601 HW Loop 410, Suite 300 San Antonio, Texas 78216 FIRM # 10102973 Tel. No. (210) 541-9166 www.kimleyhorn.com

|           |          |            |            |             |           |
|-----------|----------|------------|------------|-------------|-----------|
| Scale     | Drawn by | Checked by | Date       | Project No. | Sheet No. |
| 1" = 100' | DJS      | JOM        | 05/04/2023 | 089346709   | 4 OF 8    |





THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

WHEREAS, FORESTAR USA REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 106.055 ACRES TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE LEMUEL KIMBRO SURVEY NO. 54, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN 157,9603 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201917124, CORRECTED IN DOCUMENT NO. 201917125, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3,469 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201917124, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 3, SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 106.055 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS "MANOR HEIGHTS PHASE 3, SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS MAY 25 DAY OF 2022

BY: *Jeff Scott*  
FORESTAR USA REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
JEFF SCOTT

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Scott KNOWN TO ME TO BE THE PERSON OF AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN HIS CAPACITY HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25<sup>th</sup> DAY OF MAY, 2022

*Anna Ouellet*  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER: 31429841  
MY COMMISSION EXPIRES: 1-2-23  
COUNTY OF WILLIAMSON  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, ALEJANDRO E. GRANADOS RICO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE, AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTOMWOOD CREEK WATERSHED.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 494320504H, EFFECTIVE DATE SEPTEMBER 26, 2004, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

*Alfonso E. Rico*  
ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 130084  
KIMLEY-HORN AND ASSOCIATES, INC.  
15814 JOLI VILLE ROAD  
ANALLON IV, SUITE 200  
AUSTIN, TEXAS 78759

STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*John G. Mosier* 5-23-2022  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 8330 - STATE OF TEXAS  
601 NW LOOP #10, SUITE 300  
SAN ANTONIO, TEXAS 78216  
PH: 210-321-3422  
jgm@mosierandkay.com

STATE OF TEXAS §  
COUNTY OF TRAVIS §

1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRS, CENTRAL ZONE 1799-4230 (MADIS), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).

2. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.999997643. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED WITH IRON LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 6" CONCRETE BENCH WITH RED PLASTIC CAP STAMPEDED "TOP". UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- PROPRIETY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAN SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF THE UTILITY COMPANY.
- DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.8 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, FEBRUARY 20, 2020.
- ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE MANOR HEIGHTS PHASE 3 SECTION 1 FINAL PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR BY AN INDIVIDUAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 20'  
REAR YARD - 10'  
SIDE YARD - 5'  
STREET SIDE YARD - 10'
- THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6200 SQ.FT. WITHIN PUD-SP-1 AND 3500 SQ.FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES SHALL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ.FT.
- LOT 8, BLOCK D, DRAINAGE LOT IS DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 8, BLOCK D, DRAINAGE LOT. IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2016 AS AMENDED (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 8, BLOCK D, DRAINAGE LOT, UPON TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- LOT 1, BLOCK A, LANDSCAPE LOT, LOT 11, BLOCK A, DRAINAGE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 11, BLOCK B, DRAINAGE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT ARE TO BE DEDICATED TO THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING LANDSCAPING IN THE DRAINAGE LOTS.
- ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2016, AS AMENDED.

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CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE, 14<sup>th</sup> DAY OF June 2021

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE, 11<sup>th</sup> DAY OF July 2021

APPROVED: *Julie Leonard* ATTEST: *Lluvia T. Almaraz*  
JULIE LEONARD, CLERK OF THE CITY OF MANOR, TEXAS LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE, 11<sup>th</sup> DAY OF July 2021

APPROVED: *Dr. Christopher Harnish* ATTEST: *Lluvia T. Almaraz*  
DR. CHRISTOPHER HARNISH, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

CITY OF MANOR  
TEXAS

COUNTY OF TRAVIS  
STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS:

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF MANOR HEIGHTS PHASE 3, SECTION 1 WAS FILED FOR RECORD IN MY OFFICE ON THE DATE 25<sup>th</sup> DAY OF June 2022 AT 10:00 O'CLOCK AM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202206061 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 25<sup>th</sup> DAY OF June 2022

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: *T. Perez*  
T. PEREZ  
DEPUTY

MANOR HEIGHTS PHASE 3, SECTION 1  
106.055 ACRES  
CONTAINING A PORTION OF THAT CERTAIN 157,9603 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201917125, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3,469 ACRES TRACT DESCRIBED IN DOCUMENT NO. 201917124, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 54, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP #10, SUITE 300  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-8956 FAX: (210) 541-8939  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBLPS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLI VILLE ROAD, ANALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBLPS FIRM REGISTRATION NO. F-428  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

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STANDARD SETBACK DETAIL  
NOT TO SCALE

STANDARD SETBACK DETAIL  
NOT TO SCALE

Diagram showing a building pad with setbacks: Front Yard Setback-20', Rear Yard Setback-10', Side Yard Setback-5', and Street Side Yard-10'. The diagram also shows a street and a corner setback of 10'.

| A METES AND BOUNDS DESCRIPTION OF A 106.666 ACRE TRACT OF LAND |       |       | LOT TABLE   |       |         | LOT TABLE                |        |           | LOT TABLE                 |         |           | LOT TABLE |       |         |
|--|-------|-------|---|-------|---------|--------------------------|--------|-----------|---------------------------|---------|-----------|-----------|-------|---------|
|  |       |       | LOT NO.   | ACRES | SQ. FT. | LOT NO.                  | ACRES  | SQ. FT.   | LOT NO.                   | ACRES   | SQ. FT.   | LOT NO.   | ACRES | SQ. FT. |
|  |       |       | <p><b>REINA</b> a 166.86 acre (4,619.783 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, and Lemuel Kimbro Survey No. 94, located in Sec. 49E, City of Manor, Travis County, Texas, containing a portion of a called 167.8663 acre tract of land described in instrument to Forester (USA) Near Estates Group, Inc., recorded in Document No. 201911725 and corrected in Document No. 201911724 of the Official Public Records of Travis County, and comprising a portion of a called 2,489 acre tract of land described in instrument to Forester (USA) Near Estates Group, Inc., recorded in Document No. 201911724 of the Official Public Records of Travis County, and being hereinafter particularly described as follows:</p> <p><b>BEGINNING</b> at a 1/2-inch iron rod with a plastic cap stamped "9044" found on the northerly right-of-way line of said Old Kimbro Road making the southwest-most corner of a called 176 acre tract of land described in instrument to Laurin Pickard and Darly Swenson recorded in Document No. 201615547 of the Official Public Records of Travis County;</p> <p><b>THENCE</b> along the northerly right-of-way line of said Old Kimbro Road, the following: (1) 100 feet to the corner;</p> <ol style="list-style-type: none"> <li>North 88°36'46" West, 54.35 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 56°54'32" West, 244.70 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 52°43'57" West, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the right, a central angle of 232°23'22", a radius of 1930.90 feet, a chord bearing and distance of North 78°33'30" West, 429.82 feet, and a total arc length of 451.01 feet to a point of tangency;</li> <li>In a northerly direction, along a tangent curve to the right, a central angle of 232°23'22", a radius of 1930.90 feet, a chord bearing and distance of North 78°33'30" West, 429.82 feet, and a total arc length of 451.01 feet to a point of tangency;</li> <li>North 82°28'50" West, 35.45 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the right, a central angle of 50°30'20", a radius of 20.00 feet, a chord bearing and distance of North 17°20'22" West, 20.20 feet, and a total arc length of 31.42 feet to a point of tangency;</li> <li>In a northerly direction, along a non-tangent curve to the right, a central angle of 50°30'20", a radius of 20.00 feet, a chord bearing and distance of South 72°34'02" West, 20.20 feet, and a total arc length of 31.42 feet to a point of tangency;</li> <li>North 82°28'50" West, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the right, a central angle of 50°30'20", a radius of 20.00 feet, a chord bearing and distance of North 17°20'22" West, 20.20 feet, and a total arc length of 31.42 feet to a point of tangency;</li> <li>North 82°28'50" West, 20.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a non-tangent curve to the right, a central angle of 50°30'20", a radius of 20.00 feet, a chord bearing and distance of South 72°34'02" West, 20.20 feet, and a total arc length of 31.42 feet to a point of tangency;</li> <li>North 82°28'50" West, 304.53 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the right, a central angle of 50°30'20", a radius of 20.00 feet, a chord bearing and distance of North 17°20'22" West, 20.20 feet, and a total arc length of 31.42 feet to a point of tangency;</li> <li>North 82°28'50" West, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> </ol> <p><b>THENCE</b> North 27°32'28" East, 441.10 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set marking the southwest-most corner of a called 101.9605 acre tract of land along the northerly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 166600207 of the Official Public Records of Travis County;</p> <p><b>THENCE</b> North 27°34'50" East, 558.04 feet along the easterly boundary line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "9044" set in concrete for corner;</p> <p><b>THENCE</b>, departing from said Lot 1 and crossing said 157.9903 acre tract, the following forty-two (42) courses and distances:</p> <ol style="list-style-type: none"> <li>South 82°28'50" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 27°34'50" East, 405.50 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 82°28'50" East, 151.64 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 58°42'46" East, 126.56 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 82°28'50" East, 448.54 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 30°24'02" East, 116.86 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a non-tangent curve to the right, a central angle of 37°59'39", a radius of 479.00 feet, a chord bearing and distance of South 47°22'29" East, 29.42 feet, and a total arc length of 29.42 feet to a point of tangency;</li> <li>South 49°15'11" East, 163.62 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 82°28'50" East, 67.43 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 38°34'34" East, 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the left, a central angle of 118°32'22", a radius of 450.00 feet, a chord bearing and distance of North 33°52'54" East, 05.57 feet, and a total arc length of 101.73 feet to a point of tangency;</li> <li>In a northerly direction, along a tangent curve to the right, a central angle of 32°01'12", a radius of 15.00 feet, a chord bearing and distance of North 12°52'24" East, 01.16 feet, and a total arc length of 15.00 feet to a point of tangency;</li> <li>North 27°34'50" East, 283.54 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the left, a central angle of 137°03'05", a radius of 625.00 feet, a chord bearing and distance of North 20°52'24" East, 143.16 feet, and a total arc length of 143.47 feet to a point of tangency;</li> <li>North 14°30'54" East, 173.84 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 49°22'24" East, 13.16 feet, and a total arc length of 13.16 feet to a point of tangency;</li> <li>In a northerly direction, along a tangent curve to the left, a central angle of 148°32'25", a radius of 60.00 feet, a chord bearing and distance of North 36°34'34" West, 99.23 feet, and a total arc length of 109.33 feet to a point of tangency;</li> <li>In a northerly direction, along a tangent curve to the left, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of South 78°24'20" West, 13.29 feet, and a total arc length of 13.29 feet to a point of tangency;</li> <li>North 78°30'54" West, 70.99 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 16°50'25" East, 253.23 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 2°18'12" West, 109.29 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 78°30'54" West, 123.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a non-tangent curve to the right, a central angle of 39°54'28", a radius of 50.00 feet, a chord bearing and distance of North 27°34'50" East, 116.82 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 18°29'25" West, 36.68 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 33°32'58" West, 90.32 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 84°46'18" West, 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 14°24'46" East, 123.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 78°30'54" West, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a tangent curve to the left, a central angle of 97°27'47", a radius of 325.00 feet, a chord bearing and distance of North 9°40'49" East, 03.50 feet, and a total arc length of 3.51 feet to a point of tangency;</li> <li>South 84°51'18" East, 138.19 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 8°42'51" West, 102.30 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 78°30'54" West, 123.00 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>In a northerly direction, along a non-tangent curve to the left, a central angle of 72°44'47", a radius of 325.00 feet, a chord bearing and distance of North 19°43'26" West, 41.23 feet, and a total arc length of 41.46 feet to a point of tangency;</li> <li>North 58°32'46" East, 143.41 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 19°10'41" West, 62.66 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 28°50'08" West, 62.56 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 49°32'26" West, 120.31 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 78°30'54" West, 97.50 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>South 77°30'20" West, 27.50 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</li> <li>North 82°28'50" West, 96.30 feet to a 1/2-inch iron rod with a plastic cap stamped "9044" set marking the southwest-most corner of a called 167.8663 acre tract on the northerly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 166600207 of the Official Public Records of Travis County; <p><b>THENCE</b> North 27°32'28" East, 124.38 feet along the southerly boundary line of said Lot 1 and the southwest-most corner of a called 114.828 acre tract of land described in instrument to Tiffany Brock Co., LP, recorded in Document No. 200016961 of the Official Public Records of Travis County, to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</p> <p><b>THENCE</b>, South 82°28'50" East, 209.00 feet, crossing the easterly line of said Lot 3 of the J.F. Nagle Estates and along the southerly boundary line of said 114.828 acre tract of land, to a 1/2-inch iron rod with a plastic cap stamped "9044" set for corner;</p> <p><b>THENCE</b>, South 27°47'11" West, 2716.55 feet along the easterly boundary line of a called 7.5 acre tract of land described in instrument to Laurin Pickard and Darly Swenson recorded in Document No. 201615547 of the Official Public Records of Travis County and to the northerly right-of-way line of said Old Kimbro Road to the <b>POINT OF BEGINNING</b>, and containing 196,595 acres of land in Travis County, Texas. The base of bearing for this description is the Texas State Plane Coordinate System (NAD 83, Central Zone (ITRS-ACS) (NAD83). All bearings are on the surface and shown as a U.S. Survey Foot. To convert gird distances to grid, apply the combined GRS (NAD 83) to GRS03 scale factor of 0.9992027540. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.</p> <th>LOT NO.</th> <th>ACRES</th> <th>SQ. FT.</th> <th>LOT NO.</th> <th>ACRES</th> <th>SQ. FT.</th> <th>LOT NO.</th> <th>ACRES</th> <th>SQ. FT.</th> <th>LOT NO.</th> <th>ACRES</th> <th>SQ. FT.</th> </li></ol> |       |         | LOT NO.                  | ACRES  | SQ. FT.   | LOT NO.                   | ACRES   | SQ. FT.   | LOT NO.   | ACRES | SQ. FT. |
| BLOCK A LOT 1 - LANDSCAPE                                      | 0.068 | 3,875 | BLOCK A LOT 19  | 0.143 | 6,250   | BLOCK C LOT 20           | 0.158  | 6,875     | BLOCK E LOT 8             | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 2  | 0.186 | 8,525 | BLOCK A LOT 20 - LANDSCAPE  | 0.062 | 3,578   | BLOCK C LOT 21           | 0.158  | 6,875     | BLOCK E LOT 7             | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 3  | 0.178 | 7,750 | BLOCK B LOT 21  | 0.143 | 6,250   | BLOCK C LOT 22           | 0.158  | 6,875     | BLOCK E LOT 6             | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 4  | 0.178 | 7,750 | BLOCK B LOT 22  | 0.143 | 6,250   | BLOCK C LOT 23           | 0.158  | 6,875     | BLOCK E LOT 5             | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 5  | 0.178 | 7,750 | BLOCK B LOT 23  | 0.143 | 6,250   | BLOCK C LOT 24           | 0.158  | 6,875     | BLOCK E LOT 4             | 0.285   | 11,547    |           |       |         |
| BLOCK A LOT 6  | 0.178 | 7,750 | BLOCK B LOT 24  | 0.143 | 6,250   | BLOCK C LOT 25           | 0.158  | 6,875     | BLOCK E LOT 3             | 0.304   | 13,224    |           |       |         |
| BLOCK A LOT 7  | 0.178 | 7,750 | BLOCK B LOT 25  | 0.172 | 7,500   | BLOCK C LOT 26           | 0.187  | 8,125     | BLOCK E LOT 2             | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 8  | 0.178 | 7,750 | BLOCK B LOT 26  | 0.143 | 6,250   | BLOCK C LOT 1            | 0.216  | 9,422     | BLOCK E LOT 13            | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 9  | 0.178 | 7,750 | BLOCK B LOT 27  | 0.143 | 6,250   | BLOCK C LOT 2            | 0.177  | 7,884     | BLOCK E LOT 14            | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 10   | 0.178 | 7,749 | BLOCK B LOT 28  | 0.143 | 6,250   | BLOCK D LOT 3            | 0.172  | 7,514     | BLOCK E LOT 15            | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 11   | 0.178 | 7,747 | BLOCK B LOT 29  | 0.143 | 6,250   | BLOCK D LOT 4            | 0.168  | 7,334     | BLOCK E LOT 16            | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 12   | 0.178 | 7,744 | BLOCK B LOT 30  | 0.143 | 6,250   | BLOCK D LOT 5            | 0.165  | 7,341     | BLOCK E LOT 17            | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 13   | 0.178 | 7,742 | BLOCK B LOT 31  | 0.143 | 6,250   | BLOCK D LOT 6            | 0.211  | 9,264     | BLOCK E LOT 18            | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 14   | 0.178 | 7,739 | BLOCK B LOT 32  | 0.143 | 6,250   | BLOCK D LOT 7            | 0.308  | 13,417    | BLOCK E LOT 19            | 0.143   | 6,250     |           |       |         |
| BLOCK A LOT 15 - DRAINAGE                                      | 0.069 | 3,869 | BLOCK B LOT 33  | 0.143 | 6,250   | BLOCK D LOT 8 - DRAINAGE | 74.622 | 3,224,200 | BLOCK E LOT 20            | 0.171   | 7,432     |           |       |         |
| BLOCK A LOT 16   | 0.178 | 7,735 | BLOCK B LOT 34  | 0.143 | 6,250   | BLOCK D LOT 9            | 0.146  | 6,506     | BLOCK F LOT 1 - LANDSCAPE | 0.107   | 4,686     |           |       |         |
| BLOCK A LOT 17   | 0.178 | 7,732 | BLOCK B LOT 35  | 0.143 | 6,250   | BLOCK D LOT 10           | 0.199  | 7,243     | BLOCK F LOT 2             | 0.178   | 7,750     |           |       |         |
| BLOCK A LOT 18   | 0.177 | 7,730 | BLOCK B LOT 36  | 0.143 | 6,250   | BLOCK D LOT 11           | 0.158  | 6,875     | BLOCK F LOT 3             | 0.178   | 7,750     |           |       |         |
| BLOCK A LOT 19   | 0.177 | 7,707 | BLOCK B LOT 37  | 0.172 | 7,500   | BLOCK D LOT 12           | 0.158  | 6,875     | BLOCK F LOT 4             | 0.178   | 7,750     |           |       |         |
| BLOCK A LOT 20 - LANDSCAPE                                     | 0.047 | 2,060 | BLOCK C LOT 1 - LANDSCAPE   | 0.084 | 3,663   | BLOCK D LOT 13           | 0.158  | 6,875     | BLOCK F LOT 5             | 0.178   | 7,733     |           |       |         |
| BLOCK B LOT 1 - LANDSCAPE                                      | 0.084 | 3,663 | BLOCK C LOT 2   | 0.172 | 7,500   | BLOCK D LOT 14           | 0.158  | 6,875     | BLOCK F LOT 6             | 0.178   | 7,402     |           |       |         |
| BLOCK B LOT 2  | 0.172 | 7,500 | BLOCK C LOT 3   | 0.143 | 6,250   | BLOCK D LOT 15           | 0.158  | 6,875     | BLOCK F LOT 7             | 0.406   | 17,374    |           |       |         |
| BLOCK B LOT 3  | 0.143 | 6,250 | BLOCK C LOT 4   | 0.143 | 6,250   | BLOCK D LOT 16           | 0.158  | 6,875     | BLOCK F LOT 8             | 0.225   | 9,790     |           |       |         |
| BLOCK B LOT 4  | 0.143 | 6,250 | BLOCK C LOT 5   | 0.143 | 6,250   | BLOCK D LOT 17           | 0.158  | 6,875     | BLOCK F LOT 9             | 0.176   | 7,688     |           |       |         |
| BLOCK B LOT 5  | 0.143 | 6,250 | BLOCK C LOT 6   | 0.143 | 6,250   | BLOCK D LOT 18           | 0.158  | 6,875     | BLOCK F LOT 10            | 0.146   | 6,374     |           |       |         |
| BLOCK B LOT 6  | 0.143 | 6,250 | BLOCK C LOT 7   | 0.143 | 6,250   | BLOCK D LOT 19           | 0.158  | 6,875     | BLOCK F LOT 11            | 0.143   | 6,250     |           |       |         |
| BLOCK B LOT 7  | 0.143 | 6,250 | BLOCK C LOT 8   | 0.143 | 6,250   | BLOCK D LOT 20           | 0.158  | 6,875     | BLOCK F LOT 12            | 0.143   | 6,250     |           |       |         |
| BLOCK B LOT 8  | 0.143 | 6,250 | BLOCK C LOT 9   | 0.143 | 6,250   | BLOCK D LOT 21           | 0.158  | 6,875     | BLOCK F LOT 13            | 0.143   | 6,250     |           |       |         |
| BLOCK B LOT 9  | 0.143 | 6,250 | BLOCK C LOT 10  | 0.143 | 6,250   | BLOCK D LOT 22           | 0.173  | 7,538     | BLOCK F LOT 14            | 0.143   | 6,250     |           |       |         |
| BLOCK B LOT 10   | 0.143 | 6,250 | BLOCK C LOT 11  | 0.143 | 6,250   | BLOCK D LOT 23           | 0.189  | 8,212     | BLOCK F LOT 15            | 0.143   | 6,250     |           |       |         |
| BLOCK B LOT 11   | 0.143 | 6,250 | BLOCK C LOT 12  | 0.143 | 6,250   | BLOCK D LOT 24           | 0.201  | 8,744     | BLOCK F LOT 16            | 0.143   | 6,250     |           |       |         |
| BLOCK B LOT 12   | 0.143 | 6,250 | BLOCK C LOT 13  | 0.158 | 6,875   | BLOCK D LOT 25           | 0.206  | 8,968     | BLOCK F LOT 17            | 0.143   | 6,250     |           |       |         |
| BLOCK B LOT 13   | 0.143 | 6,250 | BLOCK C LOT 14  | 0.168 | 7,087   | BLOCK D LOT 26           | 0.163  | 7,087     | BLOCK F LOT 18            | 0.182   | 8,076     |           |       |         |
| BLOCK B LOT 14   | 0.172 | 7,500 | BLOCK C LOT 15  | 0.188 | 8,077   | BLOCK D LOT 1            | 0.371  | 17,462    | BLOCK F LOT 19            | 0.162   | 7,943     |           |       |         |
| BLOCK B LOT 15 - DRAINAGE                                      | 0.143 | 6,250 | BLOCK C LOT 16  | 0.158 | 6,875   | BLOCK E LOT 2            | 0.143  | 6,250     | BLOCK F LOT 20            | 0.208   | 9,177     |           |       |         |
| BLOCK B LOT 16   | 0.143 | 6,250 | BLOCK C LOT 17  | 0.158 | 6,875   | BLOCK E LOT 3            | 0.143  | 6,250     | OVERALL BOUNDARY          | 106.666 | 4,619,783 |           |       |         |
| BLOCK B LOT 17   | 0.143 | 6,250 | BLOCK C LOT 18  | 0.158 | 6,875   | BLOCK E LOT 4            | 0.143  | 6,250     | ROW                       | 0.361   | 16,225    |           |       |         |
| BLOCK B LOT 18   | 0.143 | 6,250 | BLOCK C LOT 19  | 0.158 | 6,875   | BLOCK E LOT 5            | 0.143  | 6,250     |                           |         |           |           |       |         |

**MANOR HEIGHTS PHASE 3, SECTION 1**  
**106.055 ACRES**

CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201911725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201911724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 94, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

**SURVEYOR:**  
**KIMLEY-HORN AND ASSOCIATES, INC.**  
 651 NW LOOP 410, SUITE 300  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-8166 FAX: (210) 541-8689  
 CONTACT: JOHN G. MOZZIER, P.E.  
 TIER IV FIRM REGISTRATION NO. 10150573

**CIVIL ENGINEER:**  
**KIMLEY-HORN AND ASSOCIATES, INC.**  
 10814 JOLL-VILLE ROAD, AVALLON IV, SUITE 200  
 AUSTIN, TEXAS 78759  
 TIER IV FIRM REGISTRATION NO. F-628  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 CONTACT: ALEXANDRO E. GRANADOS RICO, P.E.

**OWNER/DEVELOPER:**  
**FORESTAR (USA) REAL ESTATE GROUP, INC.,**  
 A DELAWARE CORPORATION  
 10700 PECTAN PARK BLVD. STE. 150  
 AUSTIN, TEXAS 78750  
 CONTACT: JEFF SCOTT

**Kimley»Horn**

601 NW Loop 410, Suite 200 San Antonio, Texas 78216 FIRM # 10150573 Tel No: (210) 541-8166 www.kimley-horn.com

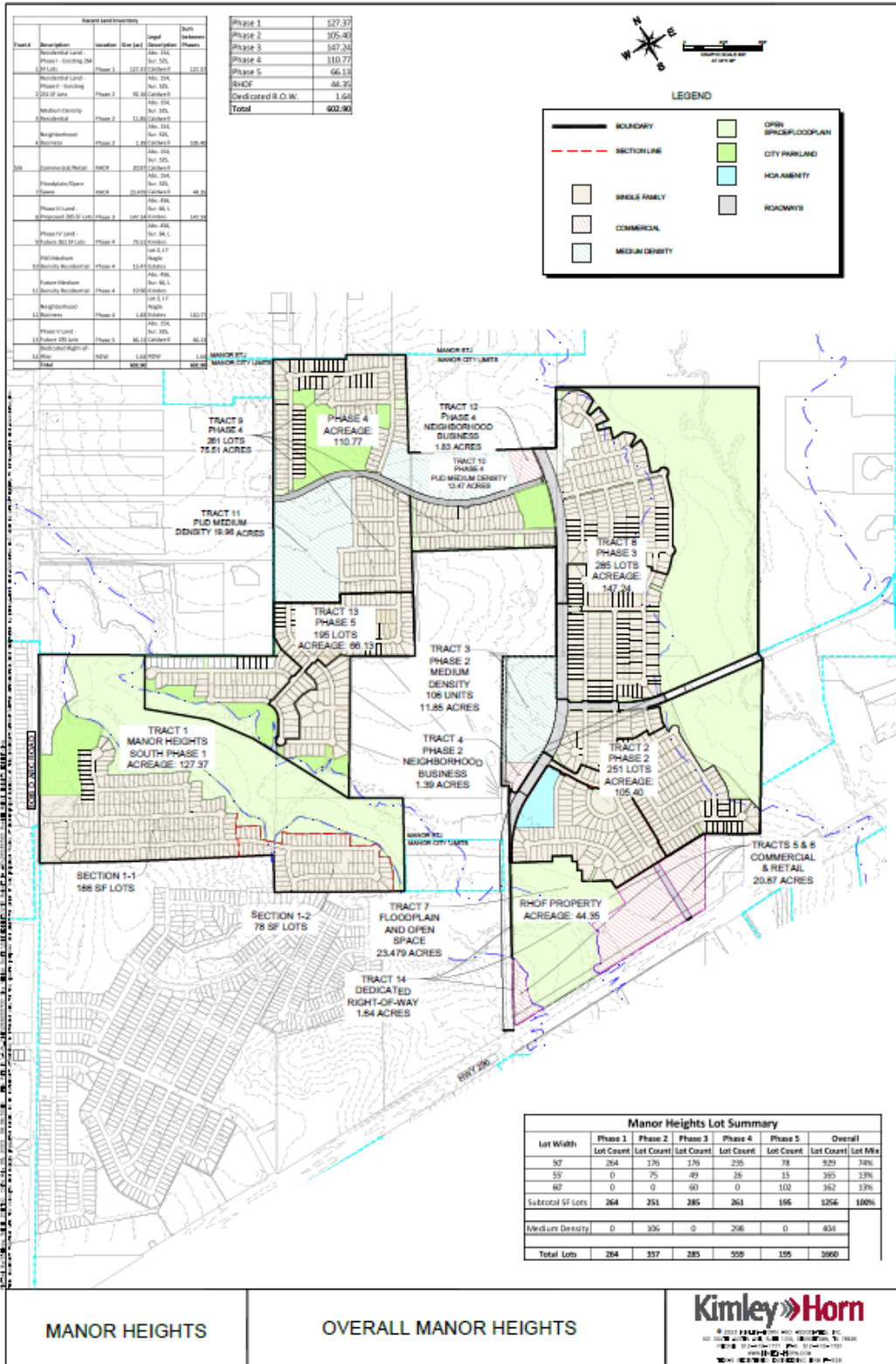
| Scale | Sheet No. | Sheet Title | Checked By   | Date       |
|-------|-----------|-------------|--------------|------------|
|       | 5140      | 5140        | 3304/02/2020 | 08/26/2020 |
|       |           |             |              | 6 of 6     |

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## **EXHIBIT A-8 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION**

383.102 Acres Being Portions of a called 267.972 acre Tract of land Recorded in document No.2016214460, Official Public Records of Travis County, 157.9603 Acre Tract Recorded in document No.201718086, Official Public Records of Travis County, A called 90.0886 Acre Tract Recorded in Documents No.2017194263, Official Public Records of Travis County, and a portion of Old Kimbro Road A.C. Caldwell Survey No. 52, Abstract No 154 City of Manor, Travis County, Texas

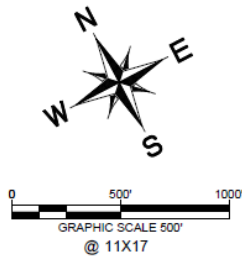
# EXHIBIT B-1 – DISTRICT BOUNDARY MAP



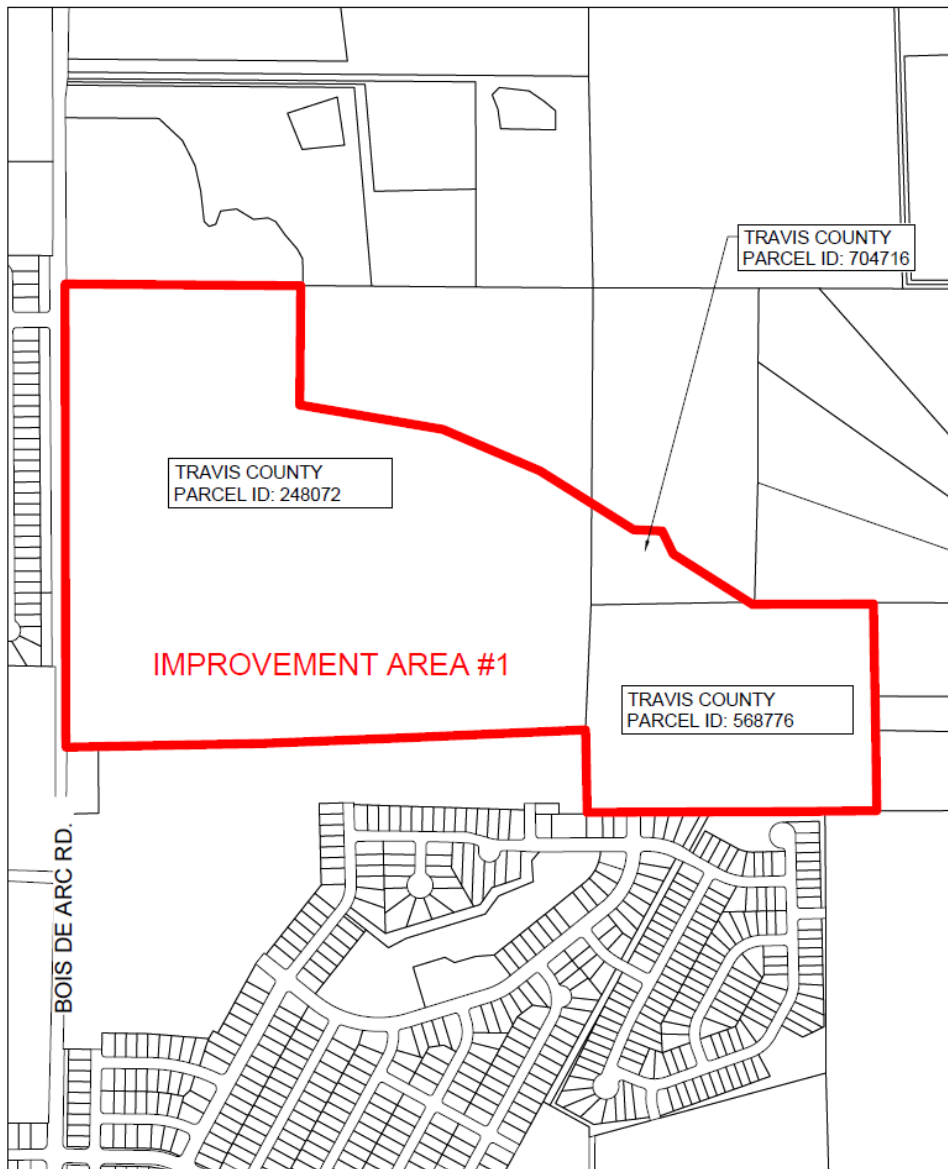


**EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP**

**LEGEND**



|  |                     |
|--|---------------------|
|  | BOUNDARY            |
|  | IA #1               |
|  | TAX PARCEL BOUNDARY |



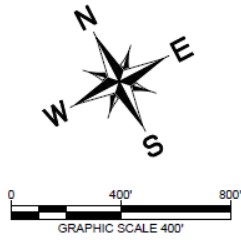
**EXHIBIT F - IMPROVEMENT AREA #1**

MANOR, TEXAS  
FEBRUARY 2021

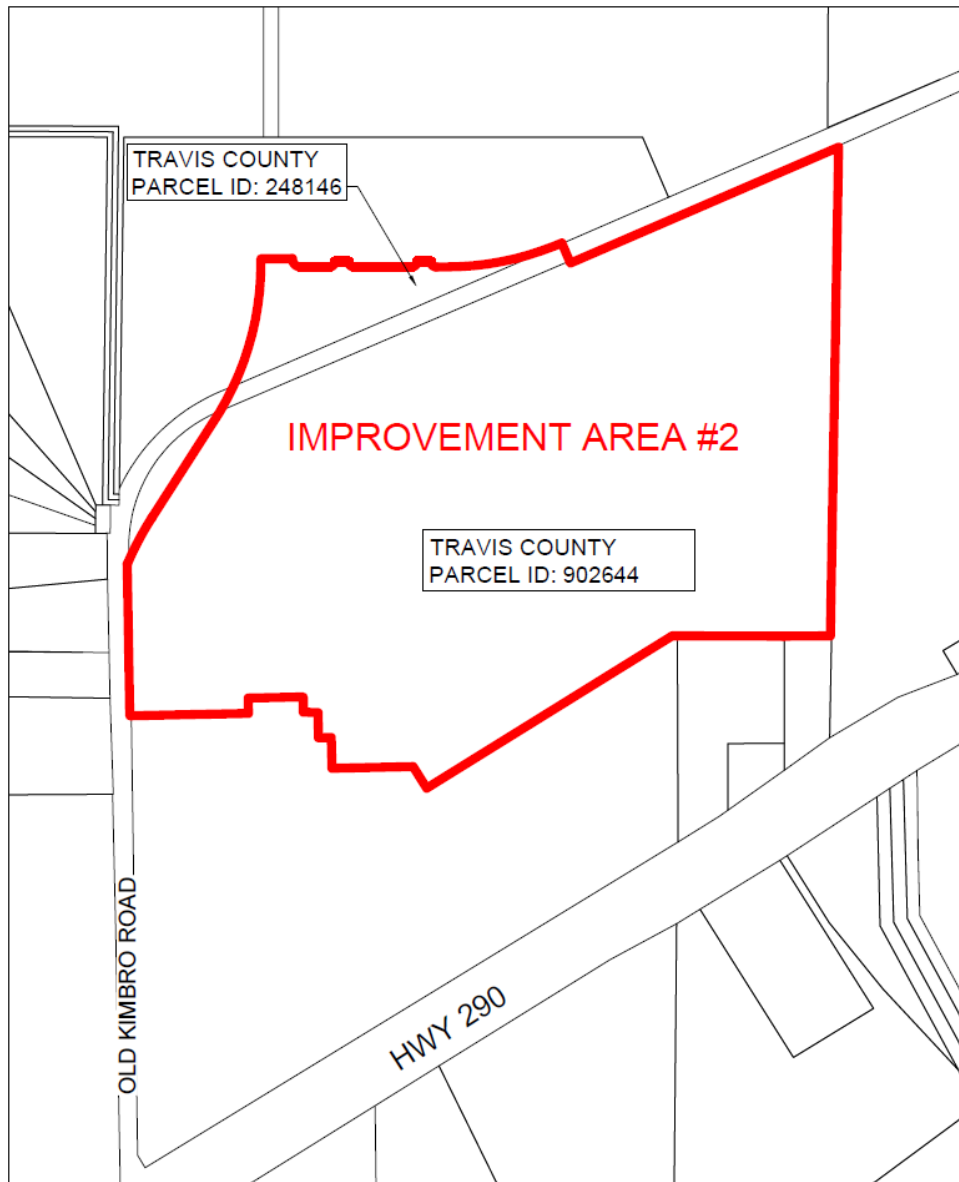


**EXHIBIT B-3 – IMPROVEMENT AREA #2 BOUNDARY MAP**

**LEGEND**



|  |                     |
|--|---------------------|
|  | BOUNDARY            |
|  | IA #2               |
|  | TAX PARCEL BOUNDARY |

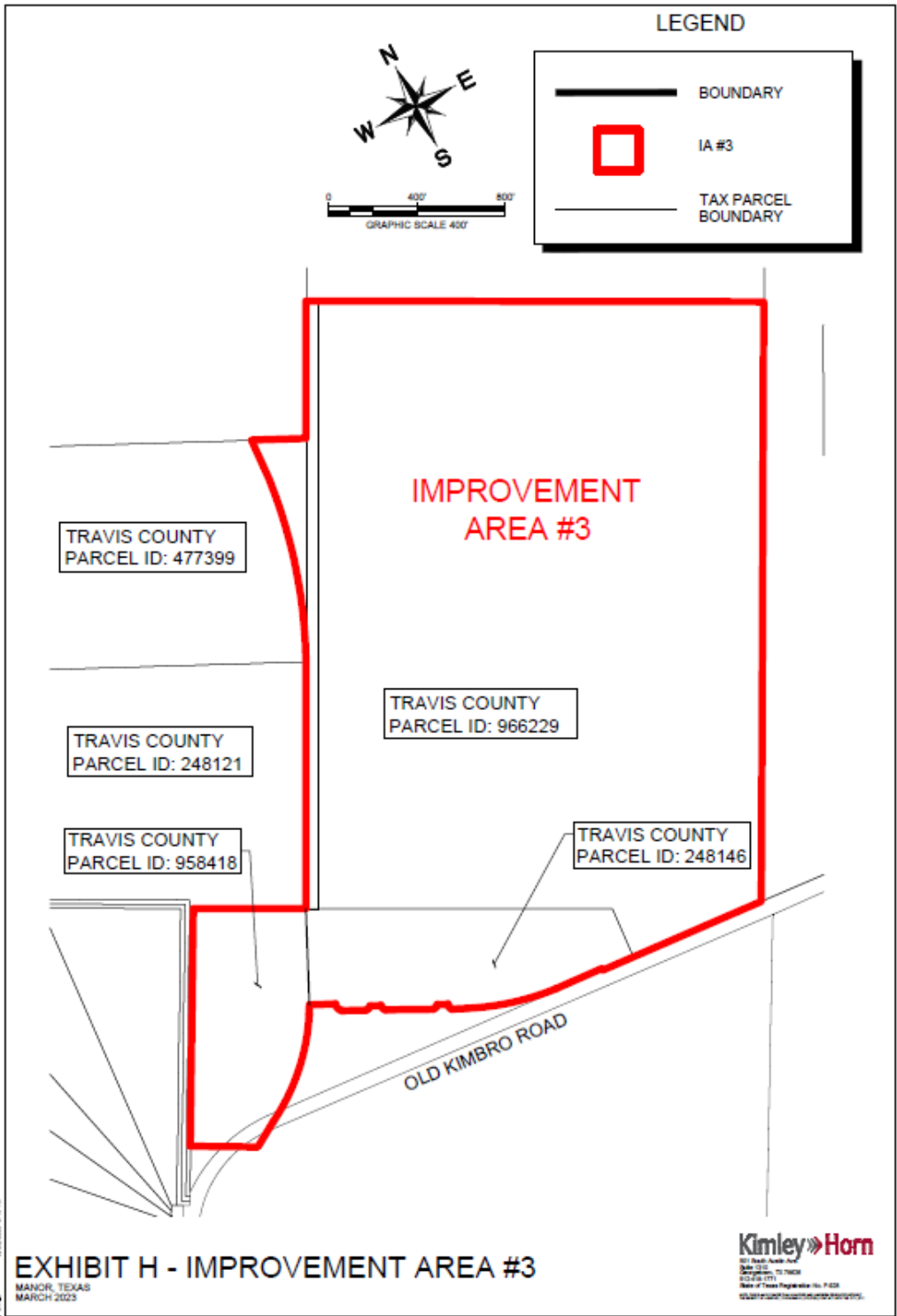


**EXHIBIT H - IMPROVEMENT AREA #2**

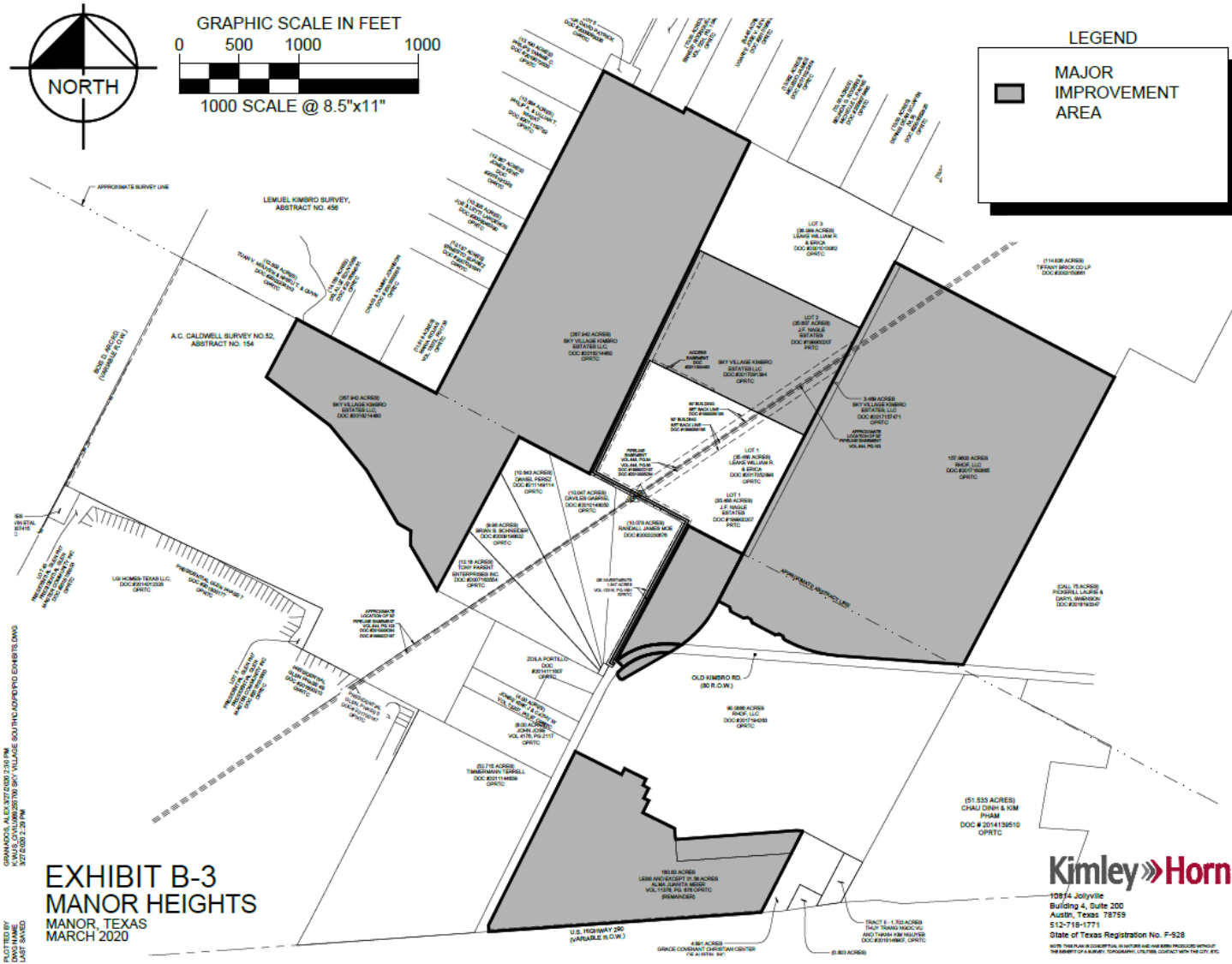
MANOR, TEXAS  
FEBRUARY 2021



**EXHIBIT B-4 – IMPROVEMENT AREA #3 BOUNDARY MAP**

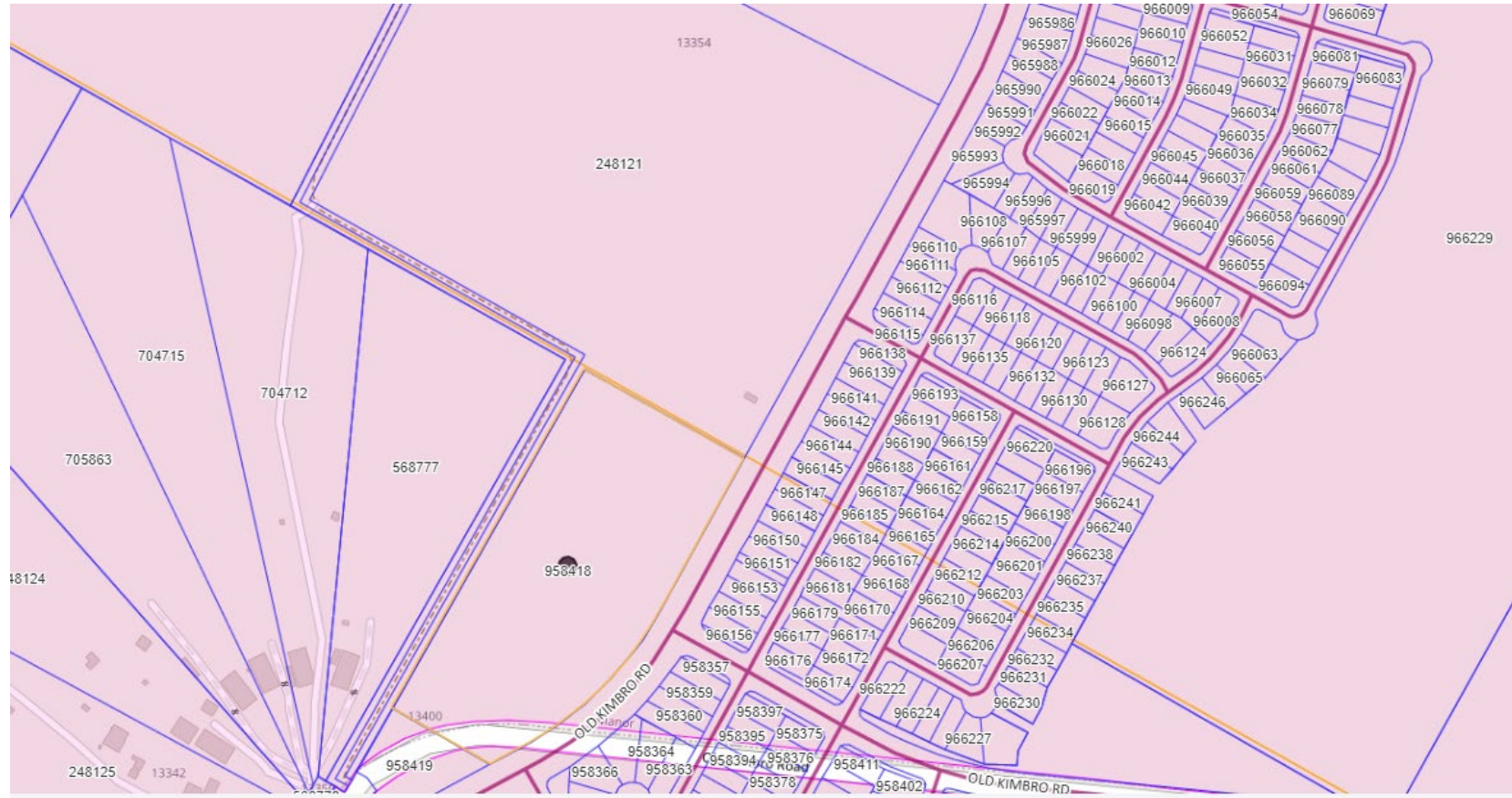


# EXHIBIT B-5 – MAJOR IMPROVEMENT AREA BOUNDARY MAP



## EXHIBIT B-6 – IMPROVEMENT AREA #3 CONDO PARCEL MAP

All Improvement Area #3 condominium lots will be contained within Tax ID 958418 upon final plat.



## EXHIBIT C – AUTHORIZED IMPROVEMENTS

|  | Total Costs          | Improvement Area #1 [a] | Improvement Area #2 [a] | Improvement Area #3 [c] | Major Improvement Area [b] |
|--|----------------------|-------------------------|-------------------------|-------------------------|----------------------------|
| <i>Major Improvements</i>                                  |                      |                         |                         |                         |                            |
| Wastewater Treatment Plant Phase 1                         | \$ 5,119,898         | \$ 799,087              | \$ 763,720              | \$ -                    | \$ 3,557,091               |
| Roadway  | 3,115,626            | 486,270                 | 464,749                 | -                       | 2,164,607                  |
| Kimbro ROW Acquisition                                     | 47,348               | 7,390                   | 7,063                   | -                       | 32,895                     |
| Soft Costs [d]   | 1,242,431            | 193,912                 | 185,330                 | -                       | 863,189                    |
|  | \$ 9,525,302         | \$ 1,486,659            | \$ 1,420,862            | \$ -                    | \$ 6,617,781               |
| <i>Improvement Area #1 Improvements</i>                    |                      |                         |                         |                         |                            |
| Water  | \$ 877,624           | \$ 877,624              | \$ -                    | \$ -                    | \$ -                       |
| Wastewater   | 761,450              | 761,450                 | -                       | -                       | -                          |
| Drainage   | 1,147,364            | 1,147,364               | -                       | -                       | -                          |
| Roadway  | 3,462,805            | 3,462,805               | -                       | -                       | -                          |
| Trails   | 59,850               | 59,850                  | -                       | -                       | -                          |
| Soft Costs   | 163,600              | 163,600                 | -                       | -                       | -                          |
|  | \$ 6,472,693         | \$ 6,472,693            | \$ -                    | \$ -                    | \$ -                       |
| <i>Improvement Area #2 Improvements</i>                    |                      |                         |                         |                         |                            |
| Water  | \$ 895,023           | \$ -                    | \$ 895,023              | \$ -                    | \$ -                       |
| Wastewater   | 1,119,316            | -                       | 1,119,316               | -                       | -                          |
| Drainage   | 1,164,737            | -                       | 1,164,737               | -                       | -                          |
| Roadway  | 4,889,702            | -                       | 4,889,702               | -                       | -                          |
| Trails   | -                    | -                       | -                       | -                       | -                          |
| Soft Costs   | 320,400              | -                       | 320,400                 | -                       | -                          |
|  | \$ 8,389,178         | \$ -                    | \$ 8,389,178            | \$ -                    | \$ -                       |
| <i>Improvement Area #3 Improvements</i>                    |                      |                         |                         |                         |                            |
| Water  | \$ 1,199,062         | \$ -                    | \$ -                    | \$ 1,199,062            | \$ -                       |
| Wastewater   | 1,777,998            | -                       | -                       | 1,777,998               | -                          |
| Drainage   | 3,229,931            | -                       | -                       | 3,229,931               | -                          |
| Roadway  | 3,012,678            | -                       | -                       | 3,012,678               | -                          |
| Soft Costs   | 1,382,950            | -                       | -                       | 1,382,950               | -                          |
|  | \$ 10,602,619        | \$ -                    | \$ -                    | \$ 10,602,619           | \$ -                       |
| <i>Bond Issuance Costs and District Formation Expenses</i> |                      |                         |                         |                         |                            |
| Debt Service Reserve Fund [e]                              | \$ 1,223,875         | \$ 218,536              | \$ 208,864              | \$ 295,350              | \$ 501,125                 |
| Capitalized Interest [e]                                   | 596,494              | 134,565                 | 128,610                 | -                       | 333,319                    |
| Underwriter Discount [e]                                   | 589,200              | 112,055                 | 107,095                 | 127,650                 | 242,400                    |
| Cost of Issuance [e]                                       | 1,029,722            | 187,139                 | 178,856                 | 276,575                 | 387,152                    |
| First Year Annual Collection Costs [e]                     | 90,000               | 15,339                  | 14,661                  | 30,000                  | 30,000                     |
|  | \$ 3,529,291         | \$ 667,634              | \$ 638,086              | \$ 729,575              | \$ 1,493,996               |
| <b>Total</b>   | <b>\$ 38,519,082</b> | <b>\$ 8,626,986</b>     | <b>\$ 10,448,125</b>    | <b>\$ 11,332,194</b>    | <b>\$ 8,111,777</b>        |

**Notes:**

[a] Costs were determined by construction contracts provided by Kimley-Horn and Associates dated 1/8/2021.

[b] Costs were determined by Excel Construction Services bid for Wastewater Treatment Plant Phase 1 Improvements dated 11/9/2020 and construction contract provided by Kimley-Horn and Associates dated 1/8/2021 for Roadways Improvements.

[c] Costs were determined by engineering report provided by Kimley-Horn and Associates dated 1/30/2023. Improvement Area #3 is within the Major Improvement Area and therefore funds a portion of the Major Improvements.

[d] Soft costs estimated at 15% of hard costs, inclusive of a 4% construction management fee.

[e] Costs associated with the issuance of Improvement Area #1-2 bonds were allocated between Improvement Area #1 and Improvement Area #2 on a pro rata basis based on the amount of Assessments levied.

## EXHIBIT D – SERVICE PLAN

|                  |                                 | Improvement Area #1                     |                   |                   |                   |                   |
|------------------|---------------------------------|---|-------------------|-------------------|-------------------|-------------------|
| Installments Due |                                 | 1/31/2024                               | 1/31/2025         | 1/31/2026         | 1/31/2027         | 1/31/2028         |
|                  | Principal                       | \$ 79,254                               | \$ 81,810         | \$ 84,367         | \$ 86,924         | \$ 89,480         |
|                  | Interest                        | 132,648                                 | 130,667           | 128,621           | 126,512           | 123,796           |
|                  | Capitalized Interest            | -                                       | -                 | -                 | -                 | -                 |
|                  | (1)                             | \$ 211,902                              | \$ 212,477        | \$ 212,988        | \$ 213,436        | \$ 213,276        |
|                  | Annual Collection Costs         | (2) \$ 14,814                           | \$ 15,110         | \$ 15,412         | \$ 15,720         | \$ 16,035         |
|                  | Additional Interest Reserve     | (3) \$ 18,292                           | \$ 17,896         | \$ 17,487         | \$ 17,065         | \$ 16,631         |
|                  | <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3) \$ 245,008</b> | <b>\$ 245,483</b> | <b>\$ 245,887</b> | <b>\$ 246,221</b> | <b>\$ 245,941</b> |

|                  |                                 | Improvement Area #2                     |                   |                   |                   |                   |
|------------------|---------------------------------|---|-------------------|-------------------|-------------------|-------------------|
| Installments Due |                                 | 1/31/2024                               | 1/31/2025         | 1/31/2026         | 1/31/2027         | 1/31/2028         |
|                  | Principal                       | \$ 75,746                               | \$ 78,190         | \$ 80,633         | \$ 83,076         | \$ 85,520         |
|                  | Interest                        | 126,777                                 | 124,883           | 122,929           | 120,913           | 118,317           |
|                  | Capitalized Interest            | -                                       | -                 | -                 | -                 | -                 |
|                  | (1)                             | \$ 202,523                              | \$ 203,073        | \$ 203,562        | \$ 203,989        | \$ 203,837        |
|                  | Annual Collection Costs         | (2) \$ 14,158                           | \$ 14,441         | \$ 14,730         | \$ 15,024         | \$ 15,325         |
|                  | Additional Interest Reserve     | (3) \$ 17,483                           | \$ 17,104         | \$ 16,713         | \$ 16,310         | \$ 15,894         |
|                  | <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3) \$ 234,164</b> | <b>\$ 234,618</b> | <b>\$ 235,005</b> | <b>\$ 235,324</b> | <b>\$ 235,056</b> |

|                  |                                 | Improvement Area #3                     |                   |                   |                   |                   |
|------------------|---------------------------------|---|-------------------|-------------------|-------------------|-------------------|
| Installments Due |                                 | 1/31/2024                               | 1/31/2025         | 1/31/2026         | 1/31/2027         | 1/31/2028         |
|                  | Principal                       | \$ 60,000                               | \$ 60,000         | \$ 65,000         | \$ 70,000         | \$ 75,000         |
|                  | Interest                        | \$ 234,025                              | \$ 230,725        | \$ 227,425        | \$ 223,850        | \$ 220,000        |
|                  | (1)                             | \$ 294,025                              | \$ 290,725        | \$ 292,425        | \$ 293,850        | \$ 295,000        |
|                  | Annual Collection Costs         | (2) \$ 30,600                           | \$ 31,212         | \$ 31,836         | \$ 32,473         | \$ 33,122         |
|                  | Additional Interest Reserve     | (3) \$ 21,275                           | \$ 20,975         | \$ 20,675         | \$ 20,350         | \$ 20,000         |
|                  | <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3) \$ 345,900</b> | <b>\$ 342,912</b> | <b>\$ 344,936</b> | <b>\$ 346,673</b> | <b>\$ 348,122</b> |

|                  |                                 | Major Improvement Area                  |                   |                   |                   |                   |
|------------------|---------------------------------|---|-------------------|-------------------|-------------------|-------------------|
| Installments Due |                                 | 1/31/2024                               | 1/31/2025         | 1/31/2026         | 1/31/2027         | 1/31/2028         |
|                  | Principal                       | \$ 155,000                              | \$ 160,000        | \$ 170,000        | \$ 175,000        | \$ 180,000        |
|                  | Interest                        | 328,631                                 | 323,788           | 318,788           | 313,475           | 306,913           |
|                  | Capitalized Interest            | -                                       | -                 | -                 | -                 | -                 |
|                  | (1)                             | \$ 483,631                              | \$ 483,788        | \$ 488,788        | \$ 488,475        | \$ 486,913        |
|                  | Annual Collection Costs         | (2) \$ 28,761                           | \$ 29,336         | \$ 29,922         | \$ 30,521         | \$ 31,131         |
|                  | Additional Interest Reserve     | (3) \$ 39,650                           | \$ 38,875         | \$ 38,075         | \$ 37,225         | \$ 36,350         |
|                  | <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3) \$ 552,042</b> | <b>\$ 551,998</b> | <b>\$ 556,785</b> | <b>\$ 556,221</b> | <b>\$ 554,394</b> |

## EXHIBIT E – SOURCES AND USES

|  | Improvement<br>Area #1 | Improvement<br>Area #2 | Improvement<br>Area #3 | Major<br>Improvement<br>Area |
|--|------------------------|------------------------|------------------------|------------------------------|
| <b>Sources of Funds</b>                                    |                        |                        |                        |                              |
| Improvement Area #1-2 Bond Par                             | \$ 3,735,156           | \$ 3,569,844           | \$ -                   | \$ -                         |
| Improvement Area #1-2 Bond Premium                         | 44,700                 | 42,721                 | -                      | -                            |
| Improvement Area #3 Bond Par                               | -                      | -                      | 4,255,000              |                              |
| Major Improvement Area Bond Par                            | -                      | -                      | -                      | 8,080,000                    |
| Owner Contribution   | 4,847,130              | 6,835,560              | 7,077,194              | 31,777                       |
| <b>Total Sources</b>                                       | <b>\$ 8,626,986</b>    | <b>\$ 10,448,125</b>   | <b>\$ 11,332,194</b>   | <b>\$ 8,111,777</b>          |
| <b>Uses of Funds</b>                                       |                        |                        |                        |                              |
| Major Improvements   | \$ 1,486,659           | \$ 1,420,862           | \$ -                   | \$ 6,617,781                 |
| Improvement Area #1 Improvements                           | 6,472,693              | -                      | -                      | -                            |
| Improvement Area #2 Improvements                           | -                      | 8,389,178              | -                      | -                            |
| Improvement Area #3 Improvements                           | -                      | -                      | 10,602,619             | -                            |
|  | <u>\$ 7,959,352</u>    | <u>\$ 9,810,039</u>    | <u>\$ 10,602,619</u>   | <u>\$ 6,617,781</u>          |
| <i>Bond Issuance Costs and District Formation Expenses</i> |                        |                        |                        |                              |
| Debt Service Reserve Fund                                  | \$ 218,536             | \$ 208,864             | \$ 295,350             | \$ 501,125                   |
| Capitalized Interest                                       | 134,565                | 128,610                | -                      | 333,319                      |
| Underwriter Discount                                       | 112,055                | 107,095                | 127,650                | 242,400                      |
| Cost of Issuance   | 187,139                | 178,856                | 276,575                | 387,152                      |
| First Year Annual Collection Costs                         | 15,339                 | 14,661                 | 30,000                 | 30,000                       |
|  | <u>\$ 667,634</u>      | <u>\$ 638,086</u>      | <u>\$ 729,575</u>      | <u>\$ 1,493,996</u>          |
| <b>Total Uses</b>  | <b>\$ 8,626,986</b>    | <b>\$ 10,448,125</b>   | <b>\$ 11,332,194</b>   | <b>\$ 8,111,777</b>          |



**EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL**

| Property ID | Lot Type | Improvement Area #1    |                                  |
|-------------|----------|------------------------|----------------------------------|
|             |          | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 951773      | 1        | \$ 13,857.80           | \$ 928.06                        |
| 951774      | 1        | 13,857.80              | 928.06                           |
| 951775      | 1        | 13,857.80              | 928.06                           |
| 951776      | 1        | 13,857.80              | 928.06                           |
| 951891      | 1        | 13,857.80              | 928.06                           |
| 951892      | 1        | 13,857.80              | 928.06                           |
| 951893      | 1        | 13,857.80              | 928.06                           |
| 951894      | 1        | 13,857.80              | 928.06                           |
| 951895      | 1        | 13,857.80              | 928.06                           |
| 951896      | 1        | 13,857.80              | 928.06                           |
| 951897      | 1        | 13,857.80              | 928.06                           |
| 951898      | 1        | 13,857.80              | 928.06                           |
| 951899      | 1        | 13,857.80              | 928.06                           |
| 951900      | 1        | 13,857.80              | 928.06                           |
| 951901      | 1        | 13,857.80              | 928.06                           |
| 951902      | 1        | 13,857.80              | 928.06                           |
| 951903      | 1        | 13,857.80              | 928.06                           |
| 951904      | 1        | 13,857.80              | 928.06                           |
| 951905      | 1        | 13,857.80              | 928.06                           |
| 951906      | 1        | 13,857.80              | 928.06                           |
| 951907      | 1        | 13,857.80              | 928.06                           |
| 951908      | 1        | 13,857.80              | 928.06                           |
| 951909      | 1        | 13,857.80              | 928.06                           |
| 951910      | 1        | 13,857.80              | 928.06                           |
| 951911      | 1        | 13,857.80              | 928.06                           |
| 951912      | 1        | 13,857.80              | 928.06                           |
| 951913      | 1        | 13,857.80              | 928.06                           |
| 951914      | 1        | 13,857.80              | 928.06                           |
| 951915      | 1        | 13,857.80              | 928.06                           |
| 951916      | 1        | 13,857.80              | 928.06                           |
| 951917      | 1        | 13,857.80              | 928.06                           |
| 951918      | 1        | 13,857.80              | 928.06                           |
| 951919      | 1        | 13,857.80              | 928.06                           |
| 951920      | 1        | 13,857.80              | 928.06                           |
| 951921      | 1        | 13,857.80              | 928.06                           |
| 951922      | 1        | 13,857.80              | 928.06                           |
| 951923      | 1        | 13,857.80              | 928.06                           |
| 951924      | 1        | 13,857.80              | 928.06                           |
| 951925      | 1        | 13,857.80              | 928.06                           |
| 951926      | 1        | 13,857.80              | 928.06                           |

| Property ID | Lot Type | Improvement Area #1    |                                     |
|-------------|----------|------------------------|-------------------------------------|
|             |          | Outstanding Assessment | Annual Installment<br>Due 1/31/2024 |
| 951927      | 1        | 13,857.80              | 928.06                              |
| 951928      | 1        | 13,857.80              | 928.06                              |
| 951929      | 1        | 13,857.80              | 928.06                              |
| 951930      | 1        | 13,857.80              | 928.06                              |
| 951931      | 1        | 13,857.80              | 928.06                              |
| 951932      | 1        | 13,857.80              | 928.06                              |
| 951933      | 1        | 13,857.80              | 928.06                              |
| 951934      | 1        | 13,857.80              | 928.06                              |
| 951935      | 1        | 13,857.80              | 928.06                              |
| 951936      | 1        | 13,857.80              | 928.06                              |
| 951937      | 1        | 13,857.80              | 928.06                              |
| 951938      | 1        | 13,857.80              | 928.06                              |
| 951939      | 1        | 13,857.80              | 928.06                              |
| 951940      | 1        | 13,857.80              | 928.06                              |
| 951941      | 1        | 13,857.80              | 928.06                              |
| 951942      | 1        | 13,857.80              | 928.06                              |
| 951943      | 1        | 13,857.80              | 928.06                              |
| 951944      | 1        | 13,857.80              | 928.06                              |
| 951945      | 1        | 13,857.80              | 928.06                              |
| 951946      | 1        | 13,857.80              | 928.06                              |
| 951947      | 1        | 13,857.80              | 928.06                              |
| 951948      | 1        | 13,857.80              | 928.06                              |
| 951949      | 1        | 13,857.80              | 928.06                              |
| 951950      | 1        | 13,857.80              | 928.06                              |
| 951951      | 1        | 13,857.80              | 928.06                              |
| 951952      | 1        | 13,857.80              | 928.06                              |
| 951953      | 1        | 13,857.80              | 928.06                              |
| 951954      | 1        | 13,857.80              | 928.06                              |
| 951955      | 1        | 13,857.80              | 928.06                              |
| 951956      | 1        | 13,857.80              | 928.06                              |
| 951957      | 1        | 13,857.80              | 928.06                              |
| 951958      | 1        | 13,857.80              | 928.06                              |
| 951960      | 1        | 13,857.80              | 928.06                              |
| 951961      | 1        | 13,857.80              | 928.06                              |
| 951962      | 1        | 13,857.80              | 928.06                              |
| 951963      | 1        | 13,857.80              | 928.06                              |
| 951964      | 1        | 13,857.80              | 928.06                              |
| 951965      | 1        | 13,857.80              | 928.06                              |
| 951966      | 1        | 13,857.80              | 928.06                              |
| 951967      | 1        | 13,857.80              | 928.06                              |

| Property ID | Lot Type   | Improvement Area #1    |                                     |
|-------------|------------|------------------------|-------------------------------------|
|             |            | Outstanding Assessment | Annual Installment<br>Due 1/31/2024 |
| 951968      | 1          | 13,857.80              | 928.06                              |
| 951969      | 1          | 13,857.80              | 928.06                              |
| 951970      | 1          | 13,857.80              | 928.06                              |
| 951971      | 1          | 13,857.80              | 928.06                              |
| 951972      | 1          | 13,857.80              | 928.06                              |
| 951973      | 1          | 13,857.80              | 928.06                              |
| 951974      | 1          | 13,857.80              | 928.06                              |
| 951975      | 1          | 13,857.80              | 928.06                              |
| 951976      | 1          | 13,857.80              | 928.06                              |
| 951977      | 1          | 13,857.80              | 928.06                              |
| 951978      | 1          | 13,857.80              | 928.06                              |
| 951979      | 1          | 13,857.80              | 928.06                              |
| 951980      | 1          | 13,857.80              | 928.06                              |
| 951981      | 1          | 13,857.80              | 928.06                              |
| 951982      | 1          | 13,857.80              | 928.06                              |
| 951983      | 1          | 13,857.80              | 928.06                              |
| 951984      | 1          | 13,857.80              | 928.06                              |
| 951985      | 1          | 13,857.80              | 928.06                              |
| 951986      | 1          | 13,857.80              | 928.06                              |
| 951987      | 1          | 13,857.80              | 928.06                              |
| 951988      | 1          | 13,857.80              | 928.06                              |
| 951989      | 1          | 13,857.80              | 928.06                              |
| 951990      | 1          | 13,857.80              | 928.06                              |
| 951991      | 1          | 13,857.80              | 928.06                              |
| 951992      | 1          | 13,857.80              | 928.06                              |
| 951993      | 1          | 13,857.80              | 928.06                              |
| 951994      | 1          | 13,857.80              | 928.06                              |
| 951995      | 1          | 13,857.80              | 928.06                              |
| 951996      | 1          | 13,857.80              | 928.06                              |
| 951997      | 1          | 13,857.80              | 928.06                              |
| 951998      | 1          | 13,857.80              | 928.06                              |
| 951999      | 1          | 13,857.80              | 928.06                              |
| 952000      | Open Space | -                      | -                                   |
| 952001      | Open Space | -                      | -                                   |
| 952002      | Open Space | -                      | -                                   |
| 952003      | Open Space | -                      | -                                   |
| 952004      | 1          | 13,857.80              | 928.06                              |
| 952005      | 1          | 13,857.80              | 928.06                              |
| 952006      | 1          | 13,857.80              | 928.06                              |
| 952007      | 1          | 13,857.80              | 928.06                              |

| Property ID | Lot Type | Improvement Area #1    |                                     |
|-------------|----------|------------------------|-------------------------------------|
|             |          | Outstanding Assessment | Annual Installment<br>Due 1/31/2024 |
| 952008      | 1        | 13,857.80              | 928.06                              |
| 952009      | 1        | 13,857.80              | 928.06                              |
| 952010      | 1        | 13,857.80              | 928.06                              |
| 952011      | 1        | 13,857.80              | 928.06                              |
| 952012      | 1        | 13,857.80              | 928.06                              |
| 952013      | 1        | 13,857.80              | 928.06                              |
| 952014      | 1        | 13,857.80              | 928.06                              |
| 952015      | 1        | 13,857.80              | 928.06                              |
| 952016      | 1        | 13,857.80              | 928.06                              |
| 952017      | 1        | 13,857.80              | 928.06                              |
| 952018      | 1        | 13,857.80              | 928.06                              |
| 952019      | 1        | 13,857.80              | 928.06                              |
| 952020      | 1        | 13,857.80              | 928.06                              |
| 952021      | 1        | 13,857.80              | 928.06                              |
| 952022      | 1        | 13,857.80              | 928.06                              |
| 952023      | 1        | 13,857.80              | 928.06                              |
| 952024      | 1        | 13,857.80              | 928.06                              |
| 952025      | 1        | 13,857.80              | 928.06                              |
| 952026      | 1        | 13,857.80              | 928.06                              |
| 952027      | 1        | 13,857.80              | 928.06                              |
| 952028      | 1        | 13,857.80              | 928.06                              |
| 952029      | 1        | 13,857.80              | 928.06                              |
| 952030      | 1        | 13,857.80              | 928.06                              |
| 952031      | 1        | 13,857.80              | 928.06                              |
| 952032      | 1        | 13,857.80              | 928.06                              |
| 952033      | 1        | 13,857.80              | 928.06                              |
| 952034      | 1        | 13,857.80              | 928.06                              |
| 952035      | 1        | 13,857.80              | 928.06                              |
| 952036      | 1        | 13,857.80              | 928.06                              |
| 952037      | 1        | 13,857.80              | 928.06                              |
| 952038      | 1        | 13,857.80              | 928.06                              |
| 952039      | 1        | 13,857.80              | 928.06                              |
| 952040      | 1        | 13,857.80              | 928.06                              |
| 952041      | 1        | 13,857.80              | 928.06                              |
| 952042      | 1        | 13,857.80              | 928.06                              |
| 952043      | 1        | 13,857.80              | 928.06                              |
| 952044      | 1        | 13,857.80              | 928.06                              |
| 952045      | 1        | 13,857.80              | 928.06                              |
| 952046      | 1        | 13,857.80              | 928.06                              |
| 952047      | 1        | 13,857.80              | 928.06                              |

| Property ID | Lot Type   | Improvement Area #1    |                                     |
|-------------|------------|------------------------|-------------------------------------|
|             |            | Outstanding Assessment | Annual Installment<br>Due 1/31/2024 |
| 952048      | 1          | 13,857.80              | 928.06                              |
| 952051      | 1          | 13,857.80              | 928.06                              |
| 952052      | 1          | 13,857.80              | 928.06                              |
| 952053      | 1          | 13,857.80              | 928.06                              |
| 952054      | 1          | 13,857.80              | 928.06                              |
| 952055      | 1          | 13,857.80              | 928.06                              |
| 952056      | 1          | 13,857.80              | 928.06                              |
| 952057      | 1          | 13,857.80              | 928.06                              |
| 952058      | 1          | 13,857.80              | 928.06                              |
| 952059      | 1          | 13,857.80              | 928.06                              |
| 952060      | 1          | 13,857.80              | 928.06                              |
| 952061      | 1          | 13,857.80              | 928.06                              |
| 952062      | 1          | 13,857.80              | 928.06                              |
| 952063      | 1          | 13,857.80              | 928.06                              |
| 952064      | 1          | 13,857.80              | 928.06                              |
| 952065      | 1          | 13,857.80              | 928.06                              |
| 952066      | 1          | 13,857.80              | 928.06                              |
| 952067      | 1          | 13,857.80              | 928.06                              |
| 952068      | 1          | 13,857.80              | 928.06                              |
| 952069      | 1          | 13,857.80              | 928.06                              |
| 952070      | 1          | 13,857.80              | 928.06                              |
| 952071      | 1          | 13,857.80              | 928.06                              |
| 952072      | 1          | 13,857.80              | 928.06                              |
| 952073      | 1          | 13,857.80              | 928.06                              |
| 952074      | 1          | 13,857.80              | 928.06                              |
| 952075      | 1          | 13,857.80              | 928.06                              |
| 952076      | 1          | 13,857.80              | 928.06                              |
| 952077      | 1          | 13,857.80              | 928.06                              |
| 952078      | 1          | 13,857.80              | 928.06                              |
| 952079      | 1          | 13,857.80              | 928.06                              |
| 952080      | Open Space | -                      | -                                   |
| 953579      | 1          | 13,857.80              | 928.06                              |
| 953580      | 1          | 13,857.80              | 928.06                              |
| 953583      | 1          | 13,857.80              | 928.06                              |
| 953584      | 1          | 13,857.80              | 928.06                              |
| 953585      | 1          | 13,857.80              | 928.06                              |
| 953586      | 1          | 13,857.80              | 928.06                              |
| 953587      | 1          | 13,857.80              | 928.06                              |
| 953588      | 1          | 13,857.80              | 928.06                              |
| 953589      | 1          | 13,857.80              | 928.06                              |

| Property ID | Lot Type   | Improvement Area #1    |                                     |
|-------------|------------|------------------------|-------------------------------------|
|             |            | Outstanding Assessment | Annual Installment<br>Due 1/31/2024 |
| 953590      | 1          | 13,857.80              | 928.06                              |
| 953591      | 1          | 13,857.80              | 928.06                              |
| 953592      | 1          | 13,857.80              | 928.06                              |
| 953593      | 1          | 13,857.80              | 928.06                              |
| 953594      | 1          | 13,857.80              | 928.06                              |
| 953595      | 1          | 13,857.80              | 928.06                              |
| 953596      | 1          | 13,857.80              | 928.06                              |
| 953597      | Open Space | -                      | -                                   |
| 953598      | 1          | 13,857.80              | 928.06                              |
| 953599      | 1          | 13,857.80              | 928.06                              |
| 953600      | 1          | 13,857.80              | 928.06                              |
| 953601      | 1          | 13,857.80              | 928.06                              |
| 953602      | 1          | 13,857.80              | 928.06                              |
| 953603      | 1          | 13,857.80              | 928.06                              |
| 953604      | 1          | 13,857.80              | 928.06                              |
| 953605      | 1          | 13,857.80              | 928.06                              |
| 953606      | 1          | 13,857.80              | 928.06                              |
| 953607      | 1          | 13,857.80              | 928.06                              |
| 953608      | 1          | 13,857.80              | 928.06                              |
| 953609      | Open Space | -                      | -                                   |
| 953610      | 1          | 13,857.80              | 928.06                              |
| 953611      | 1          | 13,857.80              | 928.06                              |
| 953612      | 1          | 13,857.80              | 928.06                              |
| 953613      | Open Space | -                      | -                                   |
| 953614      | 1          | 13,857.80              | 928.06                              |
| 953615      | 1          | 13,857.80              | 928.06                              |
| 953616      | 1          | 13,857.80              | 928.06                              |
| 953617      | 1          | 13,857.80              | 928.06                              |
| 953618      | 1          | 13,857.80              | 928.06                              |
| 953619      | 1          | 13,857.80              | 928.06                              |
| 953620      | 1          | 13,857.80              | 928.06                              |
| 953621      | 1          | 13,857.80              | 928.06                              |
| 953622      | 1          | 13,857.80              | 928.06                              |
| 953623      | 1          | 13,857.80              | 928.06                              |
| 953624      | 1          | 13,857.80              | 928.06                              |
| 953625      | 1          | 13,857.80              | 928.06                              |
| 953626      | 1          | 13,857.80              | 928.06                              |
| 953627      | 1          | 13,857.80              | 928.06                              |
| 953628      | 1          | 13,857.80              | 928.06                              |
| 953629      | 1          | 13,857.80              | 928.06                              |

| Property ID  | Lot Type   | Improvement Area #1    |                                     |
|--------------|------------|------------------------|-------------------------------------|
|              |            | Outstanding Assessment | Annual Installment<br>Due 1/31/2024 |
| 953630       | 1          | 13,857.80              | 928.06                              |
| 953631       | 1          | 13,857.80              | 928.06                              |
| 953632       | 1          | 13,857.80              | 928.06                              |
| 953633       | 1          | 13,857.80              | 928.06                              |
| 953634       | 1          | 13,857.80              | 928.06                              |
| 953635       | 1          | 13,857.80              | 928.06                              |
| 953636       | 1          | 13,857.80              | 928.06                              |
| 953637       | 1          | 13,857.80              | 928.06                              |
| 953638       | 1          | 13,857.80              | 928.06                              |
| 953639       | 1          | 13,857.80              | 928.06                              |
| 953640       | 1          | 13,857.80              | 928.06                              |
| 953641       | 1          | 13,857.80              | 928.06                              |
| 953642       | 1          | 13,857.80              | 928.06                              |
| 953643       | 1          | 13,857.80              | 928.06                              |
| 953644       | 1          | 13,857.80              | 928.06                              |
| 953645       | 1          | 13,857.80              | 928.06                              |
| 953646       | 1          | 13,857.80              | 928.06                              |
| 953647       | Open Space | -                      | -                                   |
| 953648       | 1          | 13,857.80              | 928.06                              |
| 953649       | 1          | 13,857.80              | 928.06                              |
| 953650       | 1          | 13,857.80              | 928.06                              |
| 953651       | 1          | 13,857.80              | 928.06                              |
| 953653       | 1          | 13,857.80              | 928.06                              |
| 953654       | 1          | 13,857.80              | 928.06                              |
| 953655       | 1          | 13,857.80              | 928.06                              |
| 953656       | 1          | 13,857.80              | 928.06                              |
| 953657       | 1          | 13,857.80              | 928.06                              |
| 953658       | 1          | 13,857.80              | 928.06                              |
| 953659       | 1          | 13,857.80              | 928.06                              |
| 953660       | 1          | 13,857.80              | 928.06                              |
| 953661       | 1          | 13,857.80              | 928.06                              |
| 953662       | 1          | 13,857.80              | 928.06                              |
| 953663       | Prepaid    | -                      | -                                   |
| <b>Total</b> |            | <b>\$ 3,644,600.92</b> | <b>\$ 244,079.47</b>                |

*Note: Totals may not sum due to rounding. Due to prepayments not yet redeemed the outstanding assessment may be less than outstanding Bonds for Improvement Area #1.*

## EXHIBIT G – IMPROVEMENT AREA #1 ANNUAL INSTALLMENT SCHEDULE

| Installment<br>Due 1/31 | Principal              | Interest [a]           | Annual Collection<br>Costs | Additional<br>Interest [b] | Capitalized<br>Interest | Total Annual<br>Installment |
|-------------------------|------------------------|------------------------|----------------------------|----------------------------|-------------------------|-----------------------------|
| 2024                    | \$ 79,253.82           | \$ 132,647.89          | \$ 14,813.52               | \$ 18,292.29               | \$ -                    | \$ 245,007.53               |
| 2025                    | 81,810.40              | 130,666.54             | 15,109.79                  | 17,896.02                  | -                       | 245,482.76                  |
| 2026                    | 84,366.97              | 128,621.28             | 15,411.99                  | 17,486.97                  | -                       | 245,887.22                  |
| 2027                    | 86,923.55              | 126,512.11             | 15,720.23                  | 17,065.14                  | -                       | 246,221.03                  |
| 2028                    | 89,480.12              | 123,795.75             | 16,034.63                  | 16,630.52                  | -                       | 245,941.03                  |
| 2029                    | 92,036.70              | 120,999.49             | 16,355.32                  | 16,183.12                  | -                       | 245,574.64                  |
| 2030                    | 94,593.27              | 118,123.34             | 16,682.43                  | 15,722.94                  | -                       | 245,121.99                  |
| 2031                    | 97,149.85              | 115,167.31             | 17,016.08                  | 15,249.97                  | -                       | 244,583.21                  |
| 2032                    | 102,263.00             | 112,131.38             | 17,356.40                  | 14,764.22                  | -                       | 246,515.00                  |
| 2033                    | 104,819.57             | 108,552.17             | 17,703.53                  | 14,252.91                  | -                       | 245,328.18                  |
| 2034                    | 107,376.15             | 104,883.49             | 18,057.60                  | 13,728.81                  | -                       | 244,046.04                  |
| 2035                    | 112,489.30             | 101,125.32             | 18,418.75                  | 13,191.93                  | -                       | 245,225.30                  |
| 2036                    | 117,602.45             | 97,188.20              | 18,787.13                  | 12,629.48                  | -                       | 246,207.25                  |
| 2037                    | 120,159.02             | 93,072.11              | 19,162.87                  | 12,041.47                  | -                       | 244,435.47                  |
| 2038                    | 125,272.17             | 88,866.54              | 19,546.13                  | 11,440.67                  | -                       | 245,125.52                  |
| 2039                    | 130,385.32             | 84,482.02              | 19,937.05                  | 10,814.31                  | -                       | 245,618.71                  |
| 2040                    | 135,498.47             | 79,918.53              | 20,335.79                  | 10,162.39                  | -                       | 245,915.18                  |
| 2041                    | 140,611.62             | 75,176.09              | 20,742.51                  | 9,484.89                   | -                       | 246,015.11                  |
| 2042                    | 145,724.77             | 70,254.68              | 21,157.36                  | 8,781.83                   | -                       | 245,918.65                  |
| 2043                    | 150,837.92             | 64,425.69              | 21,580.50                  | 8,053.21                   | -                       | 244,897.33                  |
| 2044                    | 155,951.07             | 58,392.17              | 22,012.11                  | 7,299.02                   | -                       | 243,654.38                  |
| 2045                    | 163,620.80             | 52,154.13              | 22,452.36                  | 6,519.27                   | -                       | 244,746.55                  |
| 2046                    | 171,290.52             | 45,609.30              | 22,901.40                  | 5,701.16                   | -                       | 245,502.39                  |
| 2047                    | 178,960.24             | 38,757.68              | 23,359.43                  | 4,844.71                   | -                       | 245,922.07                  |
| 2048                    | 184,073.39             | 31,599.27              | 23,826.62                  | 3,949.91                   | -                       | 243,449.19                  |
| 2049                    | 194,299.69             | 24,236.33              | 24,303.15                  | 3,029.54                   | -                       | 245,868.72                  |
| 2050                    | 201,969.42             | 16,464.34              | 24,789.21                  | 2,058.04                   | -                       | 245,281.03                  |
| 2051                    | 209,639.14             | 8,385.57               | 25,285.00                  | 1,048.20                   | -                       | 244,357.91                  |
| <b>Total</b>            | <b>\$ 3,658,458.72</b> | <b>\$ 2,352,208.71</b> | <b>\$ 548,858.89</b>       | <b>\$ 308,322.94</b>       | <b>\$ -</b>             | <b>\$ 6,867,849.38</b>      |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*



**EXHIBIT H – IMPROVEMENT AREA #2 ASSESSMENT ROLL**

| Parcel ID | Lot Type    | Improvement Area #2    |                                  |
|-----------|-------------|------------------------|----------------------------------|
|           |             | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 958244    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958246    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958247    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958248    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958249    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958250    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958251    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958252    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958254    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958255    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958256    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958257    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958258    | Open Space  | \$ -                   | \$ -                             |
| 958259    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958260    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958262    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958263    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958264    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958265    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958266    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958267    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958268    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958269    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958270    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958271    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958272    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958273    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958274    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958275    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958276    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958277    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958278    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958279    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958280    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958282    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958283    | 2 - Prepaid | \$ -                   | \$ -                             |
| 958284    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958285    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958286    | 2           | \$ 13,857.80           | \$ 928.06                        |
| 958287    | 2           | \$ 13,857.80           | \$ 928.06                        |

|           |            | Improvement Area #2    |                                  |
|-----------|------------|------------------------|----------------------------------|
| Parcel ID | Lot Type   | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 958288    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958289    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958290    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958291    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958292    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958293    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958294    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958295    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958296    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958297    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958298    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958299    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958300    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958301    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958302    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958303    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958304    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958305    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958306    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958307    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958309    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958310    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958311    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958312    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958313    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958314    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958315    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958316    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958317    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958319    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958320    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958321    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958323    | Open Space | \$ -                   | \$ -                             |
| 958324    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958325    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958326    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958327    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958328    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958329    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958330    | 2          | \$ 13,857.80           | \$ 928.06                        |

|           |            | Improvement Area #2    |                    |        |
|-----------|------------|------------------------|--------------------|--------|
| Parcel ID | Lot Type   | Outstanding Assessment | Annual Installment |        |
|           |            |                        | Due 1/31/2024      |        |
| 958331    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958332    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958333    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958334    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958335    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958336    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958337    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958338    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958339    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958340    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958341    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958343    | Open Space | \$ -                   | \$                 | -      |
| 958344    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958345    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958357    | Open Space | \$ -                   | \$                 | -      |
| 958358    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958359    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958360    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958361    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958363    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958364    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958365    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958366    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958367    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958368    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958369    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958370    | Open Space | \$ -                   | \$                 | -      |
| 958375    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958376    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958377    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958378    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958379    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958380    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958381    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958382    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958383    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958384    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958385    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958386    | 2          | \$ 13,857.80           | \$                 | 928.06 |
| 958387    | 2          | \$ 13,857.80           | \$                 | 928.06 |

|           |            | Improvement Area #2    |                                  |
|-----------|------------|------------------------|----------------------------------|
| Parcel ID | Lot Type   | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 958388    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958389    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958390    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958391    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958392    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958393    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958394    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958395    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958396    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958397    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958398    | Open Space | \$ -                   | \$ -                             |
| 958402    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958403    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958404    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958405    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958407    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958408    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958409    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958410    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958411    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958412    | Open Space | \$ -                   | \$ -                             |
| 958413    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958414    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958415    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958416    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958463    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958464    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958465    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958466    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958467    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958468    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958469    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958470    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958471    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958472    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958475    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958476    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958477    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958478    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958479    | 3          | \$ 14,100.92           | \$ 944.34                        |

|           |            | Improvement Area #2    |                                  |
|-----------|------------|------------------------|----------------------------------|
| Parcel ID | Lot Type   | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 958480    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958481    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958482    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958483    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958484    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958485    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958486    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958487    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958488    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958489    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958490    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958491    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958492    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958493    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958494    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958495    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958496    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958497    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958498    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958499    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958500    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958501    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958761    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958762    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958763    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958764    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958765    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958766    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958767    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958768    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958769    | Open Space | \$ -                   | \$ -                             |
| 958770    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958771    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958772    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958773    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958774    | Open Space | \$ -                   | \$ -                             |
| 958775    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958776    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958777    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958778    | 3          | \$ 14,100.92           | \$ 944.34                        |

|           |            | Improvement Area #2    |                                  |
|-----------|------------|------------------------|----------------------------------|
| Parcel ID | Lot Type   | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 958779    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958780    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958781    | Open Space | \$ -                   | \$ -                             |
| 958782    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958783    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958784    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958785    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958786    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958787    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958788    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958789    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958790    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958791    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958792    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958793    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958794    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958795    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958796    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958797    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958798    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958799    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958800    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958801    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958802    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958803    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958804    | 2          | \$ 13,857.80           | \$ 928.06                        |
| 958805    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958806    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958807    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958808    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958809    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958810    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958811    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958812    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958813    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958814    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958815    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958816    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958817    | 3          | \$ 14,100.92           | \$ 944.34                        |
| 958818    | 3          | \$ 14,100.92           | \$ 944.34                        |

|              |            | Improvement Area #2    |                      |
|--------------|------------|------------------------|----------------------|
| Parcel ID    | Lot Type   | Annual Installment     |                      |
|              |            | Outstanding Assessment | Due 1/31/2024        |
| 958819       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958820       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958821       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958822       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958823       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958824       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958825       | 2          | \$ 13,857.80           | \$ 928.06            |
| 958826       | 2          | \$ 13,857.80           | \$ 928.06            |
| 958827       | 2          | \$ 13,857.80           | \$ 928.06            |
| 958828       | 2          | \$ 13,857.80           | \$ 928.06            |
| 958829       | 2          | \$ 13,857.80           | \$ 928.06            |
| 958830       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958831       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958832       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958833       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958834       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958835       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958836       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958837       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958838       | 3          | \$ 14,100.92           | \$ 944.34            |
| 958839       | Open Space | \$ -                   | \$ -                 |
| 958840       | 3          | \$ 14,100.92           | \$ 944.34            |
| <b>Total</b> |            | <b>\$ 3,482,683.49</b> | <b>\$ 233,235.84</b> |

*Note: Totals may not sum due to rounding. Due to prepayments not yet redeemed the outstanding assessment may be less than outstanding Bonds for Improvement Area #2.*

## EXHIBIT I – IMPROVEMENT AREA #2 ANNUAL INSTALLMENT SCHEDULE

| Installment<br>Due 1/31 | Principal              | Interest [a]           | Annual Collection<br>Costs | Additional<br>Interest [b] | Capitalized<br>Interest | Total Annual<br>Installment |
|-------------------------|------------------------|------------------------|----------------------------|----------------------------|-------------------------|-----------------------------|
| 2024                    | \$ 75,746.18           | \$ 126,777.11          | \$ 14,157.91               | \$ 17,482.71               | \$ -                    | \$ 234,163.90               |
| 2025                    | 78,189.60              | 124,883.46             | 14,441.06                  | 17,103.98                  | -                       | 234,618.09                  |
| 2026                    | 80,633.03              | 122,928.72             | 14,729.89                  | 16,713.03                  | -                       | 235,004.65                  |
| 2027                    | 83,076.45              | 120,912.89             | 15,024.48                  | 16,309.86                  | -                       | 235,323.68                  |
| 2028                    | 85,519.88              | 118,316.75             | 15,324.97                  | 15,894.48                  | -                       | 235,056.08                  |
| 2029                    | 87,963.30              | 115,644.25             | 15,631.47                  | 15,466.88                  | -                       | 234,705.90                  |
| 2030                    | 90,406.73              | 112,895.40             | 15,944.10                  | 15,027.06                  | -                       | 234,273.29                  |
| 2031                    | 92,850.15              | 110,070.19             | 16,262.98                  | 14,575.03                  | -                       | 233,758.35                  |
| 2032                    | 97,737.00              | 107,168.62             | 16,588.24                  | 14,110.78                  | -                       | 235,604.65                  |
| 2033                    | 100,180.43             | 103,747.83             | 16,920.01                  | 13,622.09                  | -                       | 234,470.36                  |
| 2034                    | 102,623.85             | 100,241.51             | 17,258.41                  | 13,121.19                  | -                       | 233,244.96                  |
| 2035                    | 107,510.70             | 96,649.68              | 17,603.58                  | 12,608.07                  | -                       | 234,372.03                  |
| 2036                    | 112,397.55             | 92,886.80              | 17,955.65                  | 12,070.52                  | -                       | 235,310.52                  |
| 2037                    | 114,840.98             | 88,952.89              | 18,314.76                  | 11,508.53                  | -                       | 233,617.16                  |
| 2038                    | 119,727.83             | 84,933.46              | 18,681.06                  | 10,934.33                  | -                       | 234,276.66                  |
| 2039                    | 124,614.68             | 80,742.98              | 19,054.68                  | 10,335.69                  | -                       | 234,748.02                  |
| 2040                    | 129,501.53             | 76,381.47              | 19,435.77                  | 9,712.61                   | -                       | 235,031.38                  |
| 2041                    | 134,388.38             | 71,848.91              | 19,824.49                  | 9,065.11                   | -                       | 235,126.88                  |
| 2042                    | 139,275.23             | 67,145.32              | 20,220.98                  | 8,393.17                   | -                       | 235,034.69                  |
| 2043                    | 144,162.08             | 61,574.31              | 20,625.40                  | 7,696.79                   | -                       | 234,058.57                  |
| 2044                    | 149,048.93             | 55,807.83              | 21,037.90                  | 6,975.98                   | -                       | 232,870.64                  |
| 2045                    | 156,379.20             | 49,845.87              | 21,458.66                  | 6,230.73                   | -                       | 233,914.47                  |
| 2046                    | 163,709.48             | 43,590.70              | 21,887.83                  | 5,448.84                   | -                       | 234,636.85                  |
| 2047                    | 171,039.76             | 37,042.32              | 22,325.59                  | 4,630.29                   | -                       | 235,037.96                  |
| 2048                    | 175,926.61             | 30,200.73              | 22,772.10                  | 3,775.09                   | -                       | 232,674.53                  |
| 2049                    | 185,700.31             | 23,163.67              | 23,227.55                  | 2,895.46                   | -                       | 234,986.97                  |
| 2050                    | 193,030.58             | 15,735.66              | 23,692.10                  | 1,966.96                   | -                       | 234,425.29                  |
| 2051                    | 200,360.86             | 8,014.43               | 24,165.94                  | 1,001.80                   | -                       | 233,543.03                  |
| <b>Total</b>            | <b>\$ 3,496,541.28</b> | <b>\$ 2,248,103.77</b> | <b>\$ 524,567.55</b>       | <b>\$ 294,677.06</b>       | <b>\$ -</b>             | <b>\$ 6,563,889.54</b>      |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*



## EXHIBIT J – IMPROVEMENT AREA #3 ASSESSMENT ROLL

| Parcel ID | Legal Description                                  | Lot Type      | Improvement Area #3    |                                  |
|-----------|--|---------------|------------------------|----------------------------------|
|           |  |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 958418    | MANOR HEIGHTS PHS 2 SEC 1B BLK M LOT 2             | Condo Parcel  | \$ 864,012.02          | \$ 70,237.78                     |
| 966229    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 8 (DRAINAGE)   | Non-Benefited | \$ -                   | \$ -                             |
| 965955    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 50 (PARKLAND)  | Non-Benefited | \$ -                   | \$ -                             |
| 966065    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 27             | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 965943    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 38             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965944    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 39             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965945    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 40             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965946    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 41             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965947    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 42             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965948    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 43             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965949    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 44             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965950    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 45             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965951    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 46             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965952    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 47             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965953    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 48             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965954    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 49             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965955    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 50 (PARKLAND)  | Non-Benefited | \$ -                   | \$ -                             |
| 965956    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 51             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965957    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 52             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965958    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 53             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965959    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 54             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965960    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 55             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965961    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 56             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965962    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 57             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965963    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 58             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965964    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 59             | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 965965    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 60 (LANDSCAPE) | Non-Benefited | \$ -                   | \$ -                             |
| 965966    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 8              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965967    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 7              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965968    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 6              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965969    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 5              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965970    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 4              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965971    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 3              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965972    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 2              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965973    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 1              | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965974    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 18             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965975    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 17             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965976    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 16             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965977    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 15             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965978    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 14             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965979    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 13             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965980    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 12             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965981    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 11             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 965983    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 46 (LANDSCAPE) | Non-Benefited | \$ -                   | \$ -                             |
| 965984    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 45             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965985    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 44             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965986    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 43             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965987    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 42             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965988    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 41             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965989    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 40             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965990    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 39             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965991    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 38             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965992    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 37             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965993    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 36             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965994    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 35             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |

| Parcel ID | Legal Description                                 | Lot Type      | Improvement Area #3    |                                  |
|-----------|---|---------------|------------------------|----------------------------------|
|           |   |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 965995    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 34            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965996    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 33            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965997    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 32            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965998    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 31            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 965999    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 30            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966000    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 29            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966001    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 28            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966002    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 27            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966003    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 26            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966004    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 25            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966005    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 24            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966006    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 23            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966007    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 22            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966008    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 21            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966009    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 22            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966010    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 21            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966011    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 20            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966012    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 19            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966013    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 18            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966014    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 17            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966015    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 16            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966016    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 15            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966017    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 14            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966018    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 13            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966019    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 12            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966020    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 11            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966021    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 10            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966022    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 9             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966023    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 8             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966024    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 7             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966025    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 6             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966026    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 5             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966027    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 4             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966028    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 3             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966029    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 2             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966030    | MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 1 (LANDSCAPE) | Non-Benefited | \$ -                   | \$ -                             |
| 966031    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 24            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966032    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 23            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966033    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 22            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966034    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 21            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966035    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 20            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966036    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 19            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966037    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 18            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966038    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 17            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966039    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 16            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966040    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 15            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966041    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 14            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966042    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 13            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966043    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 12            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966044    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 11            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966045    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 10            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966046    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 9             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966047    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 8             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966048    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 7             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966049    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 6             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |

| Parcel ID | Legal Description                                 | Lot Type      | Improvement Area #3    |                                  |
|-----------|---|---------------|------------------------|----------------------------------|
|           |   |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 966050    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 5             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966051    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 4             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966052    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 3             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966053    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 2             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966054    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 1 (LANDSCAPE) | Non-Benefited | \$ -                   | \$ -                             |
| 966055    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 14            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966056    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 13            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966057    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 12            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966058    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 11            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966059    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 10            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966060    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 9             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966061    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 8             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966062    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 7             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966063    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 28            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966064    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 29            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966066    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 10            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966067    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 9             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966069    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 30            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966070    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 31            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966071    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 32            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966072    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 33            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966073    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 34            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966074    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 35            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966075    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 36            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966076    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 37            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966077    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 6             | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966078    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 5             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966079    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 4             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966080    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 3             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966081    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 2             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966082    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 1 (LANDSCAPE) | Non-Benefited | \$ -                   | \$ -                             |
| 966083    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 26            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966084    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 25            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966085    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 24            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966086    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 23            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966087    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 22            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966088    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 21            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966089    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 20            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966090    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 19            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966091    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 18            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966092    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 17            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966093    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 16            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966094    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 15            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966095    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 25            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966124    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 20            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966125    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 19            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966126    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 12            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966127    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 11            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966128    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 10            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966129    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 9             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966130    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 8             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966131    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 7             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966132    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 6             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966133    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 5             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966134    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 4             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |

| Parcel ID | Legal Description                                  | Lot Type      | Improvement Area #3 |                    |
|-----------|--|---------------|---------------------|--------------------|
|           |  |               | Outstanding         | Annual Installment |
|           |  |               | Assessment          | Due 1/31/2024      |
| 966135    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 3              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966136    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 2              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966137    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 1              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966138    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 1 (LANDSCAPE)  | Non-Benefited | \$ -                | \$ -               |
| 966139    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 2              | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966140    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 3              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966141    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 4              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966142    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 5              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966143    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 6              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966144    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 7              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966145    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 8              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966146    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 9              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966147    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 10             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966148    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 11             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966149    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 12             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966150    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 13             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966151    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 14             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966152    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 15 (DRAINAGE)  | Non-Benefited | \$ -                | \$ -               |
| 966153    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 16             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966154    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 17             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966155    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 18             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966156    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 19             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966157    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 20 (LANDSCAPE) | Non-Benefited | \$ -                | \$ -               |
| 966158    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 37             | Lot Type 6    | \$ 13,478.59        | \$ 1,095.71        |
| 966159    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 36             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966160    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 35             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966161    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 34             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966162    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 33             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966163    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 32             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966164    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 31             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966165    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 30             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966166    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 29             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966167    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 28             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966168    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 27             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966169    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 26             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966170    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 25             | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966171    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 24             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966172    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 23             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966173    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 22             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966174    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 21             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966175    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 20 (LANDSCAPE) | Non-Benefited | \$ -                | \$ -               |
| 966176    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 19             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966177    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 18             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966178    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 17             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966179    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 16             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966180    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 15 (DRAINAGE)  | Non-Benefited | \$ -                | \$ -               |
| 966181    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 14             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966182    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 13             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966183    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 12             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966184    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 11             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966185    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 10             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966186    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 9              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966187    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 8              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966188    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 7              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966189    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 6              | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |

| Parcel ID | Legal Description                                 | Lot Type      | Improvement Area #3 |                    |
|-----------|---|---------------|---------------------|--------------------|
|           |   |               | Outstanding         | Annual Installment |
|           |   |               | Assessment          | Due 1/31/2024      |
| 966190    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 5             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966191    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 4             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966192    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 3             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966193    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 2             | Lot Type 6    | \$ 13,478.59        | \$ 1,095.71        |
| 966194    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 1 (LANDSCAPE) | Non-Benefited | \$ -                | \$ -               |
| 966196    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 26            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966197    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 25            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966198    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 24            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966199    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 23            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966200    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 22            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966201    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 21            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966202    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 20            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966203    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 19            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966204    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 18            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966205    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 17            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966206    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 16            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966207    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 15            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966208    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 14            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966209    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 13            | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966210    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 12            | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966211    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 11            | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966212    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 10            | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966213    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 9             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966214    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 8             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966215    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 7             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966216    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 6             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966217    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 5             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966218    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 4             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966219    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 3             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966220    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 2             | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966221    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 1 (LANDSCAPE) | Non-Benefited | \$ -                | \$ -               |
| 966222    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 1             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966223    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 2             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966224    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 3             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966225    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 4             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966226    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 5             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966227    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 6             | Lot Type 6    | \$ 13,478.59        | \$ 1,095.71        |
| 966228    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 7             | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966229    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 8 (DRAINAGE)  | Non-Benefited | \$ -                | \$ -               |
| 966230    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 9             | Lot Type 4    | \$ 11,232.16        | \$ 913.09          |
| 966231    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 10            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966232    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 11            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966233    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 12            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966234    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 13            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966235    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 14            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966236    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 15            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966237    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 16            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966238    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 17            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966239    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 18            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966240    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 19            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966241    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 20            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966242    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 21            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966243    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 22            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966244    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 23            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |
| 966245    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 24            | Lot Type 5    | \$ 12,355.37        | \$ 1,004.40        |

| Parcel ID    | Legal Description                                 | Lot Type      | Improvement Area #3    |                                  |
|--------------|---|---------------|------------------------|----------------------------------|
|              |   |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 966246       | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 25            | Lot Type 6    | \$ 13,478.59           | \$ 1,095.71                      |
| 966247       | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 26            | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966098       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 18            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966099       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 17            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966100       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 16            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966101       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 15            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966102       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 14            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966103       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 13            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966104       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 12            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966105       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 11            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966106       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 10            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966107       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 9             | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966108       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 8             | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966109       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 7             | Lot Type 5    | \$ 12,355.37           | \$ 1,004.40                      |
| 966110       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 6             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966111       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 5             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966112       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 4             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966113       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 3             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966114       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 2             | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966115       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 1 (LANDSCAPE) | Non-Benefited | \$ -                   | \$ -                             |
| 966116       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 20            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966117       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 19            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966118       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 18            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966119       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 17            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966120       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 16            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966121       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 15            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966122       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 14            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| 966123       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 13            | Lot Type 4    | \$ 11,232.16           | \$ 913.09                        |
| <b>Total</b> |   |               | <b>\$ 4,255,000.00</b> | <b>\$ 345,900.00</b>             |

**EXHIBIT K-1 – IMPROVEMENT AREA #3 BONDS ANNUAL INSTALLMENT  
SCHEDULE**

| <b>Installment<br/>Due 1/31</b> | <b>Principal</b>    | <b>Interest [a]</b> | <b>Annual Collection<br/>Costs</b> | <b>Additional<br/>Interest [b]</b> | <b>Total Annual<br/>Installment</b> |
|---------------------------------|---------------------|---------------------|------------------------------------|------------------------------------|-------------------------------------|
| 2024                            | \$ 60,000           | \$ 234,025          | \$ 30,600                          | \$ 21,275                          | \$ 345,900                          |
| 2025                            | 60,000              | 230,725             | 31,212                             | 20,975                             | 342,912                             |
| 2026                            | 65,000              | 227,425             | 31,836                             | 20,675                             | 344,936                             |
| 2027                            | 70,000              | 223,850             | 32,473                             | 20,350                             | 346,673                             |
| 2028                            | 75,000              | 220,000             | 33,122                             | 20,000                             | 348,122                             |
| 2029                            | 75,000              | 215,875             | 33,785                             | 19,625                             | 344,285                             |
| 2030                            | 80,000              | 211,750             | 34,461                             | 19,250                             | 345,461                             |
| 2031                            | 85,000              | 207,350             | 35,150                             | 18,850                             | 346,350                             |
| 2032                            | 90,000              | 202,675             | 35,853                             | 18,425                             | 346,953                             |
| 2033                            | 95,000              | 197,725             | 36,570                             | 17,975                             | 347,270                             |
| 2034                            | 100,000             | 192,500             | 37,301                             | 17,500                             | 347,301                             |
| 2035                            | 105,000             | 187,000             | 38,047                             | 17,000                             | 347,047                             |
| 2036                            | 110,000             | 181,225             | 38,808                             | 16,475                             | 346,508                             |
| 2037                            | 120,000             | 175,175             | 39,584                             | 15,925                             | 350,684                             |
| 2038                            | 125,000             | 168,575             | 40,376                             | 15,325                             | 349,276                             |
| 2039                            | 130,000             | 161,700             | 41,184                             | 14,700                             | 347,584                             |
| 2040                            | 140,000             | 154,550             | 42,007                             | 14,050                             | 350,607                             |
| 2041                            | 145,000             | 146,850             | 42,847                             | 13,350                             | 348,047                             |
| 2042                            | 155,000             | 138,875             | 43,704                             | 12,625                             | 350,204                             |
| 2043                            | 165,000             | 130,350             | 44,578                             | 11,850                             | 351,778                             |
| 2044                            | 170,000             | 121,275             | 45,470                             | 11,025                             | 347,770                             |
| 2045                            | 180,000             | 111,925             | 46,379                             | 10,175                             | 348,479                             |
| 2046                            | 190,000             | 102,025             | 47,307                             | 9,275                              | 348,607                             |
| 2047                            | 200,000             | 91,575              | 48,253                             | 8,325                              | 348,153                             |
| 2048                            | 210,000             | 80,575              | 49,218                             | 7,325                              | 347,118                             |
| 2049                            | 225,000             | 69,025              | 50,203                             | 6,275                              | 350,503                             |
| 2050                            | 235,000             | 56,650              | 51,207                             | 5,150                              | 348,007                             |
| 2051                            | 250,000             | 43,725              | 52,231                             | 3,975                              | 349,931                             |
| 2052                            | 265,000             | 29,975              | 53,275                             | 2,725                              | 350,975                             |
| 2053                            | 280,000             | 15,400              | 54,341                             | 1,400                              | 351,141                             |
| <b>Total</b>                    | <b>\$ 4,255,000</b> | <b>\$ 4,530,350</b> | <b>\$ 1,241,383</b>                | <b>\$ 411,850</b>                  | <b>\$ 10,438,583</b>                |

[a] Interest is calculated at a 5.50% rate for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT K-2 - IMPROVEMENT AREA #3 TOTAL ANNUAL INSTALLMENT SCHEDULE

| Installment Due 1/31 | Major Improvement Area Bonds |                     |                   |                         | Improvement Area #3 Bonds |                     |                     |                         | Total Annual Installment |
|----------------------|------------------------------|---------------------|-------------------|-------------------------|---------------------------|---------------------|---------------------|-------------------------|--------------------------|
|                      | Principal                    | Interest [a]        | Annual Collection | Additional Interest [c] | Principal                 | Interest [b]        | Annual Collection   | Additional Interest [c] |                          |
| 2024                 | \$ 48,189                    | \$ 102,171          | \$ 8,942          | \$ 12,327               | \$ 60,000                 | \$ 234,025          | \$ 30,600           | \$ 21,275               | \$ 517,529               |
| 2025                 | 49,744                       | 100,665             | 9,120             | 12,086                  | 60,000                    | 230,725             | 31,212              | 20,975                  | 514,528                  |
| 2026                 | 52,853                       | 99,111              | 9,303             | 11,837                  | 65,000                    | 227,425             | 31,836              | 20,675                  | 518,040                  |
| 2027                 | 54,407                       | 97,459              | 9,489             | 11,573                  | 70,000                    | 223,850             | 32,473              | 20,350                  | 519,602                  |
| 2028                 | 55,962                       | 95,419              | 9,679             | 11,301                  | 75,000                    | 220,000             | 33,122              | 20,000                  | 520,483                  |
| 2029                 | 57,516                       | 93,320              | 9,872             | 11,021                  | 75,000                    | 215,875             | 33,785              | 19,625                  | 516,015                  |
| 2030                 | 60,625                       | 91,163              | 10,070            | 10,734                  | 80,000                    | 211,750             | 34,461              | 19,250                  | 518,053                  |
| 2031                 | 62,180                       | 88,890              | 10,271            | 10,431                  | 85,000                    | 207,350             | 35,150              | 18,850                  | 518,121                  |
| 2032                 | 65,289                       | 86,558              | 10,477            | 10,120                  | 90,000                    | 202,675             | 35,853              | 18,425                  | 519,396                  |
| 2033                 | 68,398                       | 83,865              | 10,686            | 9,793                   | 95,000                    | 197,725             | 36,570              | 17,975                  | 520,012                  |
| 2034                 | 71,507                       | 81,044              | 10,900            | 9,451                   | 100,000                   | 192,500             | 37,301              | 17,500                  | 520,203                  |
| 2035                 | 74,616                       | 78,094              | 11,118            | 9,094                   | 105,000                   | 187,000             | 38,047              | 17,000                  | 519,969                  |
| 2036                 | 77,725                       | 75,016              | 11,340            | 8,721                   | 110,000                   | 181,225             | 38,808              | 16,475                  | 519,310                  |
| 2037                 | 80,834                       | 71,810              | 11,567            | 8,332                   | 120,000                   | 175,175             | 39,584              | 15,925                  | 523,227                  |
| 2038                 | 83,943                       | 68,476              | 11,798            | 7,928                   | 125,000                   | 168,575             | 40,376              | 15,325                  | 521,421                  |
| 2039                 | 87,052                       | 65,013              | 12,034            | 7,508                   | 130,000                   | 161,700             | 41,184              | 14,700                  | 519,191                  |
| 2040                 | 91,715                       | 61,422              | 12,275            | 7,073                   | 140,000                   | 154,550             | 42,007              | 14,050                  | 523,092                  |
| 2041                 | 94,824                       | 57,639              | 12,520            | 6,614                   | 145,000                   | 146,850             | 42,847              | 13,350                  | 519,645                  |
| 2042                 | 99,488                       | 53,727              | 12,771            | 6,140                   | 155,000                   | 138,875             | 43,704              | 12,625                  | 522,331                  |
| 2043                 | 104,151                      | 49,375              | 13,026            | 5,643                   | 165,000                   | 130,350             | 44,578              | 11,850                  | 523,973                  |
| 2044                 | 108,815                      | 44,818              | 13,287            | 5,122                   | 170,000                   | 121,275             | 45,470              | 11,025                  | 519,812                  |
| 2045                 | 113,478                      | 40,057              | 13,553            | 4,578                   | 180,000                   | 111,925             | 46,379              | 10,175                  | 520,146                  |
| 2046                 | 118,142                      | 35,093              | 13,824            | 4,011                   | 190,000                   | 102,025             | 47,307              | 9,275                   | 519,676                  |
| 2047                 | 124,360                      | 29,924              | 14,100            | 3,420                   | 200,000                   | 91,575              | 48,253              | 8,325                   | 519,957                  |
| 2048                 | 130,578                      | 24,483              | 14,382            | 2,798                   | 210,000                   | 80,575              | 49,218              | 7,325                   | 519,359                  |
| 2049                 | 136,796                      | 18,771              | 14,670            | 2,145                   | 225,000                   | 69,025              | 50,203              | 6,275                   | 522,884                  |
| 2050                 | 143,014                      | 12,786              | 14,963            | 1,461                   | 235,000                   | 56,650              | 51,207              | 5,150                   | 520,230                  |
| 2051                 | 149,232                      | 6,529               | 15,262            | 746                     | 250,000                   | 43,725              | 52,231              | 3,975                   | 521,700                  |
| 2052                 | -                            | -                   | -                 | -                       | 265,000                   | 29,975              | 53,275              | 2,725                   | 350,975                  |
| 2053                 | -                            | -                   | -                 | -                       | 280,000                   | 15,400              | 54,341              | 1,400                   | 351,141                  |
| <b>Total</b>         | <b>\$ 2,465,431</b>          | <b>\$ 1,812,698</b> | <b>\$ 331,299</b> | <b>\$ 212,010</b>       | <b>\$ 4,255,000</b>       | <b>\$ 4,530,350</b> | <b>\$ 1,241,383</b> | <b>\$ 411,850</b>       | <b>\$ 15,260,022</b>     |

- [a] Interest is calculated at the actual rate of the PID Bonds.
- [b] Interest is calculated at a 5.50% rate for illustrative purposes.
- [c] Additional Interest is calculated at the Additional Interest Rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*



## EXHIBIT L - MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

| Parcel ID | Legal Description                                  | Improvement Area | Lot Type       | Major Improvement Area |                                  |
|-----------|--|------------------|----------------|------------------------|----------------------------------|
|           |  |                  |                | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 248072    | Abs. 154, Sur. 52, AC Caldwell                     | MIA              | Initial Parcel | \$ 549,699.22          | \$ 38,266.96                     |
| 248122    | Abs. 456, Sur. 64, L Kimbro                        | MIA              | Initial Parcel | \$ 2,356,578.77        | \$ 164,051.71                    |
| 477399    | Lot 2, J F Nagle Estates                           | MIA              | Initial Parcel | \$ 856,397.67          | \$ 59,617.57                     |
| 704716    | Abs. 154, Sur. 52, AC Caldwell                     | MIA              | Initial Parcel | \$ 528,324.75          | \$ 36,778.99                     |
| 958419    | Manor Heights PHS 2 Sec 18 Blk M Lot 1             | MIA              | Initial Parcel | \$ 33,522.82           | \$ 2,333.67                      |
| 236952    | Abs. 154, Sur. 52, AC Caldwell                     | MIA              | Initial Parcel | \$ 1,043,327.44        | \$ 72,630.57                     |
| 902644    | Abs. 154, Sur. 52, AC Caldwell                     | MIA              | Initial Parcel | \$ 96,717.84           | \$ 6,732.95                      |
| 958418    | Manor Heights PHS 2 Sec 18 Blk M Lot 2             | IA#3             | Condo Parcel   | \$ 500,625.72          | \$ 34,850.74                     |
| 966229    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 8 (DRAINAGE)   | IA#3             | Non-Benefited  | \$ -                   | \$ -                             |
| 965955    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 50 (PARKLAND)  | IA#3             | Non-Benefited  | \$ -                   | \$ -                             |
| 966065    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 27             | IA#3             | Lot Type 5     | \$ 7,158.95            | \$ 498.37                        |
| 965943    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 38             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965944    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 39             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965945    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 40             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965946    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 41             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965947    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 42             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965948    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 43             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965949    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 44             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965950    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 45             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965951    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 46             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965952    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 47             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965953    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 48             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965954    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 49             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965955    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 50 (PARKLAND)  | IA#3             | Non-Benefited  | \$ -                   | \$ -                             |
| 965956    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 51             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965957    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 52             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965958    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 53             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965959    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 54             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965960    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 55             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965961    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 56             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965962    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 57             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965963    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 58             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965964    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 59             | IA#3             | Lot Type 5     | \$ 7,158.95            | \$ 498.37                        |
| 965965    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 60 (LANDSCAPE) | IA#3             | Non-Benefited  | \$ -                   | \$ -                             |
| 965966    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 8              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965967    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 7              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965968    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 6              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965969    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 5              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965970    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 4              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965971    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 3              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965972    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 2              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965973    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 1              | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965974    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 18             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965975    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 17             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965976    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 16             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965977    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 15             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965978    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 14             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965979    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 13             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965980    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 12             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965981    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 11             | IA#3             | Lot Type 6     | \$ 7,809.76            | \$ 543.67                        |
| 965983    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 46 (LANDSCAPE) | IA#3             | Non-Benefited  | \$ -                   | \$ -                             |
| 965984    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 45             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965985    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 44             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965986    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 43             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965987    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 42             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965988    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 41             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965989    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 40             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965990    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 39             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965991    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 38             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |
| 965992    | MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 37             | IA#3             | Lot Type 4     | \$ 6,508.13            | \$ 453.06                        |



| Parcel ID | Legal Description                                 | Improvement Area | Lot Type      | Major Improvement Area |                                  |
|-----------|---|------------------|---------------|------------------------|----------------------------------|
|           |   |                  |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 966053    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 2             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966054    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 1 (LANDSCAPE) | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966055    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 14            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966056    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 13            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966057    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 12            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966058    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 11            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966059    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 10            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966060    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 9             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966061    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 8             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966062    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 7             | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966063    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 28            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966064    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 29            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966066    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 10            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966067    | MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 9             | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966069    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 30            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966070    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 31            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966071    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 32            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966072    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 33            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966073    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 34            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966074    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 35            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966075    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 36            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966076    | MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 37            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966077    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 6             | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966078    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 5             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966079    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 4             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966080    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 3             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966081    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 2             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966082    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 1 (LANDSCAPE) | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966083    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 26            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966084    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 25            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966085    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 24            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966086    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 23            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966087    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 22            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966088    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 21            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966089    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 20            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966090    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 19            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966091    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 18            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966092    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 17            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966093    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 16            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966094    | MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 15            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966095    | MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 25            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966124    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 20            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966125    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 19            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966126    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 12            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966127    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 11            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966128    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 10            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966129    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 9             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966130    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 8             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966131    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 7             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966132    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 6             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966133    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 5             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966134    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 4             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966135    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 3             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966136    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 2             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966137    | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 1             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966138    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 1 (LANDSCAPE) | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966139    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 2             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966140    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 3             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966141    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 4             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966142    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 5             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |

| Parcel ID | Legal Description                                  | Improvement Area | Lot Type      | Major Improvement Area |                                  |
|-----------|--|------------------|---------------|------------------------|----------------------------------|
|           |  |                  |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 966143    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 6              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966144    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 7              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966145    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 8              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966146    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 9              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966147    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 10             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966148    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 11             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966149    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 12             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966150    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 13             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966151    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 14             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966152    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 15 (DRAINAGE)  | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966153    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 16             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966154    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 17             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966155    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 18             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966156    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 19             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966157    | MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 20 (LANDSCAPE) | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966158    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 37             | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966159    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 36             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966160    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 35             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966161    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 34             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966162    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 33             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966163    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 32             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966164    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 31             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966165    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 30             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966166    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 29             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966167    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 28             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966168    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 27             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966169    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 26             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966170    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 25             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966171    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 24             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966172    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 23             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966173    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 22             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966174    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 21             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966175    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 20 (LANDSCAPE) | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966176    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 19             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966177    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 18             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966178    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 17             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966179    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 16             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966180    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 15 (DRAINAGE)  | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966181    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 14             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966182    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 13             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966183    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 12             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966184    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 11             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966185    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 10             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966186    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 9              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966187    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 8              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966188    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 7              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966189    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 6              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966190    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 5              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966191    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 4              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966192    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 3              | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966193    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 2              | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966194    | MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 1 (LANDSCAPE)  | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966196    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 26             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966197    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 25             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966198    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 24             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966199    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 23             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966200    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 22             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966201    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 21             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966202    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 20             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966203    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 19             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |

| Parcel ID | Legal Description                                 | Improvement Area | Lot Type      | Major Improvement Area |                                  |
|-----------|---|------------------|---------------|------------------------|----------------------------------|
|           |   |                  |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 966204    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 18            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966205    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 17            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966206    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 16            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966207    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 15            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966208    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 14            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966209    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 13            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966210    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 12            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966211    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 11            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966212    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 10            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966213    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 9             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966214    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 8             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966215    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 7             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966216    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 6             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966217    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 5             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966218    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 4             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966219    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 3             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966220    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 2             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966221    | MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 1 (LANDSCAPE) | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966222    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 1             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966223    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 2             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966224    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 3             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966225    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 4             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966226    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 5             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966227    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 6             | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966228    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 7             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966229    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 8 (DRAINAGE)  | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966230    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 9             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966231    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 10            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966232    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 11            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966233    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 12            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966234    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 13            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966235    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 14            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966236    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 15            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966237    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 16            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966238    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 17            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966239    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 18            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966240    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 19            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966241    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 20            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966242    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 21            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966243    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 22            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966244    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 23            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966245    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 24            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966246    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 25            | IA#3             | Lot Type 6    | \$ 7,809.76            | \$ 543.67                        |
| 966247    | MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 26            | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966098    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 18            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966099    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 17            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966100    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 16            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966101    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 15            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966102    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 14            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966103    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 13            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966104    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 12            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966105    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 11            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966106    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 10            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966107    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 9             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966108    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 8             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966109    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 7             | IA#3             | Lot Type 5    | \$ 7,158.95            | \$ 498.37                        |
| 966110    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 6             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966111    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 5             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966112    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 4             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966113    | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 3             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |

| Parcel ID    | Legal Description                                 | Improvement Area | Lot Type      | Major Improvement Area |                                  |
|--------------|---|------------------|---------------|------------------------|----------------------------------|
|              |   |                  |               | Outstanding Assessment | Annual Installment Due 1/31/2024 |
| 966114       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 2             | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966115       | MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 1 (LANDSCAPE) | IA#3             | Non-Benefited | \$ -                   | \$ -                             |
| 966116       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 20            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966117       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 19            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966118       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 18            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966119       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 17            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966120       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 16            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966121       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 15            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966122       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 14            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| 966123       | MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 13            | IA#3             | Lot Type 4    | \$ 6,508.13            | \$ 453.06                        |
| <b>Total</b> |   |                  |               | <b>\$ 7,930,000.00</b> | <b>\$ 552,041.83</b>             |

*Note: For billing purposes only, until a plat has been recorded within the Major Improvement Area Initial Parcel, the Annual Installment will be billed to each Tax Parcel within the Major Improvement Area Initial Parcel based on the acreage of the Tax Parcel as calculated by the Travis Central Appraisal District. Totals may not sum due to rounding.*

## EXHIBIT M – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENT SCHEDULE

| Installment<br>Due 1/31 | Principal              | Interest [a]           | Annual Collection<br>Costs | Additional<br>Interest [b] | Capitalized<br>Interest | Total Annual<br>Installment |
|-------------------------|------------------------|------------------------|----------------------------|----------------------------|-------------------------|-----------------------------|
| 2024                    | \$ 155,000.00          | \$ 328,631.26          | \$ 28,760.57               | \$ 39,650.00               | \$ -                    | \$ 552,041.83               |
| 2025                    | 160,000.00             | 323,787.50             | 29,335.78                  | 38,875.00                  | -                       | 551,998.28                  |
| 2026                    | 170,000.00             | 318,787.50             | 29,922.50                  | 38,075.00                  | -                       | 556,785.00                  |
| 2027                    | 175,000.00             | 313,475.00             | 30,520.95                  | 37,225.00                  | -                       | 556,220.95                  |
| 2028                    | 180,000.00             | 306,912.50             | 31,131.37                  | 36,350.00                  | -                       | 554,393.87                  |
| 2029                    | 185,000.00             | 300,162.50             | 31,754.00                  | 35,450.00                  | -                       | 552,366.50                  |
| 2030                    | 195,000.00             | 293,225.00             | 32,389.08                  | 34,525.00                  | -                       | 555,139.08                  |
| 2031                    | 200,000.00             | 285,912.50             | 33,036.86                  | 33,550.00                  | -                       | 552,499.36                  |
| 2032                    | 210,000.00             | 278,412.50             | 33,697.59                  | 32,550.00                  | -                       | 554,660.09                  |
| 2033                    | 220,000.00             | 269,750.00             | 34,371.55                  | 31,500.00                  | -                       | 555,621.55                  |
| 2034                    | 230,000.00             | 260,675.00             | 35,058.98                  | 30,400.00                  | -                       | 556,133.98                  |
| 2035                    | 240,000.00             | 251,187.50             | 35,760.16                  | 29,250.00                  | -                       | 556,197.66                  |
| 2036                    | 250,000.00             | 241,287.50             | 36,475.36                  | 28,050.00                  | -                       | 555,812.86                  |
| 2037                    | 260,000.00             | 230,975.00             | 37,204.87                  | 26,800.00                  | -                       | 554,979.87                  |
| 2038                    | 270,000.00             | 220,250.00             | 37,948.97                  | 25,500.00                  | -                       | 553,698.97                  |
| 2039                    | 280,000.00             | 209,112.50             | 38,707.94                  | 24,150.00                  | -                       | 551,970.44                  |
| 2040                    | 295,000.00             | 197,562.50             | 39,482.10                  | 22,750.00                  | -                       | 554,794.60                  |
| 2041                    | 305,000.00             | 185,393.74             | 40,271.75                  | 21,275.00                  | -                       | 551,940.49                  |
| 2042                    | 320,000.00             | 172,812.50             | 41,077.18                  | 19,750.00                  | -                       | 553,639.68                  |
| 2043                    | 335,000.00             | 158,812.50             | 41,898.72                  | 18,150.00                  | -                       | 553,861.22                  |
| 2044                    | 350,000.00             | 144,156.26             | 42,736.70                  | 16,475.00                  | -                       | 553,367.96                  |
| 2045                    | 365,000.00             | 128,843.76             | 43,591.43                  | 14,725.00                  | -                       | 552,160.19                  |
| 2046                    | 380,000.00             | 112,875.00             | 44,463.26                  | 12,900.00                  | -                       | 550,238.26                  |
| 2047                    | 400,000.00             | 96,250.00              | 45,352.53                  | 11,000.00                  | -                       | 552,602.53                  |
| 2048                    | 420,000.00             | 78,750.00              | 46,259.58                  | 9,000.00                   | -                       | 554,009.58                  |
| 2049                    | 440,000.00             | 60,375.00              | 47,184.77                  | 6,900.00                   | -                       | 554,459.77                  |
| 2050                    | 460,000.00             | 41,125.00              | 48,128.46                  | 4,700.00                   | -                       | 553,953.46                  |
| 2051                    | 480,000.00             | 21,000.00              | 49,091.03                  | 2,400.00                   | -                       | 552,491.03                  |
| <b>Total</b>            | <b>\$ 7,930,000.00</b> | <b>\$ 5,830,500.02</b> | <b>\$ 1,065,614.03</b>     | <b>\$ 681,925.00</b>       | <b>\$ -</b>             | <b>\$ 15,508,039.05</b>     |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

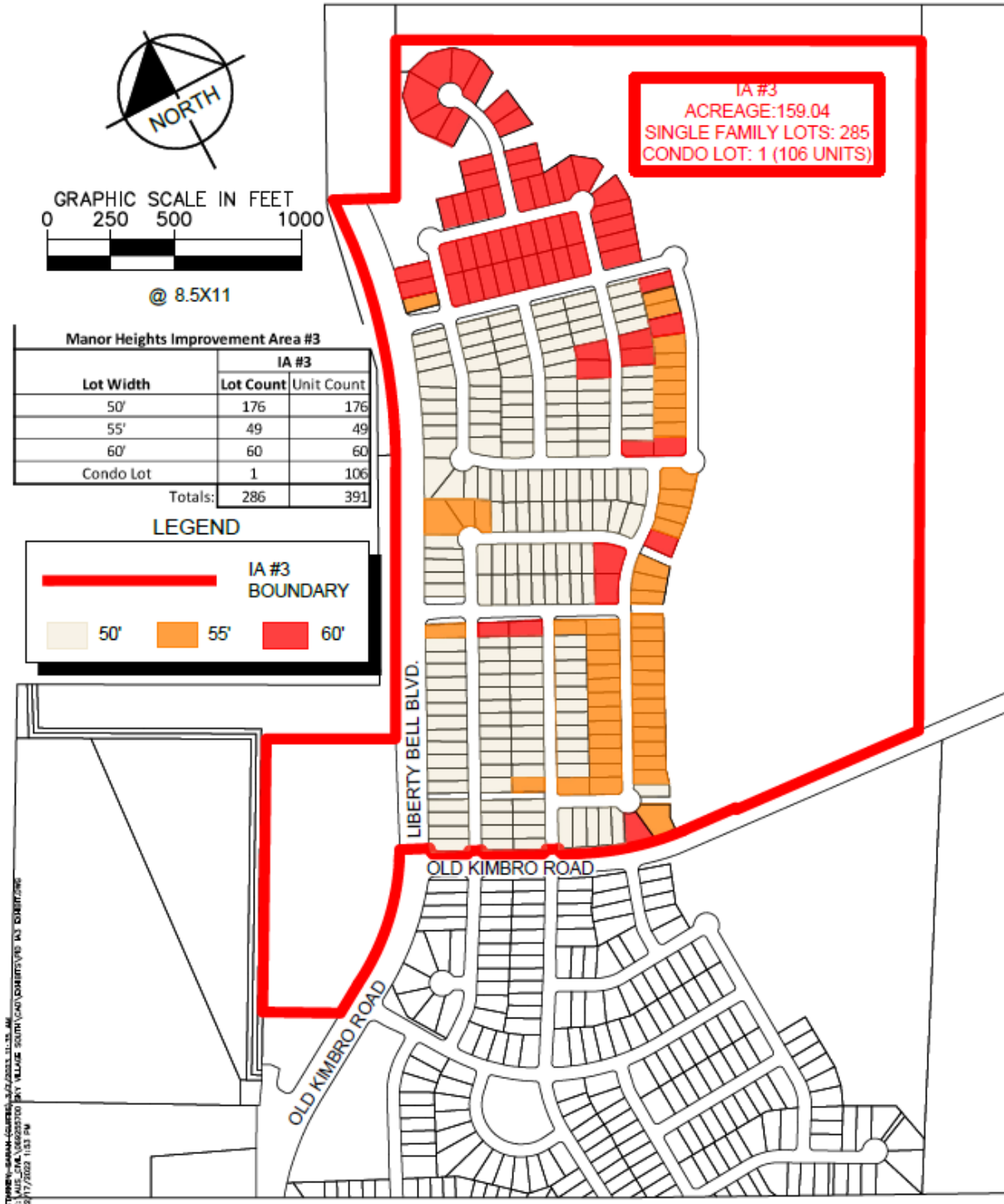
*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT N – MAXIMUM ASSESSMENT PER LOT TYPE

| Lot Type                                       | Units/SF [a] | Improved Land Value per Lot | Improved Land Total Value | Assessed Value per Unit/SF | Total Assessed Value  | Assessments                 |                           |                          |                     | Annual Installments         |                           |                          |                           | Assessment per Unit/SF | Annual Installment per Unit/SF | PID Equivalent Tax Rate |
|--|--------------|-----------------------------|---------------------------|----------------------------|-----------------------|-----------------------------|---------------------------|--------------------------|---------------------|-----------------------------|---------------------------|--------------------------|---------------------------|------------------------|--------------------------------|-------------------------|
|  |              |                             |                           |                            |                       | Major Improvement Area Bond | Improvement Area 1-2 Bond | Improvement Area #3 Bond | Total Assessment    | Major Improvement Area Bond | Improvement Area 1-2 Bond | Improvement Area #3 Bond | Total Annual Installments |                        |                                |                         |
| <b>Improvement Area #1</b>                     |              |                             |                           |                            |                       |                             |                           |                          |                     |                             |                           |                          |                           |                        |                                |                         |
| Lot Type 1 - 50'                               | 264          | \$ 62,500                   | \$ 16,500,000             | \$ 285,000                 | \$ 75,240,000         | \$ -                        | \$ 3,644,601              | \$ -                     | \$ 3,644,601        | \$ -                        | \$ 245,252                | \$ -                     | \$ 245,252                | \$ 13,805              | \$ 928.99                      | \$ 0.3260               |
| <b>IA #1 Total</b>                             | <b>264</b>   |                             | <b>\$ 16,500,000</b>      |                            | <b>\$ 75,240,000</b>  | <b>\$ -</b>                 | <b>\$ 3,644,601</b>       | <b>\$ -</b>              | <b>\$ 3,644,601</b> | <b>\$ -</b>                 | <b>\$ 245,252</b>         | <b>\$ -</b>              | <b>\$ 245,252</b>         |                        |                                | <b>\$ 0.3260</b>        |
| <b>Improvement Area #2</b>                     |              |                             |                           |                            |                       |                             |                           |                          |                     |                             |                           |                          |                           |                        |                                |                         |
| Lot Type 2 - 50'                               | 176          | \$ 42,557                   | \$ 7,490,032              | \$ 285,000                 | \$ 50,160,000         | \$ -                        | \$ 2,429,306              | \$ -                     | \$ 2,429,306        | \$ -                        | \$ 163,501                | \$ -                     | \$ 163,501                | \$ 13,803              | \$ 928.99                      | \$ 0.3260               |
| Lot Type 3 - 55'                               | 75           | \$ 42,558                   | \$ 3,191,850              | \$ 290,000                 | \$ 21,750,000         | \$ -                        | \$ 1,053,377              | \$ -                     | \$ 1,053,377        | \$ -                        | \$ 70,896                 | \$ -                     | \$ 70,896                 | \$ 14,045              | \$ 945.28                      | \$ 0.3260               |
| <b>IA #2 Total/Weighted Average</b>            | <b>251</b>   | <b>\$ 42,557</b>            | <b>\$ 7,490,032</b>       | <b>\$ 286,494</b>          | <b>\$ 71,910,000</b>  | <b>\$ -</b>                 | <b>\$ 3,482,683</b>       | <b>\$ -</b>              | <b>\$ 3,482,683</b> | <b>\$ -</b>                 | <b>\$ 234,398</b>         | <b>\$ -</b>              | <b>\$ 234,398</b>         |                        |                                | <b>\$ 0.3260</b>        |
| <b>Improvement Area #3</b>                     |              |                             |                           |                            |                       |                             |                           |                          |                     |                             |                           |                          |                           |                        |                                |                         |
| Lot Type 4 - 50'                               | 176          | \$ 82,680                   | \$ 14,551,680             | \$ 413,400                 | \$ 72,758,400         | \$ 1,145,432                | \$ -                      | \$ 1,976,860             | \$ 3,122,291        | \$ 80,001                   | \$ -                      | \$ 161,658               | \$ 241,659                | \$ 17,740.29           | \$ 1,373.06                    | \$ 0.3321               |
| Lot Type 5 - 55'                               | 49           | \$ 90,948                   | \$ 4,456,452              | \$ 454,740                 | \$ 22,282,260         | \$ 350,788                  | \$ -                      | \$ 605,413               | \$ 956,202          | \$ 24,500                   | \$ -                      | \$ 49,508                | \$ 74,008                 | \$ 19,514.32           | \$ 1,510.37                    | \$ 0.3321               |
| Lot Type 6 - 60'                               | 60           | \$ 99,216                   | \$ 5,952,960              | \$ 496,080                 | \$ 29,764,800         | \$ 468,586                  | \$ -                      | \$ 808,715               | \$ 1,277,301        | \$ 32,728                   | \$ -                      | \$ 66,133                | \$ 98,860                 | \$ 21,288.35           | \$ 1,647.67                    | \$ 0.3321               |
| Lot Type 7 - Condo                             | 106          | \$ 60,000                   | \$ 6,360,000              | \$ 300,000                 | \$ 31,800,000         | \$ 500,626                  | \$ -                      | \$ 864,012               | \$ 1,364,638        | \$ 34,965                   | \$ -                      | \$ 70,655                | \$ 105,620                | \$ 12,873.94           | \$ 996.42                      | \$ 0.3321               |
| <b>IA#3 Total/Weighted Average</b>             | <b>391</b>   | <b>\$ 80,105</b>            | <b>\$ 31,321,092</b>      | <b>\$ 400,525</b>          | <b>\$ 156,605,460</b> | <b>\$ 2,465,431</b>         | <b>\$ -</b>               | <b>\$ 4,255,000</b>      | <b>\$ 6,720,431</b> | <b>\$ 172,194</b>           | <b>\$ -</b>               | <b>\$ 347,953</b>        | <b>\$ 520,147</b>         |                        |                                | <b>\$ 0.3321</b>        |
| <b>Major Improvement Area - Remainder Area</b> |              |                             |                           |                            |                       |                             |                           |                          |                     |                             |                           |                          |                           |                        |                                |                         |
| 50'  | 313          | \$ 86,020                   | \$ 26,924,260             | \$ 430,101                 | \$ 134,621,613        | \$ 2,119,341                | \$ -                      | \$ -                     | \$ 2,119,341        | \$ 148,022                  | \$ -                      | \$ -                     | \$ 148,022                | \$ 6,771               | \$ 472.91                      | \$ 0.1100               |
| 55'  | 41           | \$ 94,622                   | \$ 3,879,502              | \$ 473,111                 | \$ 19,397,551         | \$ 305,375                  | \$ -                      | \$ -                     | \$ 305,375          | \$ 21,328                   | \$ -                      | \$ -                     | \$ 21,328                 | \$ 7,448               | \$ 520.21                      | \$ 0.1100               |
| 60'  | 102          | \$ 103,224                  | \$ 10,528,848             | \$ 516,122                 | \$ 52,644,444         | \$ 828,779                  | \$ -                      | \$ -                     | \$ 828,779          | \$ 57,885                   | \$ -                      | \$ -                     | \$ 57,885                 | \$ 8,125               | \$ 567.50                      | \$ 0.1100               |
| Condo  | 298          | \$ 62,424                   | \$ 18,602,352             | \$ 312,120                 | \$ 93,011,760         | \$ 1,464,279                | \$ -                      | \$ -                     | \$ 1,464,279        | \$ 102,270                  | \$ -                      | \$ -                     | \$ 102,270                | \$ 4,914               | \$ 343.19                      | \$ 0.1100               |
| Office   | 68,999       | \$ 40                       | \$ 2,759,960              | \$ 200                     | \$ 13,799,800         | \$ 217,250                  | \$ -                      | \$ -                     | \$ 217,250          | \$ 15,173                   | \$ -                      | \$ -                     | \$ 15,173                 | \$ 3.15                | \$ 0.22                        | \$ 0.1100               |
| Restaurant                                     | 17,250       | \$ 40                       | \$ 690,000                | \$ 200                     | \$ 3,450,000          | \$ 54,313                   | \$ -                      | \$ -                     | \$ 54,313           | \$ 3,793                    | \$ -                      | \$ -                     | \$ 3,793                  | \$ 3.15                | \$ 0.22                        | \$ 0.1100               |
| Retail   | 150,935      | \$ 40                       | \$ 6,037,400              | \$ 200                     | \$ 30,187,000         | \$ 475,232                  | \$ -                      | \$ -                     | \$ 475,232          | \$ 33,192                   | \$ -                      | \$ -                     | \$ 33,192                 | \$ 3.15                | \$ 0.22                        | \$ 0.1100               |
| <b>MIA Remainder Area Total</b>                |              |                             | <b>\$ 69,422,322</b>      |                            | <b>\$ 347,112,168</b> | <b>\$ 5,464,569</b>         | <b>\$ -</b>               | <b>\$ -</b>              | <b>\$ 5,464,569</b> | <b>\$ 381,664</b>           | <b>\$ -</b>               | <b>\$ -</b>              | <b>\$ 381,664</b>         |                        |                                | <b>\$ 0.1100</b>        |



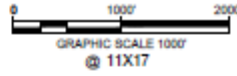
# EXHIBIT O – LOT TYPE CLASSIFICATION MAPS









STAFF: MANOR-COURTESY, 3/27/2023, 11:35 AM  
 PLOTTED BY: MANOR-COURTESY, 3/27/2023, 11:35 AM  
 LAST SAVED: 3/27/2023 11:35 AM

**Manor Heights- IA#3**  
 Manor, Texas  
 February 2023

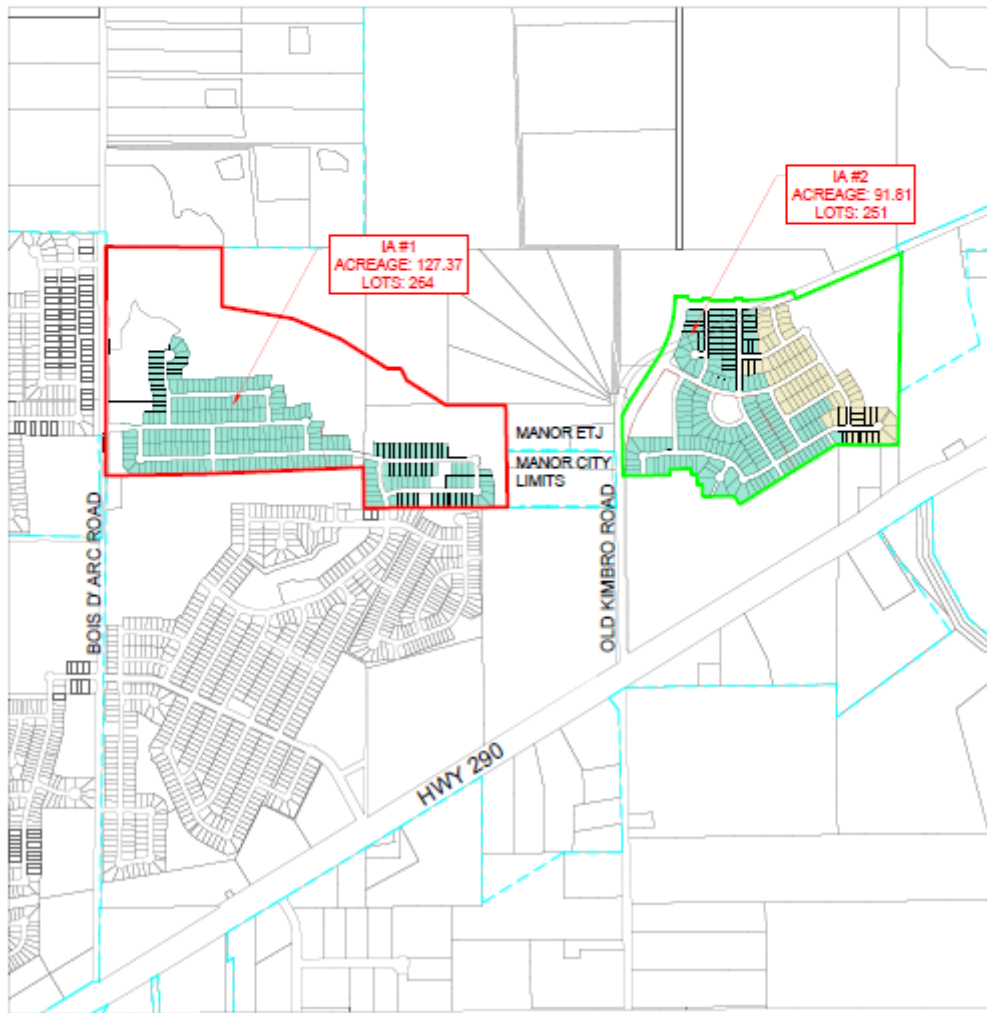
**Kimley»Horn**  
 501 South Austin Avenue  
 Suite 1310  
 Georgetown, Texas 78626  
 512-718-1771  
 State of Texas Registration No. F-625  
Kimley-Horn and Associates, Inc. is an Equal Opportunity Employer.



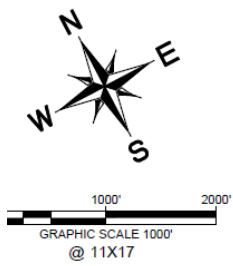
**LEGEND**

-  BOUNDARY
-  SECTION LINE
-  IA #1
-  IA #2
-  50' LOT
-  55' LOT

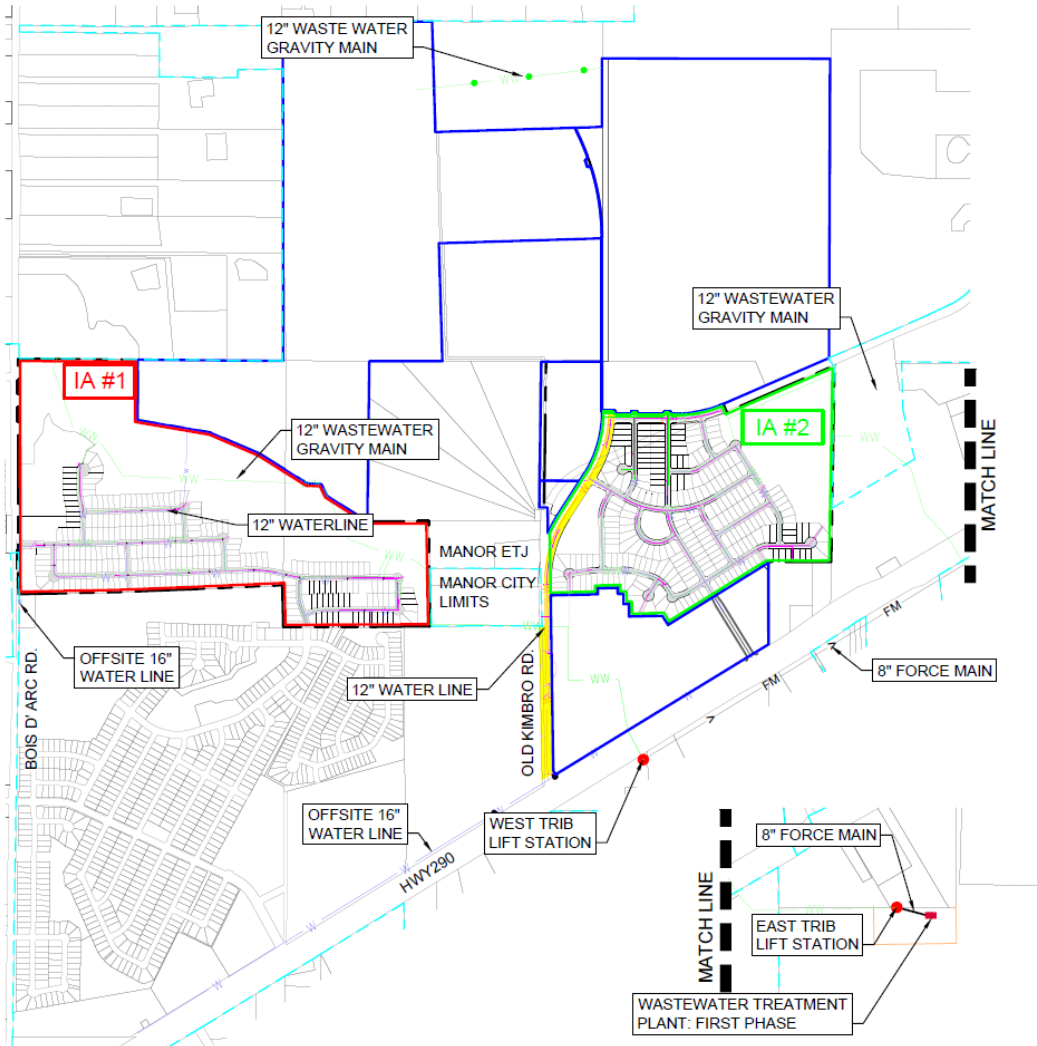
| Manor Heights Improvement Areas |            |            |            |
|---------------------------------|------------|------------|------------|
| Lot Width                       | IA #1      | IA #2      | Overall    |
|                                 | Lot Count  | Lot Count  | Lot Count  |
| 50'                             | 264        | 176        | 440        |
| 55'                             | 0          | 75         | 75         |
| <b>Total Lots</b>               | <b>264</b> | <b>251</b> | <b>515</b> |



# EXHIBIT P – MAPS OF AUTHORIZED IMPROVEMENTS



| LEGEND  |                                   |
|---|-----------------------------------|
| <span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px;"></span>    | IA #1                             |
| <span style="border: 1px solid green; display: inline-block; width: 20px; height: 10px;"></span>  | IA #2                             |
| <span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px;"></span>   | MAJOR IMPROVEMENT AREA            |
| <span style="background-color: gray; display: inline-block; width: 20px; height: 10px;"></span>   | ROADWAY                           |
| <span style="background-color: yellow; display: inline-block; width: 20px; height: 10px;"></span> | MAD4                              |
| <span style="color: green; font-weight: bold;">—</span>   | WASTEWATER LINE (8" UNLESS NOTED) |
| <span style="color: blue; font-weight: bold;">—</span>  | WATER LINE (8" UNLESS NOTED)      |
| <span style="color: black; font-weight: bold;">—</span>   | FORCE MAIN                        |
| <span style="color: magenta; font-weight: bold;">—</span>   | STORM SEWER                       |

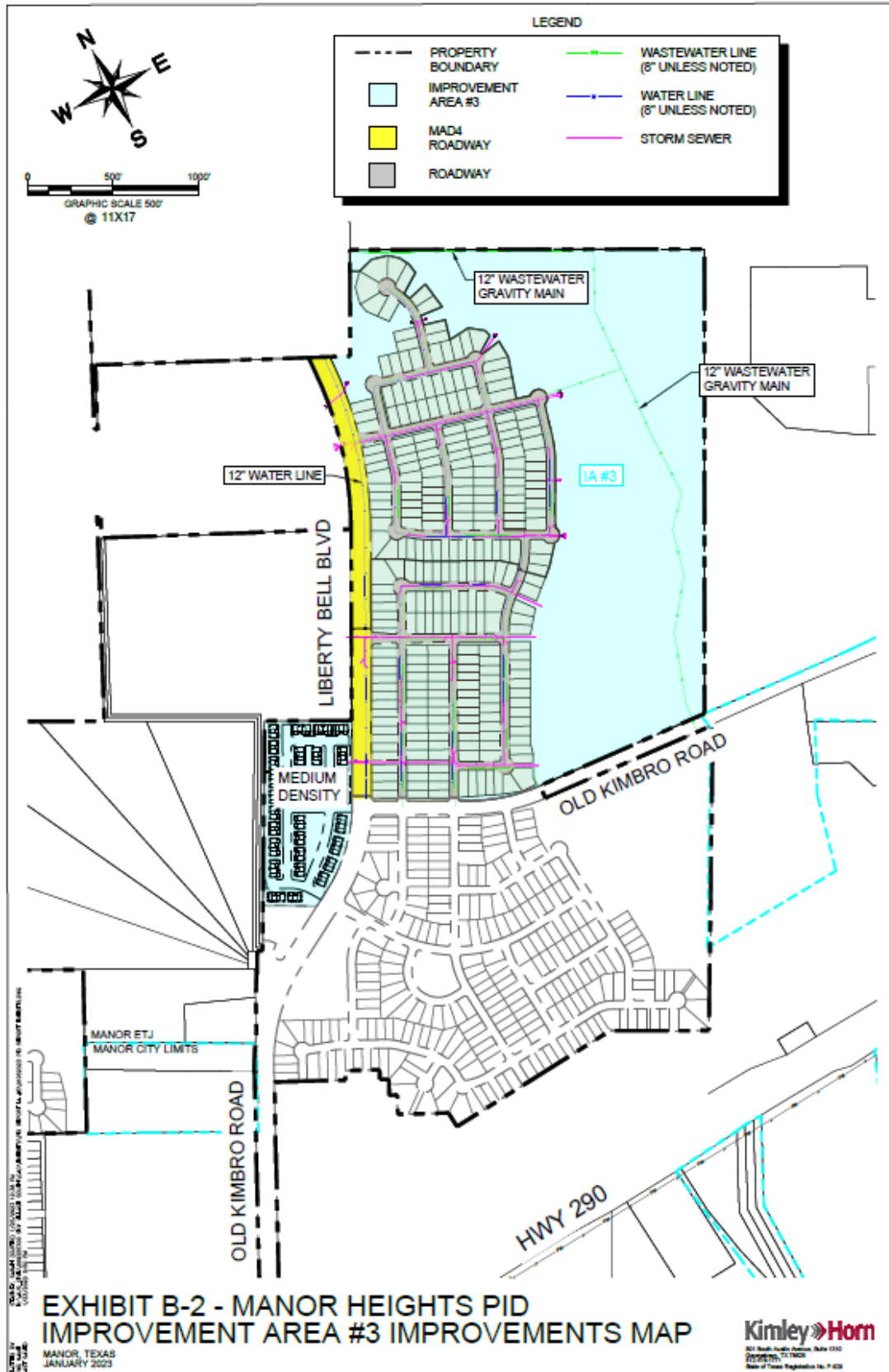


## EXHIBIT O - MAP OF AUTHORIZED IMPROVEMENTS

MANOR, TEXAS  
FEBRUARY 2021

**Kimley»Horn**

10814 Jollyville  
Building 4, Suite 200  
Austin, Texas 78759  
512-719-1771  
State of Texas Registration No. P-928  
10/20/19/2202/15A/20/150120/20/15/19/



**EXHIBIT Q – NOTICE OF PID ASSESSMENT TERMINATION**



P3Works, LLC  
9284 Huntington Square, Suite 100  
North Richland Hills, TX 76182

---

[Date]  
Travis County Clerk's Office  
Honorable [County Clerk Name]  
5501 Airport Boulevard  
Austin, Texas 78751

**Re: City of Manor Lien Release documents for filing**

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Manor is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Manor  
Attn: [City Secretary]  
105 E. Eggleston Street  
Manor, TX 78653

Please contact me if you have any questions or need additional information.

Sincerely,  
[Signature]

P3Works, LLC  
P: (817) 393-0353  
admin@p3-works.com



Amended and Restated Service and Assessment plan and assessment roll for the Property within Improvement Area #3 of the Manor Heights Public Improvement District; and

**WHEREAS**, the Assessment Ordinance imposed an assessment in the amount of \$\_\_\_\_\_ (hereinafter referred to as the "Lien Amount") for the following property:

**WHEREAS**, the Improvement Area #3 Assessment Ordinance imposed an assessment in the amount of \$\_\_\_\_\_ (hereinafter referred to as the "Additional Lien Amount") for the following property:

[legal description], a subdivision in Travis County, Texas, according to the map or plat of record in Document/Instrument No. \_\_\_\_\_ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

**WHEREAS**, the property owners of the Property have paid unto the City the Lien Amount and Additional Lien Amount (if applicable).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**RELEASE**

**NOW THEREFORE**, the City, the owner and holder of the Lien(s), Instrument No. \_\_\_\_\_, in the Real Property Records of Travis County, Texas, in the amount of the Lien Amount and Additional Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien(s) held by the undersigned securing said indebtedness.

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF MANOR, TEXAS,**

By: \_\_\_\_\_  
[Manager Name], City Manager

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS**                   §  
  §  
**COUNTY OF TRAVIS**           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [Manager Name], City Manager for the City of Manor, Texas, on behalf of said municipality.

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



**EXHIBIT R – ESTIMATED BUILDOUT VALUE FOR MAJOR IMPROVEMENT AREA,  
IMPROVEMENT AREA #1, IMPROVEMENT AREA #2, AND IMPROVEMENT AREA #3**

|   | Units      |       | Estimated Buildout Value                        | Total Buildout Value         |
|---|------------|-------|---|------------------------------|
| <b><i>Improvement Area #1</i></b>                         |            |       |   |                              |
| 50'   | 264        | lots  | \$ 285,000                                      | \$ 75,240,000                |
|   |            |       |   | <u>\$ 75,240,000</u>         |
| <b><i>Improvement Area #2</i></b>                         |            |       |   |                              |
| 50'   | 176        | lots  | \$ 285,000                                      | \$ 50,160,000                |
| 55'   | 75         | lots  | \$ 290,000                                      | \$ 21,750,000                |
|   | <u>251</u> |       |   | <u>\$ 71,910,000</u>         |
| <b><i>Improvement Area #3 [a]</i></b>                     |            |       |   |                              |
| 50'   | 176        | lots  | \$ 413,400                                      | \$ 72,758,400                |
| 55'   | 49         | lots  | \$ 454,740                                      | \$ 22,282,260                |
| 60'   | 60         | lots  | \$ 496,080                                      | \$ 29,764,800                |
| Condo   | 106        | lots  | \$ 300,000                                      | \$ 31,800,000                |
|   | <u>391</u> |       |   | <u>\$ 156,605,460</u>        |
| <b><i>Major Improvement Area - Remainder Area [b]</i></b> |            |       |   |                              |
| 50'   | 313        | lots  | \$ 430,101                                      | \$ 134,621,613               |
| 55'   | 41         | lots  | \$ 473,111                                      | \$ 19,397,551                |
| 60'   | 102        | lots  | \$ 516,122                                      | \$ 52,644,444                |
| Condo   | 298        | units | \$ 312,120                                      | \$ 93,011,760                |
| Office  | 68,999     | SqFt  | \$ 200  | \$ 13,799,800                |
| Restaurant  | 17,250     | SqFt  | \$ 200  | \$ 3,450,000                 |
| Retail  | 150,935    | SqFt  | \$ 200  | \$ 30,187,000                |
|   |            |       |   | <u>\$ 347,112,168</u>        |
|   |            |       | Major Improvement Area Subtotal:                | \$ 503,717,628               |
|   |            |       | <b>District Total Projected Assessed Value:</b> | <u><b>\$ 650,867,628</b></u> |

Notes:

[a] Improvement Area #3 is within the Major Improvement Area.

[b] Includes all property within the Major Improvement Area excepting property within Improvement Area #3.

**EXHIBIT S – IMPROVEMENT AREA #1-2 BOND DEBT SERVICE SCHEDULE**

BOND DEBT SERVICE

City of Manor, Texas  
 Special Assessment Revenue Bonds, Series 2021  
 (Manor Heights Public Improvement District Improvement Area #1-2 Proj  
 ~REVISED FINAL NUMBERS~

Dated Date                    05/27/2021  
 Delivery Date                05/27/2021

| Period<br>Ending | Principal | Interest     | Debt Service  |
|------------------|-----------|--------------|---------------|
| 09/30/2021       |           | 78,952.50    | 78,952.50     |
| 09/30/2022       |           | 263,175.00   | 263,175.00    |
| 09/30/2023       | 150,000   | 263,175.00   | 413,175.00    |
| 09/30/2024       | 155,000   | 259,425.00   | 414,425.00    |
| 09/30/2025       | 160,000   | 255,550.00   | 415,550.00    |
| 09/30/2026       | 165,000   | 251,550.00   | 416,550.00    |
| 09/30/2027       | 170,000   | 247,425.00   | 417,425.00    |
| 09/30/2028       | 175,000   | 242,112.50   | 417,112.50    |
| 09/30/2029       | 180,000   | 236,643.76   | 416,643.76    |
| 09/30/2030       | 185,000   | 231,018.76   | 416,018.76    |
| 09/30/2031       | 190,000   | 225,237.50   | 415,237.50    |
| 09/30/2032       | 200,000   | 219,300.00   | 419,300.00    |
| 09/30/2033       | 205,000   | 212,300.00   | 417,300.00    |
| 09/30/2034       | 210,000   | 205,125.00   | 415,125.00    |
| 09/30/2035       | 220,000   | 197,775.00   | 417,775.00    |
| 09/30/2036       | 230,000   | 190,075.00   | 420,075.00    |
| 09/30/2037       | 235,000   | 182,025.00   | 417,025.00    |
| 09/30/2038       | 245,000   | 173,800.00   | 418,800.00    |
| 09/30/2039       | 255,000   | 165,225.00   | 420,225.00    |
| 09/30/2040       | 265,000   | 156,300.00   | 421,300.00    |
| 09/30/2041       | 275,000   | 147,025.00   | 422,025.00    |
| 09/30/2042       | 285,000   | 137,400.00   | 422,400.00    |
| 09/30/2043       | 295,000   | 126,000.00   | 421,000.00    |
| 09/30/2044       | 305,000   | 114,200.00   | 419,200.00    |
| 09/30/2045       | 320,000   | 102,000.00   | 422,000.00    |
| 09/30/2046       | 335,000   | 89,200.00    | 424,200.00    |
| 09/30/2047       | 350,000   | 75,800.00    | 425,800.00    |
| 09/30/2048       | 360,000   | 61,800.00    | 421,800.00    |
| 09/30/2049       | 380,000   | 47,400.00    | 427,400.00    |
| 09/30/2050       | 395,000   | 32,200.00    | 427,200.00    |
| 09/30/2051       | 410,000   | 16,400.00    | 426,400.00    |
|                  | 7,305,000 | 5,205,615.02 | 12,510,615.02 |

**EXHIBIT T - IMPROVEMENT AREA #3 BOND DEBT SERVICE SCHEDULE**

## EXHIBIT U – MAJOR IMPROVEMENT AREA BOND DEBT SERVICE SCHEDULE

### BOND DEBT SERVICE

City of Manor, Texas  
 Special Assessment Revenue Bonds, Series 2021  
 (Manor Heights Public Improvement District Major Improvement Area Project)  
 ~FINAL NUMBERS~

Dated Date                    05/27/2021  
 Delivery Date                05/27/2021

| Period<br>Ending | Principal | Interest     | Debt Service  |
|------------------|-----------|--------------|---------------|
| 09/30/2021       |           | 99,995.63    | 99,995.63     |
| 09/30/2022       |           | 333,318.76   | 333,318.76    |
| 09/30/2023       | 150,000   | 333,318.76   | 483,318.76    |
| 09/30/2024       | 155,000   | 328,631.26   | 483,631.26    |
| 09/30/2025       | 160,000   | 323,787.50   | 483,787.50    |
| 09/30/2026       | 170,000   | 318,787.50   | 488,787.50    |
| 09/30/2027       | 175,000   | 313,475.00   | 488,475.00    |
| 09/30/2028       | 180,000   | 306,912.50   | 486,912.50    |
| 09/30/2029       | 185,000   | 300,162.50   | 485,162.50    |
| 09/30/2030       | 195,000   | 293,225.00   | 488,225.00    |
| 09/30/2031       | 200,000   | 285,912.50   | 485,912.50    |
| 09/30/2032       | 210,000   | 278,412.50   | 488,412.50    |
| 09/30/2033       | 220,000   | 269,750.00   | 489,750.00    |
| 09/30/2034       | 230,000   | 260,675.00   | 490,675.00    |
| 09/30/2035       | 240,000   | 251,187.50   | 491,187.50    |
| 09/30/2036       | 250,000   | 241,287.50   | 491,287.50    |
| 09/30/2037       | 260,000   | 230,975.00   | 490,975.00    |
| 09/30/2038       | 270,000   | 220,250.00   | 490,250.00    |
| 09/30/2039       | 280,000   | 209,112.50   | 489,112.50    |
| 09/30/2040       | 295,000   | 197,562.50   | 492,562.50    |
| 09/30/2041       | 305,000   | 185,393.76   | 490,393.76    |
| 09/30/2042       | 320,000   | 172,812.50   | 492,812.50    |
| 09/30/2043       | 335,000   | 158,812.50   | 493,812.50    |
| 09/30/2044       | 350,000   | 144,156.26   | 494,156.26    |
| 09/30/2045       | 365,000   | 128,843.76   | 493,843.76    |
| 09/30/2046       | 380,000   | 112,875.00   | 492,875.00    |
| 09/30/2047       | 400,000   | 96,250.00    | 496,250.00    |
| 09/30/2048       | 420,000   | 78,750.00    | 498,750.00    |
| 09/30/2049       | 440,000   | 60,375.00    | 500,375.00    |
| 09/30/2050       | 460,000   | 41,125.00    | 501,125.00    |
| 09/30/2051       | 480,000   | 21,000.00    | 501,000.00    |
|                  | 8,080,000 | 6,597,133.19 | 14,677,133.19 |

## EXHIBIT V-1 – LOT TYPE 1 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
MANOR, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$13,857.80**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.



[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - LOT TYPE 1

| Installment<br>Due 1/31 | Principal           | Interest [a]       | Annual Collection<br>Costs | Additional<br>Interest [b] | Capitalized<br>Interest | Total Annual<br>Installment |
|-------------------------|---------------------|--------------------|----------------------------|----------------------------|-------------------------|-----------------------------|
| 2024                    | 300.20              | 502.45             | 56.11                      | 69.29                      | -                       | 928.06                      |
| 2025                    | 309.89              | 494.95             | 57.23                      | 67.79                      | -                       | 929.86                      |
| 2026                    | 319.57              | 487.20             | 58.38                      | 66.24                      | -                       | 931.39                      |
| 2027                    | 329.26              | 479.21             | 59.55                      | 64.64                      | -                       | 932.66                      |
| 2028                    | 338.94              | 468.92             | 60.74                      | 62.99                      | -                       | 931.59                      |
| 2029                    | 348.62              | 458.33             | 61.95                      | 61.30                      | -                       | 930.21                      |
| 2030                    | 358.31              | 447.44             | 63.19                      | 59.56                      | -                       | 928.49                      |
| 2031                    | 367.99              | 436.24             | 64.45                      | 57.77                      | -                       | 926.45                      |
| 2032                    | 387.36              | 424.74             | 65.74                      | 55.93                      | -                       | 933.77                      |
| 2033                    | 397.04              | 411.18             | 67.06                      | 53.99                      | -                       | 929.27                      |
| 2034                    | 406.73              | 397.29             | 68.40                      | 52.00                      | -                       | 924.42                      |
| 2035                    | 426.10              | 383.05             | 69.77                      | 49.97                      | -                       | 928.88                      |
| 2036                    | 445.46              | 368.14             | 71.16                      | 47.84                      | -                       | 932.60                      |
| 2037                    | 455.15              | 352.55             | 72.59                      | 45.61                      | -                       | 925.89                      |
| 2038                    | 474.52              | 336.62             | 74.04                      | 43.34                      | -                       | 928.51                      |
| 2039                    | 493.88              | 320.01             | 75.52                      | 40.96                      | -                       | 930.37                      |
| 2040                    | 513.25              | 302.72             | 77.03                      | 38.49                      | -                       | 931.50                      |
| 2041                    | 532.62              | 284.76             | 78.57                      | 35.93                      | -                       | 931.88                      |
| 2042                    | 551.99              | 266.12             | 80.14                      | 33.26                      | -                       | 931.51                      |
| 2043                    | 571.36              | 244.04             | 81.74                      | 30.50                      | -                       | 927.64                      |
| 2044                    | 590.72              | 221.18             | 83.38                      | 27.65                      | -                       | 922.93                      |
| 2045                    | 619.78              | 197.55             | 85.05                      | 24.69                      | -                       | 927.07                      |
| 2046                    | 648.83              | 172.76             | 86.75                      | 21.60                      | -                       | 929.93                      |
| 2047                    | 677.88              | 146.81             | 88.48                      | 18.35                      | -                       | 931.52                      |
| 2048                    | 697.25              | 119.69             | 90.25                      | 14.96                      | -                       | 922.16                      |
| 2049                    | 735.98              | 91.80              | 92.06                      | 11.48                      | -                       | 931.32                      |
| 2050                    | 765.04              | 62.36              | 93.90                      | 7.80                       | -                       | 929.09                      |
| 2051                    | 794.09              | 31.76              | 95.78                      | 3.97                       | -                       | 925.60                      |
| <b>Total</b>            | <b>\$ 13,857.80</b> | <b>\$ 8,909.88</b> | <b>\$ 2,079.01</b>         | <b>\$ 1,167.89</b>         | <b>\$ -</b>             | <b>\$ 26,014.58</b>         |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT V-2 – LOT TYPE 2 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
MANOR, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$13,857.80**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§  
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§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - LOT TYPE 2

| Installment Due 1/31 | Principal           | Interest [a]       | Annual Collection Costs | Additional Interest [b] | Capitalized Interest | Total Annual Installment |
|----------------------|---------------------|--------------------|-------------------------|-------------------------|----------------------|--------------------------|
| 2024                 | 300.20              | 502.45             | 56.11                   | 69.29                   | -                    | 928.06                   |
| 2025                 | 309.89              | 494.95             | 57.23                   | 67.79                   | -                    | 929.86                   |
| 2026                 | 319.57              | 487.20             | 58.38                   | 66.24                   | -                    | 931.39                   |
| 2027                 | 329.26              | 479.21             | 59.55                   | 64.64                   | -                    | 932.66                   |
| 2028                 | 338.94              | 468.92             | 60.74                   | 62.99                   | -                    | 931.59                   |
| 2029                 | 348.62              | 458.33             | 61.95                   | 61.30                   | -                    | 930.21                   |
| 2030                 | 358.31              | 447.44             | 63.19                   | 59.56                   | -                    | 928.49                   |
| 2031                 | 367.99              | 436.24             | 64.45                   | 57.77                   | -                    | 926.45                   |
| 2032                 | 387.36              | 424.74             | 65.74                   | 55.93                   | -                    | 933.77                   |
| 2033                 | 397.04              | 411.18             | 67.06                   | 53.99                   | -                    | 929.27                   |
| 2034                 | 406.73              | 397.29             | 68.40                   | 52.00                   | -                    | 924.42                   |
| 2035                 | 426.10              | 383.05             | 69.77                   | 49.97                   | -                    | 928.88                   |
| 2036                 | 445.46              | 368.14             | 71.16                   | 47.84                   | -                    | 932.60                   |
| 2037                 | 455.15              | 352.55             | 72.59                   | 45.61                   | -                    | 925.89                   |
| 2038                 | 474.52              | 336.62             | 74.04                   | 43.34                   | -                    | 928.51                   |
| 2039                 | 493.88              | 320.01             | 75.52                   | 40.96                   | -                    | 930.37                   |
| 2040                 | 513.25              | 302.72             | 77.03                   | 38.49                   | -                    | 931.50                   |
| 2041                 | 532.62              | 284.76             | 78.57                   | 35.93                   | -                    | 931.88                   |
| 2042                 | 551.99              | 266.12             | 80.14                   | 33.26                   | -                    | 931.51                   |
| 2043                 | 571.36              | 244.04             | 81.74                   | 30.50                   | -                    | 927.64                   |
| 2044                 | 590.72              | 221.18             | 83.38                   | 27.65                   | -                    | 922.93                   |
| 2045                 | 619.78              | 197.55             | 85.05                   | 24.69                   | -                    | 927.07                   |
| 2046                 | 648.83              | 172.76             | 86.75                   | 21.60                   | -                    | 929.93                   |
| 2047                 | 677.88              | 146.81             | 88.48                   | 18.35                   | -                    | 931.52                   |
| 2048                 | 697.25              | 119.69             | 90.25                   | 14.96                   | -                    | 922.16                   |
| 2049                 | 735.98              | 91.80              | 92.06                   | 11.48                   | -                    | 931.32                   |
| 2050                 | 765.04              | 62.36              | 93.90                   | 7.80                    | -                    | 929.09                   |
| 2051                 | 794.09              | 31.76              | 95.78                   | 3.97                    | -                    | 925.60                   |
| <b>Total</b>         | <b>\$ 13,857.80</b> | <b>\$ 8,909.88</b> | <b>\$ 2,079.01</b>      | <b>\$ 1,167.89</b>      | <b>\$ -</b>          | <b>\$ 26,014.58</b>      |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*



## EXHIBIT V-3 – LOT TYPE 3 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
MANOR, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$14,100.92**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 3

| Installment Due 1/31 | Principal           | Interest [a]       | Annual Collection Costs | Additional Interest [b] | Capitalized Interest | Total Annual Installment |
|----------------------|---------------------|--------------------|-------------------------|-------------------------|----------------------|--------------------------|
| 2024                 | 305.47              | 511.27             | 57.10                   | 70.50                   | -                    | 944.34                   |
| 2025                 | 315.32              | 503.63             | 58.24                   | 68.98                   | -                    | 946.17                   |
| 2026                 | 325.18              | 495.75             | 59.40                   | 67.40                   | -                    | 947.73                   |
| 2027                 | 335.03              | 487.62             | 60.59                   | 65.77                   | -                    | 949.02                   |
| 2028                 | 344.89              | 477.15             | 61.80                   | 64.10                   | -                    | 947.94                   |
| 2029                 | 354.74              | 466.37             | 63.04                   | 62.38                   | -                    | 946.53                   |
| 2030                 | 364.59              | 455.29             | 64.30                   | 60.60                   | -                    | 944.78                   |
| 2031                 | 374.45              | 443.89             | 65.59                   | 58.78                   | -                    | 942.71                   |
| 2032                 | 394.16              | 432.19             | 66.90                   | 56.91                   | -                    | 950.15                   |
| 2033                 | 404.01              | 418.40             | 68.24                   | 54.94                   | -                    | 945.58                   |
| 2034                 | 413.86              | 404.26             | 69.60                   | 52.92                   | -                    | 940.63                   |
| 2035                 | 433.57              | 389.77             | 70.99                   | 50.85                   | -                    | 945.18                   |
| 2036                 | 453.28              | 374.60             | 72.41                   | 48.68                   | -                    | 948.96                   |
| 2037                 | 463.13              | 358.73             | 73.86                   | 46.41                   | -                    | 942.14                   |
| 2038                 | 482.84              | 342.52             | 75.34                   | 44.10                   | -                    | 944.80                   |
| 2039                 | 502.55              | 325.62             | 76.84                   | 41.68                   | -                    | 946.70                   |
| 2040                 | 522.26              | 308.03             | 78.38                   | 39.17                   | -                    | 947.84                   |
| 2041                 | 541.96              | 289.75             | 79.95                   | 36.56                   | -                    | 948.22                   |
| 2042                 | 561.67              | 270.78             | 81.55                   | 33.85                   | -                    | 947.85                   |
| 2043                 | 581.38              | 248.32             | 83.18                   | 31.04                   | -                    | 943.92                   |
| 2044                 | 601.09              | 225.06             | 84.84                   | 28.13                   | -                    | 939.13                   |
| 2045                 | 630.65              | 201.02             | 86.54                   | 25.13                   | -                    | 943.33                   |
| 2046                 | 660.21              | 175.79             | 88.27                   | 21.97                   | -                    | 946.25                   |
| 2047                 | 689.77              | 149.38             | 90.04                   | 18.67                   | -                    | 947.87                   |
| 2048                 | 709.48              | 121.79             | 91.84                   | 15.22                   | -                    | 938.33                   |
| 2049                 | 748.90              | 93.41              | 93.67                   | 11.68                   | -                    | 947.66                   |
| 2050                 | 778.46              | 63.46              | 95.55                   | 7.93                    | -                    | 945.39                   |
| 2051                 | 808.02              | 32.32              | 97.46                   | 4.04                    | -                    | 941.84                   |
| <b>Total</b>         | <b>\$ 14,100.92</b> | <b>\$ 9,066.20</b> | <b>\$ 2,115.49</b>      | <b>\$ 1,188.38</b>      | <b>\$ -</b>          | <b>\$ 26,470.98</b>      |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT V-4 – LOT TYPE 4 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
MANOR, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 4 PRINCIPAL ASSESSMENT: \$17,740.29**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.



[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - LOT TYPE 4

| Installment<br>Due 1/31 | Major Improvement Area Bonds |                    |                            |                            | Improvement Area #3 Bonds |                     |                            |                            | Total Annual<br>Installment |
|-------------------------|------------------------------|--------------------|----------------------------|----------------------------|---------------------------|---------------------|----------------------------|----------------------------|-----------------------------|
|                         | Principal                    | Interest [a]       | Additional<br>Interest [c] | Annual Collection<br>Costs | Principal                 | Interest [b]        | Additional<br>Interest [c] | Annual Collection<br>Costs |                             |
| 2024                    | \$ 127.21                    | \$ 269.71          | \$ 32.54                   | \$ 23.60                   | \$ 158.39                 | \$ 617.77           | \$ 56.16                   | \$ 80.78                   | \$ 1,366.15                 |
| 2025                    | 131.31                       | 265.73             | 31.90                      | 24.08                      | 158.39                    | 609.06              | 55.37                      | 82.39                      | 1,358.23                    |
| 2026                    | 139.52                       | 261.63             | 31.25                      | 24.56                      | 171.58                    | 600.35              | 54.58                      | 84.04                      | 1,367.50                    |
| 2027                    | 143.62                       | 257.27             | 30.55                      | 25.05                      | 184.78                    | 590.91              | 53.72                      | 85.72                      | 1,371.62                    |
| 2028                    | 147.73                       | 251.88             | 29.83                      | 25.55                      | 197.98                    | 580.75              | 52.80                      | 87.44                      | 1,373.95                    |
| 2029                    | 151.83                       | 246.34             | 29.09                      | 26.06                      | 197.98                    | 569.86              | 51.81                      | 89.18                      | 1,362.15                    |
| 2030                    | 160.04                       | 240.65             | 28.33                      | 26.58                      | 211.18                    | 558.97              | 50.82                      | 90.97                      | 1,367.53                    |
| 2031                    | 164.14                       | 234.65             | 27.53                      | 27.11                      | 224.38                    | 547.35              | 49.76                      | 92.79                      | 1,367.71                    |
| 2032                    | 172.35                       | 228.49             | 26.71                      | 27.66                      | 237.58                    | 535.01              | 48.64                      | 94.64                      | 1,371.08                    |
| 2033                    | 180.55                       | 221.38             | 25.85                      | 28.21                      | 250.78                    | 521.95              | 47.45                      | 96.54                      | 1,372.70                    |
| 2034                    | 188.76                       | 213.94             | 24.95                      | 28.77                      | 263.98                    | 508.15              | 46.20                      | 98.47                      | 1,373.21                    |
| 2035                    | 196.97                       | 206.15             | 24.01                      | 29.35                      | 277.17                    | 493.63              | 44.88                      | 100.44                     | 1,372.59                    |
| 2036                    | 205.17                       | 198.02             | 23.02                      | 29.94                      | 290.37                    | 478.39              | 43.49                      | 102.44                     | 1,370.85                    |
| 2037                    | 213.38                       | 189.56             | 21.99                      | 30.53                      | 316.77                    | 462.42              | 42.04                      | 104.49                     | 1,381.19                    |
| 2038                    | 221.59                       | 180.76             | 20.93                      | 31.14                      | 329.97                    | 445.00              | 40.45                      | 106.58                     | 1,376.42                    |
| 2039                    | 229.80                       | 171.62             | 19.82                      | 31.77                      | 343.17                    | 426.85              | 38.80                      | 108.71                     | 1,370.54                    |
| 2040                    | 242.11                       | 162.14             | 18.67                      | 32.40                      | 369.57                    | 407.97              | 37.09                      | 110.89                     | 1,380.84                    |
| 2041                    | 250.31                       | 152.15             | 17.46                      | 33.05                      | 382.76                    | 387.65              | 35.24                      | 113.11                     | 1,371.74                    |
| 2042                    | 262.62                       | 141.83             | 16.21                      | 33.71                      | 409.16                    | 366.60              | 33.33                      | 115.37                     | 1,378.82                    |
| 2043                    | 274.93                       | 130.34             | 14.90                      | 34.39                      | 435.56                    | 344.09              | 31.28                      | 117.68                     | 1,383.16                    |
| 2044                    | 287.24                       | 118.31             | 13.52                      | 35.07                      | 448.76                    | 320.14              | 29.10                      | 120.03                     | 1,372.18                    |
| 2045                    | 299.55                       | 105.74             | 12.08                      | 35.78                      | 475.16                    | 295.45              | 26.86                      | 122.43                     | 1,373.06                    |
| 2046                    | 311.87                       | 92.64              | 10.59                      | 36.49                      | 501.55                    | 269.32              | 24.48                      | 124.88                     | 1,371.82                    |
| 2047                    | 328.28                       | 78.99              | 9.03                       | 37.22                      | 527.95                    | 241.74              | 21.98                      | 127.38                     | 1,372.56                    |
| 2048                    | 344.69                       | 64.63              | 7.39                       | 37.97                      | 554.35                    | 212.70              | 19.34                      | 129.92                     | 1,370.98                    |
| 2049                    | 361.11                       | 49.55              | 5.66                       | 38.72                      | 593.94                    | 182.21              | 16.56                      | 132.52                     | 1,380.28                    |
| 2050                    | 377.52                       | 33.75              | 3.86                       | 39.50                      | 620.34                    | 149.54              | 13.59                      | 135.17                     | 1,373.28                    |
| 2051                    | 393.93                       | 17.23              | 1.97                       | 40.29                      | 659.94                    | 115.42              | 10.49                      | 137.88                     | 1,377.16                    |
| 2052                    | -                            | -                  | -                          | -                          | 699.53                    | 79.13               | 7.19                       | 140.63                     | 926.49                      |
| 2053                    | -                            | -                  | -                          | -                          | 739.13                    | 40.65               | 3.70                       | 143.45                     | 926.93                      |
| <b>Total</b>            | <b>\$ 6,508.13</b>           | <b>\$ 4,785.08</b> | <b>\$ 559.65</b>           | <b>\$ 874.55</b>           | <b>\$ 11,232.16</b>       | <b>\$ 11,959.01</b> | <b>\$ 1,087.18</b>         | <b>\$ 3,276.95</b>         | <b>\$ 40,282.71</b>         |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Interest is calculated at a 5.50% rate for illustrative purposes.

[c] Additional Interest is calculated at the additional interest rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT V-5 – LOT TYPE 5 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
MANOR, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 5 PRINCIPAL ASSESSMENT: \$19,514.32**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§  
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COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.



[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - LOT TYPE 5

| Installment<br>Due 1/31 | Major Improvement Area Bonds |                    |                            |                            | Improvement Area #3 Bonds |                     |                            |                            | Total Annual<br>Installment |
|-------------------------|------------------------------|--------------------|----------------------------|----------------------------|---------------------------|---------------------|----------------------------|----------------------------|-----------------------------|
|                         | Principal                    | Interest [a]       | Additional<br>Interest [c] | Annual<br>Collection Costs | Principal                 | Interest [b]        | Additional<br>Interest [c] | Annual<br>Collection Costs |                             |
| 2024                    | \$ 139.93                    | \$ 296.68          | \$ 35.79                   | \$ 25.96                   | \$ 174.22                 | \$ 679.55           | \$ 61.78                   | \$ 88.85                   | \$ 1,502.77                 |
| 2025                    | 144.44                       | 292.30             | 35.10                      | 26.48                      | 174.22                    | 669.96              | 60.91                      | 90.63                      | 1,494.05                    |
| 2026                    | 153.47                       | 287.79             | 34.37                      | 27.01                      | 188.74                    | 660.38              | 60.03                      | 92.44                      | 1,504.25                    |
| 2027                    | 157.98                       | 283.00             | 33.61                      | 27.55                      | 203.26                    | 650.00              | 59.09                      | 94.29                      | 1,508.78                    |
| 2028                    | 162.50                       | 277.07             | 32.82                      | 28.10                      | 217.78                    | 638.82              | 58.07                      | 96.18                      | 1,511.34                    |
| 2029                    | 167.01                       | 270.98             | 32.00                      | 28.67                      | 217.78                    | 626.84              | 56.99                      | 98.10                      | 1,498.37                    |
| 2030                    | 176.04                       | 264.71             | 31.17                      | 29.24                      | 232.30                    | 614.86              | 55.90                      | 100.06                     | 1,504.29                    |
| 2031                    | 180.55                       | 258.11             | 30.29                      | 29.82                      | 246.82                    | 602.09              | 54.74                      | 102.07                     | 1,504.48                    |
| 2032                    | 189.58                       | 251.34             | 29.39                      | 30.42                      | 261.34                    | 588.51              | 53.50                      | 104.11                     | 1,508.19                    |
| 2033                    | 198.61                       | 243.52             | 28.44                      | 31.03                      | 275.85                    | 574.14              | 52.19                      | 106.19                     | 1,509.98                    |
| 2034                    | 207.64                       | 235.33             | 27.44                      | 31.65                      | 290.37                    | 558.97              | 50.82                      | 108.31                     | 1,510.53                    |
| 2035                    | 216.66                       | 226.76             | 26.41                      | 32.28                      | 304.89                    | 543.00              | 49.36                      | 110.48                     | 1,509.85                    |
| 2036                    | 225.69                       | 217.83             | 25.32                      | 32.93                      | 319.41                    | 526.23              | 47.84                      | 112.69                     | 1,507.94                    |
| 2037                    | 234.72                       | 208.52             | 24.19                      | 33.59                      | 348.45                    | 508.66              | 46.24                      | 114.94                     | 1,519.31                    |
| 2038                    | 243.75                       | 198.83             | 23.02                      | 34.26                      | 362.97                    | 489.50              | 44.50                      | 117.24                     | 1,514.06                    |
| 2039                    | 252.77                       | 188.78             | 21.80                      | 34.94                      | 377.48                    | 469.53              | 42.68                      | 119.59                     | 1,507.59                    |
| 2040                    | 266.32                       | 178.35             | 20.54                      | 35.64                      | 406.52                    | 448.77              | 40.80                      | 121.98                     | 1,518.92                    |
| 2041                    | 275.34                       | 167.37             | 19.21                      | 36.36                      | 421.04                    | 426.41              | 38.76                      | 124.42                     | 1,508.91                    |
| 2042                    | 288.89                       | 156.01             | 17.83                      | 37.08                      | 450.08                    | 403.26              | 36.66                      | 126.91                     | 1,516.71                    |
| 2043                    | 302.43                       | 143.37             | 16.39                      | 37.82                      | 479.12                    | 378.50              | 34.41                      | 129.44                     | 1,521.48                    |
| 2044                    | 315.97                       | 130.14             | 14.87                      | 38.58                      | 493.63                    | 352.15              | 32.01                      | 132.03                     | 1,509.39                    |
| 2045                    | 329.51                       | 116.32             | 13.29                      | 39.35                      | 522.67                    | 325.00              | 29.55                      | 134.67                     | 1,510.36                    |
| 2046                    | 343.05                       | 101.90             | 11.65                      | 40.14                      | 551.71                    | 296.25              | 26.93                      | 137.37                     | 1,509.00                    |
| 2047                    | 361.11                       | 86.89              | 9.93                       | 40.94                      | 580.75                    | 265.91              | 24.17                      | 140.11                     | 1,509.81                    |
| 2048                    | 379.16                       | 71.09              | 8.12                       | 41.76                      | 609.78                    | 233.97              | 21.27                      | 142.92                     | 1,508.08                    |
| 2049                    | 397.22                       | 54.50              | 6.23                       | 42.60                      | 653.34                    | 200.43              | 18.22                      | 145.77                     | 1,518.31                    |
| 2050                    | 415.27                       | 37.13              | 4.24                       | 43.45                      | 682.38                    | 164.50              | 14.95                      | 148.69                     | 1,510.61                    |
| 2051                    | 433.33                       | 18.96              | 2.17                       | 44.32                      | 725.93                    | 126.97              | 11.54                      | 151.66                     | 1,514.88                    |
| 2052                    | -                            | -                  | -                          | -                          | 769.49                    | 87.04               | 7.91                       | 154.70                     | 1,019.14                    |
| 2053                    | -                            | -                  | -                          | -                          | 813.04                    | 44.72               | 4.07                       | 157.79                     | 1,019.62                    |
| <b>Total</b>            | <b>\$ 7,158.95</b>           | <b>\$ 5,263.59</b> | <b>\$ 615.62</b>           | <b>\$ 962.00</b>           | <b>\$ 12,355.37</b>       | <b>\$ 13,154.91</b> | <b>\$ 1,195.90</b>         | <b>\$ 3,604.64</b>         | <b>\$ 44,310.99</b>         |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Interest is calculated at a 5.50% rate for illustrative purposes.

[c] Additional Interest is calculated at the additional interest rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT V-6 – LOT TYPE 6 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
MANOR, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 6 PRINCIPAL ASSESSMENT: \$21,288.35**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - LOT TYPE 6

| Installment<br>Due 1/31 | Major Improvement Area Bonds |                    |                            |                            | Improvement Area #3 Bonds |                     |                            |                            | Total Annual<br>Installment |
|-------------------------|------------------------------|--------------------|----------------------------|----------------------------|---------------------------|---------------------|----------------------------|----------------------------|-----------------------------|
|                         | Principal                    | Interest [a]       | Additional<br>Interest [c] | Annual<br>Collection Costs | Principal                 | Interest [b]        | Additional<br>Interest [c] | Annual<br>Collection Costs |                             |
| 2024                    | \$ 152.65                    | \$ 323.65          | \$ 39.05                   | \$ 28.32                   | \$ 190.06                 | \$ 741.32           | \$ 67.39                   | \$ 96.93                   | \$ 1,639.38                 |
| 2025                    | 157.57                       | 318.88             | 38.29                      | 28.89                      | 190.06                    | 730.87              | 66.44                      | 98.87                      | 1,629.87                    |
| 2026                    | 167.42                       | 313.95             | 37.50                      | 29.47                      | 205.90                    | 720.42              | 65.49                      | 100.85                     | 1,641.00                    |
| 2027                    | 172.35                       | 308.72             | 36.66                      | 30.06                      | 221.74                    | 709.09              | 64.46                      | 102.86                     | 1,645.95                    |
| 2028                    | 177.27                       | 302.26             | 35.80                      | 30.66                      | 237.58                    | 696.90              | 63.35                      | 104.92                     | 1,648.74                    |
| 2029                    | 182.19                       | 295.61             | 34.91                      | 31.27                      | 237.58                    | 683.83              | 62.17                      | 107.02                     | 1,634.58                    |
| 2030                    | 192.04                       | 288.78             | 34.00                      | 31.90                      | 253.42                    | 670.76              | 60.98                      | 109.16                     | 1,641.04                    |
| 2031                    | 196.97                       | 281.58             | 33.04                      | 32.54                      | 269.25                    | 656.82              | 59.71                      | 111.34                     | 1,641.26                    |
| 2032                    | 206.82                       | 274.19             | 32.06                      | 33.19                      | 285.09                    | 642.01              | 58.36                      | 113.57                     | 1,645.29                    |
| 2033                    | 216.66                       | 265.66             | 31.02                      | 33.85                      | 300.93                    | 626.33              | 56.94                      | 115.84                     | 1,647.25                    |
| 2034                    | 226.51                       | 256.72             | 29.94                      | 34.53                      | 316.77                    | 609.78              | 55.43                      | 118.16                     | 1,647.85                    |
| 2035                    | 236.36                       | 247.38             | 28.81                      | 35.22                      | 332.61                    | 592.36              | 53.85                      | 120.52                     | 1,647.11                    |
| 2036                    | 246.21                       | 237.63             | 27.62                      | 35.92                      | 348.45                    | 574.07              | 52.19                      | 122.93                     | 1,645.02                    |
| 2037                    | 256.06                       | 227.47             | 26.39                      | 36.64                      | 380.12                    | 554.90              | 50.45                      | 125.39                     | 1,657.43                    |
| 2038                    | 265.91                       | 216.91             | 25.11                      | 37.37                      | 395.96                    | 534.00              | 48.55                      | 127.90                     | 1,651.71                    |
| 2039                    | 275.75                       | 205.94             | 23.78                      | 38.12                      | 411.80                    | 512.22              | 46.57                      | 130.46                     | 1,644.64                    |
| 2040                    | 290.53                       | 194.57             | 22.41                      | 38.88                      | 443.48                    | 489.57              | 44.51                      | 133.07                     | 1,657.00                    |
| 2041                    | 300.38                       | 182.58             | 20.95                      | 39.66                      | 459.32                    | 465.18              | 42.29                      | 135.73                     | 1,646.08                    |
| 2042                    | 315.15                       | 170.19             | 19.45                      | 40.45                      | 490.99                    | 439.92              | 39.99                      | 138.44                     | 1,654.59                    |
| 2043                    | 329.92                       | 156.40             | 17.87                      | 41.26                      | 522.67                    | 412.91              | 37.54                      | 141.21                     | 1,659.79                    |
| 2044                    | 344.69                       | 141.97             | 16.23                      | 42.09                      | 538.51                    | 384.16              | 34.92                      | 144.04                     | 1,646.61                    |
| 2045                    | 359.47                       | 126.89             | 14.50                      | 42.93                      | 570.19                    | 354.55              | 32.23                      | 146.92                     | 1,647.67                    |
| 2046                    | 374.24                       | 111.16             | 12.70                      | 43.79                      | 601.86                    | 323.19              | 29.38                      | 149.85                     | 1,646.18                    |
| 2047                    | 393.93                       | 94.79              | 10.83                      | 44.66                      | 633.54                    | 290.08              | 26.37                      | 152.85                     | 1,647.07                    |
| 2048                    | 413.63                       | 77.56              | 8.86                       | 45.56                      | 665.22                    | 255.24              | 23.20                      | 155.91                     | 1,645.18                    |
| 2049                    | 433.33                       | 59.46              | 6.80                       | 46.47                      | 712.73                    | 218.65              | 19.88                      | 159.03                     | 1,656.34                    |
| 2050                    | 453.03                       | 40.50              | 4.63                       | 47.40                      | 744.41                    | 179.45              | 16.31                      | 162.21                     | 1,647.94                    |
| 2051                    | 472.72                       | 20.68              | 2.36                       | 48.35                      | 791.93                    | 138.51              | 12.59                      | 165.45                     | 1,652.59                    |
| 2052                    | -                            | -                  | -                          | -                          | 839.44                    | 94.95               | 8.63                       | 168.76                     | 1,111.79                    |
| 2053                    | -                            | -                  | -                          | -                          | 886.96                    | 48.78               | 4.43                       | 172.14                     | 1,112.31                    |
| <b>Total</b>            | <b>\$ 7,809.76</b>           | <b>\$ 5,742.09</b> | <b>\$ 671.59</b>           | <b>\$ 1,049.46</b>         | <b>\$ 13,478.59</b>       | <b>\$ 14,350.82</b> | <b>\$ 1,304.62</b>         | <b>\$ 3,932.34</b>         | <b>\$ 48,339.26</b>         |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Interest is calculated at a 5.50% rate for illustrative purposes.

[c] Additional Interest is calculated at the additional interest rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*



## EXHIBIT V-7 – LOT TYPE 7 BUYER DISCLOSURE

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
MANOR, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 7 PRINCIPAL ASSESSMENT: \$12,873.94**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - LOT TYPE 7

| Installment<br>Due 1/31 | Major Improvement Area Bonds |                    |                            |                            | Improvement Area #3 Bonds |                    |                            |                            | Total Annual<br>Installment |
|-------------------------|------------------------------|--------------------|----------------------------|----------------------------|---------------------------|--------------------|----------------------------|----------------------------|-----------------------------|
|                         | Principal                    | Interest [a]       | Additional<br>Interest [c] | Annual<br>Collection Costs | Principal                 | Interest [b]       | Additional<br>Interest [c] | Annual<br>Collection Costs |                             |
| 2024                    | \$ 92.31                     | \$ 195.72          | \$ 23.61                   | \$ 17.13                   | \$ 114.94                 | \$ 448.31          | \$ 40.76                   | \$ 58.62                   | \$ 991.40                   |
| 2025                    | 95.29                        | 192.84             | 23.15                      | 17.47                      | 114.94                    | 441.99             | 40.18                      | 59.79                      | 985.65                      |
| 2026                    | 101.25                       | 189.86             | 22.68                      | 17.82                      | 124.52                    | 435.66             | 39.61                      | 60.99                      | 992.38                      |
| 2027                    | 104.23                       | 186.70             | 22.17                      | 18.18                      | 134.09                    | 428.82             | 38.98                      | 62.21                      | 995.37                      |
| 2028                    | 107.20                       | 182.79             | 21.65                      | 18.54                      | 143.67                    | 421.44             | 38.31                      | 63.45                      | 997.06                      |
| 2029                    | 110.18                       | 178.77             | 21.11                      | 18.91                      | 143.67                    | 413.54             | 37.59                      | 64.72                      | 988.50                      |
| 2030                    | 116.14                       | 174.64             | 20.56                      | 19.29                      | 153.25                    | 405.64             | 36.88                      | 66.01                      | 992.40                      |
| 2031                    | 119.11                       | 170.28             | 19.98                      | 19.68                      | 162.83                    | 397.21             | 36.11                      | 67.33                      | 992.54                      |
| 2032                    | 125.07                       | 165.81             | 19.39                      | 20.07                      | 172.41                    | 388.25             | 35.30                      | 68.68                      | 994.98                      |
| 2033                    | 131.03                       | 160.66             | 18.76                      | 20.47                      | 181.99                    | 378.77             | 34.43                      | 70.05                      | 996.16                      |
| 2034                    | 136.98                       | 155.25             | 18.11                      | 20.88                      | 191.56                    | 368.76             | 33.52                      | 71.46                      | 996.52                      |
| 2035                    | 142.94                       | 149.60             | 17.42                      | 21.30                      | 201.14                    | 358.23             | 32.57                      | 72.88                      | 996.07                      |
| 2036                    | 148.89                       | 143.70             | 16.71                      | 21.72                      | 210.72                    | 347.16             | 31.56                      | 74.34                      | 994.81                      |
| 2037                    | 154.85                       | 137.56             | 15.96                      | 22.16                      | 229.88                    | 335.57             | 30.51                      | 75.83                      | 1,002.32                    |
| 2038                    | 160.80                       | 131.17             | 15.19                      | 22.60                      | 239.46                    | 322.93             | 29.36                      | 77.35                      | 998.86                      |
| 2039                    | 166.76                       | 124.54             | 14.38                      | 23.05                      | 249.03                    | 309.76             | 28.16                      | 78.89                      | 994.58                      |
| 2040                    | 175.69                       | 117.66             | 13.55                      | 23.51                      | 268.19                    | 296.06             | 26.91                      | 80.47                      | 1,002.06                    |
| 2041                    | 181.65                       | 110.42             | 12.67                      | 23.98                      | 277.77                    | 281.31             | 25.57                      | 82.08                      | 995.45                      |
| 2042                    | 190.58                       | 102.92             | 11.76                      | 24.46                      | 296.92                    | 266.03             | 24.18                      | 83.72                      | 1,000.60                    |
| 2043                    | 199.52                       | 94.58              | 10.81                      | 24.95                      | 316.08                    | 249.70             | 22.70                      | 85.40                      | 1,003.75                    |
| 2044                    | 208.45                       | 85.86              | 9.81                       | 25.45                      | 325.66                    | 232.32             | 21.12                      | 87.10                      | 995.77                      |
| 2045                    | 217.38                       | 76.74              | 8.77                       | 25.96                      | 344.82                    | 214.41             | 19.49                      | 88.85                      | 996.41                      |
| 2046                    | 226.32                       | 67.23              | 7.68                       | 26.48                      | 363.97                    | 195.44             | 17.77                      | 90.62                      | 995.51                      |
| 2047                    | 238.23                       | 57.32              | 6.55                       | 27.01                      | 383.13                    | 175.42             | 15.95                      | 92.44                      | 996.05                      |
| 2048                    | 250.14                       | 46.90              | 5.36                       | 27.55                      | 402.28                    | 154.35             | 14.03                      | 94.28                      | 994.91                      |
| 2049                    | 262.05                       | 35.96              | 4.11                       | 28.10                      | 431.02                    | 132.23             | 12.02                      | 96.17                      | 1,001.66                    |
| 2050                    | 273.96                       | 24.49              | 2.80                       | 28.66                      | 450.18                    | 108.52             | 9.87                       | 98.09                      | 996.58                      |
| 2051                    | 285.87                       | 12.51              | 1.43                       | 29.24                      | 478.91                    | 83.76              | 7.61                       | 100.06                     | 999.39                      |
| 2052                    | -                            | -                  | -                          | -                          | 507.65                    | 57.42              | 5.22                       | 102.06                     | 672.34                      |
| 2053                    | -                            | -                  | -                          | -                          | 536.38                    | 29.50              | 2.68                       | 104.10                     | 672.66                      |
| <b>Total</b>            | <b>\$ 4,722.88</b>           | <b>\$ 3,472.48</b> | <b>\$ 406.14</b>           | <b>\$ 634.65</b>           | <b>\$ 8,151.06</b>        | <b>\$ 8,678.53</b> | <b>\$ 788.96</b>           | <b>\$ 2,378.05</b>         | <b>\$ 29,232.74</b>         |

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Interest is calculated at a 5.50% rate for illustrative purposes.

[c] Additional Interest is calculated at the additional interest rate.

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

**EXHIBIT W – IMPROVEMENT AREA #3 ENGINEERING REPORT**



## ENGINEERING REPORT

# Manor Heights Public Improvement District

## Manor, Texas

January 30, 2023

*Prepared for:*  
**City of Manor**



01/30/2023

*Alejandro E. Granados Rico*

*Prepared by:*  
**Kimley»»Horn**

501 South Austin Avenue  
Suite 1310  
Georgetown, TX 78628

Job No. 069255700  
© Kimley-Horn and Associates, Inc. 2023  
TBPE Firm #928



**TABLE OF CONTENTS**

- I. INTRODUCTION**
- II. DEVELOPMENT COSTS**
- III. DEVELOPMENT IMPROVEMENTS**
- IV. DEVELOPMENT SCHEDULE**
  - a. DESIGN STAGE**
  - b. CONSTRUCTION STAGE**

**APPENDICES**

**Exhibit A – Manor Heights Location Map**

**Exhibit B – Manor Heights PID Improvement Area #3 Map**

**Exhibit C - Engineers' OPC**

## **I. INTRODUCTION**

Manor Heights will be developed on approximately ±477.8 acres of undeveloped land in the City of Manor. The subject property is located along Old Kimbro Road and North of Highway 290, in Manor, Travis County, Texas. The project will encompass the construction of 1,256 single-family lots, . A site location map is included in the appendix as *Exhibit A*. A map of the overall Improvements Area #3 boundary is included in the appendix as *Exhibit B-1*.

This report includes supporting documentation for the issuance of bonds by the City for improvements installed in Improvement Area #3. The bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

## **II. DEVELOPMENT COSTS**

An Engineers' Opinion of Probable Cost (OPC) has been prepared for all public infrastructure within Improvement Area #3. The Engineers' OPC has been provided as *Exhibit C*.

## **III. DEVELOPMENT IMPROVEMENTS**

Overall development improvements have been defined as Improvement Area #3 as shown in *Exhibit B-2*. No assessments have been levied nor bonds issued for the improvements shown. Improvements for Improvement Area #3 include water, wastewater, drainage, and roadway, as shown on *Exhibit B-2*.

Water improvements include trench excavation and embedment, PVC piping, manholes, service connections, testing, related earthwork, excavation, and all other necessary appurtenances required to provide water service to each lot.

Wastewater improvements include trench excavation and embedment, PVC piping, manholes, service connections, testing, related earthwork, excavation, and all other necessary appurtenances required to provide wastewater service to each lot.

Drainage improvements include trench excavation and embedment, reinforced concrete pipe, manholes, storm sewer outfalls and headwalls, storm drain inlets, testing, related earthwork, excavation and all other necessary appurtenances required to ensure proper drainage.

Roadway improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing and handicap ramps. All related earthwork, excavation, retaining walls, intersections, signage and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each lot.

Included soft costs of the above hard costs are estimated to be 15%, inclusive of a 4% construction management fee.

#### **IV. DEVELOPMENT SCHEDULE**

**a. Design Stage**

The preliminary plan for Improvement Area #3 is approved by the City of Manor. The construction drawings for Carillon Townhomes, Phase 3-1 and Phase 3-2 of Improvement Area #3 are approved by the City of Manor. Phase 3-1 included the offsite wastewater connection to the Cottonwood Phase 2 Wastewater Line Project completed by the City of Manor. The overall boundary of Improvement Area #3 is shown in *Exhibit B-1*.



**b. Construction Stage**

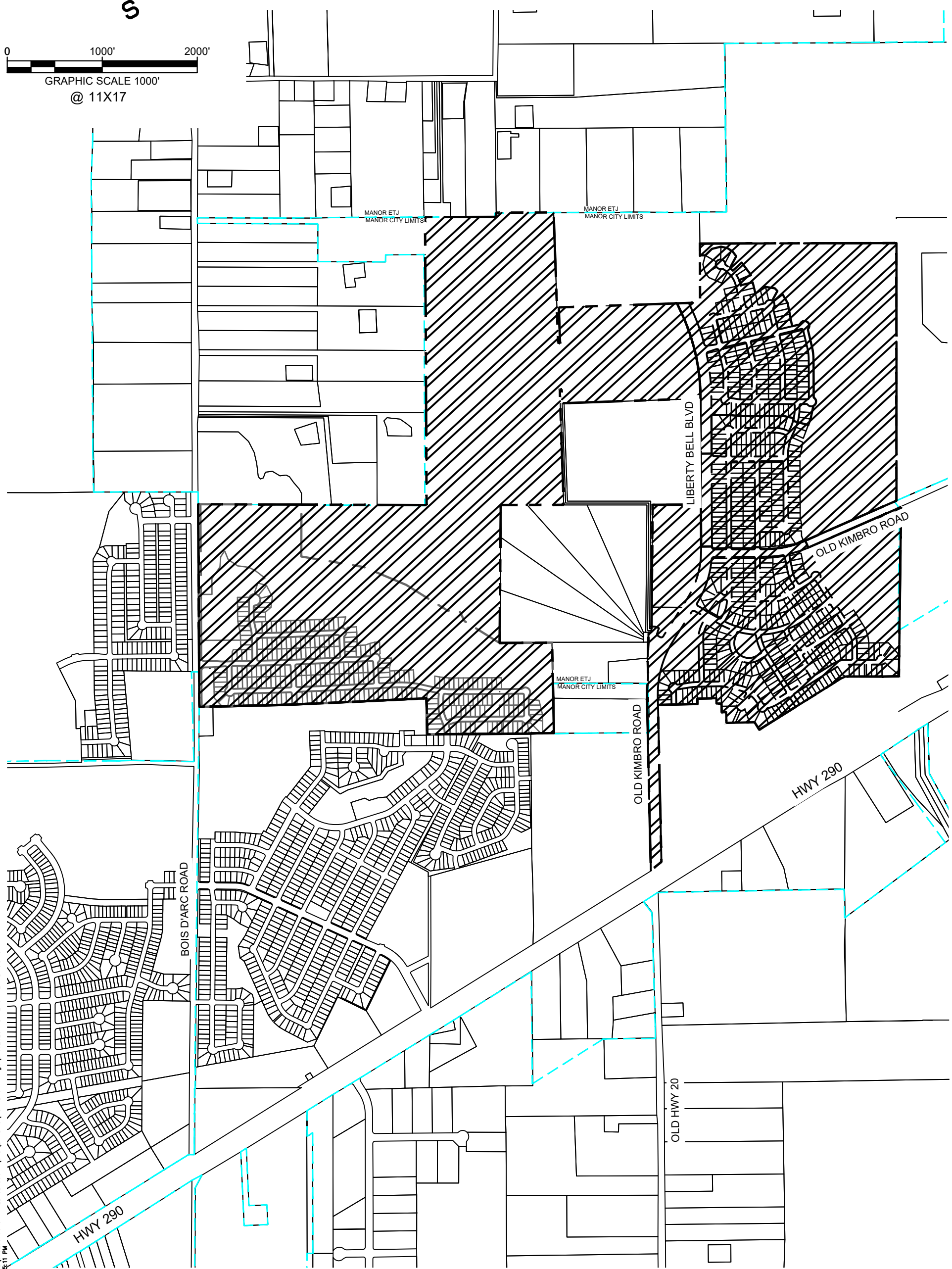
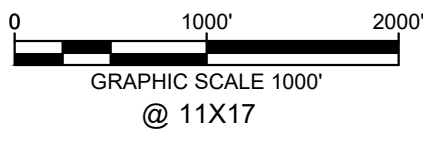
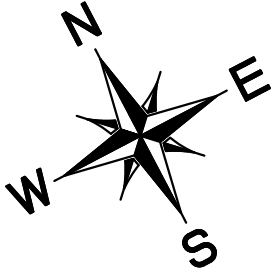
The onsite construction improvements for Improvement Area #3 started in the third quarter of 2021 and anticipates final acceptance in the first quarter of 2023.

## **Exhibit A**

### **Manor Heights Location Map**

LEGEND

|   |                       |
|---|-----------------------|
|  | PROPERTY BOUNDARY     |
|  | MANOR CITY LIMITS/ETJ |



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# EXHIBIT A - MANOR HEIGHTS LOCATION MAP

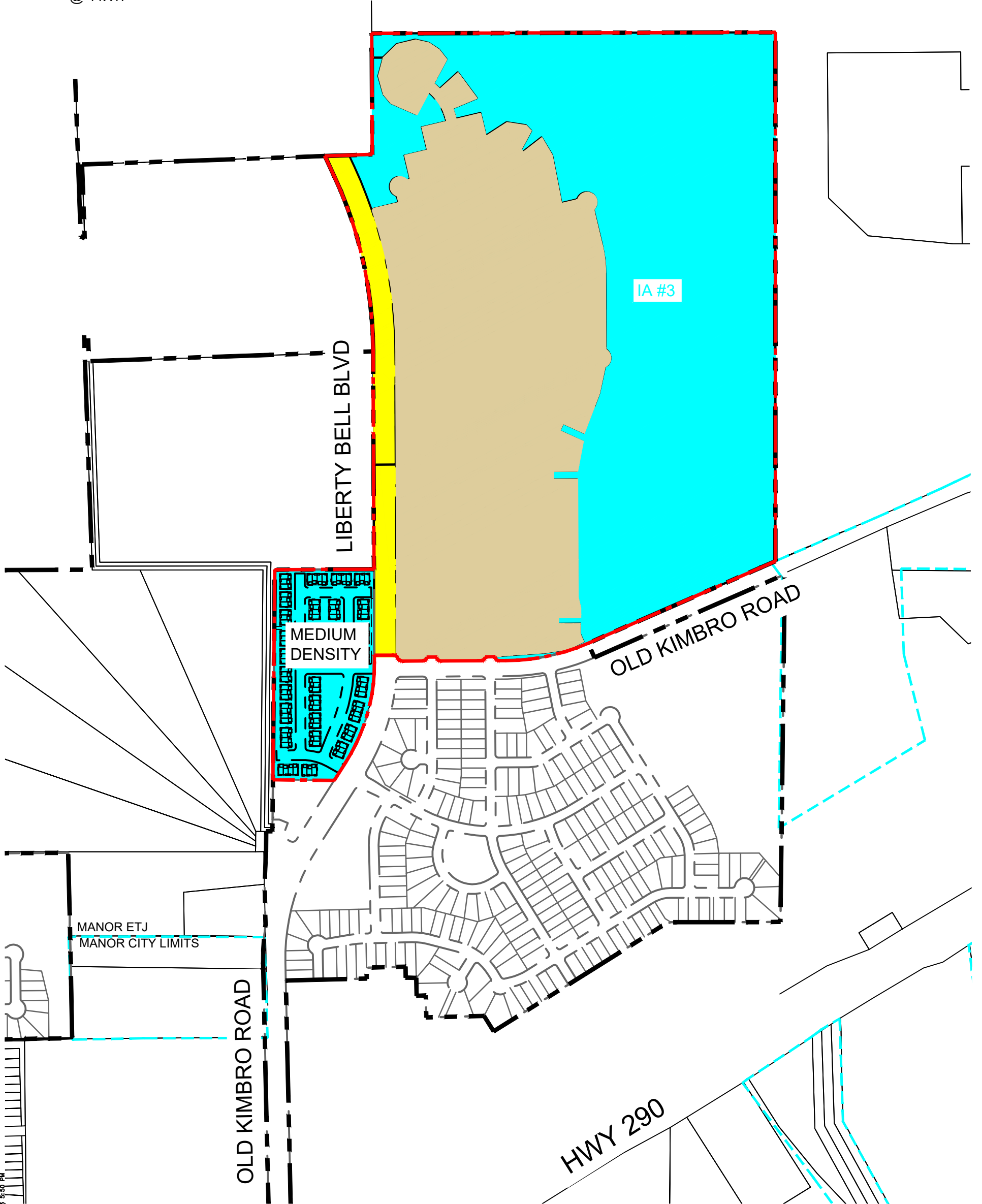
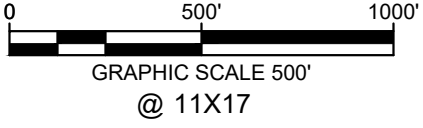
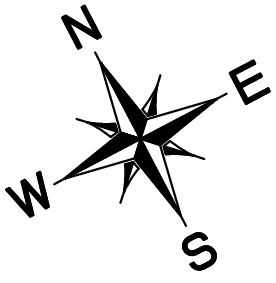
MANOR, TEXAS  
JANUARY 2023

**Exhibit B-1**

**Manor Heights PID Improvement Area #3  
Boundary Map**

LEGEND

|   |                              |   |                     |
|---|------------------------------|---|---------------------|
|  | PROPERTY BOUNDARY            |  | IMPROVEMENT AREA #3 |
|  | IMPROVEMENT AREA #3 BOUNDARY |  | MAD4 ROADWAY        |
|   |                              |  | ROADWAY             |



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# EXHIBIT B-1 - MANOR HEIGHTS PID IMPROVEMENT AREA #3 BOUNDARY MAP

MANOR, TEXAS  
JANUARY 2023

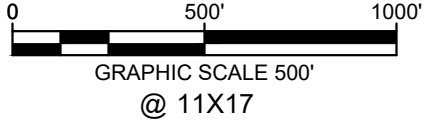
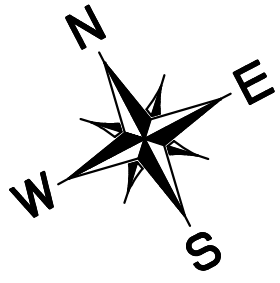


501 South Austin Avenue, Suite 1310  
Georgetown, TX 78626  
512-418-1771  
State of Texas Registration No. F-928

**Exhibit B-2**

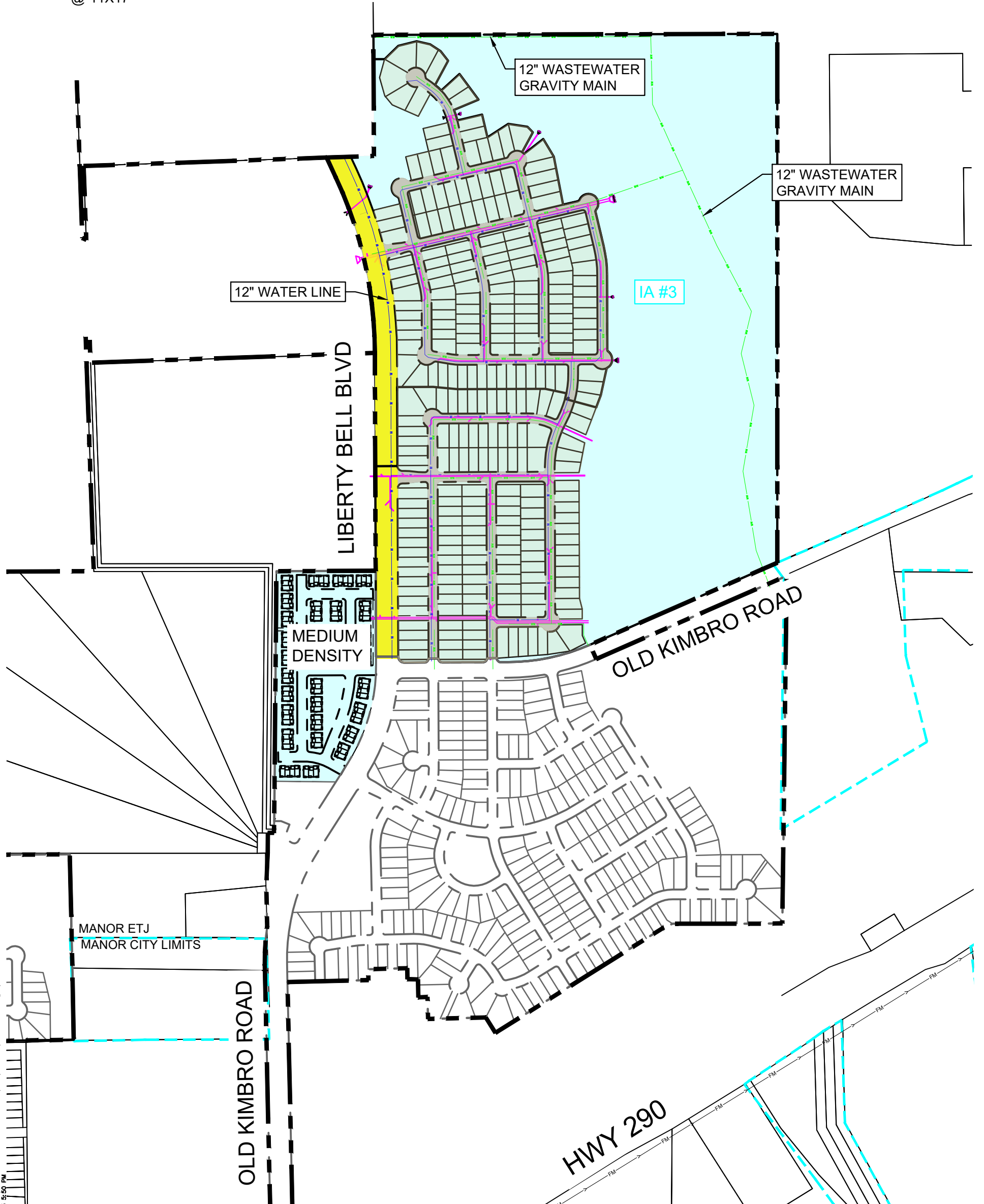
**Manor Heights PID Improvement Area #3  
Improvements Map**





LEGEND

|  |                     |  |                                   |
|--|---------------------|--|-----------------------------------|
|  | PROPERTY BOUNDARY   |  | WASTEWATER LINE (8" UNLESS NOTED) |
|  | IMPROVEMENT AREA #3 |  | WATER LINE (8" UNLESS NOTED)      |
|  | MAD4 ROADWAY        |  | STORM SEWER                       |
|  | ROADWAY             |  |                                   |



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# EXHIBIT B-2 - MANOR HEIGHTS PID IMPROVEMENT AREA #3 IMPROVEMENTS MAP

MANOR, TEXAS  
 JANUARY 2023



501 South Austin Avenue, Suite 1310  
 Georgetown, TX 78626  
 512-418-1771  
 State of Texas Registration No. F-928

## **Exhibit C**

### **Engineers' OPC**

**OPINION OF PROBABLE CONSTRUCTION COST - MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT**  
**KIMLEY-HORN AND ASSOCIATES**  
*25-Jan-23*

|  | TOTAL<br>ACREAGE | ESTIMATED<br>LOTS | ROADWAY     | DRAINAGE    | WASTEWATER  | WATER       | SUBTOTAL    | SOFT COSTS (15%,<br>W/ 4%<br>CONSTRUCTION<br>MANAGEMENT) | TOTAL        |
|--|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|--|--------------|
| <b>INTERNAL IMPROVEMENTS (PID ELIGIBLE)</b>    | 147.19           | 391               | \$3,012,678 | \$3,229,931 | \$1,777,998 | \$1,199,062 | \$9,219,668 | \$1,382,950  | \$10,602,619 |
| <b>TOTAL PID ELIGIBLE IMPROVEMENTS (IA #3)</b> | 147.19           | 391               | \$3,012,678 | \$3,229,931 | \$1,777,998 | \$1,199,062 | \$9,219,668 | \$1,382,950  | \$10,602,619 |

1. Review all notes and assumptions. Costs were determined by actual construction costs provided by Kimley-Horn and Associates.

2. Legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, etc. are not included.

3. Soft Cost Included in this OPC:

Estimated to be 15% of hard costs, including a 4% construction management fee.

4. Questions regarding this OPC should be directed to Kimley-Horn and Associates, Alex Granados, (512) 782-0602.

**OPINION OF PROBABLE CONSTRUCTION COSTS  
IMPROVEMENT AREA #3**

Date Prepared: 01/25/2023  
 Date Exhibit: 01/25/2023  
 Project: Manor Heights PID Improvement Area #3  
 KHA Job Number: N/A  
 Prepared By: Sarah Starkey  
 Reviewed By: Alex Granados

Total Acreage: 159.04  
 Lots: 391  
 LF Internal Residential: 12,030  
 LF PID Eligible Collector Roadway: 2,599

**INTERNAL PUBLIC IMPROVEMENTS (PID ELIGIBLE)**

**A. WATER**

|    | DESCRIPTION   |        | UNIT | COST / UNIT     | TOTAL COST             |
|----|---|--------|------|-----------------|------------------------|
| 1  | 8" GATE VALVE, COMPLETE IN PLACE  | 31     | EA   | \$ 1,850.00     | \$ 57,350.00           |
| 2  | 8" PVC WATERLINE (C-900); INCLUDING ALL APPURTANANENCES NOT ITEMIZED IN THE BID INCLUDING BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE  | 11,860 | LF   | \$ 34.00        | \$ 427,376.80          |
| 3  | SINGLE SERVICE CONNECTION W/ METER BOX, , COMPLETE IN PLACE   | 41     | EA   | \$ 1,650.00     | \$ 67,650.00           |
| 4  | DOUBLE SERVICE CONNECTION W/ METER BOX, COMPLETE IN PLACE   | 122    | EA   | \$ 2,150.00     | \$ 262,300.00          |
| 5  | 2" IRRIGATION SERVICE CONNECTION W/ METER BOX, COMPLETE IN PLACE  | 6      | EA   | \$ 4,350.00     | \$ 26,100.00           |
| 6  | 1" IRRIGATION SERVICE CONNECTION  | 2      | EA   | \$ 4,800.00     |                        |
| 7  | FIRE HYDRANT ASSEMBLY INCLUDING 6" LEAD AND VALVE, COMPLETE IN PLACE  | 31     | EA   | \$ 4,800.00     | \$ 148,800.00          |
| 8  | 8" PLUG AND BLOWOFF VALVE, COMPLETE IN PLACE  | 2      | EA   | \$ 3,650.00     | \$ 7,300.00            |
| 9  | REMOVE EXISTING 8" PLUG AND CONNECT, COMPLETE IN PLACE  | 3      | EA   | \$ 1,450.00     | \$ 4,350.00            |
| 10 | 12" GATE VALVE, COMPLETE IN PLACE   | 6      | EA   | \$ 2,800.00     | \$ 16,800.00           |
| 11 | 12" PVC WATERLINE (C-900); INCLUDING ALL APPURTANANENCES NOT ITEMIZED IN THE BID INCLUDING BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE | 2,665  | LF   | \$ 54.00        | \$ 156,510.00          |
| 12 | 12" PLUG AND BLOWOFF VALVE, COMPLETE IN PLACE   | 2      | EA   | \$ 3,800.00     | \$ 7,600.00            |
| 13 | REMOVE EXISTING 12" PLUG AND CONNECT, COMPLETE IN PLACE   | 2      | EA   | \$ 1,200.00     | \$ 2,400.00            |
| 14 | TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS, COMPLETE IN PLACE  | 14,525 | EA   | \$ 1.00         | \$ 14,525.00           |
|    |   |        |      | <b>Subtotal</b> | <b>\$ 1,199,061.80</b> |

**B. WASTEWATER**

|    | DESCRIPTION  |        | UNIT | COST / UNIT     | TOTAL COST             |
|----|--|--------|------|-----------------|------------------------|
| 14 | 8" SDR26 (ALL DEPTHS), COMPLETE IN PLACE                       | 11,865 | LF   | \$ 32.00        | \$ 395,203.20          |
| 15 | SINGLE WASTEWATER SERVICE, COMPLETE IN PLACE                   | 41     | EA   | \$ 1,700.00     | \$ 77,558.80           |
| 16 | DOUBLE WASTEWATER SERVICE, COMPLETE IN PLACE                   | 122    | EA   | \$ 3,000.00     | \$ 366,000.00          |
| 17 | 4' WASTEWATER DROP MANHOLE WITH GASKETED AND WATERTIGHT LID    | 2      | EA   | \$ 4,900.00     | \$ 9,800.00            |
| 18 | STANDARD 4' WASTEWATER MANHOLE, COMPLETE IN PLACE              | 43     | EA   | \$ 3,925.00     | \$ 168,775.00          |
| 19 | 4' WASTEWATER MANHOLE WITH BOLTED TOP                          | 5      | EA   | \$ 3,925.00     | \$ 19,625.00           |
| 20 | EXTRA DEPTH (OVER 8') MANHOLE, COMPLETE IN PLACE               | 95     | EA   | \$ 300.00       | \$ 28,500.00           |
| 21 | CONNECT TO EXISTING 8" WASTEWATER LINE STUBS                   | 4      | EA   | \$ 750.00       | \$ 3,000.00            |
| 22 | SILT FENCE   | 5,410  | LF   | \$ 2.00         | \$ 10,820.00           |
| 23 | REVEGETATION   | 1      | LS   | \$ 33,700.00    | \$ 33,700.00           |
| 24 | SWPP   | 1      | LS   | \$ 4,200.00     | \$ 4,200.00            |
| 25 | ROCK BERM WASTEWATER IMPROVEMENTS                              | 2      | EA   | \$ 3,700.00     | \$ 7,400.00            |
| 26 | CONNECTION TO EXISTING WASTEWATER LINE                         | 1      | EA   | \$ 4,000.00     | \$ 4,000.00            |
| 27 | 8" SDR 26 WW LINE (0'-10') DEPTH                               | 2,417  | LF   | \$ 56.00        | \$ 135,352.00          |
| 28 | 8" SDR 26 WW LINE (10'-12') DEPTH                              | 124    | LF   | \$ 62.00        | \$ 7,688.00            |
| 29 | 12" SDR 26 WW LINE (0'-10') DEPTH                              | 1,500  | LF   | \$ 76.00        | \$ 114,000.00          |
| 30 | 12" SDR 26 WW LINE (10'-12') DEPTH                             | 1,770  | LF   | \$ 79.00        | \$ 139,830.00          |
| 31 | 4' WW MANHOLE (0'-10') STANDARD DEPTH W/ COATING               | 16     | EA   | \$ 6,000.00     | \$ 96,000.00           |
| 32 | EXTRA VERTICAL FEET MANHOLE (ABOVE 10') W/ COATING             | 10     | VF   | \$ 603.00       | \$ 6,030.00            |
| 33 | MANHOLE VENT PIPE (4" DIP)                                     | 50     | LF   | \$ 950.00       | \$ 47,500.00           |
| 34 | BORED 24" STEEL ENCASMENT PIPE INCLUDING 12" SDR 26            | 150    | LF   | \$ 423.00       | \$ 63,450.00           |
| 35 | BORING PIT (30'x10')   | 1      | EA   | \$ 6,630.00     | \$ 6,630.00            |
| 36 | RECEIVING PIT (10'x10')  | 1      | EA   | \$ 2,210.00     | \$ 2,210.00            |
| 37 | CONCRETE TRENCH CAP  | 2      | EA   | \$ 6,525.00     | \$ 13,050.00           |
| 38 | TRENCH SAFETY EXCAVATION PROTECTION SYSTEMS, COMPLETE IN PLACE | 17,676 | EA   | \$ 1.00         | \$ 17,676.00           |
|    |  |        |      | <b>Subtotal</b> | <b>\$ 1,777,998.00</b> |

**C. STORM WATER & DRAINAGE**

|    | DESCRIPTION  |        | UNIT | COST / UNIT     | TOTAL COST             |
|----|--|--------|------|-----------------|------------------------|
| 22 | 18" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE                | 2,387  | LF   | \$ 42.00        | \$ 100,254.00          |
| 23 | 24" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE                | 1,870  | LF   | \$ 53.00        | \$ 99,110.00           |
| 24 | 30" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE                | 1,230  | LF   | \$ 68.00        | \$ 83,640.00           |
| 25 | 36" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE                | 1,302  | LF   | \$ 96.00        | \$ 124,992.00          |
| 26 | 42" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE                | 590    | LF   | \$ 124.00       | \$ 73,160.00           |
| 27 | 48" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE                | 588    | LF   | \$ 155.00       | \$ 91,140.00           |
| 28 | 4' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE                           | 490    | LF   | \$ 227.00       | \$ 111,230.00          |
| 29 | 9' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE                           | 550    | LF   | \$ 557.00       | \$ 306,350.00          |
| 30 | 8' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE                           | 316    | LF   | \$ 477.00       | \$ 150,732.00          |
| 31 | 5' x 3' RCB, (ALL DEPTHS), COMPLETE IN PLACE                           | 225    | LF   | \$ 248.00       | \$ 55,800.00           |
| 32 | 10' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE                          | 360    | LF   | \$ 656.00       | \$ 236,160.00          |
| 33 | 11' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE                          | 805    | LF   | \$ 806.00       | \$ 648,830.00          |
| 34 | 12' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE                          | 420    | LF   | \$ 955.00       | \$ 401,100.00          |
| 35 | STANDARD 4' MANHOLE, COMPLETE IN PLACE                                 | 1      | EA   | \$ 3,000.00     | \$ 3,000.00            |
| 36 | STANDARD 5' MANHOLE, COMPLETE IN PLACE                                 | 7      | EA   | \$ 3,700.00     | \$ 25,900.00           |
| 37 | STANDARD 6' MANHOLE, COMPLETE IN PLACE                                 | 7      | EA   | \$ 4,700.00     | \$ 32,900.00           |
| 38 | STANDARD 7' MANHOLE, COMPLETE IN PLACE                                 | 1      | EA   | \$ 8,100.00     | \$ 8,100.00            |
| 39 | 5' JUNCTION BOX WITH GRATE TOP   | 1      | EA   | \$ 8,200.00     | \$ 8,200.00            |
| 40 | 4' x 5' JUNCTION BOX, COMPLETE IN PLACE                                | 2      | EA   | \$ 4,700.00     | \$ 9,400.00            |
| 41 | 4' x 6' JUNCTION BOX, COMPLETE IN PLACE                                | 1      | EA   | \$ 4,400.00     | \$ 4,400.00            |
| 42 | 6' x 12' JUNCTION BOX, COMPLETE IN PLACE                               | 1      | EA   | \$ 13,000.00    | \$ 13,000.00           |
| 43 | 8' x 10' JUNCTION BOX, COMPLETE IN PLACE                               | 2      | EA   | \$ 15,000.00    | \$ 30,000.00           |
| 44 | 12' x 12' JUNCTION BOX, COMPLETE IN PLACE                              | 1      | EA   | \$ 27,000.00    | \$ 27,000.00           |
| 45 | 3' x 13' JUNCTION BOX, COMPLETE IN PLACE                               | 1      | EA   | \$ 17,500.00    | \$ 17,500.00           |
| 46 | 4' x 13' JUNCTION BOX, COMPLETE IN PLACE                               | 1      | EA   | \$ 15,700.00    | \$ 15,700.00           |
| 47 | 6' x 12' JUNCTION BOX, COMPLETE IN PLACE                               | 3      | EA   | \$ 13,000.00    | \$ 39,000.00           |
| 48 | 10'X4' JUNCTION BOX WITH GRATE TOP                                     | 1      | EA   | \$ 21,000.00    | \$ 21,000.00           |
| 49 | 10' TYPE 1 CURB INLET, COMPLETE IN PLACE                               | 79     | EA   | \$ 4,300.00     | \$ 339,700.00          |
| 50 | STANDARD 24" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE            | 3      | EA   | \$ 4,900.00     | \$ 14,700.00           |
| 51 | STANDARD 36" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE            | 2      | EA   | \$ 7,600.00     | \$ 15,200.00           |
| 52 | STANDARD 42" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE            | 2      | EA   | \$ 8,800.00     | \$ 17,600.00           |
| 53 | STANDARD 48" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE            | 1      | EA   | \$ 11,000.00    | \$ 11,000.00           |
| 54 | STANDARD TXDOT 12' x 4' HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE | 1      | EA   | \$ 27,000.00    | \$ 27,000.00           |
| 55 | STANDARD TXDOT 4' x 4' HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE  | 1      | EA   | \$ 19,000.00    | \$ 19,000.00           |
| 56 | STANDARD TXDOT 10' x 4' HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE | 2      | EA   | \$ 18,500.00    | \$ 37,000.00           |
| 57 | TRENCH SAFETY EXCAVATION PROTECTION SYSTEMS, COMPLETE IN PLACE         | 11,133 | EA   | \$ 1.00         | \$ 11,133.00           |
|    |  |        |      | <b>Subtotal</b> | <b>\$ 3,229,931.00</b> |

**D. PAVEMENT ITEMS**

|    | DESCRIPTION  |        | UNIT | COST / UNIT     | TOTAL COST             |
|----|--|--------|------|-----------------|------------------------|
| 57 | SUBGRADE PREPERATION, PER CITY OF AUSTIN STANDARD SPECIFICATION 201S, MINIMUM 6" DEPTH, PER SQUARE YARD- COMPLETE IN PLACE | 60,310 | SY   | \$ 2.25         | \$ 135,697.50          |
| 58 | CRUSHED LIMESTONE BASE, 12-INCH, PER SQUARE YARD, COMPLETE IN PLACE  | 50,520 | SY   | \$ 13.25        | \$ 669,390.00          |
| 59 | HOT MIX ASPHALT CONCRETE PAVEMENT, 2.0" TYPE D, COMPLETE IN PLACE  | 37,275 | SY   | \$ 11.50        | \$ 428,662.50          |
| 60 | 31.0" FLEXIBLE BASE - PER SQUARE YARD, COMPLETE IN PLACE (MAD4)  | 9,790  | SY   | \$ 35.00        | \$ 342,650.00          |
| 61 | HOT MIX ASPHALT CONCRETE PAVEMENT, 2.5" TYPE C, COMPLETE IN PLACE (MAD4)   | 6,960  | SY   | \$ 13.75        | \$ 95,700.00           |
| 62 | HOT MIX ASPHALT CONCRETE PAVEMENT, 2.5" TYPE D, COMPLETE IN PLACE (MAD4)   | 6,960  | SY   | \$ 13.75        | \$ 95,700.00           |
| 63 | TENSAR TX5 GEOGRID, COMPLETE IN PLACE  | 60,310 | SY   | \$ 3.85         | \$ 232,193.50          |
| 64 | 8' GRANITE GRAVEL TRAIL, COMPLETE IN PLACE   | 3,550  | LF   | \$ 28.00        | \$ 99,400.00           |
| 65 | 8' CONCRETE SIDEWALK, COMPLETE IN PLACE  | 787    | SY   | \$ 66.00        | \$ 51,942.00           |
| 66 | 6" CONCRETE CURB AND GUTTER, COMPLETE IN PLACE   | 28,010 | LF   | \$ 14.00        | \$ 392,140.00          |
| 67 | DEVELOPER CONCRETE SIDEWALK, COMPLETE IN PLACE   | 1,840  | SY   | \$ 75.00        | \$ 138,000.00          |
| 68 | CONCRETE VALLEY GUTTER, COMPLETE IN PLACE  | 15     | EA   | \$ 3,700.00     | \$ 55,500.00           |
| 69 | SIDEWALK CURB RAMP, COMPLETE IN PLACE  | 42     | EA   | \$ 1,150.00     | \$ 48,300.00           |
| 70 | REVEGETATION OF ROW AND EASEMENTS, COMPLETE IN PLACE   | 8,135  | SY   | \$ 1.50         | \$ 12,202.50           |
| 71 | EXCAVATION AROUND EXISTING UTILITIES   | 25,158 | CY   | \$ 7.75         | \$ 194,974.50          |
| 72 | SIGNING AND STRIPING, COMPLETE IN PLACE  | 1      | LS   | \$ 13,800.00    | \$ 13,800.00           |
| 73 | STREET END BARRICADE   | 1      | EA   | \$ 1,350.00     | \$ 1,350.00            |
| 74 | TEMPORARY EMERGENCY ACCESS   | 145    | SY   | \$ 35.00        | \$ 5,075.00            |
|    |  |        |      | <b>Subtotal</b> | <b>\$ 3,012,677.50</b> |

**SUMMARY OF ESTIMATED PROJECT COSTS**

|    | DESCRIPTION                          | TOTAL COST             |
|----|--------------------------------------|------------------------|
| A. | <b>WATER</b>                         | \$ 1,199,061.80        |
| B. | <b>WASTEWATER</b>                    | \$ 1,777,998.00        |
| C. | <b>STORM WATER &amp; DRAINAGE</b>    | \$ 3,229,931.00        |
| D. | <b>PAVEMENT ITEMS</b>                | \$ 3,012,677.50        |
|    | <b>Total Estimated Project Costs</b> | <b>\$ 9,219,668.30</b> |

Cost per lot 23,579.71

## EXHIBIT B

### NOTICE OF PUBLIC HEARING TO CONSIDER PROPOSED ASSESSMENTS TO BE LEVIED AGAINST PROPERTY LOCATED IN IMPROVEMENT AREA #3 OF THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT

**Date, Time, and Place of the Hearing:** Notice is hereby given that the City Council of the City of Manor, Texas, will hold a public hearing in the Council Chambers at City of Manor – City Hall, 105 E. Eggleston St., Manor, Texas, 78653 on June 21, 2023, at 7:00 p.m., to consider proposed assessments to be levied against the assessable property located in Improvement Area #3 of the Manor Heights Public Improvement District (the “District”) pursuant to the provisions of Chapter 372, Texas Local Government Code. The meeting may also be held via telephonic or videoconference meeting. Please visit [www.cityofmanor.org](http://www.cityofmanor.org) for more for detailed instructions on how to participate in a telephonic or videoconference meeting.

**General Nature of Public Improvements:** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”). Improvement Area #3 is anticipated to include the acquisition, construction, and/or improvement of roadways, water, wastewater, and drainage improvements, and related facilities, as well as the payment of costs associated with the public improvements described herein (the “Improvement Area #3 Improvements”).

**Estimated Total Cost of Public Improvements:** The total cost of the public improvements to be funded by the District is approximately \$30,000,000.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the Authorized Improvements. The total estimated cost of the Improvement Area #3 Improvements is expected to be \$11,332,194.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the Improvement Area #3 Improvements.

**District Boundaries:** The District includes approximately 602.9 acres located along Old Kimbro Road, north of US Highway 290 (the “Property”). Improvement Area #3, comprised of approximately 159.04 acres, is located within the Property as generally depicted on Exhibit A attached hereto.

**Materials:** The field notes, a copy of the proposed service and assessment plan, and assessment roll are available for inspection at Manor City Hall at 105 E. Eggleston St., Manor, Texas 78653. All written and oral objections will be considered at the hearing.

# Exhibit A

