

RESOLUTION NO. 2023-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS ACCEPTING A PETITION FOR THE CREATION OF THE NEWHAVEN PUBLIC IMPROVEMENT DISTRICT; SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF THE NEWHAVEN PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF MANOR, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF MANOR, TEXAS REGARDING THE PUBLIC HEARING.

WHEREAS, the City of Manor, Texas (the “City”) is authorized by Chapter 372, Texas Local Government Code, as amended (the “Act”) to create a public improvement district within its corporate limits and its extraterritorial jurisdiction and to levy special assessments against property within the district to pay the costs of public improvement projects that confer a special benefit on property within the district; and

WHEREAS, on March 17, 2022, Gregg Lane Dev, LLC, a Texas limited liability company (the “Petitioner”), submitted and filed with the City Secretary of the City (the “City Secretary”) pursuant to the Act a “Petition for the Creation of a Public Improvement District to Finance Improvements to the Newhaven Development” (the “Petition”), attached hereto as Exhibit “A” and incorporated herein for all purposes, requesting the establishment of a public improvement district covering approximately 90.3 acres described in the Petition, to be known as the Newhaven Public Improvement District (the “District”); and

WHEREAS, Petitioner represents that they constitute (i) the owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal in the Petition, as determined by the current roll of the appraisal district in which the property is located and (ii) the record owners of real property liable for assessment under the proposal who: (A) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal in the Petition; or (B) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal in the Petition, within the corporate limits of the City. It is further asserted that Petitioner includes the intended successors in interest to certain owners of taxable real property within the area proposed for the District and who will be responsible for the assessments against the property within the District; and

WHEREAS, the Act states that a Petition to create a public improvement district is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

WHEREAS, Petitioner describes the general nature of the proposed public improvements as (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, swimming pools, 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 (collectively, the “Authorized Improvements”); and

WHEREAS, Petitioners estimate the cost of the proposed public improvements is \$10,000,000.00 (including issuance and other financing costs) and that said cost will be recovered through an assessment against property in the District which will result in each parcel paying its fair share of the costs of public improvements based on the special benefits received by the property; and

WHEREAS, the Act further requires that prior to the adoption of the resolution determining the boundaries of the District, the City Council of Manor, Texas (the “City Council”) must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the method of assessment, and the apportionment, if any, of the costs between the District and the City; and

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be: (i) published in a newspaper of general circulation in the City, and (ii) mailed to the address of each owner of property located in the proposed District, as reflected on the tax rolls, before the fifteenth (15th) day before the date of the hearing in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, THAT:

SECTION 1. The City Council hereby approves the recitals contained in the preamble of this Resolution and finds that all the recitals are true and correct and incorporate the same in the body of this Resolution as findings of fact.

SECTION 2. City staff reviewed the Petition attached hereto as Exhibit “A” and determined that same complied with the requirements of the Act and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

SECTION 3. The City Council calls a public hearing to be scheduled at or after 7:00 p.m. on July 5, 2023 to be held at Manor City Hall City Council Chambers, 105 E. Eggleston Street, Manor, Texas 78653 pursuant to the form of the Notice (hereinafter defined) attached hereto as Exhibit “B”, for the purpose of hearing public testimony on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the

City. All residents and property owners within the District and all other persons are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

SECTION 4. The Public Hearing may be adjourned from time to time. Upon the closing of the Public Hearing, the City Council may consider the adoption of a resolution creating the District or may defer the adoption of such a resolution for up to six (6) months. The creation of the District is within the sole discretion of the City Council.

SECTION 5. Attached hereto as Exhibit “B” is a form of the Notice of Public Hearing (the “Notice”), the form and substance of which is hereby adopted and approved; provided that the Notice may be updated as determined necessary by the City to comply with the Act.

SECTION 6. The City Council hereby authorizes and directs the City Secretary, on or before June 16, 2023, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the City; and (b) mail notice of the public hearing to the owners of the property located in the proposed District as reflected on the tax rolls.

SECTION 7. If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8. This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

PASSED AND ADOPTED by the City Council of Manor, Texas, at a regular meeting on the _____ day of _____, 2023, at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary
City of Manor, Texas

[CITY SEAL]

EXHIBIT "A"
PETITION FOR CREATION OF DISTRICT

the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefited.

The assessment methodology will result in each parcel paying its fair share of the costs of the public improvements provided with the assessments based on the special benefits received by the property from the public improvements and property equally situated paying equal shares of the costs of the public improvements.

Section 6. Apportionment of Cost between the City and the District. Approval and creation of the PID will not obligate the City to provide any funds to finance the proposed public improvements. All of the costs of the proposed public improvements will be paid by assessments of the property within the District and from other sources of funds, if any, available to the owner of the Land.

Section 7. Management of the District. The City will manage the District, or, to the extent allowed by law, the City may contract with either a non-profit, or a for-profit organization including a Public Facilities Corporation created by the City pursuant to Chapter 303, Texas Local Government Code, to carry out all or a part of the responsibilities of managing the District, including the day-to-day management and administration of the District.

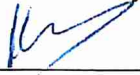
Section 8. Advisory Board. An advisory board may be established by the City Council of the City (the "*City Council*") and recommend an improvement plan to the City Council.

The signer of this petition requests the establishment for the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Council as herein provided.

[Signature on following page]

PETITIONER:

Gregg Lane Dev, LLC,
a Texas limited liability company

By:  _____

Name: Shaun Vembutty

Title: Manager

Date: 3/15/2022

EXHIBIT A
PROPERTY DESCRIPTION



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

30.580 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 30.580 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 39.4 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2004009801 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with 'CHAPARRAL' cap set in the north line of a 60.292 acre tract described in Document No. 2013001967 of the Official Public Records of Travis County, Texas, same being the south line of said 39.4 acre tract, from which a 1/2" rebar found for the northernmost northeast corner of the 60.292, same being an angle point in the south line of the 39.4 acre tract, bears South 61°38'05" East a distance of 575.95 feet;

THENCE North 61°37'58" West with the south line of the 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar found at a distance of 648.82 feet, and continuing 20.62 feet, for total distance of 669.44 feet to a calculated point in the approximate centerline of Wilbarger Creek, also being the west line of the 39.4 acres and the being also the east line of an 85.769 acre tract described Document No. 2008118667 of the Official Public Records of Travis County, Texas;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of the 39.4 acre tract and the east line of 85.796 acres described in Document No. 2008118667 of the Official Public Records of Travis County, Texas, the following forty (40) courses:

1. North 00°28'28" East, a distance of 9.07 feet to a to a calculated point;
2. North 05°17'24" West, a distance of 31.85 feet to a to a calculated point;
3. North 01°00'43" West, a distance of 39.99 feet to a to a calculated point;
4. North 13°37'54" West, a distance of 36.17 feet to a to a calculated point;
5. North 03°30'27" West, a distance of 43.17 feet to a to a calculated point;
6. North 10°14'35" West, a distance of 42.68 feet to a to a calculated point;

7. North 22°31'57" West, a distance of 57.70 feet to a to a calculated point;
8. North 44°39'48" West, a distance of 45.77 feet to a to a calculated point;
9. North 54°56'29" West, a distance of 58.93 feet to a to a calculated point;
10. North 82°53'28" West, a distance of 51.24 feet to a to a calculated point;
11. South 71°16'10" West, a distance of 39.96 feet to a to a calculated point;
12. South 66°38'21" West, a distance of 51.94 feet to a to a calculated point;
13. North 89°22'53" West, a distance of 39.25 feet to a to a calculated point;
14. North 83°41'50" West, a distance of 51.08 feet to a to a calculated point;
15. North 89°13'01" West, a distance of 53.52 feet to a to a calculated point;
16. North 76°23'07" West, a distance of 54.75 feet to a to a calculated point;
17. North 76°02'03" West, a distance of 65.60 feet to a to a calculated point;
18. North 78°19'56" West, a distance of 54.07 feet to a to a calculated point;
19. South 73°52'38" West, a distance of 52.35 feet to a to a calculated point;
20. North 82°54'47" West, a distance of 58.96 feet to a to a calculated point;
21. North 48°39'03" West, a distance of 54.65 feet to a to a calculated point;
22. North 21°40'43" West, a distance of 61.82 feet to a to a calculated point;
23. North 00°14'42" East, a distance of 52.83 feet to a to a calculated point;
24. North 08°20'31" East, a distance of 53.76 feet to a to a calculated point;
25. North 08°21'04" East, a distance of 38.04 feet to a to a calculated point;
26. North 12°10'56" West, a distance of 48.92 feet to a to a calculated point;
27. North 26°26'40" West, a distance of 51.72 feet to a to a calculated point;
28. North 09°59'30" West, a distance of 51.78 feet to a to a calculated point;
29. North 09°26'58" West, a distance of 65.60 feet to a to a calculated point;

30. North 23°17'46" East, a distance of 51.71 feet to a to a calculated point;
31. North 34°54'31" East, a distance of 42.87 feet to a to a calculated point;
32. North 48°43'04" East, a distance of 60.00 feet to a to a calculated point;
33. South 79°51'17" East, a distance of 39.39 feet to a to a calculated point;
34. South 58°38'03" East, a distance of 48.87 feet to a to a calculated point;
35. North 59°05'59" East, a distance of 54.70 feet to a to a calculated point;
36. North 00°19'10" East, a distance of 38.05 feet to a to a calculated point;
37. North 15°36'04" West, a distance of 56.41 feet to a to a calculated point;
38. North 06°24'18" East, a distance of 49.34 feet to a to a calculated point;
39. North 34°41'25" East, a distance of 55.35 feet to a to a calculated point;
40. North 08°45'25" West, a distance of 12.36 feet to a to a calculated point;

THENCE South 70°46'58" East, a distance of 13.00, to a 1/2" rebar found for an angle point in the west line of the 39.4 acres, same being the east line of the 85.796 acres;

THENCE North 22°06'01" East, a distance of 137.89 feet to a 1/2" rebar with 'CHAPARRAL' cap found for the northwest corner of the 39.4 acre tract, same being an interior corner of the 85.796 acre tract;

THENCE South 62°49'58" East, with the north line of the 39.4 acre tract, same being a south line of the 85.796 acre tract, a distance of 155.36 feet to a 1/2" rebar found for an angle point on the north line of the 39.4 acre tract, also being the southernmost northeast corner of the 85.796 acre tract, also being the southwest corner of a 170 acre tract described in Volume 8293, Page 104 of the Deed Records of Travis County, Texas;

THENCE South 62°31'16" East, continuing with the north line of the 39.4 acre tract, same being the south line of said 170 acre tract, being the south line of a 57.215 acre tract described in Document No. 2002251950 of the Official Public Records of Travis County, Texas; also being the south line of 39.00 acres described in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas; a distance of 1513.14 feet to a 1/2" iron pipe found in the south line of the 39.00 acre tract, for the most northernmost corner of the 39.4 acre tract, same being the northwest corner of a 3.56 acre tract described in Document No. 2009010572 of the Official Public Records of Travis County, Texas;

THENCE South 27°51'31" West, with an east line of the 39.4 acre tract, same being the west line of said 3.56 acre tract, also being the west line of a 75.37 acre tract described in Document No. 2008031946 of the Official Public Records of Travis County, Texas, passing a 1/2" iron pipe found for the most westerly southwest corner of said 75.37 acre tract at a distance of 548.40 feet and continuing 321.78 feet, for a total distance of 870.18 feet to the **POINT OF BEGINNING**, containing 30.580 acres of land, more or less.

Surveyed on the ground on August 3, 2020.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1662-001-30.580ac

Paul J. Flugel 1-6-2021

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500





Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

59.765 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 59.765 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 60.292 ACRES, MORE OR LESS, OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2020120760 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE CARRILLO FAMILY PARTNERSHIP IN DOCUMENT NO. 2013001967, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 59.765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way of Gregg Lane (variable width right-of-way), being the southeast corner of said 60.292 acre tract, and also the southwest corner of a 15.74 acre tract described in Document No. 2016051094 of the Official Public Records of Travis County, Texas, from which a TxDot Type II disk found in the north right-of-way of Gregg Lane, for the southeast corner of a 36.14 acre tract described in Document No. 2014113251 of the Official Public Records of Travis County, Texas bears South 62°01'41" East a distance of 1995.25 feet;

THENCE North 62°17'26" West, with the south line of the 60.292 acre tract, same being the north right-of-way line of Gregg Lane, a distance of 2133.10 feet to a calculated point in the approximate centerline of Wilbarger Creek;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of said 60.292 acre tract, and the east line of an 85.796 acre tract described Document No. 2008118667 of the Official Public records of Travis County, Texas, the following thirty-two (32) courses:

1. North 73°18'55" East, a distance of 46.89 feet to a to a calculated point;
2. North 65°28'25" East, a distance of 50.67 feet to a to a calculated point;
3. North 51°10'42" East, a distance of 48.58 feet to a to a calculated point;
4. North 48°30'24" East, a distance of 46.23 feet to a to a calculated point;
5. North 49°14'49" East, a distance of 52.77 feet to a to a calculated point;

6. North 45°14'55" East, a distance of 55.96 feet to a to a calculated point;
7. North 43°43'26" East, a distance of 52.86 feet to a to a calculated point;
8. North 41°05'22" East, a distance of 48.00 feet to a to a calculated point;
9. North 32°42'55" East, a distance of 42.39 feet to a to a calculated point;
10. North 36°20'34" East, a distance of 43.28 feet to a to a calculated point;
11. North 24°58'46" East, a distance of 45.09 feet to a to a calculated point;
12. North 20°50'58" East, a distance of 58.26 feet to a to a calculated point;
13. North 11°43'28" East, a distance of 55.36 feet to a to a calculated point;
14. North 12°03'40" East, a distance of 59.87 feet to a to a calculated point;
15. North 11°44'50" East, a distance of 49.40 feet to a to a calculated point;
16. North 20°31'26" East, a distance of 49.47 feet to a to a calculated point;
17. North 26°12'00" East, a distance of 48.98 feet to a to a calculated point;
18. North 19°47'54" East, a distance of 56.22 feet to a to a calculated point;
19. North 08°36'09" East, a distance of 45.62 feet to a to a calculated point;
20. North 32°55'35" East, a distance of 52.23 feet to a to a calculated point;
21. North 47°27'44" East, a distance of 55.81 feet to a to a calculated point;
22. North 45°04'59" East, a distance of 51.38 feet to a to a calculated point;
23. North 43°53'12" East, a distance of 32.75 feet to a to a calculated point;
24. North 08°50'46" East, a distance of 41.41 feet to a to a calculated point;
25. North 05°45'16" West, a distance of 32.84 feet to a to a calculated point;
26. North 01°15'08" East, a distance of 35.86 feet to a to a calculated point;
27. North 14°04'03" East, a distance of 26.74 feet to a to a calculated point;
28. North 34°11'10" East, a distance of 54.41 feet to a to a calculated point;

- 29. North 26°59'21" East, a distance of 41.68 feet to a to a calculated point;
- 30. North 36°09'53" East, a distance of 43.97 feet to a to a calculated point;
- 31. North 25°00'27" East, a distance of 44.74 feet to a to a calculated point;
- 32. North 00°27'57" East, a distance of 24.90 feet to a to a calculated point for the northwest corner of the 60.292 acre tract, being the southwest corner of a 39.4 acre tract described in Document No. 2004009801 of the Official Public Records of Travis County, Texas ;

THENCE South 61°38'01" East with the south line of said 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar at 20.62 feet, and continuing for a total distance of 1100.33 feet to a 1/2 " rebar with 'Chaparral' cap set;

THENCE South 00°41'52" East, crossing the 60.292 acre tract a distance of 308.96 feet to a 1/2" rebar found for an interior corner of the 60.292 acre tract, same being the southernmost southwest corner of the 39.4 acre tract;

THENCE South 62°04'50" East with the north line of the 60.292 acre tract, same being the south line of the 39.4 acre tract, a distance of 551.18 feet to a 1/2" rebar found with plastic cap for the southeast corner of the 39.4 acre tract;

THENCE South 61°50'55" East, continuing with the north line of the 60.292 acre tract, a distance of 250.39 feet to a 2" iron pipe found in for the northeast corner of the 60.292 acre tract, same being the northwest corner of said 15.74 acre tract;

THENCE South 27°32'42" West, with the east line of the 60.292 acre tract, same being the west line of said 15.74 acre tract, a distance of 1131.13 feet to the **POINT OF BEGINNING**; containing 59.765 acres of land, more or less;

Surveyed on the ground on August 3, 2020.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1662-001-59.765ac

Paul J. Flugel 1-18-2021

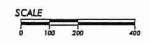
Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500





a schematic development plan for
MANOR TRACT
 ±90.3 ACRES OF LAND
 prepared for
ASHTON GREY DEVELOPMENT

META
 PLANNING + DESIGN
 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422



MTA-78007
 MARCH 10, 2022

LOT SUMMARY

40'x120'	86 LOTS	29%
50'x120'	122 LOTS	41%
60'x125'	89 LOTS	30%

TOTAL 297 LOTS

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Gregg Lane Dev LLC
Newhaven Public Improvement District

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March 8, 2022

DRAFT

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Exhibit A
Newhaven Public Improvement District
DRAFT PID Summary
 March 8, 2022

Land Plan	
Lot Type	Units/SF
40'	86
50'	122
60'	89
Commercial	27,878

Values	
Total Improved Land Value	\$ 28,857,920
Total Assessed Value	\$ 144,289,600
Value to Lien	4.87

Assessments	
Bond Issuance Date	9/1/2022
Bond Term	30
Interest Rate	4.25%

Bond Proceeds	\$ 5,920,000
Reserve Fund	\$ (361,813)
First Year Administrative Fund	\$ (40,000)
Capitalized Interest (12 months)	\$ (251,600)
Underwriter's Discount (3.00%)	\$ (177,600)
Cost of Issuance (6.00%)	\$ (355,200)
Net Bond Proceeds	\$ 4,733,788

Single Family Assessment/ Unit	\$ 15,181
Commercial Assessment/SF	\$ 10.26

Costs	
Authorized Improvements	\$ 13,974,437
Bond Issuance Costs	\$ 1,186,213
Less: Bond Proceeds	\$ (5,920,000)
Developer Contribution	\$ 9,240,650

Average Annual Installments	
First Annual Installment Due	1/31/2023
Total Average Annual Installment	\$ 432,861
Single Family Average Annual Installment	\$ 1,110
Commercial Average Annual Installment/SF	\$ 0.75

Equivalent Tax Rates	
PID Equivalent Tax Rate / \$100 AV	\$ 0.3000
Total Tax Rate after PID / \$100 AV	\$ 3.1137

DRAFT

Exhibit B
Newhaven Public Improvement District
Authorized Improvements
March 8, 2022

Authorized Improvements [a]		IA #1
<i>Internal Improvements</i>		
Landscaping [b]	\$	1,803,752
Drainage Improvements	\$	2,393,170
Detention Pond	\$	1,028,500
Erosion Control	\$	122,213
Street & Site Improvements	\$	2,322,682
Collector Road Street and Site Improvements	\$	311,799
Lift Station and Forcemain	\$	698,409
Earthwork and Demolition	\$	374,729
Traffic Improvements	\$	822,468
District Formation Costs	\$	300,000
Non-Design Fees & Expenses	\$	1,088,944
Contingency	\$	1,017,772
Engineering	\$	1,690,000
Total Internal Improvements	\$	13,974,437
<i>Private Improvements</i>		
Waterline Improvements	\$	1,319,379
Wastewater Line Improvements	\$	1,520,749

Footnotes:

[a] Per preliminary OPC Prepared by Jones & Carter dated 12/7/21. Excludes dry utilities & impact fees as they are not PID eligible.

[b] Per Bruno Land Design preliminary bid. Excludes Brick Wall, Park Amenities and Trees as these are PUD items.

DRAFT

Exhibit C
 Newhaven Public Improvement District
 AV and Assessment Spread
 March 8, 2022

Lot Type	Units/SF [a]	Improved Land Value		Assessed Value		Total Assessment	Average Annual Installment	Assessment Per Unit/SF	Average Annual Installment Per Unit/SF	PID Equivalent Tax Rate
		per Unit/SF [b]	Improved Land Total Value	per Unit/SF [c]	Assessed Value					
40'	86	\$ 74,000	\$ 6,364,000	\$ 370,000	\$ 31,820,000	\$ 1,305,530	\$ 95,458	\$ 15,181	\$ 1,110	\$ 0.3000
50'	122	\$ 100,000	\$ 12,200,000	\$ 500,000	\$ 61,000,000	\$ 2,502,744	\$ 182,997	\$ 20,514	\$ 1,500	\$ 0.3000
60'	89	\$ 100,000	\$ 8,900,000	\$ 500,000	\$ 44,500,000	\$ 1,825,773	\$ 133,497	\$ 20,514	\$ 1,500	\$ 0.3000
Commercial	27,878	\$ 50	\$ 1,393,920	\$ 250	\$ 6,969,600	\$ 285,953	\$ 20,908	\$ 10.26	\$ 0.75	\$ 0.3000
IA #1 Total	297		\$ 28,857,920		\$ 144,289,600	\$ 5,920,000	\$ 432,861			\$ 0.3000

Footnotes:

[a] Per Meta Planning & Design development plan dated, 2/15/22. Assumes 20% FAR for Commercial site.

[b] For purposes of this analysis, estimated improved land has been calculated at 20% of Assessed Value.

[c] Estimated AV/ unit provided by client October 2021.

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Exhibit D
 Newhaven Public Improvement District
 Value to Lien Analysis
 March 8, 2022

Value to Lien		IA #1
Total Assessment	[1]	\$ 5,920,000
<i>Bond Issuance Costs</i>		
Reserve Fund		\$ 361,813
First Year Administrative Fund		\$ 40,000
Capitalized Interest (12 months)		\$ 251,600
Underwriter's Discount (3.00%)		\$ 177,600
Cost of Issuance (6.00%)		\$ 355,200
	[2]	\$ 1,186,213
Net Proceeds	[3] = [1] - [2]	\$ 4,733,788
Total Improved Land Value	[4]	\$ 28,857,920
Assessed Value	[5]	
Value applied to previous Bond Issuances	[6]	
Estimated Bond Sale Valuation	[7] = [4] + [5] - [6]	\$ 28,857,920
Total Assessment	[1]	\$ 5,920,000
Value to Lien	[8] = [7] ÷ [1]	4.87
Net Construction Proceeds	[3]	\$ 4,733,788
Construction Costs	[9]	\$ (13,974,437)
Net Equity Investment by Developer	[3] + [9]	\$ (9,240,650)

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Exhibit E
Newhaven Public Improvement District
Ad Valorem Tax Revenues
March 8, 2022

Tax Entity	Ad Valorem Tax Rate [a]	Estimated Annual Ad Valorem Revenues [b]
Travis County	\$ 0.3744	\$ 540,161
City of Manor	\$ 0.7722	\$ 1,114,204
Travis Central Health	\$ 0.1103	\$ 159,160
Austin Community College	\$ 0.1048	\$ 151,216
Manor ISD	\$ 1.3520	\$ 1,950,795
Travis County ESD #12	\$ 0.1000	\$ 144,290
Total	\$ 2.8137	\$ 4,059,826

Footnotes:

[a] 2021 rates per Travis Central Appraisal District.

[b] Assumes an Estimated Buildout Value of \$144,289,600.

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Exhibit F
 Newhaven Public Improvement District
 Competitive Communities Tax Rates
 March 8, 2022

Competitive Tax Rate Rankings	
Lagos - Manor	3.2602
Presidential Glen	3.1137
Gregg Lane	3.1137
Shadow Glen	2.9315
Presidential Meadows	2.8915
Whisper Valley	2.5442
Harris Branch	2.4825

Market Average	2.8706
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Gregg Lane	
Travis County	0.3744
City of Manor	0.7722
Travis Central Health	0.1103
Austin Community College	0.1048
Manor ISD	1.3520
Travis County ESD #12	0.1000
	<u>2.8137</u>
Plus: Gregg Lane PID	0.3000
Total	<u>3.1137</u>

Shadow Glen	
Travis County	0.3744
Travis Central Health	0.1103
Austin Community College	0.1048
Manor ISD	1.3520
Travis County ESD #12	0.1000
	<u>2.0415</u>
Travis County MUD #2	0.8900
Total	<u>2.9315</u>

Presidential Glen	
City of Manor	0.7722
Travis County	0.3744
Travis Central Health	0.1103
Austin Community College	0.1048
Manor ISD	1.3520
Travis County ESD #12	0.1000
	<u>2.8137</u>
Presidential Glen MUD	0.3000
Total	<u>3.1137</u>

Presidential Meadows	
Travis County	0.3744
Travis Central Health	0.1103
Austin Community College	0.1048
Manor ISD	1.3520
Travis County ESD #12	0.1000
	<u>2.0415</u>
Cottonwood Creek MUD #1	0.8500
Total	<u>2.8915</u>

Whisper Valley	
Travis County	0.3744
Travis Central Health	0.1103
Austin Community College	0.1048
Manor ISD	1.3520
Travis County ESD #12	0.1000
	<u>2.0415</u>
Whisper Valley PID	0.5027
Total	<u>2.5442</u>

Harris Branch	
City of Austin	0.5410
Travis County	0.3744
Travis Central Health	0.1103
Austin Community College	0.1048
Manor ISD	1.3520
	<u>2.4825</u>
Austin MUD No. 2	-
Total	<u>2.4825</u>

Lagos - Manor	
Travis County	0.3744
City of Manor	0.7722
Travis Central Health	0.1103
Austin Community College	0.1048
Manor ISD	1.3520
Travis County ESD #12	0.1000
	<u>2.8137</u>
Lagos - Manor PID	0.4465
Total	<u>3.2602</u>

Note: Tax rates shown are for Tax Year 2021.



Exhibit G
Newhaven Public Improvement District
Improvement Area #1 Bond
March 8, 2022

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Sources:

Assessment Amount (4.25% Interest Rate) \$ 5,920,000

Uses:

Reserve Fund (Maximum Annual Debt Service) 361,813
 First Year Administrative Fund 40,000
 Capitalized Interest (12 months) 251,600
 Underwriter Discount/Underwriter's Counsel Fee (3%) 177,600
 Cost of Issuance (6.00%) 355,200
Net Bond Proceeds \$ 4,733,788

PID Equivalent Tax Rate \$ 0.3000
 Average Installment \$ 432,861
 Minimum Debt Service Coverage 1.00

Issuance Date: September 1 2022

Annual Installment Due 1/31	Principal	Interest Rate	Annual Interest Due	Principal + Interest	Administrative Expenses [a]	Additional Interest Reserve [b]	P & I + Admin + Reserves	Capitalized Interest [c]	Reserve Fund Releases	PID Annual Installment
2023	\$ -	4.25%	\$ 251,600	\$ 251,600	\$ 40,800	\$ 29,600	\$ 322,000	\$ 251,600	\$ -	\$ 70,400
2024	110,000	4.25%	251,600	361,600	41,616	29,600	432,816	-	-	432,816
2025	110,000	4.25%	246,925	356,925	42,448	29,050	428,423	-	-	428,423
2026	115,000	4.25%	242,250	357,250	43,297	28,500	429,047	-	-	429,047
2027	120,000	4.25%	237,363	357,363	44,163	27,925	429,451	-	-	429,451
2028	125,000	4.25%	232,263	357,263	45,046	27,325	429,634	-	-	429,634
2029	130,000	4.25%	226,950	356,950	45,947	26,700	429,597	-	-	429,597
2030	140,000	4.25%	221,425	361,425	46,866	26,050	434,341	-	-	434,341
2031	145,000	4.25%	215,475	360,475	47,804	25,350	433,629	-	-	433,629
2032	150,000	4.25%	209,313	359,313	48,760	24,625	432,697	-	-	432,697
2033	155,000	4.25%	202,938	357,938	49,735	23,875	431,547	-	-	431,547
2034	165,000	4.25%	196,350	361,350	50,730	23,100	435,180	-	-	435,180
2035	170,000	4.25%	189,338	359,338	51,744	22,275	433,357	-	-	433,357
2036	175,000	4.25%	182,113	357,113	52,779	21,425	431,317	-	-	431,317
2037	185,000	4.25%	174,675	359,675	53,835	20,550	434,060	-	-	434,060
2038	195,000	4.25%	166,813	361,813	54,911	19,625	436,349	-	-	436,349
2039	200,000	4.25%	158,525	358,525	56,010	18,650	433,185	-	-	433,185
2040	210,000	4.25%	150,025	360,025	57,130	17,650	434,805	-	-	434,805
2041	220,000	4.25%	141,100	361,100	58,272	16,600	435,972	-	-	435,972
2042	225,000	4.25%	131,750	356,750	59,438	15,500	431,688	-	-	431,688
2043	235,000	4.25%	122,188	357,188	60,627	14,375	432,189	-	-	432,189
2044	245,000	4.25%	112,200	357,200	61,839	13,200	432,239	-	-	432,239
2045	260,000	4.25%	101,788	361,788	63,076	11,975	436,838	-	-	436,838
2046	270,000	4.25%	90,738	360,738	64,337	10,675	435,750	-	-	435,750
2047	280,000	4.25%	79,263	359,263	65,624	9,325	434,212	-	-	434,212
2048	290,000	4.25%	67,363	357,363	66,937	7,925	432,224	-	-	432,224
2049	305,000	4.25%	55,038	360,038	68,275	6,475	434,788	-	-	434,788
2050	315,000	4.25%	42,075	357,075	69,641	4,950	431,666	-	-	431,666
2051	330,000	4.25%	28,688	358,688	71,034	3,375	433,096	-	-	433,096
2052	345,000	4.25%	14,663	359,663	72,454	1,725	433,842	-	433,842	-
Totals	\$ 5,920,000	4.25%	\$ 4,742,788	\$ 10,662,788	\$ 1,655,178	\$ 557,975	\$ 12,875,940	\$ 251,600	\$ 433,842	\$ 12,190,498

Footnotes:

[a] Preliminary estimate. Assumes Administrative Expenses escalate at 2.00% per year.

[b] Preliminary estimate. Assumes the interest rate used to calculate the assessments is 0.50% higher than the actual interest rate on the bonds to fund interest related to delinquencies and the prepayment of assessments. Unused funds will be applied to the final year's debt service payment and/or credited back to the landowners.

[c] Assumes 12 months capitalized interest.

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Exhibit H
Newhaven Public Improvement District
Assumptions
3/8/2022

Project Specifics	Assumptions	Source
AV per Unit - 40'	\$ 370,000	Client
AV per Unit - 50'	\$ 500,000	Client
AV per Unit - 60'	\$ 500,000	Client
Commercial FAR	20%	DPFG
Assessed Value per Commercial SF	\$ 250	DPFG
Annual Inflation Rate	2.0%	DPFG
Improved Lot Value as a % of Assessed Value	20.0%	DPFG

PID Bond	Assumptions	Source
Bond Term	30	Market
Improvement Area #1 Issuance Date	9/1/2022	DPFG
Improvement Area #1 Interest Rate	4.25%	DPFG
Improvement Area #1 Capitalized Interest (months)	12	DPFG
Costs of Issuance	6.0%	Market
Underwriter's Discount	3.0%	Market
Reserve Fund Earnings	0.0%	Market
Debt Service Escalator	0.0%	Market
Additional Interest Reserve	0.5%	Market
Administrative Expenses Escalator	2.0%	Market
Administrative Expenses	\$ 40,000	City
Bond Denomination	\$ 5,000	Market

EXHIBIT “B”**CITY OF MANOR, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF THE NEWHAVEN PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Manor, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Gregg Lane Dev, LLC, a Texas limited liability company (the “Owner”), requesting that the City create the Newhaven Public Improvement District (the “District”) to include property owned by the Owner and further described herein (the “Property”).

Time and Place of the Hearing. The public hearing will be held at a regular meeting of the Manor City Council beginning at or after 7:00 p.m. on July 5, 2023, at Manor City Hall City Council Chambers, 105 E. Eggleston Street, Manor, Texas 78653. A copy of the Newhaven Public Improvement District petition is available for public review at the office of the City Secretary, located at 105 E. Eggleston Street, Manor, Texas 78653.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act. The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District, in phases, may include, without limitation, (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, swimming pools, 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 (collectively, the “Authorized Improvements”). These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property within the District.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is not to exceed \$10,000,000. The City will determine what amount or portion of the costs will be paid by assessment of the property owners within the District.

Proposed District Boundaries. The District is proposed to include approximately 90.3 acres of land generally located near the northwest corner of the intersection of Gregg Lane and FM 973, within the corporate limits of the City, as generally depicted or described on the map provided herein as Exhibit A, said map, as well as the metes and bounds description, are also available at Manor City Hall, Office of the City Secretary, located at 105 E. Eggleston Street, Manor, Texas 78653 and available for public inspection during regular business hours.

Proposed Method of Assessment. An assessment methodology will be prepared that will address: (i) how the costs of the public improvements financed with the assessments are assessed against the property in the District, (ii) how the assessments are to be collected each year, and (iii) reduction of the assessments for costs savings (pursuant to the annual review of the service plan for the District). Additionally, a report will be prepared showing the special benefits accruing to property in the District and how the costs of the public improvements are assessed to property on the basis of the special benefits. The result will be that equal shares of the costs will be imposed on property similarly benefitted. The assessment of the methodology will result in each parcel paying its fair share of the costs of the Public Improvements provided with the assessments based on the special benefits received by the property from the Public Improvements and property equally situated paying equal shares of the costs of the Public Improvements.

Apportionment of Cost between the District and the City. Approval and creation of the District will not obligate the City to provide any funds to finance the proposed Authorized Improvements. No municipal property in the District shall be assessed. All the costs of the proposed Authorized Improvements will be paid from assessments levied on the Property within the District. The developer of the Property may also pay certain costs of the improvements from other sources of funds, if any, available to it as developer of the District.

Exhibit A Newhaven PID Boundary Map

