

## **Rose Hill Public Improvement District Reimbursement Agreement**

This Rose Hill Public Improvement District Reimbursement Agreement (this "Agreement") is entered into by Continental Homes of Texas, L.P., a Texas limited partnership (the "Developer") and the City of Manor, Texas (the "City"), to be effective \_\_\_\_\_, 2021 (the "Effective Date"). The Developer and the City are individually referred to as a "Party" and collectively as the "Parties."

### **SECTION 1. RECITALS**

1.1 WHEREAS, the Developer is a Texas limited partnership;

1.2 WHEREAS, the City is a Texas home rule municipality;

1.3 WHEREAS, on June 4, 2003, the City and Developer's predecessors-in-interest (RH-Manor, Ltd. and The Parke at Hawk Hollow, L.P.), and the City entered into that certain Development Agreement and those certain First Addendum, Second Addendum, Third Addendum and Fourth Addendum (collectively, the "Development Agreement"); and

1.4 WHEREAS, on June 25, 2003, the City of Manor City Council ("City Council") passed, approved and authorized the creation of the Rosehill Public Improvement District ("PID" or "District") under Resolution No. 2003-15 ("PID Creation Resolution") covering approximately 196.236 contiguous acres within the City's corporate limits and which property is described in the PID Creation Resolution to finance the costs of certain public improvements for the benefit of property within the District pursuant to the authority of Chapter 372 of the Local Government Code ("Act");

1.5 WHEREAS, the Management Agreement between the City and Kevin McCright ("PID Manager") was approved and effective June 26, 2003 which directed the management of the PID and the reimbursement obligations of the PID;

1.6 WHEREAS, on July 2, 2003, the City Council adopted Ordinance No. 226 ("Method of Assessment Ordinance"), which determined the method of assessing individual parcels within the PID;

1.7 WHEREAS, on July 16, 2003, the City Council adopted Ordinance No. 227 ("Original Assessment Ordinance"), which levied Assessments on property located within the PID to finance the Authorized Improvements for the benefit of such property;

1.8 WHEREAS, on February 28, 2006, the PID Manager sent the City the 2005 PID Management Report, which summarized the Assessment Roll for 2005 ("Service and Assessment Plan" or "SAP");

1.9 WHEREAS, February 2, 2020, the Manager sent the City the 2019 PID Management Report, attached hereto and incorporated herein as Exhibit A, which summarized the Assessment Roll for 2020 (“Updated SAP”);

1.10 WHEREAS, the City Council contemplates adopting an Amended and Restated SAP on or before September 30, 2021 (“Amended SAP”);

1.11 WHEREAS, the Updated SAP identifies Authorized Improvements to be designed, constructed, and installed by or at the direction of the Parties that confer a special benefit on the Assessed Property;

1.12 WHEREAS, the Updated SAP sets forth the Actual Costs of the Authorized Improvements;

1.13 WHEREAS, the Updated SAP determines and apportions the Actual Costs of the Authorized Improvements to the Assessed Property, which Actual Costs represent the special benefit that the Authorized Improvements confer upon the Assessed Property as required by the Act;

1.14 WHEREAS, the Assessment Ordinance levied the Actual Costs of the Authorized Improvements as Assessments against the Assessed Property in the amounts set forth on the Assessment Roll(s);

1.15 WHEREAS, on September 20, 2006, the City adopted Resolution No. 2006-14 (the “Amended Resolution”) which added a certain 53.17 acres of land to the PID and recalculated and established the Assessment against lots located within the PID;

1.16 WHEREAS, on October 4, 2006, the City Council adopted Ordinance No. 311, which assessed cost services and improvements related to the PID;

1.17 WHEREAS, on November 1, 2006, the City Council adopted Ordinance No. 313, which closed public hearings and levied Assessments;

1.18 WHEREAS, on October 21, 2009, the City adopted and approved Ordinance No. 378 which reassessed the payment of Assessments regarding the addition of land to the PID, including an Assessment Roll, and levied Assessments on all the property, including the additional land, within the PID to finance the Authorized Improvements for the benefit of such property;

1.19 WHEREAS, on August 3, 2012, RH-Manor, Ltd. and Developer entered into that certain Assignment Agreement for the assignment of the PID and reimbursement rights from RH-Manor, Ltd. to Developer;

1.20 WHEREAS, the Management Agreement terminated on March 18, 2020 due to the resignation of the PID Manager;

1.21 WHEREAS, on March 18, 2020, the City entered into that certain Agreement For Public Improvement District Administration Services with P3Works, LLC (the “PID Administrator”)

attached hereto and incorporated herein as if fully set forth as Exhibit B which sets forth the terms for the management of the Rose Hill PID (the "PID Administration Agreement");

1.22 WHEREAS, the Parties are entering into this Agreement to direct the management of the PID and the reimbursement obligations of the PID.

1.23 WHEREAS, Assessments, including the Annual Installments thereof, for the Authorized Improvements are due and payable as described in the Updated SAP, as will be amended by the Amended SAP;

1.24 WHEREAS, Annual Installments shall be billed and collected by the City or its designee;

1.25 WHEREAS, Assessment Revenue from the collection of Assessments, including the Annual Installments thereof, levied against the Assessed Property shall be deposited as provided in this Agreement;

1.26 WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the Act;

1.27 WHEREAS, the foregoing RECITALS: (1) are part of this Agreement for all purposes; (2) are true and correct; and (3) each Party has relied upon such Recitals in entering into this Agreement; and

NOW THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the Parties hereto agree as follows:

## **SECTION 2. DEFINITIONS**

2.1 "Act" is defined as Chapter 372, Texas Local Government Code, as amended.

2.2 "Actual Costs" are defined as with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of an Owner, including : (1) the costs incurred by or on behalf of the Original Owner or Owner (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs incurred by or on behalf of the Original Owner or Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee of up to four percent (4%) of construction costs if managed by or on behalf of the owners or developers.

2.3 “Administrator” is defined as P3Works, LLC, the City or independent firm designated by the City who shall have the responsibilities provided in the PID Administration Agreement, the Amended SAP, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District.

2.4 “Agreement” is defined in the introductory paragraph.

2.5 “Amended Resolution” is defined in Section 1.15.

2.6 “Amended SAP” is defined as the *Rose Hill Public Improvement District Amended and Restated Service and Assessment Plan* contemplated to be approved by City Council on or before September 30, 2021, as the same may be updated or amended from time to time by City Council action in accordance with the Act.

2.7 “Annual Collection Costs” are defined as the actual or budgeted costs and expenses related to the creation and operation of the District and the construction of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and annual SAP updates; and (6) investing or depositing Assessments and Annual Installments. After Assessments have been collected, these costs are deducted from the amount paid to the Developer.

2.8 “Annual Installment” is defined as the annual installment payment on the Assessment as stated in the Amended Resolution which totals \$465 for all Lots in the District that have been issued a certificate of occupancy and \$100 for all Lots in the District which have not been issued a certificate of occupancy.

2.9 “Applicable Laws” is defined as the Act and all other laws or statutes, rules, or regulations of the State of Texas or the United States, as the same may be amended, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

2.10 “Assessed Property” is defined as any Parcel within the District against which an Assessment is levied.

2.11 “Assessment” is defined as 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 in the PID Act.

2.12 “Assessment Ordinance” is defined as an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on Assessed Property within the District, as shown on any Assessment Roll.



2.13 "Assessment Revenue" is defined as the revenues actually received by or on behalf of the City from the collection of Assessments, including Prepayments, Annual Installments, Delinquent Collection Costs and foreclosure proceeds.

2.14 "Assessment Roll" is defined as any assessment roll for the Assessed Property within the District, including the Lot 2021 Assessment Roll, Lot Type 2020 Assessment Roll, the Lot Type 2019 Assessment Roll, the Lot Type 2018 Assessment Roll, the Lot Type 2017 Assessment Roll, the Lot Type 2016 Assessment Roll, the Lot Type 2015 Assessment Roll, the Lot Type 2014 Assessment Roll, the Lot Type 2013 Assessment Roll, the Lot Type 2012 Assessment Roll, the Lot Type 2011 Assessment Roll, the Lot Type 2010 Assessment Roll, the Lot Type 2009 Assessment Roll, the Lot Type 2008 Assessment Roll, the Lot Type 2007 Assessment Roll, and the Lot Type 100 Assessment Roll, 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 any annual SAP update.

2.15 "Authorized Improvements" are defined as improvements authorized by Section 372.003 of the PID Act, as depicted on Exhibit B of the Updated SAP.

2.16 "City" is defined in the introductory paragraph.

2.17 "City Council" is defined as the governing body of the City.

2.18 "City Representative" is defined as the person authorized by the City Council to undertake the actions referenced herein.

2.19 "County" is defined as Travis County, Texas.

2.20 "Default" is defined in Section 4.8.1.

2.21 "Delinquent Collection Costs" are defined as costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under the Updated SAP including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

2.22 "Developer" is defined in the introductory paragraph.

2.23 "District" is defined in Section 1.4.

2.24 "Effective Date" is defined in the introductory paragraph.

2.25 "Failure" is defined in Section 4.8.1.

2.26 "Lots" is defined as any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such subdivision plat.

2.27 "Maturity Date" is defined as the earlier date of (1) January 31, 2051, or (2) to the extent allowed by law, the date that the Rose Hill PID Reimbursement Agreement Balance is paid in full in accordance with the terms of this Agreement.

2.28 "Parcel" or "Parcels" means a specific property within the District identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purpose, 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.

2.29 "Party" and "Parties" are defined in the introductory paragraph.

2.30 "PID" is defined as the Rose Hill Public Improvement District created by the PID Creation Resolution.

2.31 "PID Administration Agreement" is defined in Section 1.21.

2.32 "PID Creation Resolution" is defined as Resolution No. 2003-15 passed and approved by the City Council on June 25, 2003.

2.33 "PID Manager" is defined as Kevin McCright, the individual responsible for the issuance of annual Management Reports, collection of Annual Installments and all other actions related to the duties and responsibilities of the administration of the District as outlined in the Management Agreement entered into between Kevin McCright and the City on June 26, 2003.

2.34 "Prepayment" is defined as the payment of all or a portion of an Assessment before the due date of the final Annual 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 delinquent scheduled Annual Installment.

2.35 "Rose Hill PID Reimbursement Agreement Balance" is defined in Section 3.2.

2.36 "Rose Hill PID Reimbursement Fund" means the fund established by the City under this Agreement (and segregated from all other funds of the City) into which the City deposits Assessment Revenue.

2.37 "Service and Assessment Plan" or "SAP" is defined in Section 1.8.

2.38 "Transfer" and "Transferee" are defined in Section 4.11.

2.39 "Updated SAP" is defined as the *Rose Hill Public Improvement District (Stonewater/Stonewater North Subdivisions, Manor, Texas) Management Report for 2019*.

### SECTION 3. FUNDING AUTHORIZED IMPROVEMENTS

3.1 Fund Deposits. The City shall bill, collect, and immediately deposit into the Rose Hill PID Reimbursement Fund all Assessment Revenues consisting of: (1) revenue collected from the payment of Assessments (including pre-payments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection) levied against Assessed Property; and (2) revenue collected from the payment of Annual Installments (excluding Annual Collection Costs and Delinquent Collection Costs) of Assessments levied against Assessed Property. Annual Installments of the Assessments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in the same manner and at the same time as City ad valorem taxes are billed and collected. Funds in the Rose Hill PID Reimbursement Fund shall only be used to pay the Rose Hill PID Reimbursement Agreement Balance in accordance with this Agreement. The City will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens related to such Assessments to be enforced continuously, in the manner and to the maximum extent permitted by the Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments for so long as a Rose Hill PID Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than March 1st of each year whether any Annual Installment is delinquent and if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action to foreclose the currently delinquent Annual Installment; provided, however, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Property.

#### 3.2 Payment of Rose Hill PID Reimbursement Agreement Balance.

3.2.1 The City agrees to pay to the Developer, and the Developer shall be entitled to receive payments from the City for amounts available in the Rose Hill PID Reimbursement Fund collected from annual installments of the assessments less Annual Collection Costs and Delinquent Collection Costs (the "Rose Hill PID Reimbursement Agreement Balance") in accordance with the terms of this Reimbursement Agreement until the Maturity Date; provided, however, the Actual Costs shall not exceed \$34,533,542.00.

3.2.2 The Annual Installment, from one Parcel of Assessed Property may not be applied against the obligation of an Assessment, levied against another Parcel of Assessed Property, including an Annual Installment.

3.2.3 The City shall make a payment to the Developer from the PID Reimbursement Fund for the Rose Hill PID Reimbursement Agreement Balance at least annually, and no later than six months after the date payment of the Annual Installments are due and payable to the City. In the event that a Prepayment of an Assessment is made by a property owner for the entire principal amount and interest due up to the date of the prepayment, then the City shall notify the PID Administrator, who will prepare a lien release to be filed in the Real Property Records, and as soon as practically as possible after the lien release is filed, remit payment to the Developer of the

Assessment Revenue deposited into the Rose Hill PID Reimbursement Fund. If the Prepayment is made after the annual SAP update has been approved by the City Council in a given year, then the lien release will be held until the tax bills are collected and accounted for to ensure complete payment of the lien. If the Prepayment is made within a calendar year up to December 31, reimbursement to the Developer will be made in the succeeding calendar year. Payments made from the Rose Hill PID Reimbursement Fund will follow the annual SAP update approved by the City Council each year and subject to Section 3.4 below. The Rose Hill PID Reimbursement Agreement Balance is authorized by the Act, was approved by the City Council, and represents the total costs to be assessed against the Assessed Property for the Actual Costs of the Authorized Improvements.

3.3 Disbursements from the Rose Hill PID Reimbursement Fund. In order to receive disbursements from the Rose Hill PID Reimbursement Fund for payment of the Rose Hill PID Reimbursement Agreement Balance, the Developer shall annually execute a request for payment form, attached hereto and incorporated herein as if fully set forth as Exhibit C (the "Request for Payment") delivered to the City for payment in accordance with the provisions of this Agreement. Upon receipt of the Request for Payment, the City shall arrange for payment to the Developer from the Rose Hill PID Reimbursement Fund as quickly as practicable thereafter.

3.4 Obligations Limited. The obligations of the City under this Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than the Rose Hill PID Reimbursement Fund. No other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the Actual Costs of the Authorized Improvements, or (2) the Rose Hill PID Reimbursement Agreement Balance even if the Rose Hill PID Reimbursement Agreement Balance is not paid in full on or before the Maturity Date. None of the City or any of its elected or appointed officials or any of its officers, employees, consultants or representatives shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Agreement or their acts or omissions under this Agreement.

## **SECTION 4. ADDITIONAL PROVISIONS**

4.1 Term. The term of this Agreement shall begin on the Effective Date and shall continue until the Maturity Date.

4.2 No Competitive Bidding. Construction of the Authorized Improvements shall not require competitive bidding pursuant to Section 252.022(a) (9) of the Texas Local Government Code, as amended. All plans and specifications, but not construction contracts, shall be reviewed and approved, in writing, by the City prior to Developer selecting the contractor.

4.3 Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City.

4.4 Audit. The City Representative shall have the right, during normal business hours and upon five (5) business days' prior written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer with respect to any of the

Authorized Improvements. For a period of two years after completion of the Authorized Improvements, the Developer shall maintain proper books of record and account for the construction of the Authorized Improvements and all costs related thereto. Such accounting books shall be maintained in accordance with customary real estate accounting principles. The Developer shall have the right, during normal business hours, to review all records and accounts pertaining to the Assessments upon written request to the City. The City shall provide the Developer an opportunity to inspect such books and records relating to the Assessments during the City's regular business hours and on a mutually agreeable date no later than ten (10) business days after the City receives such written request. The City shall keep and maintain a proper and complete system of records and accounts pertaining to the Assessments for so long as the Rose Hill PID Reimbursement Agreement Balance remains unpaid.

4.5 Developer's Right to Protest Ad Valorem Taxes. Nothing in this Agreement shall be construed to limit or restrict Developer's right to protest ad valorem taxes. The Developer's decision to protest ad valorem taxes on Assessed Property does not constitute a Default under this Agreement.

4.6 PID Administration and Collection of Assessments. If the City designates an administrator who shall have the responsibilities provided in the Amended SAP related to the duties and responsibilities of the administration of the PID, the City shall provide the Developer with a copy of the agreement between the City and the administrator upon written request by the Developer. If the City contracts with a third-party for the collection of Annual Installments of the Assessments, the City shall provide the Developer with a copy of such agreement upon written request from the Developer.

4.7 Representations and Warranties.

4.7.1 The Developer represents and warrants to the City that: (1) the Developer has the authority to enter into and perform its obligations under this Agreement; (2) the Developer has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement; (3) the person executing this Agreement on behalf of the Developer has been duly authorized to do so; (4) this Agreement is binding upon the Developer in accordance with its terms; and (5) the execution of this Agreement and the performance by the Developer of its obligations under this Agreement do not constitute a breach or event of default by the Developer under any other agreement, instrument, or order to which the Developer is a party or by which the Developer is bound.

4.7.2 The City represents and warrants to the Developer that: (1) the City has the authority to enter into and perform its obligations under this Agreement; (2) the person executing this Agreement on behalf of the City has been duly authorized to do so; (3) this Agreement is binding upon the City in accordance with its terms; and (4) the execution of this Agreement and the performance by the City of its obligations under this Agreement do not constitute a breach or event of default by the City under any other agreement, instrument, or order to which the City is a party or by which the City is bound.

4.8 Default/Remedies.

4.8.1 If either Party fails to perform an obligation imposed on such Party by this Agreement (a "Failure") and such Failure is not cured after notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." If a Failure is monetary, the non-performing Party shall have ten (10) days within which to cure. If the Failure is non-monetary, the non-performing Party shall have thirty (30) days within which to cure.

4.8.2 If the Developer is in Default, the City shall have available all remedies at law or in equity; provided no default by the Developer shall entitle the City to terminate this Agreement or to withhold payments to the Developer from the Rose Hill PID Reimbursement Fund in accordance with this Agreement.

4.8.3 If the City is in Default, the Developer shall have available all remedies at law or in equity; provided, however, no Default by the City shall entitle the Developer to terminate this Agreement.

4.8.4 The City shall give notice of any alleged Failure by the Developer to each Transferee identified in any notice from the Developer, and such Transferees shall have the right, but not the obligation, to cure the alleged Failure within the same cure periods that are provided to the Developer. The election by a Transferee to cure a Failure by the Developer shall constitute a cure by the Developer but shall not obligate the Transferee to be bound by this Agreement unless the Transferee agrees in writing to be bound.

4.9 Remedies Outside the Agreement. Nothing in this Agreement constitutes a waiver by the City of any remedy the City may have outside this Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction, or installation of the Authorized Improvements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the PID. Nothing herein shall be construed as affecting the City's or the Developer's rights or duties to perform their respective obligations under other agreements, use regulations, or subdivision requirements relating to the development property in the PID.

4.10 Estoppel Certificate. From time to time upon written request of the Developer, the City Manager will execute a written estoppel certificate (1) identifying any obligations of the Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; or (2) stating, to the extent true, that to the best knowledge and belief of the City, the Developer is in compliance with its duties and obligations under this Agreement.

4.11 Transfers. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with notice to) the City, the Developer's right, title, or interest to payments under this Agreement (but not performance obligations) including, but not limited to, any right, title, or interest of the Developer in and to payments of the Rose Hill PID Reimbursement Agreement Balance (any of the foregoing, a "Transfer," and the person or entity to whom the transfer is made, a "Transferee"). Notwithstanding the foregoing, no Transfer shall be effective until notice of the Transfer is given to the City. The City may rely on notice of a Transfer received from the Developer without obligation to investigate

or confirm the validity of the Transfer. The Developer waives all rights or claims against the City for any funds paid to a third party as a result of a Transfer for which the City received notice.

4.12 Applicable Law; Venue. This Agreement is being executed and delivered and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply, the substantive laws of the State of Texas shall govern the interpretation and enforcement of this Agreement. In the event of a dispute involving this Agreement, venue shall lie in any court of competent jurisdiction in Tarrant County, Texas.

4.13 Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (1) when delivered by a nationally recognized delivery service such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person is the named addressee; or (2) 72 hours after deposited with the United States Postal Service, Certified Mail, Return Receipt Requested.

To the City:                      City of Manor  
   Attn: City Manager  
   105 E. Eggleston Street  
   Manor, Texas 78653  
   Phone: (512) 272-5555  
   Email: tbolt@cityofmanor.org

With a copy to:                The Knight Law Firm, LLP  
   Attn: Paige H. Saenz  
   223 West Anderson Lane, Suite A105  
   Austin, Texas 78752  
   Phone: (512) 323-5778  
   Email: paige@cityattorneytexas.com

To the Developer:            \_\_\_\_\_  
   Attn: \_\_\_\_\_  
   \_\_\_\_\_  
   \_\_\_\_\_  
   Phone: \_\_\_\_\_  
   Email: \_\_\_\_\_

With a copy to:                \_\_\_\_\_  
   Attn: \_\_\_\_\_  
   \_\_\_\_\_  
   \_\_\_\_\_  
   Phone: \_\_\_\_\_  
   Email: \_\_\_\_\_

Any Party may change its address by delivering notice of the change in accordance with this section.

4.14 Conflicts; Amendment. In the event of any conflict between this Agreement and any other instrument, document, or agreement by which either Party is bound, the provisions and intent of this Agreement controls. This Agreement may only be amended by written agreement of the Parties.

4.15 Capitalized Terms. Capitalized terms used in this Agreement shall have the meanings given to them in Section 2.

4.16 References. Unless otherwise defined: (1) all references to "sections" shall mean sections of this Agreement; (2) all references to "exhibits" shall mean exhibits to this Agreement which are incorporated as part of this Agreement for all purposes; and (3) all references to "ordinances" or "resolutions" shall mean ordinances or resolutions adopted by the City Council. All resolutions and ordinances referenced in this Agreement (e.g., the PID Creation Resolution and each Assessment Ordinance), together with all other documents referenced in this Agreement (e.g., the Amended SAP), are incorporated as part of this Agreement for all purposes as if such resolutions, ordinances, and other documents were set forth in their entirety in or as exhibits to this Agreement.

4.17 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties. Additionally, if any provision of this Agreement requires revision based on the controlling definitions in the Amended SAP (a) such conflicting provision shall be deleted from this Agreement; (b) the conflicting provision shall, to the extent possible, be rewritten to be conforming and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

4.18 Non-Waiver. The failure by a Party to insist upon the strict performance of any provision of this Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Agreement.

4.19 Third Party Beneficiaries. Nothing in this Agreement is intended to or shall be construed to confer upon any person or entity other than the City, the Developer, and Transferees any rights under or by reason of this Agreement. All provisions of this Agreement shall be for the sole and exclusive benefit of the City, the Developer, and Transferees.

4.20 Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

4.21 Iran, Sudan, and Foreign Terrorist Organizations. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:



<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

4.22 No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2270.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

4.23 Employment of Undocumented Workers. During the term of this Agreement, and to the extent required under State law, the Owner agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), the Owner shall repay the taxes abated herein within 120 days after the date the Owner is notified by the City of such violation, plus interest at the rate of six percent (6%) compounded annually from the date of violation until paid. Pursuant to Section 2264.101 (c), Texas Government Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.

*[Execution pages follow.]*

**CITY OF MANOR, TEXAS**

---

Dr. Larry Wallace, Jr., Mayor

**ATTEST:**

---

Lluvia T. Almaraz, City Secretary

**CONTINENTAL HOMES OF TEXAS, L.P.**  
a Texas limited partnership

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**  
**2019 PID Management Report**  
**[See attached]**

# Rose Hill Public Improvement District

(Stonewater/Stonewater North Subdivisions Manor, Texas)

## Management Report for 2019

## **Rose Hill Public Improvement District ("PID")**

This is the Annual Manager's Report for the Rose Hill Public Improvement District ("PID"). as of December 31, 2019.

The District is currently comprised of:

- Stonewater, Phase 1, with 228 residential lots
- Stonewater, Phase 1A, with 79 residential lots
- Stonewater, Phase 2, with 115 residential lots
  - Stonewater, Phase 2 includes 10 residential lots (Resub of Lot 132 Blk H)
- Stonewater, Phase 3, with 62 residential lots
- Stonewater, Phase 4, with 86 residential lots
- Stonewater, Phase 5, with 89 residential lots
- Stonewater, Phase 6, with 74 residential lots
- Stonewater, Phase 7, with 41 residential lots
- Stonewater, Phase 8, with 73 residential lots
  - Stonewater, Phase 8 includes 4 residential lots (Resub of Lots 105-108 Blk Q)
- Stonewater North, Phase 1, with 93 residential lots
- Stonewater North, Phase 3, with 102 residential lots

For a total of 1042 lots. All lots have been accepted for maintenance by the City of Manor as of December 31, 2019. Stonewater North, Phase 2 (162 lots) is currently being developed and acceptance of these lots by the City is expected in 2020.

As required by the Rose Hill PID, there will be an annual assessment of \$465 for each lot which contains a completed home which has been issued a Certificate of Occupancy and an annual maintenance fee of \$100 for a lot that has not been issued a Certificate of Occupancy.

Upon acceptance of this report the PID Manager will pay the PID current liabilities & Management Fee, retain \$10,000.00 in operating capital and return the balance to the Developer as a Distributed Assessment as called for in the PID agreement.

As per the Rose Hill Public Improvement District Management Agreement with an effective date of June 26, 2003, please find the following required annual submittals:

<b>Exhibit A</b>	Assessment Roll as of January 1, 2020
<b>Exhibit B</b>	Five Year Plan of Service and Budget For the Period January 1, 2020 - December 31, 2024
<b>Exhibit C</b>	Recommendation As to the Amount of Special Assessments to be Levied and Collected for 2020
<b>Exhibit D</b>	Developer Status Report - Design, Acquisition and Construction of District Improvements as of December 31, 2019
<b>Exhibit E</b>	Developer Advances and Reimbursements - Life to Date December 31, 2019
<b>Exhibit F</b>	Delinquent Assessment Report as of December 31, 2019
<b>Exhibit G</b>	District Financials for the period January 1, 2019 - December 31, 2019 and Life-to-Date December 31, 2019

Rose Hill Public Improvement District

---

Kevin McCright, Manager

Date

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
14,200	411,525	425,725	1042										
1	12200 Waterford Run Way	25	D	710595	Glaser, Denise	12200 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12201 Waterford Run Way	9	A	710632	Pollard, Michael	12201 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12202 Waterford Run Way	24	D	710594	Brown-Ramirez Larilyn	12202 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12203 Waterford Run Way	10	A	710633	Dawson, Philip Andrew & Jordan Lynn	12203 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12204 Waterford Run Way	23	D	710593	Ferguson, Jonathan	12204 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12205 Waterford Run Way	11	A	710634	Butler, Betty J	12205 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12206 Waterford Run Way	22	D	710592	Cook, Devin Marie & Chastity Ann Pa	20425 Rita Blanca Circle	Pflugerville	TX	78660	0	465	465	1
1	12207 Stoneridge Gap Ln	11	D	710581	Scarbo-Trotter, Lauren	12207 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12207 Waterford Run Way	12	A	710635	Johnson, Laurie A	12207 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12208 Waterford Run Way	21	D	710591	Derakhshani, Hamed	7120 Vail Ridge St	Austin	TX	78744-3325	0	465	465	1
1	12209 Stoneridge Gap Ln	12	D	710582	Morales, Felipe	12209 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12209 Waterford Run Way	13	A	710636	Alvarez, Jose Miguel	12209 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12210 Waterford Run Way	20	D	710590	Aldridge, Tiffany T	12210 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12211 Stoneridge Gap Ln	13	D	710583	Rocha, Juan Antonio Segura	12211 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12211 Waterford Run Way	14	A	710637	Mora, Alfonso	12211 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12212 Waterford Run Way	19	D	710589	Mitchell, Harold	12212 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12213 Stoneridge Gap Ln	14	D	710584	Hunt, Martha	12213 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12213 Waterford Run Way	15	A	710638	Garcia, Laura	12213 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12214 Waterford Run Way	18	D	710588	Espinosa, Jacob	12214 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12215 Stoneridge Gap Ln	15	D	710585	Garcia, John & Joann	12215 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12215 Waterford Run Way	16	A	710639	Martin, Celia C	12215 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12217 Stoneridge Gap Ln	16	D	710586	Patton, Antoine D & Kyriakoula, Bars	12217 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12300 Waterford Run Way	36	E	710631	Estrada, Osiel	12300 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12301 Stoneridge Gap Ln	2	E	710597	Barringer, Justin	12301 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12301 Waterford Run Way	2	B	710642	Hernandez, Felipe D Anaya	12301 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12302 Waterford Run Way	35	E	710630	Rodriguez, Maria Laurel	12302 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12303 Stoneridge Gap Ln	3	E	710598	Anastasi, Tabitha	12303 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12303 Waterford Run Way	3	B	710643	Branch, Lamesha T	12303 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12304 Waterford Run Way	34	E	710629	Lazo, Victor M	12304 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12305 Stoneridge Gap Ln	4	E	710599	Moheet, Waris	12305 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12305 Waterford Run Way	4	B	710644	Rodriguez, Jorge Ivan & Erica Gaona	12305 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12306 Jamie Dr	27	K	710441	Rodriguez, Earnest & Olivia Lopez	12306 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12306 Waterford Run Way	33	E	710628	Key, Sharmaine Denise	12306 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12307 Jamie Dr	81	H	710469	Kizer, Victoria	12307 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12307 Stoneridge Gap Ln	5	E	710600	Krause, Sandra	12307 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12307 Waterford Run Way	5	B	710645	Lopez, Yoxelina Jaimes & Javier Jaime	12307 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12308 Jamie Dr	28	K	710440	Morgan, Rexford R Iv	12308 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12308 Waterford Run Way	32	E	710627	Dear, Joseph	12308 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12309 Jamie Dr	80	H	710470	Ford, William D & Theresa Ford	12309 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12309 Stoneridge Gap Ln	6	E	710601	Semenov, Patricia & Denis	12309 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12309 Waterford Run Way	6	B	710646	Bautista, Jaime	12309 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12310 Jamie Dr	29	K	710439	Alcocer, Dulce	12310 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12310 Waterford Run Way	31	E	710626	Rosabal, Rogelio & Yamilla Reynaldo	12310 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12311 Jamie Dr	79	H	710471	Colmenero, Eduardo	12311 Jamie Dr	Manor	TX	78653	0	465	465	1



PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
1	12311 Stoneridge Gap Ln	7	E	710602	Parnell, Lee J	12311 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12311 Waterford Run Way	7	B	710647	Johnson, Lawrence C	12311 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12312 Jamie Dr	30	K	710438	Millan-Calva, Humberto	12312 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12312 Waterford Run Way	30	E	710625	Ogunlabi, Abiola O & Olumidi O	12312 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12313 Jamie Dr	78	H	710472	Toala, Nelson V & Diana Cabrera	12313 Jamie Dr	Manor	TX	78653	0	0	0	1
1	12313 Stoneridge Gap Ln	8	E	710603	Guillory, Regina	12313 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12313 Waterford Run Way	8	B	710648	Quepons, Karen L	1402 Mozingo St	Denton	TX	76209	0	465	465	1
1	12314 Waterford Run Way	29	E	710624	Smith, Lisa Marie	12314 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12315 Jamie Dr	77	H	710473	Contreras, Javier	12315 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12315 Stoneridge Gap Ln	9	E	710604	Sutton, Christopher H	12315 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12315 Waterford Run Way	9	B	710649	Davis, Cory	12315 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12317 Jamie Dr	76	H	710474	Yang, Edward H	210 Lee Barton Dr, Unit 215	Austin	TX	78704-1044	0	465	465	1
1	12317 Stoneridge Gap Ln	10	E	710605	Monroe, Malcolm	12317 Stoneridge Gap Ln	Manor	TX	78653	0	0	0	1
1	12318 Jamie Dr	27	L	710447	Yang, Edward H	210 Lee Barton Dr, Unit 215	Austin	TX	78704-1044	0	465	465	1
1	12319 Jamie Dr	75	H	710475	Evans, Cynthia R	12319 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12320 Jamie Dr	26	L	710446	Ramirez, Paul Frank	1506 Sahara Ave	Austin	TX	78745	0	465	465	1
1	12322 Jamie Dr	25	L	710445	King Cole Property Solutions LLC	7301 Rr 620N Ste 155-158	Austin	TX	78726	0	0	0	1
1	12324 Jamie Dr	24	L	710444	Meave, Gabriel J	12324 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12326 Jamie Dr	23	L	710443	Laney, Brian	12326 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12400 Jamie Dr	22	L	710442	Guadarrama, Rafael & Maria	12400 Jamie Dr	Manor	TX	78653	0	0	0	1
1	12400 Waterford Run Way	28	E	710623	Araujo, Joe	12400 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12401 Stoneridge Gap Ln	11	E	710606	Mugomoka, Christine C & Christine D	12401 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12401 Waterford Run Way	10	B	710650	Labata, Rachelle S & Jose P	12401 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12402 Jamie Dr	21	L	710666	Sanchez, Laura Vasquez De & Francisc	12402 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12402 Waterford Run Way	27	E	710622	Guajardo, Jose Baldemar Jr	12402 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12403 Stoneridge Gap Ln	12	E	710607	Bailey, Steven Alvis	12403 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12403 Waterford Run Way	11	B	710651	Avery, Jesmia N & Dathan D Biberste	12403 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12404 Jamie Dr	20	L	710665	Smallwood Brionna M &	12404 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12404 Stoneridge Gap Ln	44	I	710570	Henry, Felicia	12404 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12404 Waterford Run Way	26	E	710621	Barnes, Shawn Michael & Heather Ar	12404 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12405 Stoneridge Gap Ln	13	E	710608	Brooks, Nathan	12405 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12405 Waterford Run Way	12	B	710652	Lowrey, Andrew Robert & Tracie Ren	12405 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12406 Jamie Dr	19	L	710664	Williams, Michael	12406 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12406 Stoneridge Gap Ln	45	I	710569	Dowell, Jere L & Edward T Davis	12406 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12406 Waterford Run Way	25	E	710620	Aviles, Mario	12406 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12407 Jamie Dr	18	I	710671	Mayfield, Tim & Julie	12407 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12407 Stoneridge Gap Ln	14	E	710609	Fagan, Thomas	11711 Shoshone Dr	Austin	TX	78759	0	465	465	1
1	12407 Waterford Run Way	13	B	710653	Taylor, Tamara	12407 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12408 Jamie Dr	18	L	710663	Elder, Laura	12408 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12408 Stoneridge Gap Ln	46	I	710568	Gomez, Leodan F	12408 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12408 Waterford Run Way	24	E	710619	Lott, Rosalind Ann	12408 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12409 Jamie Dr	17	I	710672	Perea, Rosendo A	12409 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12409 Stoneridge Gap Ln	15	E	710610	Botchway, Dennis & Esther Bentum	12409 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12409 Waterford Run Way	14	B	710654	Bushway, Anthony	12409 Waterford Run Way	Manor	TX	78653	0	465	465	1



14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
1	12410 Jamie Dr	17	L	710662	Bradford, Laronna	135 Josie Ln	Bastrop	TX	78602	0	0	0	1
1	12410 Stoneridge Gap Ln	47	I	710567	Haywood, Shamron & Kendra	12410 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12410 Waterford Run Way	23	E	710618	Renderos-Amaya, Eder A	12410 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12411 Jamie Dr	16	I	710673	Moreno, Brenda & Francisco	12411 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12411 Stoneridge Gap Ln	16	E	710611	Trauernight, Justi Nicole	12411 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12411 Waterford Run Way	15	B	710655	Levario, Mark A	12411 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12412 Jamie Dr	16	L	710661	Patino, Lorraine & Veronica A Hood	12412 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12412 Stoneridge Gap Ln	48	I	710566	Juban, Benhur & Tessie Fiel	12412 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12412 Waterford Run Way	22	E	710617	Sorensen, Patricia & Kyle Sorensen	12412 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12413 Jamie Dr	15	I	710674	Dominguez, David & David Domingue	12413 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12413 Stoneridge Gap Ln	17	E	710612	Hernandez, Monica Moreno &	12413 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12413 Waterford Run Way	16	B	710656	Castaneda, Cynthia	12413 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12414 Jamie Dr	15	L	710660	Bissereth, Vladjimy & Jennifer	12414 Jamie Dr	Manor	TX	78653	0	465	465	1
1	12414 Stoneridge Gap Ln	49	I	710565	Asperas, Marie Louchiel & Conrado	12414 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12414 Waterford Run Way	21	E	710616	Guzman, James Richard Jr & Ruby Ma	12414 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12415 Jamie Dr	14	I	710675	Siebenaler, Louise	12415 Jamie Dr	Manor	PA	78653	0	465	465	1
1	12415 Stoneridge Gap Ln	18	E	710613	Serpas, Walter M & Diane	12415 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12415 Waterford Run Way	17	B	710657	Yost, Jade	12415 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12416 Stoneridge Gap Ln	50	I	710564	Attico, Derek T	12416 Stoneridge Gap Ln	Manor	TX	78653	0	0	0	1
1	12416 Waterford Run Way	20	E	710615	Elliott-Sneed, Cherish	12416 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12417 Waterford Run Way	18	B	710658	Makey, April M	12417 Waterford Run Way	Manor	TX	78653	0	465	465	1
1	12420 Stoneridge Gap Ln	51	I	710563	Passamonte, Susan Marie	12420 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12422 Stoneridge Gap Ln	52	I	710562	Arce, Juan Carlos Carballo, Mariela	12422 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12500 Stoneridge Gap Ln	53	I	710561	Ratliff, Pamela	12500 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12502 Stoneridge Gap Ln	54	I	710560	Balde, Mamadou	12502 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12504 Stoneridge Gap Ln	55	I	710559	Soto, Oscar A	12504 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12506 Stoneridge Gap Ln	56	I	710558	Hopkins, Kristi Dawn	12506 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12508 Stoneridge Gap Ln	57	I	710557	Rodriguez, Maria I & Miguel Barrios F	12508 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12510 Stoneridge Gap Ln	58	I	710556	Degidio, Chris	12510 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12512 Stoneridge Gap Ln	59	I	710555	Aguirre, Jorge	12512 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12514 Stoneridge Gap Ln	60	I	710554	Torres, Sandra M & Armando	12514 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	12516 Stoneridge Gap Ln	61	I	710553	Garcia, Anna L Juarez & Miguel T Lerr	12516 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
1	14300 Cummins Way	49	H	710546	Vela, Stephanie Santos	14300 Cummins Way	Manor	TX	78653	0	465	465	1
1	14300 Pebble Run Path	3	H	710540	Bradford, Laronna	135 Josie Ln	Bastrop	TX	78602	0	0	0	1
1	14301 Cummins Way	42	I	710573	Espinosa, Alvaro A	19921 San Chisolm Dr	Round Rock	TX	78664-3965	0	465	465	1
1	14301 Pebble Run Path	47	H	710548	Canyon Clay, Llc	6001 W Parmer Ln , Ste 310-420	Austin	TX	78727	0	465	465	1
1	14302 Cummins Way	50	H	710545	Darling, Perry J & Sherry L	14302 Cummins Way	Manor	TX	78653	0	465	465	1
1	14302 Pebble Run Path	4	H	710538	Williams, Bobby R	14302 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14303 Cummins Way	41	I	710574	Medina, Hector	14303 Cummins Way	Manor	TX	78653	0	465	465	1
1	14303 Pebble Run Path	46	H	710549	Menendez, Mario Jose	14303 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14304 Cummins Way	51	H	710544	Scales, Paul	14304 Cummins Way	Manor	TX	78653	0	465	465	1
1	14304 Pebble Run Path	5	H	710537	Campos, Claudia I Tapia	14304 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14305 Cummins Way	40	I	710575	Bedder Management Austin, Llc	9901 Brodie Ln Ste 160-172	Austin	TX	78748	0	465	465	1
1	14305 Pebble Run Path	45	H	710550	Reboloso, Armando Loredo	14305 Pebble Run Path	Manor	TX	78653	0	465	465	1



PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
14,200	411,525	425,725	1042										
1	14306 Cummins Way	52	H	710543	Bourgeois, Kari	14306 Cummins Way	Manor	TX	78653	0	465	465	1
1	14306 Pebble Run Path	6	H	710536	Church, Patrice	14306 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14307 Cummins Way	39	I	710576	Saroni, Robin & Luke	14307 Cummins Way	Manor	TX	78653	0	465	465	1
1	14307 Pebble Run Path	44	H	710551	American Homes 4 Rent, Lp	30601 Agoura Rd Ste 200	Agoura Hills	CA	91301	0	465	465	1
1	14308 Cummins Way	53	H	710542	Leggett, Raymond M & Jennifer J Pipi	14308 Cummins Way	Manor	TX	78653	0	465	465	1
1	14308 Pebble Run Path	7	H	710535	Le, Mitchell & Yvonne	3108 Raging River Dr	Austin	TX	78728-4359	0	465	465	1
1	14309 Cummins Way	38	I	710577	Escobar, Omar E	14309 Cummins Way	Manor	TX	78653	0	465	465	1
1	14309 Pebble Run Path	43	H	710499	Munoz, Rocio Rosales &	14309 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14310 Cummins Way	54	H	710497	Sanchez, Rene Valdez	14310 Cummins Way	Manor	TX	78653	0	465	465	1
1	14310 Pebble Run Path	8	H	710534	Villatoro, Reyna	14310 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14311 Cummins Way	37	I	710578	Jefferson, Harry Jr & Caprecia D Hest	14311 Cummins Way	Manor	TX	78653	0	465	465	1
1	14311 Pebble Run Path	42	H	710500	Moreno, Mario A	14311 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14312 Cummins Way	55	H	710496	Yang, Edward H	210 Lee Barton Dr, Unit 215	Austin	TX	78704-1044	0	465	465	1
1	14312 Pebble Run Path	9	H	710533	Gonzalez, Santacruz Antonio & Nazar	14312 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14313 Cummins Way	36	I	710579	Delgado, Edgar E & Karina Gomez	14313 Cummins Way	Manor	TX	78653	0	465	465	1
1	14313 Pebble Run Path	41	H	710501	Isaac, Patricia	6800 Esther Dr	Austin	TX	78752-3136	0	465	465	1
1	14314 Cummins Way	56	H	710495	Flores, Federico Martinez	14314 Cummins Way	Manor	TX	78653	0	465	465	1
1	14314 Pebble Run Path	10	H	710532	Menzel, Julio	14314 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14315 Cummins Way	35	I	710580	Dominguez, Ingrid & Francisco Medrz	14315 Cummins Way	Manor	TX	78653	0	465	465	1
1	14315 Pebble Run Path	40	H	710502	Sutton, Traneice S	13829 Field Stream Ln	Manor	TX	78653-3830	0	465	465	1
1	14316 Cummins Way	57	H	710494	Wolf, Theresa	14316 Cummins Way	Manor	TX	78653	0	465	465	1
1	14316 Pebble Run Path	11	H	710531	Romo, Matthew	14316 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14317 Pebble Run Path	39	H	710503	Clements, Naomi Danielle	14317 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14318 Cummins Way	58	H	710493	Rodriguez, Lupita	14318 Cummins Way	Manor	TX	78653	0	465	465	1
1	14319 Pebble Run Path	38	H	710504	Rodriguez, Maria Inez & Fernando Ro	14319 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14322 Cummins Way	59	H	710492	Sanchez, Renee Valdez & Effrain Vald	14322 Cummins Way	Manor	TX	78653	0	465	465	1
1	14324 Cummins Way	60	H	710491	Jaimes, Carolina Jaramillo	14324 Cummins Way	Manor	TX	78653	0	465	465	1
1	14400 Cummins Way	61	H	710490	Lugo, Martin	14400 Cummins Way	Manor	TX	78653	0	465	465	1
1	14400 Pebble Run Path	13	H	710529	Paradise, Eleazar B	14400 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14401 Cummins Way	33	I	710451	Jones, Clara	14401 Cummins Way	Manor	TX	78653	0	465	465	1
1	14401 Joy Lee Ln	8	I	710679	Simms, Deanna E	14401 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14401 Pebble Run Path	36	H	710506	Veal, Terekia R	1137 Map Cir	Austin	TX	78721-2414	0	465	465	1
1	14402 Cummins Way	62	H	710489	Amh-2014-Borrower Llc	30601 Agoura Rd Ste. 200	Agoura Hills	CA	91301	0	465	465	1
1	14402 Joy Lee Ln	9	I	710468	Lockwood, Nathan & Shannon Blaker	14402 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14402 Pebble Run Path	14	H	710528	Santamaria, Maria	14402 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14403 Cummins Way	32	I	710452	Cantu, Adam & Maria Del Carmen Ca	14403 Cummins Way	Manor	TX	78653	0	465	465	1
1	14403 Joy Lee Ln	7	I	710680	Ortega Jesus D	14403 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14403 Pebble Run Path	35	H	710507	Lavalle, Neri	14403 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14404 Cummins Way	63	H	710488	Spence, Frank & Julie	14404 Cummins Way	Manor	TX	78653	0	465	465	1
1	14404 Joy Lee Ln	10	I	710467	American Homes 4 Rent, Lp	30601 Agoura Rd Ste 200	Agoura Hills	CA	91301	0	465	465	1
1	14404 Pebble Run Path	15	H	710527	Harmon, Robert C & Martha Pena	14404 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14405 Cummins Way	31	I	710453	Jacobs, Ronald V	14405 Cummins Way	Manor	TX	78653	0	465	465	1
1	14405 Joy Lee Ln	6	I	710681	Edwards, John E & Tamara K	2800 Grand Mission Way	Pflugerville	TX	78660	0	465	465	1
1	14405 Pebble Run Path	34	H	710508	Bermudez, Luis & Silvia	14405 Pebble Run Path	Manor	TX	78653	0	465	465	1



PH5	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
1	14406 Cummins Way	64	H	710487	Heong, Ann	827 Indian Meadows Dr	Georgetown	TX	78626	0	465	465	1
1	14406 Joy Lee Ln	11	I	710678	Mcinnis, John Thomas & Ann-Marie N	14406 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14406 Pebble Run Path	16	H	710526	Lavache, Riguel & Nathalie C	14406 Pebble Run Path	Manor	TX	78653	0	0	0	1
1	14407 Cummins Way	30	I	710454	Nichols, Stephanie Elaine	14407 Cummins Way	Manor	TX	78653	0	465	465	1
1	14407 Joy Lee Ln	5	I	710682	Eagle Interests, LLC	11408 Glen Falloch Crt	Austin	TX	78754	0	465	465	1
1	14407 Pebble Run Path	33	H	710509	Lykins, Melissa M	14407 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14408 Cummins Way	65	H	710486	Hernandez, Rosalinda Nieto	14408 Cummins Way	Manor	TX	78653	0	465	465	1
1	14408 Joy Lee Ln	12	I	710677	Vazquez, Pedro Ortiz	14408 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14408 Pebble Run Path	17	H	710525	Sanchez, Cindy S	14408 Pebble Run Path	Manor	TX	78653-5097	0	465	465	1
1	14409 Cummins Way	29	I	710455	Talamantez, Kimberly	14409 Cummins Way	Manor	TX	78653	0	465	465	1
1	14409 Joy Lee Ln	4	I	710683	Hernandez, Martin R & Maria C Gonz	14409 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14409 Pebble Run Path	32	H	710510	Vasquez, Carlos	14409 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14410 Cummins Way	66	H	710485	Pena-Jaimes, Maricela	14410 Cummins Way	Manor	TX	78653	0	465	465	1
1	14410 Joy Lee Ln	13	I	710676	Swiftside Eagle, LLC c/o Paul Lopez	1101 Thorpe Ln # 105-403	San Marcos	TX	78666-7105	0	465	465	1
1	14410 Pebble Run Path	18	H	710524	Barron, Pablo Hernandez & Libia Sala	14410 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14411 Cummins Way	28	I	710456	Carrai, Michael Jr & Berenice Lara	11207 Jordan Ln	Austin	TX	78758-4257	0	465	465	1
1	14411 Joy Lee Ln	3	I	710684	Almon, Michael David	14411 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14411 Pebble Run Path	31	H	710511	Estrada, Abel & Bertha A	14411 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14412 Cummins Way	67	H	710484	Schweiss, Albert G	9869 Citrine Ct	Parker	CO	80134-3568	0	465	465	1
1	14412 Pebble Run Path	19	H	710523	Edwards, Willie Jr.	14412 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14413 Cummins Way	27	I	710457	Morgan, Teresa	14413 Cummins Way	Manor	TX	78653	0	465	465	1
1	14413 Joy Lee Ln	2	I	710685	Zino Jonathan D	14413 Joy Lee Ln	Manor	TX	78653	0	0	0	1
1	14413 Pebble Run Path	30	H	710512	Dibruite Investments Llc	340 S Lemon Ave #1806	Walnut	CA	91789	0	465	465	1
1	14414 Cummins Way	68	H	710483	Cardenas, Sergio & Marco Contreras	14414 Cummins Way	Manor	TX	78653	0	465	465	1
1	14414 Pebble Run Path	20	H	710522	Basurto, Eliud	14414 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14415 Cummins Way	26	I	710458	Vasquez, Valeria C & Cesar	14415 Cummins Way	Manor	TX	78653	0	465	465	1
1	14415 Joy Lee Ln	1	I	710686	Valle, Pedro Jr & Lorraine	14415 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14415 Pebble Run Path	29	H	710513	Ruiz, Carlos Padilla & Amanda Jill She	14415 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14416 Cummins Way	69	H	710482	Puente, Omar Gonzalez & Dania Sanc	14416 Cummins Way	Manor	TX	78653	0	465	465	1
1	14416 Pebble Run Path	21	H	710521	Silva, Francisco	14416 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14417 Cummins Way	25	I	710459	Larson, April & David R	14417 Cummins Way	Manor	TX	78653	0	465	465	1
1	14417 Pebble Run Path	28	H	710514	Mcgrath, David	3403 Needles Dr	Austin	TX	78746	0	465	465	1
1	14418 Cummins Way	70	H	710481	Szymarek, Jennifer C & Meagan	14418 Cummins Way	Manor	TX	78653	0	465	465	1
1	14418 Pebble Run Path	22	H	710520	Godigamuwa, Walter & Neelamani	4604 Gray Fox Dr	Austin	TX	78759-4213	0	465	465	1
1	14419 Cummins Way	24	I	710460	Saz Equities, LLC	4343 Tree Line Dr	Pasadena	TX	77505-3923	0	465	465	1
1	14419 Pebble Run Path	27	H	710515	Gauthier, Brandy R & Paul J	14419 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14420 Cummins Way	71	H	710480	Poteet, Michael K & Letitia M	3322 Big Cloud Cir	Thousand Oaks	CA	91360-1027	0	465	465	1
1	14420 Pebble Run Path	23	H	710519	Harris, Kayla S	14420 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14421 Cummins Way	23	I	710461	Estes, Michael R & Donna S	14421 Cummins Way	Manor	TX	78653	0	465	465	1
1	14421 Pebble Run Path	26	H	710516	Nyssen, Amanda	14421 Cummins Way	Manor	TX	78653	0	465	465	1
1	14422 Cummins Way	72	H	710479	Aranda, Gandhi & Brenda	14422 Cummins Way	Manor	TX	78653	0	465	465	1
1	14422 Pebble Run Path	24	H	710518	Damers, Catherine M	14422 Pebble Run Path	Manor	TX	78653	0	465	465	1
1	14423 Cummins Way	22	I	710462	Zwick, Michelle	14423 Cummins Way	Manor	TX	78653	0	465	465	1
1	14423 Pebble Run Path	25	H	710517	Favors, Robert & Lisa	14423 Pebble Run Path	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
1	14424 Cummins Way	73	H	710478	Armstrong, Avis	14424 Cummins Way	Manor	TX	78653	0	465	465	1
1	14425 Cummins Way	21	I	710463	Perez, Juan G	14425 Cummins Way	Manor	TX	78653	0	465	465	1
1	14426 Cummins Way	74	H	710477	Ruiz, Pedro Arzola	14426 Cummins Way	Manor	TX	78653	0	465	465	1
1	14427 Cummins Way	20	I	710464	Lott, Frederick & Rosa M Estrada	14427 Cummins Way	Manor	TX	78653	0	465	465	1
1	14429 Cummins Way	19	I	710465	Tierrablanca, Pedro Lopez	14429 Cummins Way	Manor	TX	78653	0	465	465	1
1	14501 Joy Lee Ln	40	N	710668	Frias, Jose L & Rosa E Barron	14501 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14503 Joy Lee Ln	39	N	710669	Zuniga, Antonia Garcia	14503 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1	14505 Joy Lee Ln	38	N	710670	Nikle, Molly	14505 Joy Lee Ln	Manor	TX	78653	0	0	0	1
1	Total						0	101,370	101,370	0	0	228	
1A	12218 Walter Vaughn Dr	152	Q	842736	Molinaro, David & Dawn	12218 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12220 Walter Vaughn Dr	153	Q	842735	Winterroth, Crystal	12220 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12300 Walter Vaughn Dr	155	Q	842733	Gaona, Elvira Gaona	12300 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12302 Walter Vaughn Dr	156	Q	842732	Burgos, Daniel	12302 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12303 Timber Arch Ln	2	L	842805	Michael Torres & Anjelica Lopez	12303 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12304 Timber Arch Ln	24	M	842780	Foley, Michael Ryan & Victoria W	12304 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12304 Walter Vaughn Dr	157	Q	842739	Contreras, Emmanuel	12304 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12305 Timber Arch Ln	3	L	842806	Downey, Tensley	12305 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12306 Timber Arch Ln	23	M	842779	Wu, Robert Yi & Annie Bickmun Wu	1438 Hargis Creek Trl	Austin	TX	78717	0	465	465	1
1A	12307 Timber Arch Ln	4	L	842807	Hernandez, Vidal Bences	12307 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12307 Walter Vaughn Dr	2	M	842782	Macedo, Silvano	12307 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12308 Timber Arch Ln	22	M	842778	James, Armando & Stacy Lee Howari	12308 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12309 Timber Arch Ln	5	L	842808	Hurd, Jeffery II & Marissa	12309 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12309 Walter Vaughn Dr	3	M	842783	Grace, Joseph J	12309 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12310 Timber Arch Ln	21	M	842801	Bonane, Edsel & Rosalia	12310 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12311 Timber Arch Ln	6	L	842809	Reed, Nora	12311 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12400 Timber Arch Ln	20	M	842800	Almaraz, Julio, Jr. & Virginia Saenz	12400 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12400 Walter Vaughn Dr	1	N	842777	Orchard Property I, LLC	31 West 27th St, 4th Floor	New York	NY	10001	0	465	465	1
1A	12401 Timber Arch Ln	7	L	842810	Cedillo-Gonzalez, Victor E	12401 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12401 Walter Vaughn Dr	4	M	842784	O'Loughlin, Catrina M & Patrick J	12401 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12402 Timber Arch Ln	19	M	842799	Villalobos, Isai Perez	12402 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12402 Walter Vaughn Dr	2	N	842776	Frank, Matthew Austin & Morgan Ga	12402 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12403 Timber Arch Ln	8	L	842811	Dean, Frances Diane	12403 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12403 Walter Vaughn Dr	5	M	842785	Bannerman, Jane	12403 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12404 Timber Arch Ln	18	M	842798	Guerrero, Julio C & Brenda K Alvarad	12404 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12404 Walter Vaughn Dr	3	N	842775	Alexander, Peter D	12404 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12405 Timber Arch Ln	9	L	842812	Vences-Guzman, Carlos A	12405 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12405 Walter Vaughn Dr	6	M	842786	Pikas, Andrea	12405 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12406 Timber Arch Ln	17	M	842797	Boyd, Tamra & Timothy Ostrout	12406 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12406 Walter Vaughn Dr	4	N	842774	Ordieres, Alan	12406 Walter Vaughn Dr	Manor	TX	78653	0	0	0	1
1A	12407 Timber Arch Ln	10	L	842813	Isaguirre, Maria & Javier Vega	12407 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12407 Walter Vaughn Dr	7	M	842787	Calderon, Raymond & Marissa	12407 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12408 Timber Arch Ln	16	M	842796	Sparks, Clifford W Jr.	12408 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12408 Walter Vaughn Dr	5	N	842773	Monroy, Guadalupe & Delores Reyne	12408 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
1A	12409 Timber Arch Ln	11	L	842814	Adamcik, Kirstin B	12409 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12409 Walter Vaughn Dr	8	M	842788	Gutierrez-Arambula, Alfredo & Raquel	12409 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12410 Timber Arch Ln	15	M	842795	Wensel, Roger Richard	12410 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12410 Walter Vaughn Dr	6	N	842772	Botello, Jose J Delgado & Macaria E C	12410 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12411 Timber Arch Ln	12	L	842815	Becerra, Richard & Jenny A	12411 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12411 Walter Vaughn Dr	9	M	842789	Avila, Renato Catalan & Mily Y Martin	12411 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12412 Timber Arch Ln	14	M	842794	Jacobs, Marjorie	12412 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12412 Walter Vaughn Dr	7	N	842771	McElroy, Richard E	12412 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12413 Timber Arch Ln	13	L	842816	Lopez, Erika	6218 Davis Rd	Wharton	TX	77488	0	465	465	1
1A	12413 Walter Vaughn Dr	10	M	842790	Thomas, Temeika S	12413 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12414 Timber Arch Ln	13	M	842793	Montes, Carlos & Karina Lopez Saravi	12414 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12414 Walter Vaughn Dr	8	N	842770	Kyles, Darrell	12414 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12415 Timber Arch Ln	14	L	842817	Jones, Reginald	12415 Timber Arch Ln	Manor	TX	78653	0	465	465	1
1A	12415 Walter Vaughn Dr	11	M	842791	Garza, Kristie M	12415 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12416 Walter Vaughn Dr	9	N	842769	Simon, Kirstin A & Luke E	12416 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12417 Walter Vaughn Dr	12	M	842792	Ramos, Enrique Ramirez & Adriana V	12417 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	12418 Walter Vaughn Dr	10	N	842768	Fuentes, Ruben Sr	12418 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
1A	14507 Joy Lee Ln	38	N	842740	Davis, Brian & Brandi L	14507 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14509 Joy Lee Ln	37	N	842741	De Leon, Eric	14509 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14511 Joy Lee Ln	36	N	842742	Govea, Ruben R & Alejandra B De Rui	14511 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14513 Joy Lee Ln	35	N	842743	Molina, Eunice H & Ezequiel Soto	14513 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14601 Joy Lee Ln	34	N	842744	Stone, Joseph Aaron	14601 Joy Lee Ln	Manor	TX	78750	0	465	465	1
1A	14603 Joy Lee Ln	33	N	842745	Vieyra, Lucila Alfaro	14603 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14605 Joy Lee Ln	32	N	842746	Key, Craig Chandler & Sarahi Skaira K	14605 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14607 Joy Lee Ln	31	N	842747	Macias, Marlo & Maria De Jesus Barr	14604 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14609 Joy Lee Ln	30	N	842748	Eichenseer, Aaron J & Dianne E	14609 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14611 Joy Lee Ln	29	N	842749	Lopez, Egler M Gramajo & Sandra A C	14611 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14613 Joy Lee Ln	28	N	842750	Hipps, Collin	14613 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14701 Joy Lee Ln	27	N	842751	Tonya, James	14701 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14703 Joy Lee Ln	26	N	842752	Tolbert, Kelli Lane &	14703 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14705 Joy Lee Ln	25	N	842753	Gutierrez, Jesus Hernandez & Maisab	14705 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14706 Joy Lee Ln	11	N	842767	Rodriguez, Louis & Maria J	14706 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14707 Joy Lee Ln	24	N	842754	Frias, Hector Gallegos & Fabiola Rayg	12151 N IH 35 #738	Austin	TX	78653-4612	0	465	465	1
1A	14708 Joy Lee Ln	12	N	842766	Cunningham, Joshua & Nichole	14708 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14709 Joy Lee Ln	23	N	842755	Azzoug, Abdelfateh	14709 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14710 Joy Lee Ln	13	N	842765	Soto, Gabriel	14710 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14711 Joy Lee Ln	22	N	842756	Espinoza, Cesar E & Elizabeth Bopha	14711 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14712 Joy Lee Ln	14	N	842764	Caudillo, Simon Frias	14712 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14713 Joy Lee Ln	21	N	842757	Hernandez, Marialuisa	14713 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14714 Joy Lee Ln	15	N	842763	Barrera, Andres	14714 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14715 Joy Lee Ln	20	N	842758	Miller, Gregory Stephen & Breanna N	14715 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14716 Joy Lee Ln	16	N	842762	Coleman, Sheree Lynn	14716 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14719 Joy Lee Ln	19	N	842759	Lee, Otis Iii	14719 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A	14720 Joy Lee Ln	17	N	842761	Mikulec, John Lee Jr	14720 Joy Lee Ln	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
1A	14721 Joy Lee Ln	18	N	842760	Williams, Justin Wayne	14721 Joy Lee Ln	Manor	TX	78653	0	465	465	1
1A Total										0	36,270	36,270	79
2	11800 Jamie Dr	16	J	878006	Lewis, Gregory Lamont & Tunisia	11800 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11801 Jamie Dr	15	J	878007	Pagan, Marco Antonio & Adriana Ort	11801 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11804 Jamie Dr	17	J	878005	Perez, Ignacio Morales &	11804 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11805 Jamie Dr	14	J	878008	Rodriguez, Yamayra J	11805 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11808 Jamie Dr	18	J	878004	Ellett, Danyelle & Jeremy	11808 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11809 Jamie Dr	13	J	878009	Leia-Hurtado, Nayid	11809 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11812 Jamie Dr	19	J	878003	Esparza, Juana A	11812 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11813 Jamie Dr	12	J	878010	Flores, Andres E & Jasmine M	11813 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11816 Jamie Dr	20	J	878002	Martinez, Hector & Gloria	11816 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11817 Jamie Dr	11	J	878011	Smith, Marlon E	11817 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11820 Jamie Dr	21	J	878001	Hardy, Brett D	11820 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11821 Jamie Dr	10	J	878012	Craig, Jared M	11821 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11824 Jamie Dr	22	J	878000	Brown, David L & Carol	11824 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11828 Jamie Dr	23	J	877999	Gomez, Fernando	11828 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11832 Jamie Dr	24	J	877998	Ortiz, Annamelly	11832 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11900 Jamie Dr	25	J	877997	Mobley, Wayne T	11900 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11900 Riparian Rd	19	F	878036	Prejean, Geraldine	11900 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11901 Jamie Dr	1	F	878018	Smith, George H	11901 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11901 Riparian Rd	1	G	877934	Melara, Tito Lopez & Eufemia Galleg	11901 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11904 Jamie Dr	26	J	877996	Stanley, Rose A	11904 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11904 Riparian Rd	18	F	878035	Spars, Eugene	11904 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11905 Jamie Dr	2	F	878019	Flores, Rigoberto	11905 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11905 Riparian Rd	2	G	877935	Orozco, Victor Alfonso Mercado	11905 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11908 Jamie Dr	27	J	877995	Alvarado, Robert H	11908 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11908 Riparian Rd	17	F	878034	Lopez, Dominguez, Augustin C	11908 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11909 Riparian Rd	3	G	877936	Routt, Stanford B	1926 Mulligan Dr	Round Rock	TX	78664-6120	0	465	465	1
2	11912 Jamie Dr	28	J	877994	Cardenas, Luis F	11912 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11912 Riparian Rd	16	F	878033	Barrueta, Leodegario	11912 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11913 Jamie Dr	3	F	878020	Vidana, Jonathan I	11913 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11913 Riparian Rd	4	G	877937	Zingg, Alexandra	7500 Kirby Dr Apt 521	Houston	TX	77030	0	465	465	1
2	11916 Jamie Dr	29	J	877993	Perez, Victoria S	11916 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11916 Riparian Rd	15	F	878032	McCrear, Martin	11916 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11917 Jamie Dr	4	F	878021	Ramirez, Juanita	11917 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11917 Riparian Rd	5	G	877938	Jones, Kenyatta B	11917 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11920 Jamie Dr	30	J	877992	Tinch, Roger G	18324 Orvieto Dr.	Pflugerville	TX	78660	0	465	465	1
2	11921 Jamie Dr	5	F	878022	Manns, William D	11921 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11921 Riparian Rd	6	G	877939	Easley, Jessica L	11921 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11924 Jamie Dr	31	J	877991	Contreras, Marco A	11924 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11924 Riparian Rd	14	F	878031	Jefferson, Franco O & Montinique M	11924 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11925 Jamie Dr	6	F	878023	Hargis, Laticia	11925 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11925 Riparian Rd	7	G	877940	Alemu, Tsegaye K & Ejigayehu A Birru	11925 Riparian Rd	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
2	11928 Jamie Dr	32	J	877990	Barrios Munoz, Yumara L	11928 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11929 Jamie Dr	7	F	878024	Diver, Albert W Jr	11929 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11929 Riparian Rd	8	G	877941	George, Kathleen	11929 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11932 Jamie Dr	33	J	877989	Chandler, Nicholas J	11932 Jamie Dr	Manor	TX	78653	0	465	465	1
2	11932 Riparian Rd	13	F	878030	Che, Frunkangoh B	11932 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11933 Riparian Rd	10	G	877943	Quevedo Vargas, Wnndy	11933 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11936 Riparian Rd	12	F	878029	Mitchell, Chase	11936 Riparian Rd	Manor	TX	78653	0	465	465	1
2	11937 Riparian Rd	11	G	877944	Vincent, Portia R	11937 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12000 Jamie Dr	34	J	877988	Equity Trust Co Custodian	8127 Mesa Drive Suite B206-285	Austin	TX	78759	0	465	465	1
2	12001 Riparian Rd	12	G	877945	Williams, Maria Milagros	12001 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12004 Jamie Dr	35	J	877987	Irizarry, Javier	12004 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12005 Riparian Rd	13	G	877946	Jiminez, Hector	12005 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12008 Jamie Dr	36	J	877986	Smith, Noel K	12008 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12009 Riparian Rd	14	G	877947	Resendez, Rafaela	12009 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12013 Jamie Dr	25	G	877958	Cardenas, Brenda	12013 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12013 Riparian Rd	15	G	877948	Perez, Noel	12013 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12015 Jamie Dr	26	G	877959	Macedo, Jose L	12015 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12017 Jamie Dr	27	G	877960	Willis, Corinna	12017 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12017 Riparian Rd	16	G	877949	Sparks, Douglas E	12017 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12019 Jamie Dr	28	G	877961	Hamiltin, Delisa S	12019 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12021 Riparian Rd	17	G	877950	Whitlock, Thomas R	12021 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12025 Riparian Rd	18	G	877951	Reyna, Paul Adam	12025 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12028 Riparian Rd	11	F	878028	Smith, Craig R	12028 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12029 Riparian Rd	19	G	877952	Reed, Demetria	12029 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12032 Riparian Rd	10	F	878027	Habayeb, Mohammed	12032 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12033 Riparian Rd	20	G	877953	Roslock, Byrian Steven & Priscilla Dr	12033 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12036 Riparian Rd	9	F	878026	Jiminez, Sergio Alberto & Raumundo	12036 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12037 Riparian Rd	21	G	877954	Barak, Marilyn D	12037 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12040 Riparian Rd	8	F	878025	Carrens, Clint W	12040 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12041 Riparian Rd	22	G	877955	Dao, Charlie	12041 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12045 Riparian Rd	23	G	877956	Gonzalez, Matthew F	12045 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12049 Riparian Rd	24	G	877957	Ellis, Stephanie	12049 Riparian Rd	Manor	TX	78653	0	465	465	1
2	12101 Jamie Dr	29	G	877962	Altamirano-Cancino, Telvi	12101 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12103 Jamie Dr	30	G	877963	Parker, Jason O	12103 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12105 Jamie Dr	31	G	877964	Kingslien, Christina K	12105 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12106 Jamie Dr	13	K	877981	Branson, Zachary D & Danica M	12106 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12107 Jamie Dr	32	G	877965	Cisneros, George	12107 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12108 Jamie Dr	14	K	877980	Solis, Yanitzi	12108 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12109 Jamie Dr	33	G	877966	Davis, Tangela	12109 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12110 Jamie Dr	15	K	877979	Hall, Shantasia	12110 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12111 Jamie Dr	34	G	877967	Arellano, Jesus Jr	12111 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12112 Jamie Dr	16	K	877978	Han, Yeonsoon Emily	1813 Indian Summer Pass	Round Rock	TX	78665	0	465	465	1
2	12200 Jamie Dr	17	K	877977	Floyd, Lynn E	12200 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12202 Jamie Dr	18	K	877976	Jackson, Sauntel	12202 Jamie Dr	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
2	12204 Jamie Dr	19	K	877975	Villalon, Rodney	12204 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12206 Jamie Dr	20	K	877974	Castillo, Jean Claude Roy	12206 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12208 Jamie Dr	21	K	877973	Perez-Alvarez, J Jesus	12208 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12210 Jamie Dr	22	K	877972	Guzman Mariano, Milton E	12210 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12212 Jamie Dr	23	K	877971	Urbina, Cathy & Ramon Martinez	12212 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12300 Jamie Dr	24	K	877970	Walker, John Jr & Yun Hui	12300 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12302 Jamie Dr	25	K	877969	Robinson, Norma N	12302 Jamie Dr	Manor	TX	78653	0	465	465	1
2	12304 Jamie Dr	26	K	877968	Gregory, Kayla C &	12304 Jamie Dr	Manor	TX	78653	0	465	465	1
2	14301 Almodine Rd	141	H	897068	Vazquez, Elsa L	14301 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14303 Almodine Rd	140	H	897069	Banda, Leopoldo III & Tania E Guevar	14303 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14305 Almodine Rd	139	H	897070	Abera, Mekuria D & Derib A Woldie	14305 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14307 Almodine Rd	138	H	897071	Ibarra, Erik A	14307 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14309 Almodine Rd	137	H	897072	Mohapatra, Jayanta K	14309 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14311 Almodine Rd	136	H	897073	Sosa, Eddie	14311 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14313 Almodine Rd	135	H	897074	Ferede, Shimelis	14313 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14315 Almodine Rd	134	H	897075	Murphy, Kevin M & Pacharee Filomei	925 24th Street	Hermosa Beach CA	90254-2761	0	465	465	465	1
2	14317 Almodine Rd	133	H	897076	Delgado-Orozco, Alma L	14317 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14319 Almodine Rd	132	H	897077	Grimmage, Cassius & Sharon McNab	14319 Almodine Rd	Manor	TX	78653	0	465	465	1
2	14420 Siltstone Rd	7	J	878016	Roberts, Marshall H	14420 Siltstone Rd	Manor	TX	78653	0	465	465	1
2	14424 Siltstone Rd	8	J	878015	Joiner, Donald	14424 Siltstone Rd	Manor	TX	78653	0	465	465	1
2	14428 Siltstone Rd	9	J	878014	Braxton, Cullen L Iii	14428 Siltstone Rd	Manor	TX	78653	0	465	465	1
2	14500 Strata Rd	37	J	877985	Voisinet-Anderson, Windsor K	14500 Strata Rd	Austin	TX	78750	100	0	100	1
2	14501 Strata Rd	12	K	877982	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Manor	TX	78653	0	465	465	1
2	14504 Strata Rd	38	J	877984	Warren, Crystal E	14504 Strata Rd	Manor	TX	78653	0	465	465	1
2	14505 Pernella Rd	2	U	878041	Kulpath, Naish	14505 Pernella Rd	Manor	TX	78653	0	465	465	1
2	14505 Strata Rd	11	K	877983	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
2	14506 Pernella Rd	3	V	878045	Morales, Gerardo M	14506 Pernella Rd	Manor	TX	78653	0	465	465	1
2	14509 Pernella Rd	3	U	878042	Garcia, Gregorio Jr.	14509 Pernella Rd	Manor	TX	78653	0	465	465	1
2	14510 Pernella Rd	4	V	878044	Rodarte, Gamaliel & Alexandria Serpi	14510 Pernella	Manor	TX	78653	0	465	465	1
2	14513 Pernella Rd	4	U	878043	Rodriguez, Tehra	14513 Pernella	Manor	TX	78653	0	465	465	1
2 Total							200		52,545	200	52,745	115	
3	12000 Stoneridge Gap Ln	1	C	888866	Frongner, Brett Franis	12000 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12001 Waterford Run Way	28	A	888867	Bryson, Rachel	12001 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12002 Stoneridge Gap Ln	2	C	888865	Lopez, Ivan & Yamilis Jaimes	12002 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12003 Waterford Run Way	27	A	888868	Lang, Thomas Joshua	12003 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12004 Stoneridge Gap Ln	3	C	888864	Djamkou, Sandrine S	12004 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12005 Waterford Run Way	26	A	888869	Dawson, Mary	12005 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12006 Stoneridge Gap Ln	4	C	888863	Guyton, Geneal	12006 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12007 Waterford Run Way	25	A	888870	Wilson, David M	12007 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12009 Waterford Run Way	24	A	888871	Lopez, Tamariz, Jose M	12009 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12011 Waterford Run Way	23	A	888872	Esteves,-Alviter, Araceli & Karen Dey	12011 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12013 Waterford Run Way	22	A	888873	Mator, Henry	12013 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12015 Waterford Run Way	21	A	888874	Sebasigari, Kabonvi & Marie-Jeanne	12015 Waterford Run Way	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
3	12100 Greywacke Dr	21	C	888847	Simms, Tiffany & Isiah House	12100 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12100 Stoneridge Gap Ln	5	C	888862	Crenshaw, Jakeem	12100 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12100 Waterford Run Way	33	D	888828	Norman, Heather N	12100 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12101 Greywacke Dr	20	C	888848	Patterson, Amanda L	12101 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12101 Stoneridge Gap Ln	1	D	888829	Peterson, Perla Ruth	12101 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12102 Greywacke Dr	22	C	888846	Shelby, Eugene	12102 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12102 Stoneridge Gap Ln	6	C	888861	Franco, Manuel Jr & Jessica D Fernan	12102 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12102 Waterford Run Way	32	D	888827	Castenada, Mario	12102 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12103 Greywacke Dr	19	C	888849	Ossorio, Andrew Luis & Daisy Gonzall	12103 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12103 Stoneridge Gap Ln	2	D	888830	Martinez, Juan J	12103 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12103 Waterford Run Way	1	A	888878	Escoto, Joseph Alejandro & Lizette NI	12103 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12104 Greywacke Dr	23	C	888845	Alonso, Rodrigo Gregorio	2745 Club Dr	Gilroy	CA	95020	0	0	0	1
3	12104 Stoneridge Gap Ln	7	C	888860	Williams, Emilee	121004 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12104 Waterford Run Way	31	D	888826	Schroeder, Joseph F	12104 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12105 Greywacke Dr	18	C	888850	Reguera Rodriguez, Julio A	12105 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12105 Stoneridge Gap Ln	3	D	888831	Gracia, Luis A Estrada	12105 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12105 Waterford Run Way	2	A	888879	Schafer, Jason L & Anne R	12105 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12106 Greywacke Dr	24	C	888844	Loomis, Emily C	12106 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12106 Stoneridge Gap Ln	8	C	888859	Ojeda, Jesus	12106 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12106 Waterford Run Way	30	D	888825	Lopez, Victor Yarramillo	12106 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12107 Greywacke Dr	17	C	888851	Barrera, Juan	12107 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12107 Stoneridge Gap Ln	4	D	888832	Gomez, Laura E	12107 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12107 Waterford Run Way	3	A	888880	Aniagu, Stanley & Okwuoma	12107 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12108 Greywacke Dr	25	C	888843	Rowe, Isaac D	12108 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12108 Stoneridge Gap Ln	9	C	888858	Horton, Linda	12108 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12108 Waterford Run Way	29	D	888824	Maranon, Marivic M	12108 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12109 Greywacke Dr	16	C	888852	Moffett, Jessica A	12109 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12109 Stoneridge Gap Ln	5	D	888833	Riojas, Eva	12109 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12109 Waterford Run Way	4	A	888881	Valdez, Cesar R	12109 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12110 Greywacke Dr	26	C	888842	Mays, Alesha R	12110 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12110 Stoneridge Gap Ln	10	C	888857	Delinger, Joao Carlos	1103 Apollo	Austin	TX	78758	0	465	465	1
3	12110 Waterford Run Way	28	D	888823	Loredo-Leija, Elida	12110 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12111 Greywacke Dr	15	C	888853	Gregg, Benjamin G	1502 Westlake Dr	Westlake Hills	TX	78746	0	465	465	1
3	12111 Stoneridge Gap Ln	6	D	888834	Padron, Ismani Perez Sr & YoeblisAlc	701 W Longspur Blvd Apt 2122	Austin	TX	78753	0	465	465	1
3	12111 Waterford Run Way	5	A	888882	Rodriguez, Minerva & Catalino Rodrij	12111 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12112 Greywacke Dr	27	C	888841	Thomas, Scott	12112 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12112 Waterford Run Way	27	D	888822	Velasquez, Frank & Kasonia	12112 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12113 Greywacke Dr	14	C	888854	Hernandez, Eugenio & Maria T Herna	12113 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12113 Stoneridge Gap Ln	7	D	888835	Sawyer, Kathy M	12113 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12113 Waterford Run Way	6	A	888883	Flowers, Daletrevis	12113 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12114 Greywacke Dr	28	C	888840	Tabor, Corey D	12114 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12114 Waterford Run Way	26	D	888821	Hicks, Leondra Q	12114 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12115 Greywacke Dr	13	C	888855	Confidential Owner	12115 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12115 Waterford Run Way	7	A	888884	Kazi Shadaab & Quest IRA Inc FBO Sh	12115 Waterford Run Way	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
3	12116 Greywacke Dr	29	C	888839	Sanchez, Erna	12116 Greywacke Dr	Manor	TX	78653	0	465	465	1
3	12117 Greywacke Dr	12	C	888856	Delinger, Joao Carlos	1103 Apollo	Austin	TX	78758	0	465	465	1
3	12117 Waterford Run Way	8	A	888885	Nelson, Antonio L Jr	12117 Waterford Run Way	Manor	TX	78653	0	465	465	1
3	12201 Stoneridge Gap Ln	8	D	888836	Hill, James A	12201 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	12203 Stoneridge Gap Ln	9	D	888837	Solodar, Samuel N	2400 Paramount Ave	Austin	TX	78704-3942	0	465	465	1
3	12205 Stoneridge Gap Ln	10	D	888838	Escobedo, Lora L	12205 Stoneridge Gap Ln	Manor	TX	78653	0	465	465	1
3	Total									0	28,365	28,365	62
4	14400 Boudin Crt	72	G	866147	Alvarado, Luis A Rosa & Idalie Vaness	14400 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14400 Callan Crt	98	H	866196	Oliva, Yessica & Julio	14400 Callan Crt	Manor	TX	78653	0	465	465	1
4	14401 Almodine Rd	130	H	866177	Thomas, Melvin & Terry	14401 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14401 Boudin Crt	49	G	866124	Leonard, Peter & Vicki Rhanelle Leon	14401 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14401 Callan Crt	97	H	866195	Williams, Sunday	14401 Callan Crt	Manor	TX	78653	0	465	465	1
4	14402 Almodine Rd	47	G	866160	Zeng, Haidong	9201 Brigadoon CV	Austin	TX	78750-3484	0	465	465	1
4	14402 Boudin Crt	71	G	866146	Treekin, Jonathan	14402 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14402 Callan Crt	99	H	866197	Mcintosh, Sarah E	14402 Callan Crt	Manor	TX	78653	0	465	465	1
4	14403 Almodine Rd	129	H	866176	Gonzalez, Aandres Jr	14403 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14403 Boudin Crt	50	G	866125	Walton, Antonette	14403 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14403 Callan Crt	96	H	866194	Torrez, Michael E	14403 Callan Crt	Manor	TX	78653	0	465	465	1
4	14404 Almodine Rd	46	G	866159	Lozano, Sergio Sr & Liliana Hernandez	14404 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14404 Boudin Crt	70	G	866145	Rodriguez, Janie E	14404 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14404 Callan Crt	100	H	866198	Garcia, Antonio Cadena & Laura Land	14404 Callan Crt	Manor	TX	78653	0	465	465	1
4	14405 Almodine Rd	128	H	866175	Redden, Maryjo	14405 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14405 Boudin Crt	51	G	866126	Guajardo, Sergio & Carolina Gonzalez	14405 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14405 Callan Crt	95	H	866193	Reid, Patrick	14405 Callan Crt	Manor	TX	78653	0	465	465	1
4	14406 Almodine Rd	45	G	866158	Ferdinand-Horton, Leesha G	14406 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14406 Boudin Crt	69	G	866144	Oballe, Francisco J & Patsy Marie	14406 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14406 Callan Crt	101	H	866199	Chambers, Don E Jr	14406 Callan Crt	Manor	TX	78653	0	465	465	1
4	14407 Almodine Rd	127	H	866174	Estrada, Geronimo J & Peter J	14407 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14407 Boudin Crt	52	G	866127	Gomez, Valerie M	14407 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14407 Callan Crt	94	H	866192	Cardona, Ruben & Mona Moreno	14407 Callan Crt	Manor	TX	78653	0	465	465	1
4	14408 Almodine Rd	44	G	866157	Vera, Xavier Hernandez & Jonathan F	14408 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14408 Boudin Crt	68	G	866143	Parker, Kyle & Sarah Kramer	14408 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14408 Callan Crt	102	H	866200	Turner, Eric	14408 Callan Crt	Manor	TX	78653	0	465	465	1
4	14409 Almodine Rd	126	H	866173	Valdez, Chris	14409 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14409 Boudin Crt	53	G	866128	Lewis, Jessica	14409 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14409 Callan Crt	93	H	866191	Martin, Bruce W	14409 Callan Crt	Manor	TX	78653	0	465	465	1
4	14410 Almodine Rd	43	G	866156	Sanchez, Vicente Ascensio	14410 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14410 Boudin Crt	67	G	866142	Sanchez, Leovardo	14410 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14410 Callan Crt	103	H	866201	Landry, Gary Ladon Jr	14410 Callan Crt	Manor	TX	78653	0	465	465	1
4	14411 Almodine Rd	125	H	866172	Valdez, Azucena	14411 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14411 Boudin Crt	54	G	866129	Daf, Ahcene	14411 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14411 Callan Crt	92	H	866190	Thomas, Sharica Elaine Kay	14411 Callan Crt	Manor	TX	78653	0	465	465	1
4	14412 Almodine Rd	42	G	866155	Tavey, Lauren Nicole	14412 Almodine Rd	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
4	14412 Boudin Crt	66	G	866141	Moore, Jonathan Austin & Edith	14412 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14412 Callan Crt	104	H	866202	Garcia, Jamie	14412 Callan Crt	Manor	TX	78653	0	465	465	1
4	14413 Almodine Rd	124	H	866171	Nava, Stephanie	14413 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14413 Boudin Crt	55	G	866130	Frank, Mark B	14413 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14413 Callan Crt	91	H	866189	Armendariz, Jesus A	14413 Callan Crt	Manor	TX	78653	0	465	465	1
4	14414 Almodine Rd	41	G	866154	Bicalho, Camila C	14414 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14414 Boudin Crt	65	G	866140	Gooden, Lisa Johnson	14414 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14414 Callan Crt	105	H	866203	Sauls, Crystal	14414 Callan Crt	Manor	TX	78653	0	465	465	1
4	14415 Almodine Rd	123	H	866170	Little, Justin L & Amanda N	14415 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14415 Boudin Crt	56	G	866131	Giles, Laura B & Essie M Riep	14415 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14415 Callan Crt	90	H	866188	Muth, Matt E	14415 Callan Crt	Manor	TX	78653	0	465	465	1
4	14416 Boudin Crt	64	G	866139	Conti, Robert J	14416 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14417 Boudin Crt	57	G	866132	Mcneil, Frank	14417 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14418 Boudin Crt	63	G	866138	Oliver, Neal K & Ronel	14418 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14419 Boudin Crt	58	G	866133	Smith, Robyn L	14419 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14420 Boudin Crt	62	G	866137	Altema, Mackley Exantus & Ronda P	14420 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14421 Boudin Crt	59	G	866134	Aguliar, Hugo Gachuzo & Maricela Ra	14421 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14422 Boudin Crt	61	G	866136	Abel, James & Alessandra	14422 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14423 Boudin Crt	60	G	866135	Blackwell, Kim	14423 Boudin Crt	Manor	TX	78653	0	465	465	1
4	14500 Almodine Rd	40	G	866153	Renteria, Vincent Jr	14500 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14500 Callan Crt	106	H	866204	Stewart, Jennifer	14500 Callan Crt	Manor	TX	78653	0	465	465	1
4	14501 Almodine Rd	122	H	866169	Dalleske, Raenest R	301 Honeysuckle Ln	Pflugerville	TX	78660-4142	0	465	465	1
4	14501 Callan Crt	89	H	866187	Evans, Luther	14501 Callan Crt	Manor	TX	78653	0	465	465	1
4	14502 Almodine Rd	39	G	866152	Acosta, Aaron Garcia	14502 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14502 Callan Crt	107	H	866205	Simmons, Graciela D	14502 Callan Crt	Manor	TX	78653	0	465	465	1
4	14503 Almodine Rd	121	H	866168	Guzman, Steven	14503 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14503 Callan Crt	88	H	866186	Gomez, Jose C	14503 Callan Crt	Manor	TX	78653	0	465	465	1
4	14504 Almodine Rd	38	G	866151	Villafuerte, Lourdes	14504 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14504 Callan Crt	108	H	866206	Showemimo, Tokunboh Rafiat	14504 Callan Crt	Manor	TX	78653	0	465	465	1
4	14505 Almodine Rd	120	H	866167	Nimaga, Salim & Fatoumata Keita	14505 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14505 Callan Crt	87	H	866185	Martinez, Juan	14505 Callan Crt	Manor	TX	78653	0	465	465	1
4	14506 Almodine Rd	37	G	866150	Onyemachi, Chinkata	13508 Mooring Pointe Dr	Pearland	TX	77584-3707	0	0	0	1
4	14506 Callan Crt	109	H	866207	Lewis, Justin Renae	14506 Callan Crt	Manor	TX	78653	0	465	465	1
4	14507 Almodine Rd	119	H	866166	Arroyo, Vanessa & Raymond Urias	14507 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14507 Callan Crt	86	H	866184	Gonzalez, Yuri I & Gabriela Chiman	14507 Callan Crt	Manor	TX	78653	0	465	465	1
4	14508 Almodine Rd	36	G	866149	Grant, Denisa Ann	14508 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14508 Callan Crt	110	H	866208	Youngblood, Larissa	14508 Callan Crt	Manor	TX	78653	0	465	465	1
4	14509 Almodine Rd	118	H	866165	Sanders, Wesley J	14509 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14509 Callan Crt	85	H	866183	Lamb, Daniel	14509 Callan Crt	Manor	TX	78653	0	465	465	1
4	14510 Almodine Rd	35	G	866148	Behrends, Frances H	14510 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14510 Callan Crt	111	H	866209	Khun, Aung & Seng Tawng	14510 Callan Crt	Manor	TX	78653	0	465	465	1
4	14511 Almodine Rd	117	H	866164	Cha, Gina	14511 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14511 Callan Crt	84	H	866182	Aldridge, Dorson Jerome	14511 Callan Crt	Manor	TX	78653	0	465	465	1
4	14512 Callan Crt	112	H	866178	Longstreet, Glenys L	14512 Callan Crt	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
4	14513 Almodine Rd	116	H	866163	Green, Tasha Nichole	14513 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14513 Callan Crt	83	H	866181	Raska, Lillian D	14513 Callan Crt	Manor	TX	78653	0	465	465	1
4	14514 Callan Crt	113	H	866179	Wade, Toraric J	14514 Callan Crt	Manor	TX	78653	0	0	0	1
4	14515 Almodine Rd	115	H	866162	Luna De Jesus, Alfonso	14515 Almodine Rd	Manor	TX	78653	0	465	465	1
4	14515 Callan Crt	82	H	866180	Roles, Timothy	14515 Callan Crt	Manor	TX	78653	0	465	465	1
4	14517 Almodine Rd	114	H	866161	Willis, Melissa M	14517 Almodine Rd	Manor	TX	78653	0	465	465	1
4	Total									0	39,060	39,060	86
5	11601 Carbrook Rd	1	R	884143	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	0	465	465	1
5	11605 Carbrook Rd	2	R	884144	Dingell, Reid M	11605 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11609 Carbrook Rd	3	R	884145	Fatehi, Ahmad & Maryam B	5829 Linaria Ln	Austin	TX	78759	0	465	465	1
5	11613 Carbrook Rd	4	R	884146	Olurin, Amimbola N & Wilshire B Dan	11613 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11616 Carbrook Rd	33	P	884225	Antoine, Peter L & Karen M	11616 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11617 Carbrook Rd	5	R	884147	Bellini, Daniel	11617 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11620 Carbrook Rd	32	P	884224	Chavez, Jose I Jr & Tatiana Rivera	11620 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11621 Cambrian Rd	1	P	884193	Diaz, JoseA & Paula L	11621 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11621 Carbrook Rd	6	R	884148	Gordon, Michael	11621 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11624 Cambrian Rd	2	O	884191	Leal, Leticia	11624 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11624 Carbrook Rd	31	P	884223	Villalpando, Benjamin Jr	11624 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11625 Carbrook Rd	7	R	884149	Al Zubaidi, Mohammed A	11625 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11628 Cambrian Rd	3	O	884190	Carlos, Eduardo Jr & Veronica	11628 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11628 Carbrook Rd	30	P	884222	Hubbard, Cassandra	11628 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11629 Carbrook Rd	8	R	884150	Palacios, Karla V	11629 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11632 Cambrian Rd	4	O	884189	Briones, Ismael	11632 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11632 Carbrook Rd	29	P	884221	Moran, Nelda	11632 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11633 Cambrian Rd	2	P	884194	Aguilera, Pedro Rosas	11633 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11633 Carbrook Rd	9	R	884151	Figueroa, Matthew	11633 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11636 Cambrian Rd	5	O	884188	Palencia, Roderick D	11636 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11636 Carbrook Rd	28	P	884220	Hernandez, Luis J & Dianet L Lopez	11636 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11637 Cambrian Rd	3	P	884195	Sustaita, Carlos & Machelie A	11637 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11637 Carbrook Rd	10	R	884152	Smith, Lucas E	11637 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11640 Cambrian Rd	6	O	884187	Dekeno, Robert A & Kristen L	11640 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11641 Cambrian Rd	4	P	884196	Steward, Jerry L & Jacqueline	11641 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11644 Cambrian Rd	7	O	884186	Hardin, Tamisha	11644 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11645 Cambrian Rd	5	P	884197	Wasden, Thomas W	11645 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11648 Cambrian Rd	8	O	884185	Haynes Living Trust	11648 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11649 Cambrian Rd	6	P	884198	Sanders, Linda R	11649 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11700 Cambrian Rd	9	O	884184	Alexander, Darlene	11700 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11700 Carbrook Rd	27	P	884219	Weems, Vicki	11700 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11701 Cambrian Rd	7	P	884199	Jeanlouis, Darnell K	11701 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11701 Carbrook Rd	11	R	884153	Zabaleta, Enner S G	11701 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11704 Cambrian Rd	10	O	884183	Murillo, Jennifer	11704 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11704 Carbrook Rd	26	P	884218	Raymond, Scott & Karen	11704 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11705 Cambrian Rd	8	P	884200	Hill, Lamont	11705 Cambrian Rd	Manor	TX	78653	0	465	465	1



PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
5	11705 Carbrook Rd	12	R	884154	Diaz Murguira, Lorenzo	11705 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11708 Cambrian Rd	11	O	884182	Delgado, Richard	11708 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11708 Carbrook Rd	25	P	884217	Juarez, Gustavo & Daniela Ugarte-Ar	11708 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11709 Cambrian Rd	9	P	884201	Barron, Melissa & Jaime	11709 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11709 Carbrook Rd	13	R	884155	Rodriguez, Gabriel	11709 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11712 Cambrian Rd	12	O	884181	Wiley, Eric L	11712 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11712 Carbrook Rd	24	P	884216	Robinson, Camille & Christopher L Se	11712 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11713 Cambrian Rd	10	P	884202	Majeed, Tasneem & Mohamed Abdul	13329 Indian Oaks Blvd	Manor	TX	78653-5137	0	465	465	1
5	11713 Carbrook Rd	14	R	884156	Ornick, Montek Rochelle	11713 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11716 Cambrian Rd	13	O	884180	Medina, Amelia Enoe Flores & Tulio	11716 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11716 Carbrook Rd	23	P	884215	Fisher, John & Sandra	11716 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11717 Cambrian Rd	11	P	884203	Joseph, Selly A	11717 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11717 Carbrook Rd	15	R	884157	Benfors, Lionel R	11717 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11720 Cambrian Rd	14	O	884179	Wade, Kenneth Eugene Jr & Audrey L	11720 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11720 Carbrook Rd	22	P	884214	Freeman, Dechard I	11720 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11721 Cambrian Rd	12	P	884204	Mujica, Rigoberto Morales & Fabiola	11721 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11721 Carbrook Rd	16	R	884158	Doranski, John Allan	11721 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11724 Cambrian Rd	15	O	884178	Anderson, Jennifer	11724 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11724 Carbrook Rd	21	P	884213	Blankenship, Sandra D	11724 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11725 Cambrian Rd	13	P	884205	Holmquist, Matthew & Veronica Rod	11725 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11725 Carbrook Rd	17	R	884159	Moreno, Magdeleno C Jr	11725 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11728 Cambrian Rd	16	O	884177	Gates, Cody M & Miranda R	11728 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11728 Carbrook Rd	20	P	884212	Solis, Yvonne N & Christopher T	11728 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11729 Cambrian Rd	14	P	884206	Holomon, Alissa & Juliana	11729 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11729 Carbrook Rd	18	R	884160	Jones, Blane B & Tara N Molden	11729 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11732 Cambrian Rd	17	O	884176	Guerrero-Ruiz, Pricilla M & Luis A Oli	11732 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11733 Carbrook Rd	19	P	884211	Ortega, Tommy & Amy Martinez	11732 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11733 Cambrian Rd	15	P	884207	Cuevas, Angel	11733 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11733 Carbrook Rd	19	R	884161	Rowlett, Chasalyn M	11733 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11736 Cambrian Rd	18	O	884175	Ochoa, Eduardo A	11736 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11736 Carbrook Rd	18	P	884210	Nicanor, Jorge	11736 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11737 Cambrian Rd	16	P	884208	Calderon, Bernice & Francisco Castro	11737 Cambrian Rd	Manor	TX	78653	0	465	465	1
5	11737 Carbrook Rd	20	R	884162	Gonzalez, Jeremiah, Adam & Ashley I	11737 C arbrook Rd	Manor	TX	78653	0	465	465	1
5	11740 Carbrook Rd	17	P	884209	Howard, Lillian & Phillip	11740 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	11741 Carbrook Rd	21	R	884163	Carlin, Kevin Joseph & Taylor Nicole I	11741 Carbrook Rd	Manor	TX	78653	0	465	465	1
5	14400 Pernella Rd	1	S	884142	Escobedo, Kristine A & Matthew J	14400 Pernella Rd	Manor	TX	78653	0	465	465	1
5	14401 Estuary Rd	41	C	884164	Saintot, Nadia & Lucas	14401 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14404 Pernella Rd	2	S	884141	Clark, Mary M	14404 Pernella Rd	Manor	TX	78653	0	465	465	1
5	14405 Estuary Rd	40	C	884165	Gaona, Josias & Elvira Fernandez	14405 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14408 Pernella Rd	3	S	884140	Chaparro, Juan P	14408 Pernella Rd	Manor	TX	78653	0	465	465	1
5	14409 Estuary Rd	39	C	884166	Easley, Willie Earl Jr & Tracy Y Easley	2800 Grand Mission Way	Pflugerville	TX	78660-2408	0	465	465	1
5	14412 Pernella Rd	4	S	884139	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
5	14413 Estuary Rd	37	C	884168	Williams, Cindy L & Donald R	14413 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14416 Pernella Rd	5	S	884138	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
5	14417 Estuary Rd	36	C	884169	Corl, Harry E IV	14417 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14420 Pernella Rd	6	S	884137	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
5	14421 Estuary Rd	35	C	884170	Zarate, Marco A	14421 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14424 Pernella Rd	7	S	884136	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	0	465	465	1
5	14425 Estuary Rd	34	C	884171	Montemayor, Aracelia R	14425 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14428 Pernella Rd	8	S	884135	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
5	14429 Estuary Rd	33	C	884172	Vasquez, Gene Paul & Nicole	14429 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14433 Estuary Rd	32	C	884173	Bolander, Jon C	14433 Estuary Rd	Manor	TX	78653	0	465	465	1
5	14437 Estuary Rd	31	C	884174	KoTak, Het V	14437 Estuary Rd	Manor	TX	78653	0	465	465	1
5 Total										400	39,525	39,925	89
6	12100 Timber Arch Ln	50	K	858226	White, Christopher	12100 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12100 Walter Vaughn Dr	132	Q	858189	Char, Susan	12100 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12101 Timber Arch Ln	49	K	858227	Garcia, Tiffany	12101 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12102 Timber Arch Ln	51	K	858225	Dinkjian, Thomas R	12102 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12102 Walter Vaughn Dr	133	Q	858188	Reyes, Randy R & Susana I	12102 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12103 Timber Arch Ln	48	K	858228	Barnes, Ryman	12103 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12104 Timber Arch Ln	52	K	858224	Rodriguez, Ruben & Esmeralda	12104 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12104 Walter Vaughn Dr	134	Q	858187	Johnson, Shameka	12104 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12105 Timber Arch Ln	47	K	858229	Azzano, Joel J	12105 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12105 Walter Vaughn Dr	87	K	858190	Rector, Lillian	P O Box 11562	Austin	TX	78711	0	465	465	1
6	12106 Timber Arch Ln	53	K	858223	Collins, Alan K	12106 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12106 Walter Vaughn Dr	135	Q	858186	Elumar, De Sa & Crystal Liz Prado	12106 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12107 Timber Arch Ln	46	K	858230	Nieto, Jairo Ugalde & Brenda Estrella	12107 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12107 Walter Vaughn Dr	86	K	858191	Ramirez, Manuel	12107 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12108 Timber Arch Ln	54	K	858222	Basham, Andrew & Amy	12108 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12108 Walter Vaughn Dr	136	Q	858185	Wise, Von L & Toni M Hill	12108 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12109 Timber Arch Ln	45	K	858231	Coleman, Deborah Ann	12109 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12109 Walter Vaughn Dr	85	K	858192	Vera, Gregory S	12109 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12110 Timber Arch Ln	55	K	858221	Elizondo, Alex	12110 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12110 Walter Vaughn Dr	137	Q	858184	Charity, Suzette C	12110 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12111 Timber Arch Ln	44	K	858232	Latas, Larry & Patricia	12111 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12111 Walter Vaughn Dr	84	K	858193	Garcia, Gina & Adrain Escajeda	12111 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12112 Timber Arch Ln	56	K	858220	Putnam, Michael & Jordan	12112 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12112 Walter Vaughn Dr	138	Q	858183	Salas, Anieska Jarquin & Gustavo Sali	12112 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12113 Timber Arch Ln	43	K	858233	Bailey, Hughes D Jr	12113 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12113 Walter Vaughn Dr	83	K	858194	Minor, Susie & Stephanie L Pena	12113 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12114 Timber Arch Ln	57	K	858219	Cormier, Deasia P	12114 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12114 Walter Vaughn Dr	139	Q	858182	Cordova-Pinot, Rebecca	12114 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12115 Timber Arch Ln	42	K	858234	Andrade, Miguel A	12115 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12115 Walter Vaughn Dr	82	K	858195	Alexander, Archette	12115 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12116 Timber Arch Ln	58	K	858218	Everett, James C Sr & LaTonya Caldwell	12116 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12116 Walter Vaughn Dr	140	Q	858181	Christina, Maria	12116 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12117 Walter Vaughn Dr	81	K	858196	Dominguez Janette & Jose M	12117 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
14,200	411,525	425,725	1042										
6	12118 Walter Vaughn Dr	141	Q	858180	Gonzalez Lara, Carmen	12118 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12119 Walter Vaughn Dr	80	K	858197	Gater, Jordan	12119 Walter Vaughn Dr	Manor	TX	78653	0	0	0	1
6	12120 Walter Vaughn Dr	142	Q	858179	Sanchez, Adilene	12120 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12121 Walter Vaughn Dr	79	K	858198	Tirado Diaz, Ana	12121 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12200 Timber Arch Ln	59	K	858217	Valles, Claudia	12200 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12200 Walter Vaughn Dr	143	Q	858178	Kailat, Prem	12200 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12201 Timber Arch Ln	41	K	858235	Sstevens Rd LLC	1807 Apricot Glen	Austin	TX	78746-7850	0	465	465	1
6	12201 Walter Vaughn Dr	78	K	858199	Machado, Kenneth Carreon & Valerie	12201 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12202 Timber Arch Ln	60	K	858216	Jaimes, Rafael	12202 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12202 Walter Vaughn Dr	144	Q	858177	Robinson, Charles	12202 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12203 Timber Arch Ln	40	K	858236	Hickson, Shannon	12203 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12203 Walter Vaughn Dr	77	K	858200	Aitkens, John Patrick & Margaina	12203 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12204 Timber Arch Ln	62	K	858215	Brewer, James Jr	12204 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12204 Walter Vaughn Dr	145	Q	858176	Orozco Torres, Jose R	12204 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12205 Timber Arch Ln	39	K	858237	Palomares, Alejandra & Alex Soto	12205 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12205 Walter Vaughn Dr	76	K	858201	Ahlburg, Tyler & Katy Sauer	12205 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12206 Timber Arch Ln	63	K	858214	Sanders, Michelle	12206 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12206 Walter Vaughn Dr	146	Q	858175	Moulder, Kamla	12206 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12207 Timber Arch Ln	38	K	858238	Mcdaniel, Thomas James	12207 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12207 Walter Vaughn Dr	75	K	858202	Baro, Leonalyn	12207 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12208 Timber Arch Ln	64	K	858213	Burnham, Christopher A	12208 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12208 Walter Vaughn Dr	147	Q	858174	Young, Margaret E	12208 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12209 Timber Arch Ln	37	K	858239	Williams, Corey	12209 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12209 Walter Vaughn Dr	74	K	858203	Martell, Omero	12209 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12210 Timber Arch Ln	65	K	858212	Lopez, Gustavo Jr	12210 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12210 Walter Vaughn Dr	148	Q	858173	Klair, Perminder Singh	12210 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12211 Timber Arch Ln	36	K	858240	Porras, Peggy	12211 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12211 Walter Vaughn Dr	73	K	858204	Montelongo, Kayleigh Jo & Taylor Loi	12211 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12212 Timber Arch Ln	66	K	858211	Lopez, Micaela Ortiz	305 East Lola Dr	Austin	TX	78753	0	465	465	1
6	12212 Walter Vaughn Dr	149	Q	858172	Cutkelvin, Gilbert C	12212 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12213 Timber Arch Ln	35	K	858241	Guillen, Sergio	12213 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12213 Walter Vaughn Dr	72	K	858205	Coatney, Vecente li	12213 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12214 Timber Arch Ln	67	K	858210	Scott, Kimberley M	12214 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12214 Walter Vaughn Dr	150	Q	858171	Sloan, Erica S	12214 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12215 Timber Arch Ln	34	K	858242	Rodriguez, Angel Arredondo & Yaeel	12215 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12215 Walter Vaughn Dr	71	K	858206	Lekeleh, Getachew	12215 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12216 Timber Arch Ln	68	K	858209	Griffin, Willie & Ruth	12216 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12216 Walter Vaughn Dr	151	Q	858170	Benitez, Jennifer & Richardson, Nath	12216 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6	12217 Timber Arch Ln	33	K	858243	Hidalgo, Alain	12217 Timber Arch Ln	Manor	TX	78653	0	465	465	1
6	12217 Walter Vaughn Dr	70	K	858207	Burns, Hans & LaMara Davidson	1646 Belltower Dr	Lewisville	TX	78067	0	465	465	1
6	12219 Walter Vaughn Dr	69	K	858208	Hayley, Nicole & Robert Charles	12219 Walter Vaughn Dr	Manor	TX	78653	0	465	465	1
6 Total										0	33,945	33,945	74
7	11601 Andesite Rd	1	T	878085	Martinez, Erick Maya & Carmina Pera	11601 Andesite Rd	Manor	TX	78653	0	465	465	1



14,200 411,525 425,725 1042

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
7	11605 Andesite Rd	2	T	878084	Vega, Yanet & Pablo Sanchez Godine	11605 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11608 Andesite Rd	5	U	878048	Hailu, Emaayesh G & Hailu Shewan	11608 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11609 Andesite Rd	3	T	878083	Bruns, Carrie & Elizabeth Dalglish	11609 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11612 Andesite Rd	6	U	878049	Zuniga, Bianca Y & Alejandro A Gonzz	11612 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11613 Andesite Rd	4	T	878082	Mendoza, Alvarado L & Mateo L Men	11613 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11616 Andesite Rd	7	U	878050	Castro, Banesa	11616 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11617 Andesite Rd	5	T	878081	Macdonald, Gregory	11617 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11620 Andesite Rd	8	U	878051	Atlantic Projects	1535 Rangewood	San Jose	CA	95138-2756	0	465	465	1
7	11621 Andesite Rd	6	T	878080	Velazquez, Alma Cristina B	11621 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11624 Andesite Rd	9	U	878052	Lavoie, Paul & Samantha	11624 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11625 Andesite Rd	7	T	878079	Gamez, Adriana	11625 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11628 Andesite Rd	10	U	878053	Vega, Javier M	11628 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11629 Andesite Rd	8	T	878078	Artega, Ricardo	11629 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11700 Andesite Rd	11	U	878054	Fernando, Samantha & Sayanka	11700 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11701 Andesite Rd	9	T	878077	Cabrera, Juan Carlos	11701 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11704 Andesite Rd	12	U	878055	Ellis, Kenneth W	11704 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11705 Andesite Rd	10	T	878076	Johnson, Shon L	11705 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11708 Andesite Rd	13	U	878056	Osaide, Azubuike, S	11708 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11709 Andesite Rd	11	T	878075	Johnson, Ashley	11709 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11712 Andesite Rd	14	U	878057	Little, Raymond J	11712 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11713 Andesite Rd	12	T	878074	Hernandez, Leyraliz & Miguel A Torre	11713 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11716 Andesite Rd	15	U	878058	Debra Langfeldt-Woolums & Allan S	11716 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11717 Andesite Rd	13	T	878073	Mcrae, William J	11717 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11720 Andesite Rd	16	U	878059	Adamu, Kenneth F	11720 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11721 Andesite Rd	14	T	878072	Johnson, Ane	11721 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11724 Andesite Rd	17	U	878060	Villegas, Manuel	11724 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11725 Andesite Rd	15	T	878071	Johnson, Paige Marie & Khamonte Th	11725 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11728 Andesite Rd	18	U	878061	Alonso, Daniel	11728 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11729 Andesite Rd	16	T	878070	Garcia, Randy & Araceli Arreola-Cortu	11729 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11732 Andesite Rd	19	U	878062	Ketner, Cylynda Michelle	11732 Andesite Rd	Manor	TX	78653	0	465	465	1
7	11733 Andesite Rd	17	T	878069	Llana, Olivia & Lorenzo	11733 Andesite Rd	Manor	TX	78653	0	465	465	1
7	14501 Esker Rd	5	J	878063	Strong, Virgil	14501 Esker Rd	Manor	TX	78653	0	465	465	1
7	14505 Esker Rd	4	J	878064	Wallace li, Larimen T	14505 Esker Rd	Manor	TX	78653	0	465	465	1
7	14509 Esker Rd	3	J	878065	Chana, Kanwaljit	14509 Esker Rd	Manor	TX	78653	0	465	465	1
7	14513 Esker Rd	2	J	878066	Carr, James	14513 Esker Rd	Manor	TX	78653	0	465	465	1
7	14514 Pernella Rd	5	V	878089	Aguilera, Javier R & Laura Gudino Per	14514 Pernella Rd	Manor	TX	78653	0	465	465	1
7	14517 Esker Rd	1	J	878067	Wissman, Jennifer L & Ethan E Wissm	14517 Esker Rd	Manor	TX	78653	0	465	465	1
7	14518 Pernella Rd	6	V	878088	Shepperd, Richard & Rose Marie	14518 Pernella Rd	Manor	TX	78653	0	465	465	1
7	14522 Pernella Rd	7	V	878087	Blakely, Arturo S and Jennifer A Blak	14522 Pernella Rd	Manor	TX	78653	0	465	465	1
7	14526 Pernella Rd	8	V	878086	Holley, Ebony L & Terry G Holley Jr	14526 Pernella Rd	Manor	TX	78653	0	465	465	1
7 Total										0	19,065	19,065	41

8	12010 Riprap Dr	1	W	894437	Bizarro, Cristian Ariel Gonzalez	12010 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12012 Riprap Dr	2	W	894436	Cobos, Marcos Aaron	12012 Riprap Dr	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
8	12013 Riprap Dr	52	J	894438	Guadarrama, Raul & Corala	12013 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12014 Riprap Dr	3	W	894435	Showles, Brittany A	12014 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12100 Riprap Dr	4	W	894434	Nieves, Juan Jr	12100 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12101 Riprap Dr	130	Q	894406	Ramos, Judith	12101 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12102 Riprap Dr	5	W	894433	Alvarez, Aniceta	12102 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12103 Riprap Dr	129	Q	894407	Cornelson, James	12103 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12104 Riprap Dr	6	W	894432	Torres, Israel	12104 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12105 Riprap Dr	128	Q	894408	Browne, Julissa	12105 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12106 Riprap Dr	7	W	894431	Lucio, Caleb	12106 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12107 Riprap Dr	127	Q	894409	Plannett, Michael C	12107 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12108 Riprap Dr	8	W	894430	Castro, Victor	12108 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12109 Riprap Dr	126	Q	894410	Glass, Amanda	12109 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12110 Riprap Dr	9	W	894429	Chavez, Janette V	12110 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12111 Riprap Dr	125	Q	894411	Barin, Resit	12111 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12112 Riprap Dr	10	W	894428	Acevedo, Christopher C	12112 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12113 Riprap Dr	124	Q	894389	De La Torre, Federico	12113 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12114 Riprap Dr	11	W	894427	Andresen, David	12114 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12115 Riprap Dr	123	Q	894390	Mendoza, Sofia	12115 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12116 Riprap Dr	12	W	894426	Delinger, Joao Carlos	1103 Apollo	Austin	TX	78758	0	465	465	1
8	12117 Riprap Dr	122	Q	894391	Amaya-De-Arguello, Maritza	12117 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12200 Riprap Dr	13	W	894425	Phillips, Monica M	12200 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12201 Riprap Dr	121	Q	894392	Moore, Pamela Y	12201 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12202 Riprap Dr	14	W	894424	Alvarez Oviedo, Jose L	12202 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12203 Riprap Dr	120	Q	894393	Gonzalez, Elaina Z	12203 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12204 Riprap Dr	15	W	894423	Alvarado, Aldair R Sanchez & Brenda	12204 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12205 Riprap Dr	119	Q	894394	Fulk, Drew William	12205 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12206 Riprap Dr	16	W	894422	Cuellar, Eugene	12206 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12207 Riprap Dr	118	Q	894395	Romero, Gerrado Y	12207 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12208 Riprap Dr	17	W	894421	Gonzalez, Abraham & Fatima Ponce	12208 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12209 Riprap Dr	117	Q	894396	Reynolds, Matthew & Rebecca	12209 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12210 Riprap Dr	18	W	894420	Brown, Earl Jr	12210 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12211 Riprap Dr	116	Q	894397	Perez, Anthony Jr	12211 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12212 Riprap Dr	19	W	894419	Therrell, Virginia	12212 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12213 Riprap Dr	115	Q	894398	Wilson, Amandelyn	12213 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12215 Riprap Dr	114	Q	894399	Serrano, Evangelina	12215 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12216 Riprap Dr	20	W	894418	Atterhorn, Christopher M	12216 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12217 Riprap Dr	113	Q	894400	Zeidler, Britt A	12217 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12300 Riprap Dr	102	Q	894405	Bedard, John	12300 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12301 Riprap Dr	112	Q	894401	Cameron, Jameela & Tyler	12301 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12303 Riprap Dr	111	Q	894402	Galaviz, Jose Antonio	12303 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12304 Riprap Dr	103	Q	894417	McCarty, Robert	12304 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12305 Riprap Dr	110	Q	894403	Couch, Denise & Scott I Dollahite	12305 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12306 Riprap Dr	104	Q	894416	Conejo, Lucinda Y	12306 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12307 Riprap Dr	109	Q	894404	PHH Mortgage	12307 Riprap Dr	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
8	12308 Riprap Dr	105	Q	894415	Schelter, Patricia & Conrad	12308 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12309 Riprap Dr	108	Q	894412	Jones, Steven A	12309 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12310 Riprap Dr	106	Q	894414	Anderson, Corey E	12310 Riprap Dr	Manor	TX	78653	0	465	465	1
8	12311 Riprap Dr	107	Q	894413	McClure, John A	12311 Riprap Dr	Manor	TX	78653	0	465	465	1
8	14508 Strata Rd	39	J	894451	Badmus-Ross, Annie T	14508 Strata Rd	Manor	TX	78653	0	465	465	1
8	14509 Strata Rd	10	K	894378	Cerda, Carolina Encarnacion & Gabrie	14509 Strata Rd	Manor	TX	78653	0	465	465	1
8	14512 Strata Rd	40	J	894450	Cortez, Rudy	14512 Strata Rd	Manor	TX	78653	0	465	465	1
8	14513 Strata Rd	9	K	894379	Rosa, Hector L & Barbara Neri	14513 Strata Rd	Manor	TX	78653	0	465	465	1
8	14516 Strata Rd	41	J	894449	Castillo, Selena & Bayron	14516 Strata Rd	Manor	TX	78653	0	465	465	1
8	14517 Strata Rd	8	K	894380	Querol, Odienys Nelson Carrero	14517 Strata Rd	Manor	TX	78653	0	465	465	1
8	14520 Strata Rd	42	J	894448	Trevino, Bernadette Marie	14520 Strata Rd	Manor	TX	78653	0	465	465	1
8	14521 Strata Rd	7	K	894381	Frias, Edgardo Puente & Esbeidi Uribe	14521 Strata Rd	Manor	TX	78653	0	465	465	1
8	14524 Strata Rd	43	J	894447	Williams, Dayne	12524 Strata Rd	Manor	TX	78653	0	465	465	1
8	14525 Strata Rd	6	K	894382	Stoddard, Nicole D	14525 Strata Rd	Manor	TX	78653	0	465	465	1
8	14600 Strata Rd	44	J	894446	Vielma Alejandro	14600 Strata Rd	Manor	TX	78653	0	465	465	1
8	14601 Strata Rd	5	K	894383	Chandler, Edward	14601 Strata Rd	Manor	TX	78653	0	465	465	1
8	14604 Strata Rd	45	J	894445	Becker, Jered Jeremy	14604 Strata Rd	Manor	TX	78653	0	465	465	1
8	14605 Strata Rd	4	K	894384	Camos, Peter H & Jami D	14605 Strata Rd	Manor	TX	78653	0	465	465	1
8	14608 Strata Rd	46	J	894444	Spruelli, Jewel M	14608 Strata Rd	Manor	TX	78653	0	465	465	1
8	14609 Strata Rd	3	K	894385	Owens, Keithan J	14609 Strata Rd	Manor	TX	78653	0	465	465	1
8	14612 Strata Rd	47	J	894443	Self, Trevor	14612 Strata Rd	Manor	TX	78653	0	465	465	1
8	14613 Strata Rd	2	K	894386	Banks, Malcom Jamal	14613 Strata Rd	Manor	TX	78653	0	465	465	1
8	14616 Strata Rd	48	J	894442	Bello Alarcon, Noe	14616 Strata Rd	Manor	TX	78653	0	465	465	1
8	14617 Strata Rd	1	K	894387	Smith, Norma Jean	14617 Strata Rd	Manor	TX	78653	0	465	465	1
8	14620 Strata Rd	49	J	894441	Tonche, Nieves C	14620 Strata Rd	Manor	TX	78653	0	465	465	1
8	14700 Strata Rd	50	J	894440	Noles, Hunter A & Falcon, Brittney M	14700 Strata Rd	Manor	TX	78653	0	465	465	1
8	14704 Strata Rd	51	J	894439	Escobedo, Eric E	14704 Strata Rd	Manor	TX	78653	0	465	465	1
8 Total										0	33,945	33,945	73
N1	11801 Riprap Dr	73	J	914813	Rowe, Kasey Lauren	11801 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11803 Riprap Dr	72	J	914814	Arevalo, Domingo III & Nohemi Aguil	11803 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11805 Riprap Dr	71	J	914815	Manor, Eric & Charles Dewayne Jord	11805 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11807 Riprap Dr	70	J	914816	Mora, Lizbeth Salinas	11807 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11809 Riprap Dr	69	J	914817	Armas, Edgar Orozco & Jacqueline Gor	11809 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11811 Riprap Dr	68	J	914818	Cindy, Dolores & Ryan J Contreras	11811 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11813 Riprap Dr	67	J	914819	Santos, Melissa A Davila	11813 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11901 Riprap Dr	66	J	914820	Robles, Rosalina	11901 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11903 Riprap Dr	65	J	914821	Swering, Dustin Cody & Dalia Sanche	11903 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11905 Riprap Dr	64	J	914822	Johnson, Tommy E	11905 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11907 Riprap Dr	63	J	914823	Hernandez Lira, Gabriel E	11907 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11909 Riprap Dr	62	J	914824	Rodriguez-Suarez, Nancy	11909 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11911 Riprap Dr	61	J	914825	Brito, Mario & Ofelia Espinoza-Rome	11911 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	11913 Riprap Dr	60	J	914826	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	11915 Riprap Dr	59	J	914827	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
										14,200	411,525	425,725	1042
N1	12000 Riprap Dr	47	W	914737	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12001 Riprap Dr	58	J	914828	Billard, Brandy & Christina Michelle	612001 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	12001 Rosinca Rd	46	W	914739	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12002 Riprap Dr	48	W	914736	Abattam, Georgina Uche	12002 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	12003 Riprap Dr	57	J	914829	Guillen, Rigoberto	12003 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	12003 Rosinca Rd	45	W	914740	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12004 Riprap Dr	49	W	914735	Ratcliff, Gary Craig	12004 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	12005 Riprap Dr	56	J	914830	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12005 Rosinca Rd	44	W	914741	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12006 Riprap Dr	50	W	914734	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12007 Riprap Dr	55	J	914831	Sanchez, Nidia Andrea	12007 Riprap Dr	Manor	TX	78653	0	465	465	1
N1	12007 Rosinca Rd	43	W	914742	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12009 Riprap Dr	54	J	914832	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12009 Rosinca Rd	42	W	914743	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12011 Riprap Dr	53	J	914833	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12011 Rosinca Rd	41	W	914744	Montellano Pasillas, Juan Carlos	12011 Rosinca Rd	Manor	TX	78653	0	465	465	1
N1	12101 Rosinca Rd	40	W	914745	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12103 Rosinca Rd	39	W	914746	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12105 Rosinca Rd	38	W	914747	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12107 Rosinca Rd	37	W	914748	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12109 Rosinca Rd	36	W	914749	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12111 Rosinca Rd	35	W	914750	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12113 Rosinca Rd	34	W	914751	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12115 Rosinca Rd	33	W	914752	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12201 Rosinca Rd	32	W	914753	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12203 Rosinca Rd	31	W	914754	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12205 Rosinca Rd	30	W	914755	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12207 Rosinca Rd	29	W	914756	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12209 Rosinca Rd	28	W	914757	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12211 Rosinca Rd	27	W	914758	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12213 Rosinca Rd	26	W	914759	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12215 Rosinca Rd	25	W	914760	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12217 Rosinca Rd	24	W	914761	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12219 Rosinca Rd	23	W	914762	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	12221 Rosinca Rd	22	W	914763	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	14800 Breccia Rd	74	J	914812	Chavez, Edwardo	14800 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14800 Tuff Rd	59	S	914769	Cantu, Celia	14800 Tuff Rd	Manor	TX	78653	0	465	465	1
N1	14802 Breccia Rd	75	J	914811	Westbrook, Debra Kay	14802 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14802 Tuff Rd	58	S	914768	Alzubi, Feras M	14802 Tuff Rd	Manor	TX	78653	0	465	465	1
N1	14804 Breccia Rd	76	J	914810	Amador, Oscar	14804 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14804 Tuff Rd	57	S	914767	Palomo Gonzalez, Ismael	12804 Tuff Rd	Manor	TX	78653	0	465	465	1
N1	14806 Breccia Rd	77	J	914809	Lynch, Peter J	14806 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14806 Tuff Rd	56	S	914766	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	14808 Breccia Rd	78	J	914808	Lacari, Quincy Sr & Maya Nicole Aeki	14808 Breccia Rd	Manor	TX	78653	0	465	465	1



Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

Exhibit A

Validation PAS on 4/14/2020													
PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
N1	14808 Tuff Rd	55	S	914765	Varnal, Nathan Thomas	14808 Tuff Rd	Manor	TX	78653	0	465	465	1
N1	14809 Breccia Rd	1	R	914770	Demps, Romel D & Elizabeth S	14809 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14810 Breccia Rd	79	J	914807	Wilson, Raymond Earl Jr & Yolanda El	14810 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14811 Breccia Rd	2	R	914771	Garcia, Maria D	14811 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14812 Breccia Rd	80	J	914806	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	0	465	465	1
N1	14813 Breccia Rd	3	R	914772	Walker, Willie D Jr	14813 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14814 Breccia Rd	81	J	914805	Taylor, Henry Dorie	14814 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14815 Breccia Rd	4	R	914773	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	14816 Breccia Rd	82	J	914804	Amador, Jesus Jr	14816 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14817 Breccia Rd	5	R	914774	Hsu, Regan	14817 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14818 Breccia Rd	83	J	914803	Navarrete, Victor	14818 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14819 Breccia Rd	6	R	914775	Clingman, Corina	14819 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14820 Breccia Rd	84	J	914802	Ramirez-Avila, Sergio E	14820 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14821 Breccia Rd	7	R	914776	Machac, Raymond	14821 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14900 Breccia Rd	85	J	914801	Ortiz, Violet	14900 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14900 Tuff Rd	54	S	914764	Waff, Larry Junior	14900 Tuff Rd	Manor	TX	78653	0	465	465	1
N1	14901 Breccia Rd	8	R	914777	Sales, Francis K IV	14901 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14902 Breccia Rd	86	J	914800	Dorsey, Patrick Roland & Tsige Ewnel	14902 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14903 Breccia Rd	9	R	914778	Garcia, Vanessa	14903 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14904 Breccia Rd	87	J	914799	Rodriguez, Rosalena	14904 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14905 Breccia Rd	10	R	914779	Switzer, Morgan	14905 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14906 Breccia Rd	88	J	914798	Perez, Adrain & Yesica Elizabeth Jimii	14906 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14907 Breccia Rd	11	R	914780	Raul, Juan & Kamille Evangeline Cerv	14907 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14908 Breccia Rd	89	J	914797	Lara, Leonardo Jr	14908 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14909 Breccia Rd	12	R	914781	Harerlman, Paul & Chantal Nyiramuk	14909 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14910 Breccia Rd	90	J	914796	Watkins, Christopher C & Trinity Crar	14910 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14911 Breccia Rd	13	R	914782	Matthew, Michael & Amanda Nicole	14911 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14912 Breccia Rd	91	J	914795	Alayon, Guadalupe D	14912 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14913 Breccia Rd	14	R	914783	Thomas, Charmayne & Dorian	14913 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14914 Breccia Rd	92	J	914794	Gonzalez, Alejandro & Rosa	14914 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	14915 Breccia Rd	15	R	914784	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	14916 Breccia Rd	93	J	914793	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N1	14917 Breccia Rd	16	R	914785	Lindell, Sarah A	14917 Breccia Rd	Manor	TX	78653	0	465	465	1
N1	15001 Breccia Rd	17	R	914786	Griffin, Arddtria	15001 Breccia Rd	Manor	TX	78653	0	465	465	1
N1 Total										3,400	27,435	30,835	93
N3	12100 Arkose St	14	Y	922695	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	12102 Arkose St	15	Y	922694	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	12104 Arkose St	16	Y	922693	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14900 Gypsum Mill Rd	32	U	922672	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14900 Shalestone Way	32	V	922639	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14900 Talus Rd	45	T	922692	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14901 Gypsum Mill Rd	1	V	922618	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14901 Shalestone Way	1	X	922615	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1



valuation as of 1/1/2020													
PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
N3	14901 Talus Rd	1 U		922640	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14902 Gypsum Mill Rd	31 U		922671	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14902 Shalestone Way	31 V		922638	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14902 Talus Rd	44 T		922691	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14903 Gypsum Mill Rd	2 V		922619	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14903 Talus Rd	2 U		922641	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14904 Gypsum Mill Rd	30 U		922670	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14904 Shalestone Way	30 V		922637	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14904 Talus Rd	43 T		922690	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14905 Gypsum Mill Rd	3 V		922620	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14905 Shalestone Way	2 X		922616	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14905 Talus Rd	3 U		922642	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14906 Gypsum Mill Rd	29 U		922669	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14906 Shalestone Way	29 V		922636	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14906 Talus Rd	42 T		922689	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14907 Gypsum Mill Rd	4 V		922621	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14907 Shalestone Way	3 X		922617	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14907 Talus Rd	4 U		922643	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14908 Gypsum Mill Rd	28 U		922668	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14908 Shalestone Way	28 V		922635	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14908 Talus Rd	41 T		922688	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14909 Gypsum Mill Rd	5 V		922622	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14909 Shalestone Way	4 X		922591	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14909 Talus Rd	5 U		922644	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14910 Gypsum Mill Rd	27 U		922667	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14910 Shalestone Way	27 V		922634	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14910 Talus Rd	40 T		922687	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14911 Gypsum Mill Rd	6 V		922623	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14911 Shalestone Way	5 X		922592	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14911 Talus Rd	6 U		922645	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14912 Gypsum Mill Rd	26 U		922666	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14912 Shalestone Way	26 V		922614	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14912 Talus Rd	39 T		922686	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14913 Gypsum Mill Rd	7 V		922624	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14913 Shalestone Way	6 X		922593	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14913 Talus Rd	7 U		922646	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14914 Gypsum Mill Rd	25 U		922665	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14914 Shalestone Way	25 V		922613	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14914 Talus Rd	38 T		922685	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14915 Gypsum Mill Rd	8 V		922625	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14915 Shalestone Way	7 X		922594	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14915 Talus Rd	8 U		922647	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14916 Gypsum Mill Rd	24 U		922664	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14916 Shalestone Way	24 V		922612	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1



14,200 411,525 425,725 1042										Total		Item	
PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home		Count
N3	14916 Talus Rd	37 T		922684	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14917 Gypsum Mill Rd	9 V		922626	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14917 Shalestone Way	8 X		922595	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14917 Talus Rd	9 U		922648	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14918 Gypsum Mill Rd	23 U		922663	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14918 Shalestone Way	23 V		922611	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14918 Talus Rd	36 T		922683	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14919 Gypsum Mill Rd	10 V		922627	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14919 Talus Rd	10 U		922649	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14920 Gypsum Mill Rd	22 U		922662	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14920 Talus Rd	35 T		922682	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14921 Gypsum Mill Rd	11 V		922628	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14921 Talus Rd	11 U		922650	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14922 Gypsum Mill Rd	21 U		922661	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14922 Talus Rd	34 T		922681	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14923 Gypsum Mill Rd	12 V		922629	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14923 Talus Rd	12 U		922651	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14924 Gypsum Mill Rd	20 U		922660	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14924 Talus Rd	33 T		922680	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14925 Gypsum Mill Rd	13 V		922630	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14925 Talus Rd	13 U		922652	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14926 Gypsum Mill Rd	19 U		922659	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14926 Talus Rd	32 T		922679	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14927 Gypsum Mill Rd	14 V		922631	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14927 Talus Rd	14 U		922653	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14928 Gypsum Mill Rd	18 U		922658	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14928 Talus Rd	31 T		922678	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14929 Gypsum Mill Rd	15 V		922632	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14929 Talus Rd	15 U		922654	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14930 Gypsum Mill Rd	17 U		922657	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14930 Talus Rd	30 T		922677	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14931 Gypsum Mill Rd	16 V		922633	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14931 Talus Rd	16 U		922655	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	14932 Talus Rd	29 T		922676	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15000 Shalestone Way	22 V		922610	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15000 Talus Rd	28 T		922675	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15001 Shalestone Way	23 Y		922597	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15002 Shalestone Way	21 V		922609	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15002 Talus Rd	27 T		922674	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15003 Shalestone Way	22 Y		922598	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15004 Shalestone Way	20 V		922608	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15004 Talus Rd	26 T		922673	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15005 Shalestone Way	21 Y		922599	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15006 Shalestone Way	19 V		922607	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1

Rose Hill PID  
Assessment Roll  
Valuation as of 1/1/2020

PHS	Property Address	Lot	Blk	Property ID	Owner Name	Owner Mailing Address	Owner City	Owner ST	Owner Zip	Lot	Home	Total	Item Count
										14,200	411,525	425,725	1042
N3	15007 Shalestone Way	20 Y		922600	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15008 Shalestone Way	18 V		922606	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15009 Shalestone Way	19 Y		922601	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15010 Shalestone Way	17 V		922605	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15011 Shalestone Way	18 Y		922602	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3	15013 Shalestone Way	17 Y		922603	Continental Homes Of Texas, Lp	10700 Pecan Park Blvd #400	Austin	TX	78750	100	0	100	1
N3 Total										10,200	0	10,200	102
Grand Total										14,200	411,525	425,725	1042



**ROSE HILL PUBLIC IMPROVEMENT DISTRICT**  
**Five Year Plan of Service and Budget**  
**(All Phases--1,1A,2,3,4,5,6,7,8,N1,N2,N3)**  
**for the Period January 1, 2020 Through December 31, 2024**

	Cumulative to December 31, 2018	Actual 2019	Cumulative to December 31, 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected Cumulative To 12/31/2024
Beginning Fund Balance	\$0		\$0	\$356,387	\$279,433	\$369,229	\$375,843	\$372,957	\$0
<b>FUNDS GENERATED</b>									
Developer Construction Advances	\$27,980,820	\$7,788,382	\$35,769,202	\$1,742,377	\$263,151	\$0	\$0	\$0	\$37,774,731
Developer Cash Advances	\$4,540	\$0	\$4,540	\$0	\$0	\$0	\$0	\$0	\$4,540
Assessments Billed	\$1,530,205	\$426,211	\$1,956,416	\$425,725	\$511,750	\$570,340	\$594,055	\$547,215	\$4,605,501
Assessments Collected	\$1,240,023	\$500,436	\$1,740,458	\$425,486	\$596,736	\$594,055	\$594,055	\$594,055	\$4,544,846
Other Income	\$669	\$0	\$669	\$0	\$0	\$0	\$0	\$0	\$669
<b>TOTAL FUNDS GENERATED</b>	\$29,226,051	\$8,288,817	\$37,514,868	\$2,167,864	\$859,887	\$594,055	\$594,055	\$594,055	\$42,324,784
<b>FUNDS USED</b>									
Administrative Costs (Funded by PID)									
Administration Costs - City	\$140	\$0	\$140	\$0	\$0	\$0	\$0	\$0	\$140
Management Services	\$44,500	\$8,000	\$52,500	\$4,214	\$4,214	\$4,214	\$4,214	\$4,214	\$73,570
Other	\$90,298	\$6,141	\$96,439	\$23,227	\$22,727	\$23,227	\$22,727	\$23,227	\$211,572
Subtotal-Administrative Costs	\$134,938	\$14,141	\$149,079	\$27,441	\$26,941	\$27,441	\$26,941	\$27,441	\$285,282
Costs of District Improvements (Funded by Developer) *									
Water Distribution	\$2,465,834	\$629,263	\$3,095,097	\$39,164	\$0	\$0	\$0	\$0	\$3,134,261
Wastewater Collection	\$2,739,571	\$639,950	\$3,379,521	\$87,534	\$0	\$0	\$0	\$0	\$3,467,055
Public Roadways	\$6,356,941	\$1,966,868	\$8,323,810	\$88,953	\$0	\$0	\$0	\$0	\$8,412,763
Drainage Improvements	\$2,426,635	\$2,092,245	\$4,518,880	\$169,292	\$0	\$0	\$0	\$0	\$4,688,172
Common Area Improvements	\$5,621,922	\$518,005	\$6,139,927	\$789,453	\$263,151	\$0	\$0	\$0	\$7,192,531
Other Utilities	\$2,821,580	\$593,258	\$3,414,838	\$388,057	\$0	\$0	\$0	\$0	\$3,802,895
Other	\$5,548,337	\$1,348,792	\$6,897,129	\$179,924	\$0	\$0	\$0	\$0	\$7,077,053
Subtotal-District Improvements	\$27,980,820	\$7,788,382	\$35,769,202	\$1,742,377	\$263,151	\$0	\$0	\$0	\$37,774,731
Developer Distributed Assessments	\$960,660	\$275,000	\$1,235,660	\$475,000	\$480,000	\$560,000	\$570,000	\$570,000	\$3,890,660
Repay Cash Advance from Developer	\$4,540	\$0	\$4,540	\$0					\$4,540
Total Funds Used	\$29,080,958	\$8,077,523	\$37,158,481	\$2,244,818	\$770,092	\$587,441	\$596,941	\$597,441	\$41,955,213
Ending Fund Balance	\$145,093	\$211,295	\$356,387	\$279,433	\$369,229	\$375,843	\$372,957	\$369,572	\$369,572



Rose Hill Public Improvement District

Exhibit C

Amount of Special Assessment to be Levied and Collected for 2020

Calculation of Assessment Amount for 2020 (Billed 10/1/2020)

Phase	Total Lots at 12/31/2019	Lots Not Accepted at 12/31/2019	Lots Accepted at 12/31/2019	Lots With Assessment Paid in Full at 12/31/2019	Net Lots to be Billed for 2020	Properties with C/O at 12/31/2019	Lots Billable @ \$100 at 12/31/2019	Homes Billable @ \$465 at 12/31/2019	Total Billable Lots & Homes at 12/31/2019
1	228	0	228	10	218	228	0	218	218
1A	79	0	79	1	78	79	0	78	78
2	115	0	115	0	115	113	2	113	115
3	62	0	62	1	61	62	0	61	61
4	86	0	86	2	84	86	0	84	84
5	89	0	89	0	89	85	4	85	89
6	74	0	74	1	73	74	0	73	73
7	41	0	41	0	41	41	0	41	41
8	73	0	73	0	73	73	0	73	73
N1	93	0	93	0	93	59	34	59	93
N2	0	0	0	0	0	0	0	0	0
N3	102	0	102	0	102	0	102	0	102
Total	1,042	0	1,042	15	1,027	900	142	885	1,027
Rate							100	465	
Assessment for 2020							14,200	411,525	\$425,725

The 2020 Assessment amount for Capital Improvements of the PID remains at \$7,102 per lot with a completed home. Annual installments of \$465 (including interest at 5%) amortize the assessment balance in 30 years.

**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District (“PID”) - Improvements within the District (Currently 249.406 acres)**

Future Plans	
Discussion continues concerning the possibility of amending the PID assessment amount to account for the additional lots from N1-N3 This could lower the total assessment and annual assessment installment, amounts to be determined	
North 2 lots are expected to be accepted by the City in late March or early April 2019	
All or most substantive development should complete in learly 2020 with another entry planned after the last section is developed. Beyond that remains environmental protections & maintenance items for the remainder of home construction.	
Current Year Activiy	
Stonewater North 1, currently with 93 lots, was accepted by the City in 2019	
Stonewater North 3, currently with 102 lots, was accepted by the City in 2019	
Stonewater North 2, currently with 162 lots, will be acceptrd by the City in 2020	
Historical	



### **Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District ("PID") - Improvements within the District (Currently 249.406 acres)**

The Parke at Hawk Hollow, L.P. ("Parke") owned approximately 196.236 acres in the City of Manor's ETJ and had filed an application with TCEQ for a wastewater discharge permit to provide wastewater service to a mobile home park. The City of Manor (the "City") and many local property owners were opposed to the construction of the wastewater treatment plant and to the mobile home park.

Richard Jenkins ("Jenkins") contracted with Parke on February 3, 2003 to purchase the approximately 196.236 acres to develop a subdivision for site built homes.

During the Jenkins feasibility period it was determined that it would not be economically feasible to develop the subdivision for site built homes and connect to the City's wastewater system if Jenkins did not have a vehicle to reimburse the costs.

Jenkins contracts with Coombs Environmental Engineering, Inc. ("Coombs") on March 19, 2003, to determine the feasibility of developing the 196.236 acres into a subdivision for site-built homes and connecting these homes to the City's wastewater system.

After discussions with the City it was determined that the City could support an application of a Public Improvement District ("PID") that would reimburse costs to Jenkins from the future homeowners purchasing homes in the 196.236 acres and not cause the City to incur additional expense.

A Development Agreement was executed between the City of Manor, Texas and The Parke at Hawk Hollow, effective June 4, 2003 that would restrict the 196.236 acres to site built single family homes, require all the homes to be connected to the City's wastewater system, require the 196.236 acres to voluntarily request to be included in the City's ETJ, require the 196.236 acres to request annexation into the City's City Limits and authorize a public improvement district to be formed.

**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District (“PID”) - Improvements within the District (Currently 249.406 acres)**

---

Assignment of Development Agreement dated June 4, 2003 between City of Manor and RH-Manor, Ltd. to Continental Homes of Texas, L.P. August 3, 2012.

Jenkins authorized Coombs to proceed with construction plans for Stonewater, Phase 1, Streets Drainage and Utilities and the Tower Road Improvements on June 4, 2003.

Ordinance No. 223 resolving to accept the voluntary ETJ request by Parke for the 196.236 acres to be in the City’s ETJ was passed and approved June 4, 2003.

The Parke at Hawk Hollow, L.P. filed a petition for the creation of the Public Improvement District (“PID”) to be known as Rose Hill PID, on June 4, 2003.

Resolution No. 2003-15 (authorizing the Rose Hill PID) was passed and approved June 25, 2003.

Management Agreement between the City of Manor, Texas and Kevin McCright, effective June 26, 2003, was approved.

Ordinance No.226 (establishing method of assessment for the Rose Hill PID) was passed and approved July 2, 2003.

Ordinance No. 227 (to levy special assessments for the Rose Hill PID) was passed and approved July 16, 2003.

Preliminary Plat for 926 residential lots approved by Travis County on November 25, 2003.



**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District ("PID") - Improvements within the District (Currently 249.406 acres)**

---

RH-Manor, Ltd. contracts with Coombs for the design, engineering and construction plans for the Lift Station and Force Main Improvements and the Tower Road Improvements on January 16, 2004.

---

Parke assigned the Development Agreement to RH-Manor, Ltd on February 12, 2004.

---

Parke executed Cul de Sac Easements on February 12, 2004 and it was recorded.

---

Parke executed Public Utility Easement for the construction and maintenance of the lift station and force main on February 12, 2004. and it was recorded

---

RH-Manor, Ltd. purchased 72.13 acres of the 196.236 acres from Parke on February 12, 2004.

---

The Contract to purchase 196.236 acres from Parke was assigned by Jenkins to RH-Manor, Ltd. on February 12, 2004.

---

The rights to reimbursements from the PID were assigned from Parke to RH-Manor, Ltd. on February 12, 2004.

---

Construction Plans for Stonewater, Phase 1, Streets, Drainage and Utilities approved by Travis County on February 14, 2005 and City of Manor on February 7, 2005.

---

**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District ("PID") - Improvements within the District (Currently 249.406 acres)**

---

Declaration of Covenants, Conditions and Restrictions for all 196.236 acres was executed by RH. Manor, Ltd. and Parke and recorded.

All electrical, gas and common area improvements complete for Stonewater, Phase 1.

All wastewater collection improvements complete for Stonewater, Phase 1, which includes 228 lots plus amenity and landscape lots.

All water distribution improvements complete for Stonewater, Phase 1.

Drainage Improvements complete for Stonewater, Phase 1.

Final Plat Stonewater, Phase 1 for 228 residential lots plus amenity and landscape lots approved by Travis County on December 21, 2004.

Public roadways and related appurtenances (including street lighting and storm water control improvements) complete for Stonewater, Phase 1.

Construction Plans Stonewater Phase 1 - 228 residential lots plus amenity and landscape lots approved by Travis County on February 14, 2005.

The City of Manor City Council on March 2, 2005 approved the construct bid by Cash Construction Company, Ltd. for \$3,530,479.10, which was the low bid.



**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District (“PID”) - Improvements within the District (Currently 249.406 acres)**

---

Construction Plans for Tower Road Improvements approved by Travis County March 24, 2005.

---

Developer executed construction contract with Cash Construction Company, Ltd. on April 5, 2005 for the Tower Road Improvements, the Wastewater Lift Station and Force Main and Stonewater, Phase 1, Streets, Drainage & Utilities.

---

Final Plat Stonewater, Phase 1 – 228 residential lots plus amenity and landscape lots recorded in Travis County September 16, 2005

---

All drainage within Stonewater, Phase 1, was dedicated to Travis County with the recording of the Final Plat and annexed by the City of Manor on December 21, 2005. Maintenance has been accepted.

---

All streets within Stonewater, Phase 1, were dedicated to Travis County with the recording of the Final Plat and the City of Manor annexed all of Stonewater, Phase 1 into the City on December 21, 2005. Maintenance of the improvements has been accepted.

---

All wastewater within Stonewater, Phase 1, was dedicated to City of Manor with the recording of the Final Plat and the City of Manor annexed all of Phase 1 on December 21, 2005. Maintenance has been accepted.

---

All water within Stonewater, Phase 1, was dedicated to Manville Water Supply Corporation with the recording of the Final Plat. Maintenance been accepted.

---

Lift Station, force main and gravity wastewater lines were dedicated to the City of Manor with the recording of the Final Plat and by recordation of the public utility easements. Maintenance has been accepted.

---

**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District ("PID") - Improvements within the District (Currently 249.406 acres)**

---

RH-Manor, LTD purchased 53.17 acres on January 13, 2006 which was added to the 196.236 acres already in the PID.

Construction Plans for the Wastewater Lift Station and Force Main approved by the City of Manor April 12, 2005, approved by Travis County on April 13, 2005, and approved by TxDOT on April 13, 2005.

RH-Manor, LTD purchased 50.07 acres of the 196.236 acres from Parke on August 8, 2006.

Resolution No. 2006-14 (Authorizing the addition of 23.17 acres to the PID) was passed and approved on September 20, 2006.

Developer has submitted a Preliminary Plat for the additional 53 acres that was added to the PID in 2006. The Preliminary Plat consists of 212 residential lots.

As of December 31, 2006 37 Certificates of Occupancy where issued for completed houses in the Stonewater Subdivision.

As of December 31, 2006 62 individual lots where sold to Main Street Homes by RH – Manor.

Main Street Homes started building homes in Stonewater in 2006.

Landscaping and common area improvements were completed by April 30, 2007 for Phase 1



**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District ("PID") - Improvements within the District (Currently 249.406 acres)**

---

All Phase One common area fencing, landscaping and amenities have been completed and have been dedicated to the Stonewater Home Owners Association ("HOA") as of December 31, 2007.

As of December 31, 2007 86 Certificates of Occupancy where issued for completed houses in the Stonewater Subdivision.

On December 18, 2008, Senator Jeff Wentworth requested that the Attorney General give an opinion regarding the authority of local taxing units or central appraisal district to collect assessments for Public Improvement Districts

As of December 31, 2008 101 Certificates of Occupancy where issued for completed houses in the Stonewater Subdivision.

As of December 31, 2008, 20 individual lots where sold to Main Street Homes by RH-Manor.

Developer completed Stonewater amenity center which included 30 parking spaces, junior Olympic pool, kiddie pool, splash pad, pavilion with restrooms, full size basketball court & commercial playscape in 2008

On June 29, 2009, the Attorney General issued Opinion N. GA-0724 regarding the authority of local taxing units or central appraisal district to collect assessments for Public Improvement Districts

As of December 31, 2009, 125 Certificates of Occupancy where issued for completed houses in the Stonewater Subdivision.

**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District ("PID") - Improvements within the District (Currently 249.406 acres)**

As of December 31, 2009, 13 individual lots where sold to Main Street Homes by RH-Manor.

Due to 2009 local and national economic recession, sale of lots to Main Street Homes and sale of homes in Stonewater has been slow in 2009.

Due to 2010 local and national economic recession, sale of lots to Main Street Homes and sale of homes in Stonewater has been slow in 2010.

Main Street Homes discontinued homebuilding activities in Stonewater in 2011 after constructing 140 single family homes.

Assignment of PID and reimbursement rights from RH-Manor, Ltd. to Continental Homes of Texas, L.P. occurred on August 3, 2012 that includes the Stonewater preliminary plat in entirety.

Assignment of PID and reimbursement rights from RH-Manor, Ltd. to Continental Homes of Texas, L.P. occurred on August 3, 2012.

Continental Homes of Texas, L.P. is currently moving forward with amending the currently approved Preliminary Plat and Concept Plan to allow for changes in construction phasing as well as modifications to the previously approved internal street layout. Developer anticipates the overall lot count for Stonewater will have negligible differences from the existing approved preliminary plat after amendment.

Continental Homes of Texas, L.P. purchased 88 finished lots and preliminary platted sections 1A, 2, 4, and 5 from RH-Manor, Ltd. on August 3, 2012.



**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District ("PID") - Improvements within the District (Currently 249.406 acres)**

---

DR Horton had 25 homes under construction, 1 model home completed and in use, and 5 homes completed and closed as of 2/19/13.

As of 12/31/2013 - Began construction of Stonewater Section 1A consisting of 79 residential lots, 3 drainage easement lots, 2 landscape lots and 1 open space lot. The drainage easement lots include a detention pond and channel that will accept drainage for this and future development sections.

As of 12/31/2013 Plans for year 2014 – Anticipate completion of Section 1A April 2014. Plan to construct a portion of preliminary platted Section 2 of Stonewater in 2014, consisting of estimated 75 residential lots.

DR Horton currently has 17 homes completed or under construction, 2 available lots remaining to build, 1 model home completed and in use with 6 reserved marketing lots, and 62 homes completed and closed as of 3/03/14 in Section 1 of Stonewater.

Continental Homes of Texas, L.P. is currently under construction with section 1A of Stonewater and anticipate completion of this section by May 2014.

Continental Homes of Texas, L.P began construction of Stonewater Phase 6 in June 2014.

The City of Manor issued Final Acceptance of Phase 1A of Stonewater June 4, 2014.

As of 12/31/14 Continental Homes of Texas, L.P has 31 homes under construction in phase 1A and anticipates starting additional homes in Stonewater Phase 6 during spring 2015.



**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District (“PID”) - Improvements within the District (Currently 249.406 acres)**

---

As of 12/31/14 Plans for year 2015 – Plan to construct Phase 2 of Stonewater in 2015. Phase 2 consists of 106 residential lots with estimated costs to construct to be \$3,272,250.

---

As of 12/31/14 Plans for year 2016 – Plan to construct Phase 3 of Stonewater in 2016. Phase 3 consists of 63 residential lots with estimated costs to construct to be \$1,260,000.

---

As of 12/31/14 Plans for year 2017 – Plan to construct Phase 4 of Stonewater in 2017. Phase 4 consists of 86 residential lots with estimated costs to construct to be \$1,714,000.

---

As of 12/31/14 Plans for year 2018 – Plan to construct Phase 5 of Stonewater in 2018. Phase 5 consists of 95 residential lots with estimated costs to construct to be \$1,757,501.

---

As of 12/31/14 Plans for year 2019 – Plan to construct Phase 7 of Stonewater in 2019. Phase 7 consists of 41 residential lots with estimated costs to construct to be \$841,000.

---

As of 12/31/14 the construction of improvements for Stonewater Phase 6, containing 74 single family lots, include construction of streets, drainage infrastructure, water, wastewater, and utilities to serve these lots.

---

As of 12/31/2014 - Stonewater North 1 – 80 residential lots are in acquisition/planning stage and construction is expected to begin in May of 2017 and completed in December 2017.

---

As of 12/31/2014 - Stonewater North 2 – 57 residential lots are in acquisition/planning stage and construction is expected to begin in May of 2017 and completed in December 2017.

---

As of 12/31/2014 - Stonewater North 3 – 70 residential lots are in acquisition/planning stage and construction is expected to begin in May of 2018 and completed in December 2018.

---



**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District (“PID”) - Improvements within the District (Currently 249.406 acres)**

---

As of 12/31/2014 - Stonewater North 4 – 49 residential lots are in acquisition/planning stage and construction is expected to begin in May of 2018 and completed in December 2018.

---

As of 12/31/2014 - Stonewater North 5 – 54 residential lots are in acquisition/planning stage and construction is expected to begin in November of 2018 and completed in June 2019.

---

As of 12/31/2014 - Stonewater Phase 1A – 79 residential lots are completed and accepted by the City. These 79 lots are included in the Assessment roll for 2015.

---

Continental Homes of Texas, L.P amended the Concept Plan to reflect current construction phasing and street layout within Stonewater in 2014.

---

Continental Homes of Texas, L.P amended the Preliminary Plat for Stonewater to include a total of 704 residential lots in 2014.

---

The City of Manor issued Final Acceptance of Phase 6 of Stonewater January 2015.

---

Continental Homes of Texas, L.P began construction of Stonewater Phase 2 & 4 in June 2015.

---

As of 12/31/15 Continental Homes of Texas, L.P has 33 homes under construction.

---

As of 12/31/15 Continental Homes of Texas, L.P has spent \$1,881,226 on construction of improvements for Stonewater Phase 2 and 4. Stonewater Phase 2 consists of 105 single family lots and Phase 4 consists of 86 single family lots. The improvements include construction of streets, drainage infrastructure, water, wastewater, and utilities to serve these 191 residential lots.

---

**Status of Design, Acquisition and Construction of the Rose Hill Public Improvement District (“PID”) - Improvements within the District (Currently 249.406 acres)**

---

As of 12/31/15 Continental Homes of Texas, L.P has 33 homes under construction in phase 6 and anticipates starting additional homes in Stonewater Phase 4 in February 2016, in Phase 2 in June 2016 and Phases 3, 5 and 7 in October 2016.

---

Stonewater North 4 and Stonewater North 5 have been reconfigured and merged in to Stonewater North 1-3

---

Stonewater Phase 2 was accepted by the City of Manor on 11/22/2016 and contained 105 lots

---

Stonewater Phase 3 was accepted by the City of Manor on 12/21/2016 and contained 63 lots

---

Stonewater Phase 4 was accepted by the City of Manor on 5/25/2016 and contained 86 lots

---

Stonewater Phase 5 was accepted by the City of Manor on 11/29/2016 and contained 89 lots

---

Stonewater Phase 7 was accepted by the City of Manor on 11/29/2016 and contained 41 lots

---



**ROSE HILL PUBLIC IMPROVEMENT DISTRICT**  
**Developer Funding and Distributed Assessments (All Phases)**  
**Life to Date through 12/31/2019**

Developer Net Investment		Cumulative Thru 12/31/2018	Actual 2019	Cumulative Thru 12/31/2019
<b>District Costs Funded by Developer</b>				
Water Distribution		\$2,465,834	\$629,263	\$3,095,097
Wastewater Collection		\$2,739,571	\$639,950	\$3,379,521
Public Roadways		\$6,356,941	\$1,966,868	\$8,323,810
Drainage Improvements		\$2,426,635	\$2,092,245	\$4,518,880
Common Area Improvements		\$5,621,922	\$518,005	\$6,139,927
Other Utilities		\$2,821,580	\$593,258	\$3,414,838
Other		\$5,548,337	\$1,348,792	\$6,897,129
<b>Subtotal</b>		\$27,980,820	\$7,788,382	\$35,769,202
<b>District Costs Recaptured by Developer</b>				
Developer Distributed Assessments		(\$960,660)	(\$275,000)	(\$1,235,660)
<b>Developer Net Investment in District</b>		\$27,020,160	\$7,513,382	\$34,533,542

Rose Hill Public Improvement District  
Delinquent Assessments at 12/31/2019

The following list is an aging report as of 12/31/2019 for all of the receivables in the District. It does not show those properties that have a zero (0.00) balance. Payment for the current year assessment is not 'due' until January 31 of the following year so only those lots with homes and balances in excess of \$465.00 or those lots without homes and balances in excess of \$100.00 are delinquent.

The District's current policy is to send to our Attorney for collection any account that has a remaining balance due from the prior year immediately after the current year Assessment billings are mailed. Penalty and Interest are charged on delinquent accounts in the same manner as the Travis County Tax Assessor does for ad valorem taxes. Any collection expenses we incur from our attorney are also charged to the owner/property. All of these charges are the responsibility of the current owner whether they have knowledge of them or not. The District Manager does not have the authority to waive any penalty or interest amount on any account.

Balances as of December 31, 2019

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
11601 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11601 CARBROOK RD	365.00	0.00	0.00	0.00	0.00	365.00
11605 CARBROOK RD	466.00	2.00	0.00	0.00	123.00	591.00
11608 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11609 Andesite Rd	365.00	0.00	0.00	0.00	0.00	365.00
11609 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11613 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11613 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11616 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11620 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11621 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11624 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00



Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
11624 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11624 CARBROOK RD	466.00	2.00	0.00	0.00	123.00	591.00
11625 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11628 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11628 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11629 CARBROOK RD	466.00	2.00	0.00	0.00	123.00	591.00
11632 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11636 CAMBRIAN RD	466.00	2.00	0.00	0.00	123.00	591.00
11637 CARBROOK RD	365.00	0.00	0.00	0.00	0.00	365.00
11641 CAMBRIAN RD	469.65	9.30	0.00	0.00	571.95	1,050.90
11645 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11648 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11649 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11700 CAMBRIAN RD	466.16	0.00	0.00	0.00	116.25	582.41
11700 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11701 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11701 CAMBRIAN RD	466.16	0.00	0.00	0.00	116.25	582.41
11704 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11704 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11705 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11705 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11709 Andesite Rd	465.84	9.30	0.00	0.00	106.95	582.09
11709 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11712 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11712 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11713 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11716 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11717 CAMBRIAN RD	469.65	9.30	0.00	0.00	571.95	1,050.90
11720 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11720 CARBROOK RD	466.00	2.00	0.00	0.00	123.00	591.00
11721 CARBROOK RD	125.00	0.00	0.00	0.00	0.00	125.00



Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
11724 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11725 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11728 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11729 Andesite Rd	465.00	0.00	0.00	0.00	0.00	465.00
11729 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11733 CAMBRIAN RD	466.16	0.00	0.00	0.00	116.25	582.41
11736 CAMBRIAN RD	465.00	0.00	0.00	0.00	0.00	465.00
11736 CARBROOK RD	465.00	0.00	0.00	0.00	0.00	465.00
11740 CARBROOK RD	466.00	2.00	0.00	0.00	123.00	591.00
11804 Jamie Dr	464.85	0.00	0.00	0.00	0.00	464.85
11808 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11809 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11816 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11817 Jamie Dr	469.65	9.30	0.00	0.00	571.95	1,050.90
11820 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11900 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11901 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11901 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11905 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11905 Riparian Rd	470.65	11.30	0.00	0.00	705.95	1,187.90
11908 Jamie Dr	470.65	11.30	0.00	0.00	705.00	1,186.95
11908 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11909 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11913 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11916 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11916 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11920 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
11924 Jamie Dr	469.65	9.30	0.00	0.00	571.95	1,050.90
11924 Riparian Rd	466.16	0.00	0.00	0.00	116.25	582.41
11925 Riparian Rd	467.52	0.00	0.00	0.00	252.25	719.77
11929 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00



Rose Hill PID  
Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
11932 Riparian Rd	470.65	11.30	0.00	0.00	705.95	1,187.90
11933 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11936 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
11937 Riparian Rd	464.82	0.00	0.00	0.00	0.00	464.82
12000 Jamie Dr	466.16	0.00	0.00	0.00	116.25	582.41
12000 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12003 Waterford Run Way	468.35	6.69	0.00	0.00	361.53	836.57
12005 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12006 Stoneridge Gap Ln	470.65	11.30	0.00	0.00	705.65	1,187.60
12011 Waterford Run Way	466.16	0.00	0.00	0.00	116.25	582.41
12013 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12013 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12013 Waterford Run Way	469.65	9.30	0.00	0.00	571.95	1,050.90
12014 Riprap Dr	466.00	2.00	0.00	0.00	123.00	591.00
12015 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12017 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
12021 Riparian Rd	0.40	0.00	0.00	0.00	0.00	0.40
12028 Riparian Rd	0.00	-32.50	0.00	0.00	0.00	-32.50
12029 Riparian Rd	368.22	0.00	0.00	0.00	0.00	368.22
12032 Riparian Rd	465.00	0.00	0.00	0.00	0.00	465.00
12100 Greywacke Dr	468.25	0.00	0.00	0.00	325.00	793.25
12100 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12100 Timber Arch Ln	477.41	24.82	0.00	0.00	1,518.39	2,020.62
12100 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12101 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12101 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12101 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12102 Greywacke Dr	466.44	0.00	0.00	0.00	143.85	610.29
12102 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12102 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12102 Waterford Run Way	464.15	0.00	0.00	0.00	0.00	464.15



Rose Hill PID  
Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
12103 Greywacke Dr	470.65	11.30	0.00	0.00	705.95	1,187.90
12103 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12103 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12103 Waterford Run Way	465.19	0.37	0.00	0.00	21.08	486.64
12104 Riprap Dr	466.00	2.00	0.00	0.00	123.00	591.00
12104 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12105 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12105 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12105 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12105 Timber Arch Ln	465.00	9.30	0.00	0.00	106.95	581.25
12105 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12106 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12106 Stoneridge Gap Ln	469.65	9.30	0.00	0.00	571.95	1,050.90
12106 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12107 Greywacke Dr	466.16	0.00	0.00	0.00	116.25	582.41
12107 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12107 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12108 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12108 Riprap Dr	365.00	0.00	0.00	0.00	0.00	365.00
12108 Stoneridge Gap Ln	469.65	9.30	0.00	0.00	571.95	1,050.90
12108 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12108 Walter Vaughn Dr	466.16	0.00	0.00	0.00	116.25	582.41
12108 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12109 Riprap Dr	319.00	0.00	0.00	0.00	0.00	319.00
12109 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12110 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12110 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12110 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12111 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12111 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12111 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00



Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
12111 Waterford Run Way	125.00	0.00	0.00	0.00	0.00	125.00
12112 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12112 Riprap Dr	466.00	2.00	0.00	0.00	123.00	591.00
12112 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12113 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12113 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12113 Stoneridge Gap Ln	470.65	11.30	0.00	0.00	705.95	1,187.90
12113 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12114 Greywacke Dr	467.33	0.00	0.00	0.00	252.25	719.58
12114 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12115 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12116 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12116 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12116 Timber Arch Ln	465.00	0.00	0.00	0.00	113.20	578.20
12117 Greywacke Dr	465.00	0.00	0.00	0.00	0.00	465.00
12117 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12118 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12120 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12200 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12200 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12200 Walter Vaughn Dr	466.16	0.00	0.00	0.00	116.25	582.41
12200 Waterford Run Way	465.00	0.00	0.00	0.00	116.25	581.25
12201 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12201 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12201 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12202 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12203 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12203 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12203 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12204 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12204 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00



## Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
12205 Stoneridge Gap Ln	466.16	0.00	0.00	0.00	116.25	582.41
12205 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12207 Riprap Dr	466.00	2.00	0.00	0.00	123.00	591.00
12207 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12207 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12207 Walter Vaughn Dr	469.65	9.30	0.00	0.00	571.95	1,050.90
12208 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12208 Riprap Dr	466.00	2.00	0.00	0.00	123.00	591.00
12208 Walter Vaughn Dr	0.00	-38.75	-37.75	0.00	0.00	-76.50
12208 Waterford Run Way	0.00	-465.00	0.00	0.00	0.00	-465.00
12209 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12210 Jamie Dr	470.65	11.30	0.00	0.00	705.95	1,187.90
12211 Timber Arch Ln	466.10	11.50	0.00	0.00	181.95	659.55
12212 Walter Vaughn Dr	469.65	9.30	0.00	0.00	571.95	1,050.90
12213 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12213 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12214 Timber Arch Ln	432.45	0.00	0.00	0.00	0.00	432.45
12215 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12215 Timber Arch Ln	465.00	0.00	0.00	0.00	41.85	506.85
12216 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12216 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12217 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12217 Timber Arch Ln	46.89	0.00	0.00	0.00	0.00	46.89
12219 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12300 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12300 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12300 Waterford Run Way	469.65	9.30	0.00	0.00	571.95	1,050.90
12301 Riprap Dr	365.00	0.00	0.00	0.00	0.00	365.00
12301 Stoneridge Gap Ln	466.16	0.00	0.00	0.00	116.25	582.41
12302 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12302 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00



Rose Hill PID  
Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
12302 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12303 Riprap Dr	365.00	0.00	0.00	0.00	0.00	365.00
12303 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12305 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12305 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12306 Jamie Dr	493.88	67.02	0.00	13.75	3,735.32	4,309.97
12306 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12306 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12307 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12307 Riprap Dr	125.00	0.00	0.00	0.00	0.00	125.00
12307 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12308 Timber Arch Ln	466.16	0.00	0.00	0.00	116.25	582.41
12308 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12309 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12310 Riprap Dr	125.00	0.00	0.00	0.00	0.00	125.00
12310 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12310 Waterford Run Way	0.00	-50.00	0.00	0.00	0.00	-50.00
12311 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12311 Riprap Dr	465.00	0.00	0.00	0.00	0.00	465.00
12311 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12311 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12311 Waterford Run Way	465.00	0.00	0.00	0.00	234.97	699.97
12315 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12315 Waterford Run Way	488.83	47.66	0.00	0.00	2,694.73	3,231.22
12317 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12318 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12319 Jamie Dr	0.00	-79.00	0.00	0.00	0.00	-79.00
12400 Jamie Dr	140.49	0.00	0.00	0.00	0.00	140.49
12400 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12401 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12402 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00



Rose Hill PID  
Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
12403 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12403 Timber Arch Ln	0.00	-465.00	0.00	0.00	0.00	-465.00
12403 Walter Vaughn Dr	102.93	0.00	0.00	0.00	0.00	102.93
12403 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12404 Jamie Dr	469.65	9.30	0.00	0.00	571.95	1,050.90
12404 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12404 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12405 Timber Arch Ln	465.00	0.00	0.00	0.00	0.00	465.00
12405 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12406 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12406 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12406 Timber Arch Ln	0.00	-465.00	0.00	0.00	0.00	-465.00
12406 Waterford Run Way	469.65	9.30	0.00	0.00	571.95	1,050.90
12407 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12408 Walter Vaughn Dr	469.65	9.30	0.00	0.00	571.95	1,050.90
12408 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12409 Jamie Dr	465.00	-465.00	0.00	0.00	0.00	0.00
12409 Stoneridge Gap Ln	472.68	15.36	0.00	0.00	977.97	1,466.01
12410 Walter Vaughn Dr	465.00	0.00	0.00	0.00	0.00	465.00
12410 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12412 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12412 Stoneridge Gap Ln	0.00	0.00	0.00	0.00	0.00	0.00
12412 Timber Arch Ln	465.99	1.98	0.00	0.00	99.67	567.64
12413 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12414 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12414 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12414 Waterford Run Way	469.65	9.30	0.00	0.00	571.95	1,050.90
12415 Jamie Dr	465.00	0.00	0.00	0.00	0.00	465.00
12415 Timber Arch Ln	465.00	-465.00	0.00	0.00	0.00	0.00
12415 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12416 Walter Vaughn Dr	466.16	0.00	0.00	0.00	116.25	582.41



Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
12417 Waterford Run Way	465.00	0.00	0.00	0.00	0.00	465.00
12502 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12504 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12506 Stoneridge Gap Ln	0.00	-465.00	0.00	0.00	0.00	-465.00
12508 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
12510 Stoneridge Gap Ln	469.65	9.30	0.00	0.00	571.95	1,050.90
12512 Stoneridge Gap Ln	465.00	0.00	0.00	0.00	0.00	465.00
14300 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14301 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14301 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14302 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14303 Almodine Rd	11.00	0.00	0.00	0.00	0.00	11.00
14304 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14305 Almodine Rd	365.00	0.00	0.00	0.00	0.00	365.00
14305 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14306 Pebble Run Path	466.16	0.00	0.00	0.00	116.25	582.41
14307 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14308 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14309 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14310 Cummins Way	469.65	9.30	0.00	0.00	571.95	1,050.90
14311 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14311 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14312 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14313 Almodine Rd	465.00	0.00	0.00	0.00	0.00	465.00
14313 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14314 Pebble Run Path	466.16	0.00	0.00	0.00	116.25	582.41
14315 Almodine Rd	100.00	0.00	0.00	0.00	0.00	100.00
14315 Cummins Way	465.00	0.00	0.00	0.00	359.28	824.28
14315 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14316 Pebble Run Path	477.41	24.82	0.00	0.00	1,518.09	2,020.32
14317 Almodine Rd	465.00	0.00	0.00	0.00	0.00	465.00



Rose Hill PID  
Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
14322 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14401 Almodine Rd	465.00	0.00	0.00	0.00	0.00	465.00
14401 Boudin Crt	465.00	0.00	0.00	0.00	0.00	465.00
14401 Cummins Way	465.38	0.74	0.00	0.00	41.78	507.90
14401 ESTUARY RD	465.00	0.00	0.00	0.00	0.00	465.00
14401 Joy Lee Ln	468.66	7.32	0.00	0.00	410.07	886.05
14401 Pebble Run Path	469.65	9.30	0.00	0.00	571.95	1,050.90
14403 Callan Crt	465.00	9.30	0.00	0.00	106.95	581.25
14403 Joy Lee Ln	455.70	0.00	0.00	0.00	0.00	455.70
14403 Pebble Run Path	466.16	0.00	0.00	0.00	116.25	582.41
14404 Almodine Rd	465.00	0.00	0.00	0.00	0.00	465.00
14404 Pebble Run Path	475.96	22.98	0.00	0.00	1,529.63	2,028.57
14404 PERNELLA RD	365.00	0.00	0.00	0.00	0.00	365.00
14405 Almodine Rd	465.00	0.00	0.00	0.00	0.00	465.00
14405 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14405 ESTUARY RD	466.16	0.00	0.00	0.00	116.25	582.41
14405 Joy Lee Ln	0.00	-465.00	0.00	0.00	0.00	-465.00
14406 Callan Crt	465.03	0.06	0.00	0.00	3.17	468.26
14406 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14406 Joy Lee Ln	469.14	0.00	0.00	0.00	414.09	883.23
14407 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14408 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14408 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14408 Pebble Run Path	487.90	55.10	0.00	0.00	2,418.15	2,961.15
14409 Boudin Crt	465.00	0.00	0.00	0.00	0.00	465.00
14409 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14410 Callan Crt	465.00	0.00	0.00	0.00	0.00	465.00
14410 Cummins Way	477.24	24.49	0.00	0.00	1,496.51	1,998.24
14410 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14411 Boudin Crt	465.00	0.00	0.00	0.00	0.00	465.00
14411 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00



## Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
14412 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14413 Almodine Rd	465.51	1.02	0.00	0.00	56.25	522.78
14413 Cummins Way	485.17	40.34	0.00	0.00	2,716.01	3,241.52
14413 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14414 Boudin Crt	465.00	0.00	0.00	0.00	0.00	465.00
14414 Callan Crt	465.00	9.30	0.00	0.00	106.95	581.25
14415 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14416 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14417 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14418 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14418 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14419 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14420 Boudin Crt	465.05	0.09	0.00	0.00	6.95	472.09
14420 Siltstone Rd	467.52	0.00	0.00	0.00	252.25	719.77
14421 Boudin Crt	465.00	0.00	0.00	0.00	0.00	465.00
14421 ESTUARY RD	466.00	2.00	0.00	0.00	123.00	591.00
14421 Pebble Run Path	465.00	0.00	0.00	0.00	0.00	465.00
14422 Cummins Way	432.45	0.00	0.00	0.00	0.00	432.45
14424 Cummins Way	477.41	24.82	0.00	0.00	1,518.09	2,020.32
14424 Siltstone Rd	467.52	0.00	0.00	0.00	252.25	719.77
14426 Cummins Way	465.00	0.00	0.00	0.00	0.00	465.00
14433 ESTUARY RD	465.00	0.00	0.00	0.00	0.00	465.00
14437 ESTUARY RD	465.00	0.00	0.00	0.00	0.00	465.00
14500 Almodine Rd	477.47	24.94	0.00	0.00	1,523.93	2,026.34
14500 Strata Rd	465.00	0.00	0.00	0.00	0.00	465.00
14501 Callan Crt	477.41	24.82	0.00	0.00	1,518.09	2,020.32
14502 Callan Crt	465.00	0.00	0.00	0.00	0.00	465.00
14503 Almodine Rd	467.37	14.04	0.00	0.00	267.30	748.71
14503 Callan Crt	469.65	9.30	0.00	0.00	571.95	1,050.90
14504 Almodine Rd	477.41	24.82	0.00	0.00	1,518.09	2,020.32
14504 Strata Rd	467.16	4.32	0.00	0.00	242.07	713.55



## Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
14505 Almodine Rd	467.60	5.20	0.00	0.00	260.00	732.80
14507 Almodine Rd	464.60	0.00	0.00	0.00	0.00	464.60
14511 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14513 Callan Crt	465.00	0.00	0.00	0.00	0.00	465.00
14515 Callan Crt	465.00	0.00	0.00	0.00	0.00	465.00
14516 Strata Rd	365.00	0.00	0.00	0.00	0.00	365.00
14520 Strata Rd	365.00	0.00	0.00	0.00	0.00	365.00
14522 Pernella Rd	365.00	0.00	0.00	0.00	0.00	365.00
14526 Pernella Rd	365.00	0.00	0.00	0.00	0.00	365.00
14605 Strata Rd	365.00	0.00	0.00	0.00	0.00	365.00
14607 Joy Lee Ln	469.65	9.30	0.00	0.00	571.95	1,050.90
14608 Strata Rd	465.00	0.00	0.00	0.00	0.00	465.00
14609 Strata Rd	465.00	0.00	0.00	0.00	0.00	465.00
14612 Strata Rd	466.00	2.00	0.00	0.00	123.00	591.00
14613 Strata Rd	365.00	0.00	0.00	0.00	0.00	365.00
14616 Strata Rd	125.00	0.00	0.00	0.00	0.00	125.00
14700 Strata Rd	465.00	0.00	0.00	0.00	0.00	465.00
14701 Joy Lee Ln	469.63	9.25	0.00	0.00	569.00	1,047.88
14706 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14707 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14710 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14711 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
14715 Joy Lee Ln	466.16	0.00	0.00	0.00	116.25	582.41
14721 Joy Lee Ln	465.00	0.00	0.00	0.00	0.00	465.00
	165,252.49	(2,651.68)	(37.75)	13.75	49,888.06	212,464.87



Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
---------	---------	--------	---------	---------	------	-------

## Comments Regarding Delinquent Accounts

There were thirty-one (31) collection lawsuits filed in 2019.  
 There were thirty-five (35) collection lawsuits settled in 2019.  
 There are eight (8) collection lawsuits active as of 2/24/2020. List follows  
 There are (51) properties with balances Due > \$1,000 subject to collection action List follows:

### Active Collection Lawsuits

Property Address	Balance as of 1/11/2020
1 12306 Jamie Dr	4,309.97
2 12311 Waterford	699.97
3 12315 Waterford	3,699.63
4 14316 Pebble	2,020.32
5 14405 Pebble	2,961.15
6 14410 Cummins	1,998.24
7 14413 Cummins Way	3,241.52
8 14501 Callan	2,020.32
	<u>20,951.12</u>

### Balances Due in Excess of \$1,000.00

Property Address	Balance as of 1/11/2020
1 11641 Cambrian Rd	1,050.90
2 11717 Cambrian Rd	1,050.90
3 11817 Jamie Dr	1,050.90
4 11905 Riparian Rd	1,187.90
5 11908 Jamie Dr	1,186.95
6 11924 Jamie Dr	1,050.90
7 11932 Riparian Rd	1,187.90
8 12006 Stoneridge Gap Ln	1,187.60

Rose Hill PID  
Delinquent Assessments

Address	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
9 12013 Waterford Run Way	1,050.90					
10 12103 Greywacke Dr	1,187.90					
11 12106 Stoneridge Gap Ln	1,050.90					
12 12108 Stoneridge Gap Ln	1,050.90					
13 12113 Stoneridge Gap Ln	1,187.90					
14 12207 Walter Vaughn Dr	1,050.90					
15 12210 Jamie Dr	1,187.90					
16 12212 Walter Vaughn Dr	1,050.90					
17 12300 Waterford Run Way	1,050.90					
18 12306 Jamie Dr	4,309.97					
19 12315 Waterford Run Way	3,669.63					
20 12404 Jamie Dr	1,050.90					
21 12406 Waterford Run Way	1,050.90					
22 12408 Walter Vaughn Dr	1,050.90					
23 12409 Stoneridge Gap Ln	1,466.01					
24 12414 Waterford Run Way	1,050.90					
25 12510 Stoneridge Gap Ln	1,050.90					
26 14310 Cummins Way	1,050.90					
27 14316 Pebble Run Path	2,020.32					
28 14401 Pebble Run Path	1,050.90					
29 14404 Pebble Run Path	2,028.57					
30 14408 Pebble Run Path	2,961.15					
31 14410 Cummins Way	1,998.24					
32 14413 Cummins Way	3,241.52					
33 14501 Callan Crt	2,020.32					
34 14503 Callan Crt	1,050.90					
35 14607 Joy Lee Ln	1,050.90					
	51,996.88					



Statement of Financial Income and Expenses - Cash Basis					Five Year Projections				
Actual Life to Date Balances					2020	2021	2022	2023	2024
Income	2018	Current Period	2019						
Assessment Income									
Home Assessment	1,046,291	471,646	1,517,937						
Lot Assessment	122,000	9,100	131,100						
Total Assessment Income	1,168,291	480,746	1,649,037		425,486	596,736	594,055	594,055	594,055
Collection Income	17,884	(4,616)	13,268		0	0	0	0	0
Penalty & Interest Income	53,847	24,306	78,153		0	0	0	0	0
Total Income	71,731	19,689	91,421		0	0	0	0	0
Cost of Goods Sold									
Attorney Trust	0	0	0		0	0	0	0	0
Total Cost of Goods Sold	0	0	0		0	0	0	0	0
Gross Profit	1,240,023	500,436	1,740,458		425,486	596,736	594,055	594,055	594,055
Expenses									
Accounting Fees	33,356	3,500	36,856		12,040	12,040	12,040	12,040	12,040
Bank Charges	79	728	807		0	0	0	0	0
City Expenses-Public Notice	140	0	140		0	0	0	0	0
Collection Expense	23,473	0	23,473		0	0	0	0	0
Direct Mail	591	1,097	1,689		4,816	4,816	4,816	4,816	4,816
Domain Name	265	0	265		40	40	40	40	40
Legal Fee	20,526	738	21,264		300	300	300	300	300
Management Fee	44,500	8,000	52,500		4,214	4,214	4,214	4,214	4,214
Mileage	602	0	602		600.00	600.00	600.00	600.00	600.00
Office Supplies	3,179	0	3,179		2,408	2,408	2,408	2,408	2,408
P O Box Fees	204	78	282		136.00	136.00	136.00	136.00	136.00
Postage & Delivery	6,551	0	6,551		1,987	1,987	1,987	1,987	1,987
Software	433	0	433		500	0	500	0	500
Web Hosting	1,040	0	1,040		400	400	400	400	400
Other Expenses	0	0	0		0	0	0	0	0
Total Expenses	134,938	14,141	149,079		27,441	26,941	27,441	26,941	27,441
Net Ordinary Income	1,105,085	486,295	1,591,379		398,046	569,795	566,614	567,114	566,614
Other Income/Expense									
Other Income									
Interest Income	669	0	669		0	0	0	0	0
Total Other Income	669	0	669		0	0	0	0	0
Other Expense									
Distributed Assessments	960,660	275,000	1,235,660		475,000	480,000	560,000	570,000	570,000
Total Other Expenses	960,660	275,000	1,235,660		475,000	480,000	560,000	570,000	570,000
Net Other Income	(959,992)	(275,000)	(1,234,992)		(475,000)	(480,000)	(560,000)	(570,000)	(570,000)
Net Income	145,093	211,295	356,387		(76,954)	89,795	6,614	(2,886)	(3,386)



Statement of Financial Position-Cash Basis								
Actual Life to Date Balances				Five Year Projections				
ASSETS	2018	Current Period	2019	2020	2021	2022	2023	2024
Bank Account	151,736	208,145	359,881	279,433	369,229	375,843	372,957	369,572
Accounts Receivable	(5,156)	1,663	(3,493)	0	0	0	0	0
Undeposited Funds	0	0	0	0	0	0	0	0
Other Assets	0	0	0	0	0	0	0	0
TOTAL ASSETS	146,580	209,807	356,387	279,433	369,229	375,843	372,957	369,572
LIABILITIES & EQUITY	2018	Current Period	2019	2020	2021	2022	2023	2024
Liabilities								
Accounts Payable	(1,487)	1,487	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total Liabilities	(1,487)	1,487	0	0	0	0	0	0
Equity	2018	Current Period	2019	2020	2021	2022	2023	2024
Retained Earnings	126,388	18,705	145,093	356,387	279,433	369,229	375,843	372,957
Net Income	18,705	192,590	211,295	(76,954)	89,795	6,614	(2,886)	(3,386)
Total Equity	145,093	211,295	356,387	279,433	369,229	375,843	372,957	369,572
TOTAL LIABILITIES & EQUITY	143,606	212,782	356,387	279,433	369,229	375,843	372,957	369,572

Accounts Receivable by Category (Excess of Billings Over Collections)								
Accounts Receivable-By Category	2018	Current Period	2019	2020	2021	2022	2023	2024
Home Assessment	267,947	(70,522)	197,425	0	0	0	0	0
Lot Assessment	9,700	(7,500)	2,200	0	0	0	0	0
Collection Income	1,823	4,616	6,439	0	0	0	0	0
Penalty & Interest Income	10,712	(819)	9,894	0	0	0	0	0
Unapplied/Overpaid	0	0	0	0	0	0	0	0
Other	(5,156)	1,663	(3,493)	0	0	0	0	0
Total Accounts Receivable-Detail	285,026	(72,561)	212,465	212,703	127,718	104,003	104,003	57,162



**EXHIBIT B**  
**Agreement For Public Improvement District Administration Services**  
**[See attached]**

**AGREEMENT FOR PUBLIC IMPROVEMENT DISTRICT  
ADMINISTRATION SERVICES**

This Agreement for Public Improvement District Administration Services ("Agreement") is entered into this 18<sup>th</sup> day of March, 2020, by and between P3Works, LLC ("P3Works"), and the City of Manor, Texas ("City").

**RECITALS**

WHEREAS, the City Council passed Resolution No. 2003-05 on June 25, 2003, approving and authorizing the creation of the Rosehill Public Improvement District ("PID" or "District") to finance the costs of certain public improvements for the benefit of property within the District; and

WHEREAS, the City may consider issuing bonds to fund certain improvements in the PID as authorized by the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended; and

WHEREAS, the City requires specialized services related to the revision and updating of the Service and Assessment Plan ("Service and Assessment Plan"), bond issuance, and the administration of the District, as more fully set forth in this Agreement; and

WHEREAS, P3Works has the expertise to properly establish and administer the District and ensure compliance with Texas Local Government Code Chapter 372; and

WHEREAS, the City desires to retain P3Works to provide District administration services;

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for good and valuable consideration, P3Works and the City agree as follows:

**ARTICLE I**

**TERM OF AGREEMENT**

1.0 The Agreement shall be effective as of its approval by all parties and shall be for a period of three (3) years and shall automatically continue on a year to year basis until terminated pursuant to Article IV of this Agreement.

**ARTICLE II**

**SERVICES TO BE PROVIDED BY P3WORKS**

2.0 The scope and timing of services to be performed by P3Works are set forth in Exhibit A, which is attached hereto and incorporated into this Agreement by this reference.



2.1 P3Works agrees that its services pursuant to this Agreement shall at all times be subject to the control and supervision of the City and that nothing in this Agreement shall constitute an assignment of any right or obligation of the City under any applicable contract, agreement, or law. P3Works shall not represent to any property owner or any other person that it or any of its employees are acting as the City or employees of the City.

2.2 No substantial changes in the scope of services shall be made without the prior written approval of P3Works and the City.

2.3 P3Works shall supply all tools and means necessary to perform the services and production of the work product described in Exhibit A.

### **ARTICLE III**

#### **PAYMENT TERMS AND CONDITIONS**

3.0 In consideration for the services to be performed by P3Works, the City agrees to pay P3Works the fees for all services and related costs and expenses set forth in Exhibit A, beginning the first day of the month following the execution of this Agreement. Once assessments have been levied the Monthly Collection Fees will begin, and then the February 1 following the levy of assessments, and each February 1 thereafter, the fees shall increase by 2%.

3.1 Monthly invoices shall be submitted to the City for work completed. City agrees to pay the amount due to P3Works upon receipt of each invoice.

3.2 Copies of all invoices to P3Works for expenses, materials, or services provided to P3Works will accompany the invoice to the City. P3Works will pass any third-party cost through to the City without markup and will not incur any expense in excess of \$200 without written consent of the City.

3.3 The only source of payment for P3Works' fees and services shall be the District or funds advanced by the developer. The City general fund shall never be used to pay for any expenses relating to P3Works' administration of the District. In the event there is insufficient District funds in a given year to pay P3Works' fees and expenses, P3Works agrees to defer the fees and expenses until such time as there are sufficient District funds or funds advanced by the developer.

### **ARTICLE IV**

#### **TERMINATION OF THIS AGREEMENT**

4.0 Notwithstanding any other provisions of this Agreement, either party may terminate this Agreement at any time by giving sixty (60) days written notice to the other party without penalty and without limitation of its right to seek damages. City shall pay P3Works, within 30 days of such termination, all of P3Works' fees and expenses actually accrued or incurred to and including the date of termination, including any amount incurred or accrued in connection with work in progress.

### **ARTICLE V**

## GENERAL PROVISIONS

5.0 This Agreement supersedes any and all agreements, either oral or written, between the parties hereto with respect to rendering of services by P3Works for the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

5.1 This Agreement shall be administered and interpreted under the laws of the State of Texas. This Agreement shall not be construed for or against any party by reason of who drafted the provisions set forth herein. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall remain in full force and effect.

5.2 Neither this Agreement or any duties or obligations under this Agreement may be assigned by P3Works without the prior written consent of the City.

5.3 The waiver by either party of a breach or violation of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach thereof.

5.4 All records, reports, and other documents prepared by P3Works for the purposes of providing the services described in this Agreement shall be property of the City. All such documents shall be made available to the City during the course of performance of this Agreement. Any reports, studies, photographs, negatives, or other documents or drawings prepared by P3Works in the performance of its obligations under this Agreement shall be the exclusive property of the City and all such materials shall be remitted to the City by P3Works upon completion, termination, or cancellation of this Agreement.

5.5 The City acknowledges P3Works' ownership of its software, programs, inventions, know-how, trade secrets, confidential knowledge, source code, or other proprietary information relating to products, processes, services, software, formulas, developmental or experimental work, business plans, financial information, or other subject matter ("Confidential Information") pertaining to the business of P3Works. This Agreement shall not in any way give rise to any requirement or obligation for P3Works to disclose or release any Confidential Information.

5.6 The headings and article titles of this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

5.7 Should either party commence any legal action or proceeding against the other based upon this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs.

5.8 All notices, requests, demands, and other communications which are required to be given under this Agreement shall be in writing and shall be deemed to have been duly given upon the delivery by registered or certified mail, return receipt requested, postage prepaid thereon, as follows:



To P3Works:

Mary V. Petty  
Managing Partner  
P3Works, LLC  
9284 Huntington Square  
Suite 100  
North Richland Hills, TX 76182

To City:

Thomas Bolt  
City Manager  
City of Manor  
105 E. Eggleston St  
Manor, Texas 78653

With a copy to:

The Knight Law Firm, LLP  
Attn: Paige Saenz  
223 West Anderson Lane, #A105  
Austin, TX 78752

5.9 The parties hereby warrant that the persons executing this Agreement are authorized to execute this Agreement and are authorized to obligate the respective parties to perform this Agreement. A facsimile signature on this Agreement shall be treated for all purposes as an original signature.

5.10 To the extent this Agreement constitutes a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, P3Works represents that neither P3Works nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of P3Works is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

To the extent this Agreement constitute a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2271 of the Texas Government Code, and subject to applicable Federal law, the Contractor represents that neither the Contractor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Owner (i) boycotts Israel or (ii) will boycott Israel through the term of this Agreement.

The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meanings assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Executed on this 18<sup>th</sup> day of March, 2020:

P3Works, LLC

BY: Mary V. Petty  
Mary V. Petty  
Managing Partner

City of Manor

BY: Thomas M. Bolt  
Thomas M. Bolt, City Manager

Attest:

BY: Lluvia Almaraz  
Lluvia Almaraz, City Secretary





**EXHIBIT A**  
**SERVICES TO BE PROVIDED**

**PID FORMATION, SERVICE AND ASSESSMENT PLAN PREPARATION, AND BOND  
ISSUANCE SUPPORT SERVICES**

*Billed at P3Works' prevailing hourly rates, which are currently as follows:*

<i><b>Title</b></i>	<i><b>Hourly Rate</b></i>
<i>Managing Partner</i>	<i>\$250</i>
<i>Vice President</i>	<i>\$185</i>
<i>Senior Associate</i>	<i>\$160</i>
<i>Associate</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

*\*P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel times will be billed at hourly rates.*

**District Due Diligence and Preparation of PID Plan of Finance**

1. P3Works will review project information and review the plan of finance for the proposed transaction, including
2. Assessed value schedules, value to lien analysis, and overall structuring to achieve City goals and objectives
3. Identify areas of risk with the City's Financial Advisor, and solutions to mitigate the risks,
4. Bond sizing and bond phasing by improvement area,
5. Sources and uses of funds by improvement area,
6. Debt service schedules, and;
7. Assessment allocation and associated estimated annual installment by lot type for each improvement area.

**Preparation of Service and Assessment Plan**

1. P3Works will prepare a complete and final Service and Assessment Plan to be adopted by City Council and included in the Official Statement for the Bonds based on the Plan of Finance.
2. P3Works will present the Service and Assessment Plan to City Council and request approval of Assessment Roll.

**Bond Issuance Support**

1. P3Works will ensure bond documents, including the PID financing agreement, bond indenture, and official statement are all consistent with the Service and Assessment Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

**Participation in Presentations to City Council or other Public Forums**

1. P3Works will prepare and present information as requested to the City Council or any other public forum.

## **BASIC DISTRICT ADMINISTRATION SERVICES**

MONTHLY COLLECTION FEES WILL BEGIN ONCE ASSESSMENTS ARE LEVIED

*If no bonds are sold:*

*Monthly Fee = \$1,500 beginning the first of the month following execution of this Agreement for the first improvement area; and \$1,000 per month for each improvement area thereafter. (Proration will occur for any partial month if not begun on the 1<sup>st</sup> day of the month.)*

*If bonds are sold:*

*Monthly Fee amounts will be \$2,500 for the first improvement area beginning the first month following the issuance of bonds; and \$1,250 per month for each improvement area thereafter.*

*For PIDs that P3Works did not create: Monthly Collection Fees will not begin until the first Annual SAP Update is drafted by P3Works and approved by Council, therefore all work completed to that point will be billed hourly.*

*See Section below related to "Consulting Services Relating to Future Improvement Areas and related Bond Issuance" for hourly fees if bonds are contemplated.*

### Prepare Annual Service and Assessment Plan Update

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for District improvements, and update service and assessment plan text and tables.
2. Update service and assessment plan text and tables as necessary to account for any changes in development plan or land uses.
3. Update annual District assessment roll.
4. Identify parcel subdivisions, conveyance to owners' associations, changes in land use, and any other information relevant to the levy of special assessments.
5. Review maps of tax parcels to compile/audit list of parcels that are within the District for the upcoming bond year. Classify each parcel pursuant to the approved service and assessment plan.
6. Identify any parcels dedicated to any property types classified as exempt by the service and assessment plan.
7. Update District database with newly subdivided parcels and property type classifications.
8. Calculate annual special assessment for each parcel. Verify the sum of annual installments for all parcels in the District is sufficient to meet the annual debt service requirement, administration expenses, and any provisions for delinquency or prepayment reserves.
9. Calculate other funds available, such as reserve fund income, capitalized interest, and interest income. Reduce annual assessment based on findings according to approved service and assessment plan.
10. Present preliminary annual assessment roll to City. Upon approval by City, submit final annual assessment roll to County Tax Collector.

### Administration of Bond Funds (if bonds are sold)

1. Review and reconcile the account statements for the funds maintained by the trustee. Ensure annual special assessment calculation is compliant with Indenture as it relates to each fund.
2. Provide annual summary of all District accounts maintained by Trustee at the time the annual service and assessment plan update is performed.



#### Provide Public Information Request Support

1. If requested, P3Works will respond to any calls and or emails relating to the District. P3Works will only provide technical answers relating to the annual assessments or the District generally. P3Works will not provide any commentary on City policy relating to PIDs.
2. If the City receives a notice from a property owner alleging an error in the calculation of any matters related to the annual assessment roll for the District, P3Works will review and provide a written response to the City. If a calculation error occurred, P3Works will take corrective action as required to correct the error.

#### Delinquency Management

1. After the end of the annual assessment installment collection period, P3Works will prepare a delinquent special assessment report, which details which parcels are delinquent and the amount of delinquency.
2. P3Works will notify the City what action must be taken relating to delinquent parcels, if any, to remain in compliance with the District bond documents.

#### Website Setup

1. Prepare website database searchable by property tax ID for use by property owners, title companies, mortgage companies, or other interested parties. The search results will provide assessment information, including outstanding principal, annual installment amount, payment information, and a breakdown of the assessment installment by use (principal, interest, reserve fund accounts, administrations, etc.)
2. Prepare "District Information" page for website. Information will include a background of the District formation and bond issuance process, District boundary map, and description of improvements. In additions, P3Works will provide a link to District documents.

#### **DISTRICT ADMINISTRATION SETUP SERVICES** (Required for any existing PID not created by P3Works.)

*\$7,500 One Time Lump Sum Fee*

1. Prepare District Administration Manual
2. P3Works will review the full bond transcript and identify all requirements of the City relating to District administration and/or disclosure requirements.
3. Prepare written summary of all City administration and disclosure requirements.
4. Prepare calendar of all relevant dates and deadlines for District administration and disclosure requirements.
5. Meet with County Assessor's office to establish procedure for obtaining parcel information for assessment roll.
6. Meet with County Tax Office to establish procedure to include District assessment roll on property tax bill.
7. Meet with City representatives to finalize policies and procedures relating to District Administration.

### ADDITIONAL DISTRICT SERVICES

*Billed at P3Works' prevailing hourly rates, which are currently as follows:*

<b>Title</b>	<b>Hourly Rate</b>
<i>Managing Partner</i>	<i>\$250</i>
<i>Vice President</i>	<i>\$185</i>
<i>Senior Associate</i>	<i>\$160</i>
<i>Associate</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

*\*P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. Travel will be billed at the hourly rates.*

#### Continuing Disclosure Services

1. P3Works will prepare the form of the annual report as required by the continuing disclosure agreements and work with the City and the Developer to complete.
2. P3Works will request from developer the reports due pursuant to the developer disclosure agreement and disseminate these reports pursuant to the disclosure agreement; including Seller's Disclosures.
3. Upon notification by any responsible party or if P3Works independently becomes aware of such knowledge, P3Works will prepare notices of material events covering the events enumerated in the disclosure agreements.
4. P3Works will coordinate with the Trustee or the City's dissemination agent to disseminate the annual reports, quarterly reports from the developer, and notice of significant events to the Municipal Securities Rulemaking Board (MSRB) and any other parties required in the continuing disclosure agreement.

#### Developer Payment Request Administration

1. P3Works will review all developer payment requests to ensure the request complies with the PID Financing Agreement, the District service and assessment plan, and any other relevant provisions contained in the District documents.
2. P3Works will audit the developer payment request to ensure there is proper backup documentation and that the accounting is accurate.
3. P3Works will coordinate with the City's designated representative to ensure the improvements were built to the standards of the accepting governing body.
4. P3Works will ensure improvements to be dedicated are free and clear of all liens and encumbrances.

#### Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will update the Service and Assessment Plan to comply with Bond documents.
2. P3Works will prepare an updated Assessment Roll including the future Improvement Area
3. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
4. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

#### Development Agreement Review Specific to the PID Boundary

1. Participate in meetings or calls at City Manager's, or his/her designee, direction.
2. Review and comment on Development Agreement drafts.
3. Prepare Ad hoc analysis as requested.



**EXHIBIT C**  
**Request for Payment**  
**[see attached]**

**Request for Payment Under Rose Hill PID Reimbursement Agreement -  
Rose Hill Public Improvement District**

City Manor  
105 E. Eggleston Street  
Manor, Texas 78653  
Attn: Lydia Collins  
Attn: Director of Finance

City Attorney  
The Knight Law Firm, LLP  
223 West Anderson Lane, Suite A-105  
Austin, Texas 78752  
Attn: Paige Saenz

Developer  
Continental Homes of Texas, L.P.  
[insert contact information]

Developer Attorney  
[insert contact information]

As authorized by that certain Rose Hill Public Improvement District Reimbursement Agreement, effective as of [date] by and between Continental Homes of Texas, L.P. a Texas limited partnership (the "***Developer***") and the City of Manor, Texas (the "***Reimbursement Agreement***"), the revenue stream related to the public improvements constructed for the benefit of Rose Hill Public Improvement District (the "***District***") to be paid pursuant to the Reimbursement Agreement.

The undersigned is the Developer and requests payment by the City from the PID Reimbursement Fund in the amount of \_\_\_\_\_ for (\$\_\_\_\_) for costs incurred for the acquisition, installation and/or construction of authorized improvements benefitting Rose Hill Public Improvement District. Payments should be made to Developer at:

Bank Name:	_____
Bank Address:	_____
ABA No.:	_____
Account Name:	_____
Account No.:	_____
Beneficiary's Name:	_____

This is in connection with the assessments relating to Rose Hill Public Improvement District collected for the assessment due date of January 31, 20\_\_.

Executed as of [insert date].

Sincerely,

**Continental Homes of Texas, L.P.**



By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Enclosures