



Dr. Christopher Harvey, Mayor
Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

City Council Regular Meeting

Wednesday, August 02, 2023 at 7:00 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

This meeting will be live-streamed on Manor's YouTube Channel
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Council and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the City Council during Public Comments on Non-Agenda Items.

To address the City Council, please complete the white or yellow card and present it to the City Secretary, or designee prior to the meeting.

REPORTS

Reports about items of community interest on which no action will be taken.

- A.** **Park Committee Update**
Submitted by: Matthew Woodard, Public Works Director

- B.** **Budget Committee Update**
Submitted by: Lydia Collins, Director of Finance

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

- 1. Consideration, discussion, and possible action to approve the City Council Minutes of the July 19, 2023, Regular Meeting.**
Submitted by: Lluvia T. Almaraz, City Secretary
- 2. Consideration, discussion, and possible action on the City of Manor License and Maintenance Agreement.**
Submitted by: Scott Dunlop, Development Services Director
- 3. Consideration, discussion, and possible action of a License and Maintenance Agreement for the 109 West Lane Development.**
Submitted by: Scott Dunlop, Development Services Director

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a construction contract for the FY2022 Capital Metro Paving Project.**
Submitted by: Pauline Gray, P.E. City Engineer
- 5. Consideration, discussion, and possible action on the Friends of Manor Parks H.O.T. Funds application for reimbursement of actual expenses that meet the State of Texas Hotel Tax Law requirements Section 351.1010 for ManorPalooza.**
Submitted by: Lydia Collins, Director of Finance
- 6. Consideration, discussion, and possible action on setting public hearings for the FY 2023-2024 Proposed Annual Budget of the City of Manor.**
Submitted by: Lydia Collins, Director of Finance
- 7. Consideration, discussion, and possible action on setting a public hearing for the FY 2023-2024 Proposed Property Tax Rate of the City of Manor.**
Submitted by: Lydia Collins, Director of Finance
- 8. Consideration, discussion, and possible action to set a City Council workshop for the FY 2023-2024 proposed Annual Budget as recommended by the Budget Committee.**
Submitted by: Lydia Collins, Director of Finance
- 9. Consideration, discussion, and possible action on an ordinance adopting the 2023 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2023 Annual Installments.**
Submitted by: Lydia Collins, Director of Finance

- 10. Consideration, discussion, and possible action on an ordinance adopting the 2023 Annual Update to the Amended and Restated Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2023 Annual Installments.**
Submitted by: Lydia Collins, Director of Finance
- 11. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances, Chapter 3 by adopting Article 3.09 to establish regulations for industrialized housing, establishing a variance procedure, and amending definitions.**
Submitted by: Scott Dunlop, Development Services Director
- 12. Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 3, Article 3.09, Section 3.09.002(d).**
Submitted by: Scott Dunlop, Development Services Director
- 13. Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances, Chapter, 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, Ordinance 263B, Exhibit A for the amendment of Article I General, Section 1 Definitions, and Article III Design Standards for Improvements, Section 48 Park Land Dedication.**
Submitted by: Scott Dunlop, Development Services Director
- 14. Consideration, discussion, and possible action on Housing Policies and Regulations.**
Submitted by: Scott Dunlop, Development Services Director
- 15. Consideration, discussion, and possible action on the Water Service Area Transfer Agreement.**
Submitted by: Scott Moore, City Manager
- 16. Consideration, discussion, and possible action on the Third Amendment to the EntradaGlen Development Agreement.**
Submitted by: Scott Dunlop, Development Services Director

EXECUTIVE SESSION

The City Council will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen PID;*
- *Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Regulating Decorum and the City Council Rules of Procedure;*
- *Section 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the settlement agreement with the Manor RV Park LLC;*

- Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding an 18-acre tract of land in Manor's city limits;
- Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property;
- Section 551.071 Texas Government Code to consult with legal counsel regarding the proposed bond propositions and proposed bond election;
- Section 551.074 Personnel Matters to review and discuss a study regarding employee compensation; and
- Section 551.074 Personnel Matters to Interview Candidates for appointment to the Planning and Zoning Commission, Place No 2 to fill an unexpired term.

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

- 17. Consideration, discussion, and possible on a resolution adopting a uniform compensation system for all City of Manor employees.**
Submitted by: Trace Vasquez, HR Director
- 18. Consideration, discussion and possible action on proposed bond propositions.**
Submitted by: Scott Moore, City Manager

ADJOURNMENT

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, July 28, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Matt Woodard, Public Works Director
DEPARTMENT: Public Works

AGENDA ITEM DESCRIPTION:

Park Committee Report –July 2023

BACKGROUND/SUMMARY:

Park Committee met in-person on July 19, 2023. In these meetings the discussions we had was regarding on the following: Discussion on installing lighting at Timmermann Park. The Park Department has a funding of \$76,394 for installing lighting. The Park Department will find quotes for lighting. Discussion on installing recycle bins at city parks. Board would like to install recycle bins at all city parks. Park Department will look into the cost and add to the bids to the new contract. Discussion on future projects at Jennie Lane Park. Board discussed on budgeting for a new wall to be installed. Parks Department will plan to cleanout washers at Jennie Lane Park. Discussion on Park amenities. Carl Simmons with Playwell presented some options for park amenities. Carl will put together a quotation of park amenities. Board discussed on installing a fence around the play area at Timmermann Park. Discussion of the subdivision Ordinance Section 48 Park Land Dedication. Scott Dunlop presented the Ordinance Section 48 Park Land Dedication and will be place for the agenda August 2, 2023 City Council.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

Minutes for:
 July 19, 2023

STAFF RECOMMENDATION:

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



**PARK COMMITTEE
MINUTES
July 19, 2023**

COMMITTEE MEMBERS

PRESENT:

Sonia Wallace, Chairperson
Aaron Moreno, Council Member

CITY STAFF

Matt Woodard, Director of Public Works
Scott Moore, City Manager
Glenn Sauls, MS4 Inspector
Lydia Collins, Finance Director
Scott Dunlop, Director of Development
Ryan Phipps, Chief of Police
Melissa Sanchez, Public Works Admin

REGULAR SESSION – 5:30 P.M.

With a quorum of the Committee Members present, the regular session of the Manor Park Committee was called to order by Chair Sonia Wallace at 5:30 p.m. on Wednesday, July 19, 2023, in the Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The discussion was held regarding the following:

Discussion on Installing lighting at Timmermann Park

The Parks has a funding of \$76, 394 to install lighting.

Parks department will look into the type of lighting plans and get quotes. Board will like energy efficient with consisting lighting for our parks.

Discussion on installing recycle bins at City Parks

Board will like recycle bin at all City parks.

Parks will look into the cost and add to the bids to the new contract. Keep Manor Beautiful committee would like to pitch in 1 recycle bin for every 2 recycle bins the City purchases.

Discussion on Future Projects at Jennie Lane Park

Budget for a new wall to be installed. Plaques need to be order for Veteran Walls

Washers will be cleaned out and redone by the Parks department.

Murals was discussed. Lydia Collins suggested to reach out to Manor Art Council to voluntarily take on the mural project. Lydia will invite them to the next committee meeting to discuss further. Also, to discuss on the art picket fencing.

Wallace asked if we could get a game table and place it at the art park. Parks department will look into it.

Discussion on Park Amenities

Carl Simmons with Playwell presented options for park amenities.

Parks is budgeted for park amenities.

Discussed on having a fence installed around the play area at Timmermann Park.

Carl will put together a quotation of amenities. Also, will give the dimensions for the fencing.

Discussion on Park Grants

Grant Writer was not present.

Discussion on Park Assessments

Discussion will take place next committee meeting.

Discussion of the Subdivision Ordinance Section 48 Park Land Dedication

Scott Dunlop presented the Ordinance Section 48 Park Land Dedication and will be placed for the next agenda for city council.

There was no further discussion and no action taken.

ADJOURNMENT

The Regular Session of the Manor Park Committee Adjourned at 6:45 p.m. on Wednesday, July 19, 2023.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lydia Collins, Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Budget Committee Report – June and July 2023

BACKGROUND/SUMMARY:

Budget Committee met in-person on June 9, 2023, met virtually on June 16, 2023, July 13, 20 & 27, 2023. In these meetings the discussions were had on current FY 2022-2023 and next FY 2023-2024 Budgets. A preliminary valuation of **\$2,045,512,492** was shared with the committee that was received on 4/21/2023. That is a 14% growth in valuation. As of 7/24/2023 we received a new estimate of **\$2,111,370,435** an additional 4% in valuation. The committee discussed a park clean up and repainting of curbs with community volunteers of all ages. Additional increase to the Council training budget and community service involvement. Repairs to the Miller building for roof and flooring. Preliminary calculated ad valorem rate is .6853 where our debt service rate would be .1988 and our O&M .4865 as of our 7/27/2023 meeting. Committee is recommending a workshop be held prior to the public hearing dates to give all Council ample time to review.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

Minutes for:
 June 9, 2023, and June 16, 2023
 July 13, 2023, July 20, 2023, and July 27, 2023

STAFF RECOMMENDATION:

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



June 9, 2023

IN ATTENDANCE:

COUNCIL MEMBERS:

Deja Hill
Maria Amezcua

CITY STAFF:

Lydia Collins, Director of Finance
Scott Moore, City Manager

REGULAR SESSION – 11:15A.M.

REGULAR AGENDA

1. Discussion of the FY 23-24 Budget.

Lydia Collins made the committee aware of the following dates: June 7, 2023, the Tax Assessor-Collector emailed data surveys, July 6th Tax Assessor-Collector certifies collection rate, July 10th is the deadline to complete surveys to tax office and July 23rd is the deadline for Lydia Collins to send certified appraisal. Tax office calculations will be published July 28th.

The floor was opened for any requests from council to be included in the budget. D. Hill stated that they would like to see a park cleanup and a repainting curb address using teen/adult volunteers from the different subdivision communities. Lydia Collins stated she would have a conversation with Matt Woodard. There is also a want for an increase in the council’s education g/l. Lydia Collins briefly went over the research she had done on area pay schedule for council members. Lydia stated she would be making a presentation to council on this matter on July 5th.

The committee only went over expense g/l’s in the General Fund during this meeting. Discussing the increases and decreases of each line item. Revenue’s will be presented in early July due to not having the Tax Valuation. The only note for revenue was that Human Resources is going to ask for a 3% COLA.

Next meeting set for June 16, 2023 @ 11:00am
Will start with Utility Fund

Meeting adjourned: 2:20 P.M.



June 16, 2023

IN ATTENDANCE:

COUNCIL MEMBERS:

Deja Hill
Maria Amezcua

CITY STAFF:

Lydia Collins, Director of Finance
Scott Moore, City Manager

REGULAR SESSION – 11:00 A.M.

REGULAR AGENDA

1. Discussion of the FY 23-24 Budget.

The committee continued going over the budget continuing with the Utility Fund 20. The most notable increase for this fund is in building repairs and maintenance. Public works is asking for to repair the roof and floor of the Miller Building. Also, Matt is wanting to separate materials and chemicals into different g/l's. Other increases are due to inflation. A short conversation was held about the need for a camera van, but was tabled.

The floor was opened for any questions or requests from council to be included in the budget. The committee members stated that the council would like to have more training and community service involvement. Lydia asked for the committee to talk to council and report back any needs and wants.

Next meeting set for July 13, 2023 @ 11:00am via Teams

Meeting adjourned: 1:00 P.M.



July 13, 2023

IN ATTENDANCE:

COUNCIL MEMBERS:

Deja Hill

CITY STAFF:

Lydia Collins, Director of Finance
Scott Moore, City Manager

REGULAR SESSION – 11:00 A.M.

REGULAR AGENDA

1. Discussion of the FY 23-24 Budget.

Lydia Collins updated the committee on the Truth in Taxation letter. We still haven't received it for her to complete the tax rate. We are waiting for the tax rate to balance the budget for the upcoming year. Lydia and Scott expressed they would be having meetings with the directors to work on balancing. Lydia will hopefully have the Truth in Taxation report by the next meeting.

The floor was opened for any questions or requests from council to be included in the budget. The committee members stated that the council would like to have more training and community service involvement.

Next meeting set for July 20, 2023 @ 11:00am via Teams

Meeting adjourned: 11:30 A.M.



July 20, 2023

IN ATTENDANCE:

COUNCIL MEMBERS:

Deja Hill
Maria Amezcua

CITY STAFF:

Lydia Collins, Director of Finance
Scott Moore, City Manager

REGULAR SESSION – 11:00 A.M.

REGULAR AGENDA

1. Discussion of the FY 23-24 Budget.

Lydia Collins updated the committee on the Truth in Taxation letter. We still haven't received it for her to complete the tax rate. She has completed a rough draft of the tax rate using the Tax Rate Calculation Worksheet showing our tax rate should be .7200. Lydia stated that she is expecting the letter by July 25, 2023. With this information she will be able to give the committee a true rate.

The floor was opened for any questions or requests from council to be included in the budget. The committee members stated that the council would like to be filled in on where the budget is currently. Lydia said she is willing to do a summary presentation on the August 2nd meeting. Plus an hour workshop on August 16th to give the council ample time to ask questions and give feedback.

Next meeting set for July 27, 2023 @ 11:00am via Teams

Meeting adjourned: 11:35 A.M.



July 27, 2023

IN ATTENDANCE:

COUNCIL MEMBERS:

Deja Hill
Maria Amezcua

CITY STAFF:

Lydia Collins, Director of Finance
Scott Moore, City Manager

REGULAR SESSION – 4:00 P.M.

REGULAR AGENDA

1. Discussion of the FY 23-24 Budget.

Lydia Collins updated the committee on the Truth in Taxation letter. We still haven't received it for her to complete the tax rate. Lydia did receive an estimate and used that to come up with a number for two scenarios. One without a Tax Note and another with a Tax Note. The most increase a taxpayer could see is \$9.33 per month. Lydia stated that she is expecting the letter by July 28, 2023. Lydia was able to balance the \$19,798,134 working budget. She gave several dates to be voted on at the Aug. 2nd meeting to have a workshop. Also, Scott asked the opinion of the committee about holding off on implementing the Stormwater fee on the Utility billing until February. They agreed.

The floor was opened for any questions or requests from council to be included in the budget. The committee members stated that the council would like to have a conversation about being compensated for the meetings. Deja had asked about a tornado siren due to the current weather conditions and wanting to get ahead. Scott replied stating he was already receiving quotes to have 5 installed.

Next meeting TBD.

Meeting adjourned: 5:00 P.M.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lluvia T. Almaraz, City Secretary
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes of the July 19, 2023, Regular Meeting.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- July 19, 2023, City Council Regular Meeting Minutes

STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council approve the City Council Minutes of July 19, 2023, City Council Regular Meeting.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



**CITY COUNCIL
REGULAR SESSION MINUTES
JULY 19, 2023**

This meeting was live-streamed on Manor's YouTube Channel
<https://www.youtube.com/@cityofmanorsocial/streams>

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

- Emily Hill, Mayor Pro Tem, Place 1
- Anne Weir, Place 2
- Maria Amezcua, Place 3
- Sonia Wallace, Place 4
- Aaron Moreno, Place 5
- Deja Hill, Place 6

CITY STAFF:

- Scott Moore, City Manager
- Lluvia T. Almaraz, City Secretary
- Scott Dunlop, Development Services Director
- Lydia Collins, Finance Director
- Ryan Phipps, Chief of Police
- Denver Collins, Assistant Chief of Police
- Scott Jones, Economic Development Director
- Matthew Woodard, Public Works Director
- Sarah Fribert, Court Administrator
- Tracey Vasquez, HR Director
- Veronica Rivera, Assistant City Attorney
- Frank Phelan, P.E., City Engineer
- Chasem Creed, IT Technician

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:08 p.m. on Wednesday, July 19, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Councilwoman Wallace gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PROCLAMATION

A. Declaring the month of July 2023, as “Parks and Recreation Month”

Mayor Harvey read and presented the proclamation to the Public Works Department staff.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns and frustration with the City of Manor Parks. Mr. Battaile also opposed to Agenda Items Nos 16,18,19, and 20.

No one else appeared at this time.

At the direction of Mayor Harvey, the Consent Agenda was conducted next.

CONSENT AGENDA

6. Consideration, discussion, and possible action to approve the City Council Minutes.

- July 5, 2023, City Council Regular Meeting; and
- July 11, 2023, City Council Workshop

7. Consideration, discussion, and possible action on the acceptance of the June 2023 Departmental Reports.

- Finance – Lydia Collins, Director of Finance
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Ryan Smith, Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Scott Dunlop, Development Services Director
- Municipal Court – Sarah Friberg, Court Clerk
- Public Works – Matt Woodard, Director of Public Works
- Manor Cemetery – Nora Sanchez, MC Manager
- Human Resources – Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to accept and approve the Consent Agenda as read.

Mayor Harvey thanked the city staff for the July 4th event.

Mayor Harvey asked for the ESD 12 report to include an inquiry on total calls and counts of delays caused by traffic.

There was no further discussion.

Motion to approve carried 7-0

At the direction of Mayor Harvey, Public Hearing Nos 3 and 5; and Regular Agenda Item Nos 18, 20, and 9 were conducted next. Mayor Harvey pulled Agenda Item No. 16 to be discussed at a later date.

- 3. Conduct a public hearing on an Ordinance rezoning one (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).**

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Wallace, to postpone the Public Hearing and remain open until August 16, 2023, Regular Council Meeting.

There was no further discussion.

Motion to postpone and remain open carried 7-0

- 5. Conduct a public hearing on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W. Boyce & 104 W. Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB). Applicant: Jiwon Jung; Owner: Build Block**

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to postpone the Public Hearing and remain open until August 16, 2023, Regular Council Meeting.

There was no further discussion.

Motion to postpone and remain open carried 7-0

- 18. First Reading: Consideration, discussion, and possible action on an ordinance rezoning one (1) lot on .132 acres, more or less, and being located at 209 N. Lexington Street, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).**

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Amezcua, to postpone the first reading until August 16, 2023, Regular Council Meeting.

There was no further discussion.

Motion to postpone carried 7-0

20. First Reading: Consideration, discussion, and possible action on an ordinance rezoning two (2) lots on .297 acres, more or less, at 108 W. Boyce & 104 W. Boyce St., Manor, TX from Single Family (SF-1) to Downtown Business (DB) Applicant: Jiwon Jung ; Owner: Build Block

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to postpone the first reading until August 16, 2023, Regular Council Meeting.

There was no further discussion.

Motion to postpone carried 7-0

9. Consideration, discussion, and possible action on the Third Amendment to the EntradaGlen Development Agreement.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to postpone the item until August 2, 2023, Regular Council Meeting.

There was no further discussion.

Motion to postpone carried 7-0

~~**16. Consideration, discussion, and possible action on a Splash Pad to be installed at Timmermann Park.**~~

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 7:33 p.m. on Wednesday, July 19, 2023, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen PID; Section 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the NewHaven Development; Section 551.071 Texas*

Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding stormwater drainage fee; Section 551.071 and Section 551.087, Texas Government Code to deliberate on the acquisition of real property; Section 551.074 (Personnel Matters) to review and discuss a study regarding employee compensation; and Section 551.074 (Personnel Matters) to discuss duties of the City Manager at 7:33 p.m. on Wednesday, July 19, 2023.

The Executive Session was adjourned at 10:12 p.m. on Wednesday, July 19, 2023.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 10:12 p.m. on Wednesday, July 19, 2023.

PUBLIC HEARING

- 1. Conduct a public hearing on the dissolution of the EntradaGlen Public Improvement District (PID) within the municipal boundaries of the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Danny Burnett with Dwyer Realty Companies, 9900 Highway 290 E. Manor, Texas, submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by the City Council.

Jordan Dwyer with Dwyer Realty Companies, 9900 Highway 290 E. Manor, Texas, submitted a speaker card; however, she did not wish to speak but was available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Mayor Pro Tem Emily Hill, to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

REGULAR AGENDA

8. **Consideration, discussion, and possible action on a Resolution of the City Council of the City of Manor, Texas authorizing and dissolving the EntradaGlen Public Improvement District (PID) within the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.**

MOTION: Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill, to postpone this item and direct city staff to bring back additional information and an action item as discussed in Executive Session.

There was no further discussion.

Motion to postpone carried 7-0

REPORTS

A. Proposed Bond Propositions Update

Gregory Miller, Bond Counsel with Bickerstaff Heath Delgado Acosta LLP gave an update on the proposed Bond Propositions regarding City Hall, Library, Economic Development, Land Acquisition, and Recreation Center.

PUBLIC HEARINGS

2. **Conduct a public hearing on the creation of the Newhaven Public Improvement District (PID) within the municipal boundaries of the City of Manor, Texas in accordance with the provisions of Chapter 372 of the Texas Local Government Code.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Dunlop discussed the creation of the NewHaven Public Improvement District.

Discussion was held regarding clarification on the proposed lot sizes.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Wallace, to close the Public Hearing.

There was no further discussion.

Motion to close carried 6-0

4. Conduct a public hearing on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures; Owner: Dalton Wallace

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card; but did not speak and was asked to leave due to meeting misconduct.

Development Services Director Dunlop discussed the proposed PUD Site Plan for the Okra Tract Development.

Rachel Shanks with Sotol Ventures, 9505 Johnny Morris Rd. Austin, Texas, submitted a speaker card in support of this item. She presented and discussed the attached PowerPoint Presentation.

Topic of discussion:

- Internal Road Improvements
- External Road Improvements
- Commercial – C2
- Residential – SF2
- Parkland – Internal
- Parkland Regional

Discussion was held regarding park trail access.

Discussion was held regarding the proposed four acres of commercial development.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

REGULAR AGENDA

10. Consideration, discussion, and possible action on the First Amendment to Development Agreement (Newhaven).

The city staff recommended that the City Council approve the First Amendment to Development Agreement (Newhaven).

Talley Williams with Metcalfe Wolff Stuart & Williams, LLP submitted a speaker card; but did not wish to speak; however, she was available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the First Amendment to Development Agreement (Newhaven).

There was no further discussion.

Motion to approve carried 7-0

11. Consideration, discussion, and possible action on a Resolution of the City Council of the City of Manor, Texas, authorizing and creating the Newhaven Public Improvement District (PID) within the City of Manor, Texas in accordance with Chapter 372 Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.

The city staff recommended that the City Council approve Resolution No. 2023-28 authorizing and creating the Newhaven Public Improvement District (PID) within the City of Manor, Texas in accordance with Chapter 372 Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.

Resolution No. 202-28: A Resolution of the City Council of The City of Manor, Texas Authorizing and Creating the Newhaven Public Improvement District Within the City of Manor, Texas in accordance with Chapter 372 of the Texas Local Government Code; Resolving Other Matters Incident and Related Thereto; and Providing an Effective Date.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve Resolution No. 2023-28 authorizing and creating the Newhaven Public Improvement District (PID) within the City of Manor, Texas in accordance with Chapter 372 Texas Local Government Code; resolving other matters incident and related thereto; and providing an effective date.

There was no further discussion.

Motion to approve carried 7-0

12. Consideration, discussion, and possible action on an Agreement Regarding the Dissolution of the Newhaven Public Improvement District.

The city staff recommended that the City Council approve the agreement regarding the Dissolution of the Newhaven Public Improvement District.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLP submitted a speaker card; but did not wish to speak; however, she was available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the agreement regarding the Dissolution of the Newhaven Public Improvement District.

There was no further discussion.

Motion to approve carried 7-0

13. Consideration, discussion, and possible action on Letter of Intent for Underwriting Services for Special Assessment Bonds and G-17 (Newhaven Public Improvement District).

The city staff recommended that the City Council approve and select FMSbonds to provide underwriting services for the Newhaven PID and approve the Letter of Intent for Underwriting Services for Special Assessment Bonds and G-17 and authorize the City Manager to execute the Letter of Intent.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve and select FMSbonds to provide underwriting services for the Newhaven PID and approve the Letter of Intent for Underwriting Services for Special Assessment Bonds and G-17 and authorize the City Manager to execute the Letter of Intent.

There was no further discussion.

Motion to approve carried 7-0

14. Consideration, discussion, and possible action on an Amendment for additional services for the Manor Commercial Park Wastewater Collection System and Carriage Hills Lift Station #5 Improvements (Statement of Work No.7).

The city staff recommended that the City Council approve the amendment to Statement of Work #7 to George Butler Associates, Inc. for the Manor Commercial Park Wastewater Collection System & Carriage Hills Lift Station #5 Improvements in the amount of \$181,630.00.

City Engineer Phelan discussed the proposed Amendment for additional services for the Manor Commercial Park Wastewater Collection System and Carriage Hills Lift Station #5 Improvements (Statement of Work No.7).

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve the amendment to Statement of Work #7 to George Butler Associates, Inc. for the Manor Commercial Park Wastewater Collection System & Carriage Hills Lift Station #5 Improvements in the amount of \$181,630.00.

There was no further discussion.

Motion to approve carried 6-0

Assistant City Attorney Rivera asked for reconsideration to amend Item No. 12 to clarify the removal of an aggregate value of \$1,000,000 in the dissolution agreement.

12. Consideration, discussion, and possible action on an Agreement Regarding the Dissolution of the Newhaven Public Improvement District.

MOTION: Upon an amendment to the motion made by Council Member Moreno and seconded by Council Member Amezcua to remove any mention of the \$1,000,000 aggregate value.

There was no further discussion.

Motion to approve amendment carried 7-0

15. Consideration, discussion, and possible action on a Letter of Interest for the Bristol Myers Squibb Foundation Grant. (BMHC).

The Health Committee Members, Council Member Weir, and Council Member Moreno gave a brief update on the opportunity for the Bristol Myers Squibb Foundation Grant.

Talley Williams with Metcalfe Wolff Stuart & Williams, LLP submitted a speaker card; but did not wish to speak; however, she was available to answer any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Mayor Pro Tem Emily Hill to direct city staff to work with the Health Committee and local sponsoring organizations in establishing a partnership to pursue funding opportunities for health initiatives.

There was no further discussion.

Motion to approve carried 7-0

17. Consideration, discussion, and possible action on a Stormwater Drainage Fee.

Development Services Director Dunlop presented and discussed the attached PowerPoint Presentation.

Topic of discussion:

- City's obligations for funding drainage system
- City's current Stormwater Program

- Future Program – proposed enhancements
- Fee Funded Program Components – Rate Comparison
- Stormwater Program Costs
- Options
- Stormwater Utility Funding Approach
- Stormwater fee rate structure
- Stormwater fee background
- Stormwater rate structure
- Combined W/WW/SW Customer Impact
- Fee Comparison

City Council concurs on a rate of \$6.50 to be proposed and discussed in September.

There was no further discussion.

There was no action taken.

19. First Reading: Consideration, discussion, and possible action on a Preliminary Planned Unit Development (PUD) Site Plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX. Applicant: Sotol Ventures; Owner: Dalton Wallace

The city staff recommended that the City Council approve a first reading of a Preliminary Planned Unit Development (PUD) Site plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with the additional trail connection at Allard Drive.

Development Services Director Dunlop stated that the item would be presented to P&Z Commission on August 9th for recommendations and the second reading would be conducted at the August 16th Regular Council meeting.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir to approve a first reading of a Preliminary Planned Unit Development (PUD) Site plan for the Okra Tract Development, three hundred and thirty-one (331) lots on 113.4 acres, more or less, and being located at 14418 N. FM 973, Manor, TX with the additional trail connection at Allard Drive.

There was no further discussion.

Motion to approve carried 6-1 (Council Member Deja Hill voted against)

21. Consideration, discussion, and possible action on declaring one or more vacancies on the Planning and Zoning Commission.

The city staff recommended that the City Council declare one or more vacancies on the Planning and Zoning Commission.

Discussion was held regarding the P&Z Commission member's attendance.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to remove Anthony Butler, Place No. 2, and declare a vacancy on the Planning and Zoning Commission.

There was no further discussion.

Motion to approve carried 7-0

22. Consideration, discussion, and possible action on canceling October 4, 2023, Regular City Council Meeting and setting a Called Special Session.

The city staff recommended that the City Council cancel the October 4, 2023, Regular Council Meeting and set a Called Special Session for Monday, October 2, 2023, at 7:00 p.m.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to cancel the October 4, 2023, Regular Council Meeting and set a Called Special Session for Monday, October 2, 2023, at 7:00 p.m.

There was no further discussion.

Motion to approve carried 7-0

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 11:49 p.m. on Wednesday, July 19, 2023.

These minutes were approved by the Manor City Council on the 2nd day of August 2023.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

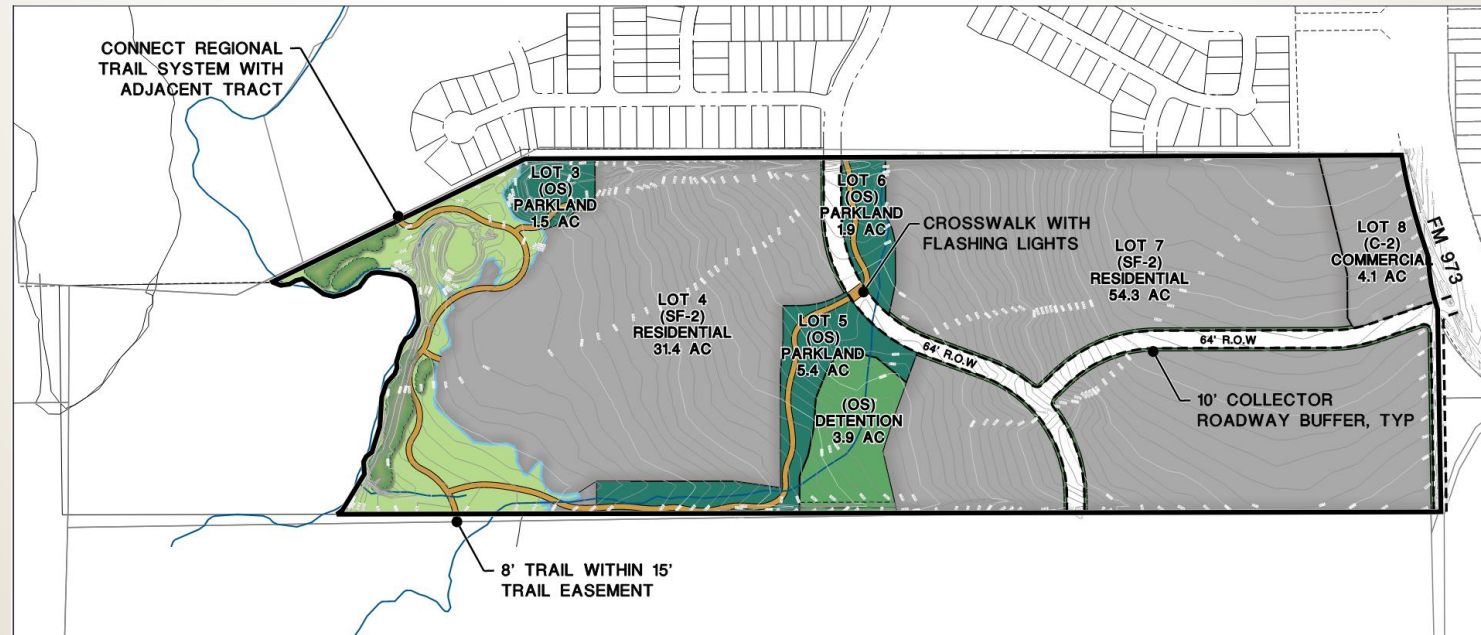


OKRA

Located off FM 973

OKRA

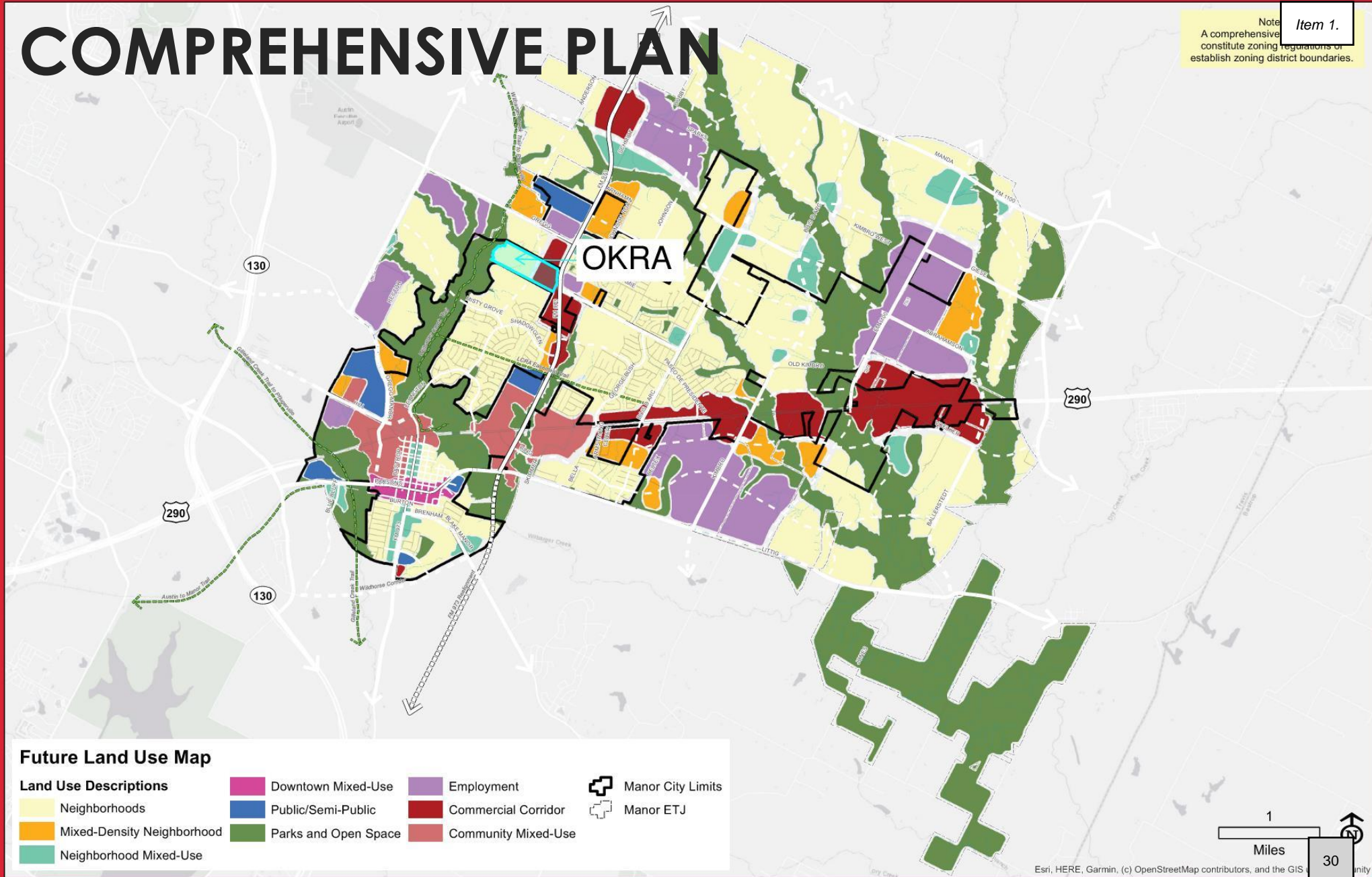
- 113.415 acres
- Currently zoned C2
- Proposed mix-use development with commercial and residential



COMPREHENSIVE PLAN

Note
A comprehensive
constitute zoning regulations or
establish zoning district boundaries.

Item 1.



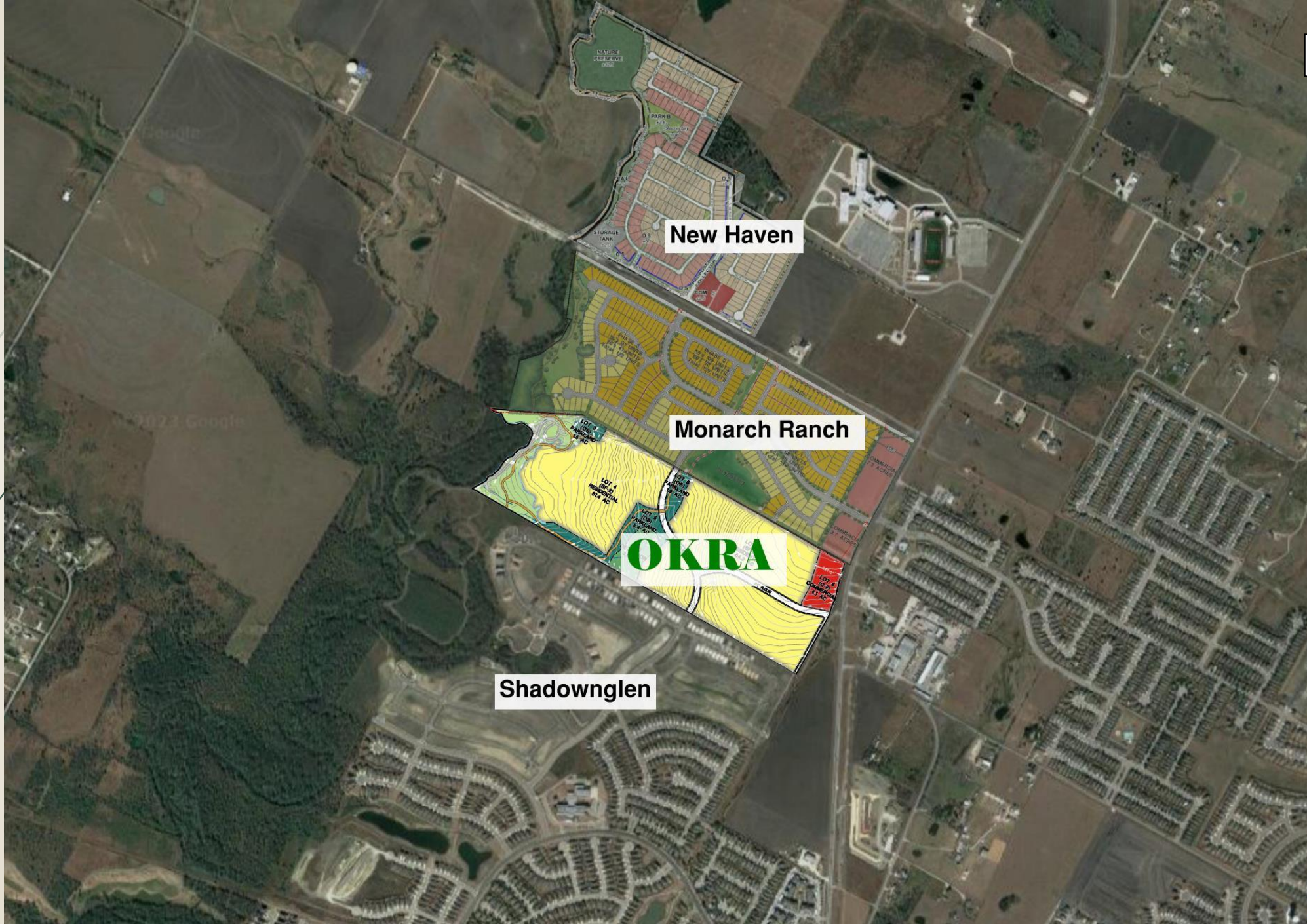
Future Land Use Map

Land Use Descriptions	
	Neighborhoods
	Mixed-Density Neighborhood
	Neighborhood Mixed-Use
	Downtown Mixed-Use
	Public/Semi-Public
	Parks and Open Space
	Employment
	Commercial Corridor
	Community Mixed-Use
	Manor City Limits
	Manor ETJ

1
Miles

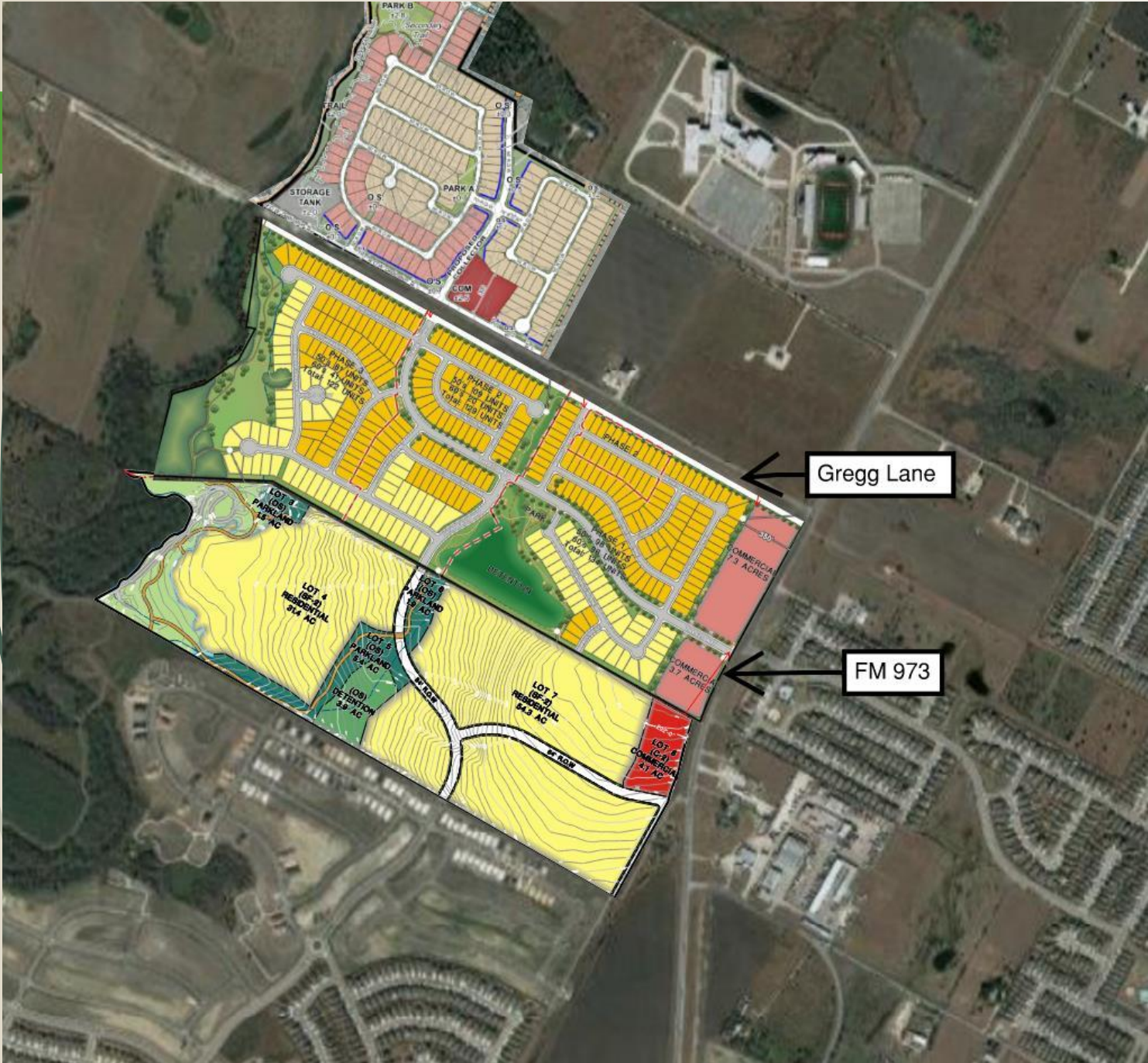
30

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

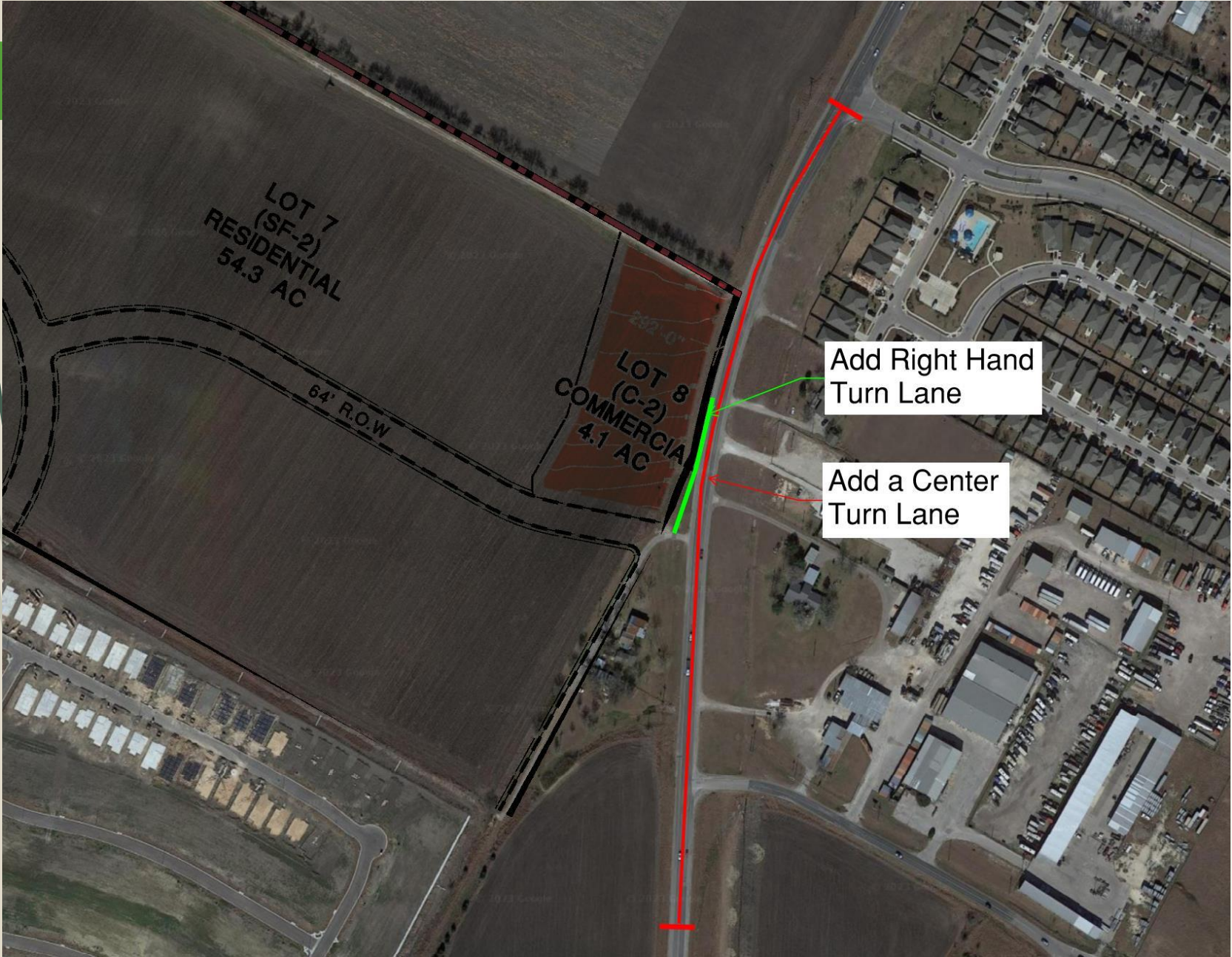


INTERNAL ROAD IMPROVEMENTS

- ▶ 64' Silent Falls Way collector road from Shadowglen to New Haven
- ▶ 64' collector road entrance off FM 973



EXTERNAL ROAD IMPROVEMENTS



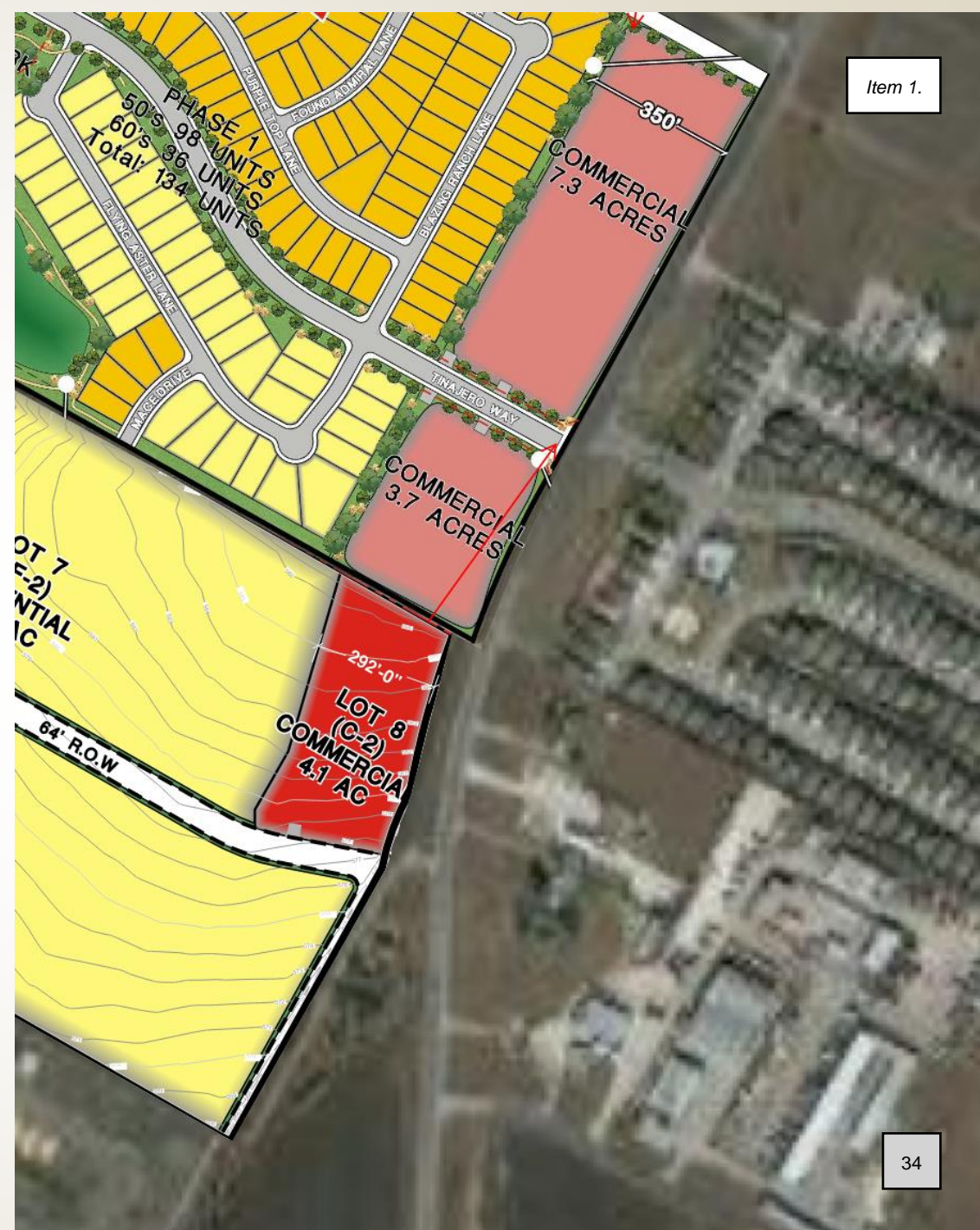
- Extend the Center Lane that ends at Tinajero Way past Suncrest
- Add a Right Hand Turn Lane into OKRA

COMMERCIAL – C2

➤ 4.1 acres commercial

The following uses shall be prohibited within the C-2 area of the PUD:

- Amusement (outdoor)
- Automobile Repair (minor)
- Automobile Repair (major)
- Commercial Off-Street Parking
- Contractor's Shop
- Financial Services (alternative)
- Funeral Services
- Kennel
- Laundry Services
- Mini-Storage Warehouse
- Off-Site Accessory Parking
- Pawnshop
- Recreational Vehicle Sales and Rental
- Truck and Trailer Sales and Rental
- Veterinary Service, Large



RESIDENTIAL – SF2



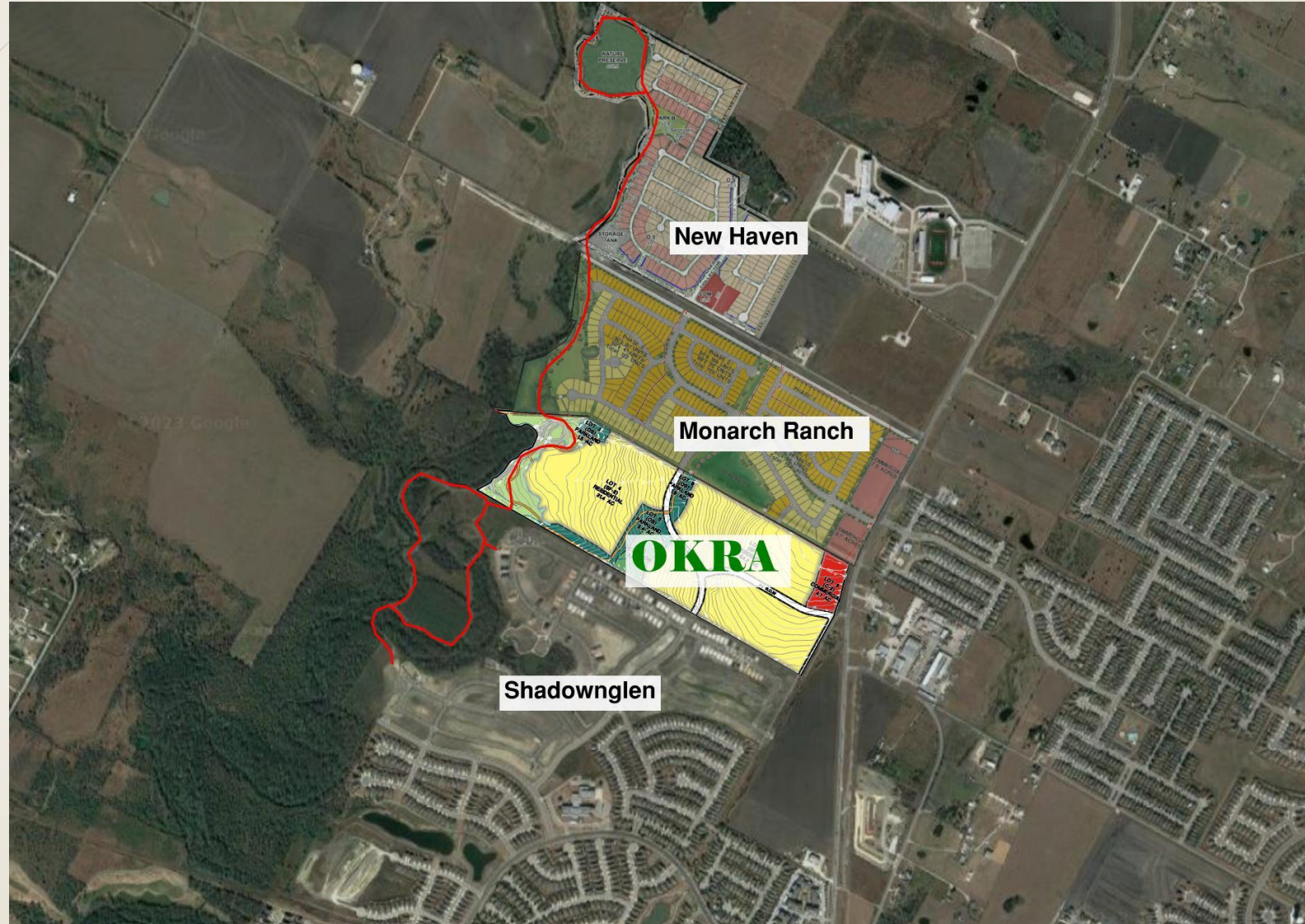
- Mixture of 60' and 50' lots
- Lot depth 120 ft
- ~300 homes

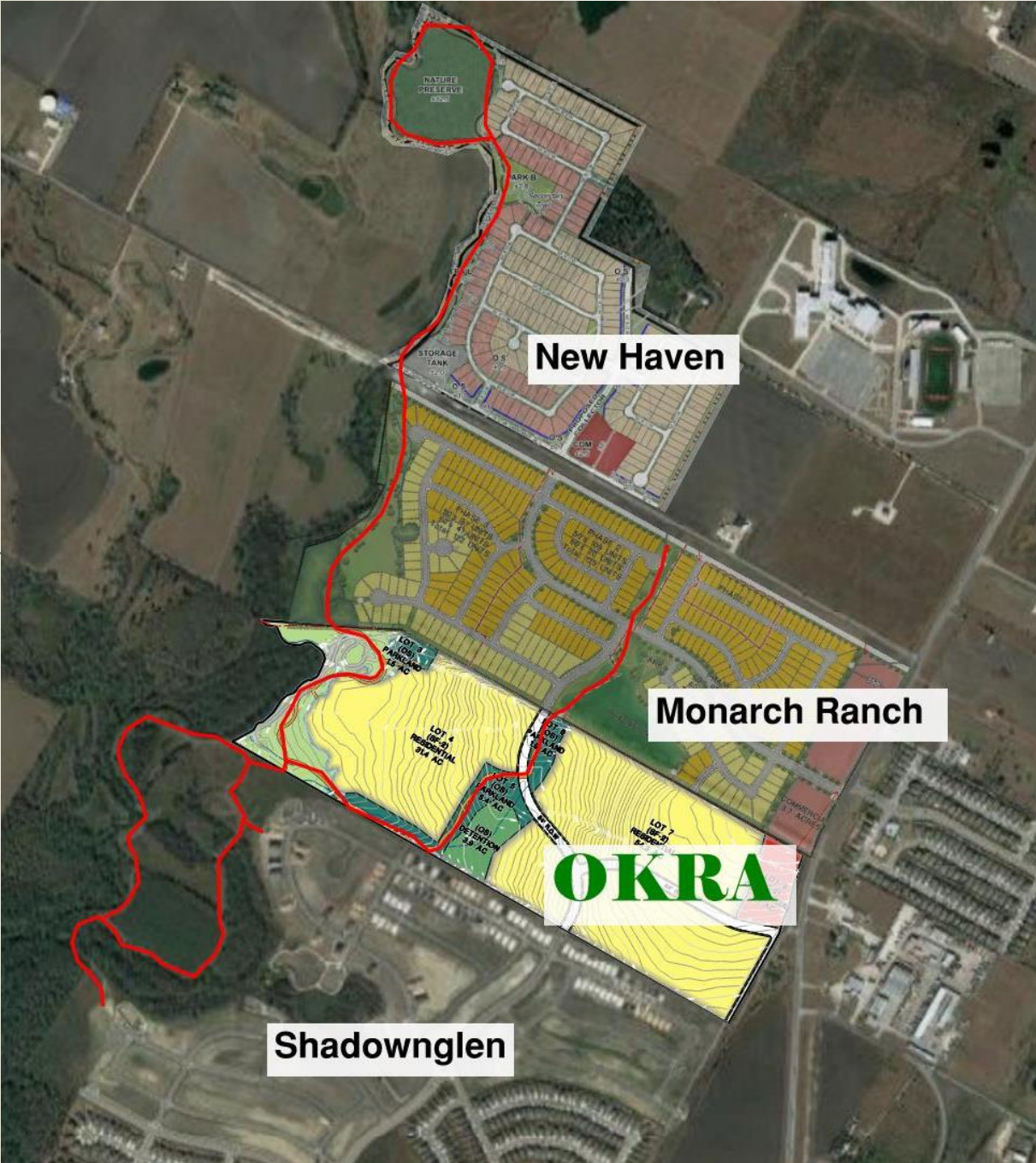
PARKLAND- INTERNAL

- Connected to Monarch Ranch's public parkland land through trails and a crosswalk
- 8.8 acres
 - Detention is **not** included in the parkland calculation
- Amenities:
 - Two playgrounds
 - Parking
 - Dog park
 - Basketball court
 - Pavilion



PARKLAND REGIONAL





- Regional Trail and Public Park on OKRA maintained by OKRA HOA

Questions?



City of Manor

Stormwater Utility Feasibility Study

April 19, 2023

City's obligations for funding drainage system



- Compliance with water quality permit issued by TCEQ
- Preventative and proactive maintenance and repair of aging infrastructure
 - › Maintaining a safe environment for current residents and anticipated future development

City's Current Stormwater Program

- Stormwater management performed by Streets Department and contracted engineering firm.
- Funded by general fund, through the Streets Department budget
- Performs services to fulfill obligations under NPDES Phase II MS4 permit issued by TCEQ, including public outreach, site inspections and permit reviews.
- Maintains drainage system infrastructure on City property and ROW, including storm sewers, roadside drainage and streets.

Future Program- proposed enhancements

Short Term

- Enhanced preventative and proactive maintenance, asset management
- Acquire CMMS to help improve operational efficiency
- Street sweeping program to meet MS4 requirements
- Stormwater Master Plan



Long Term

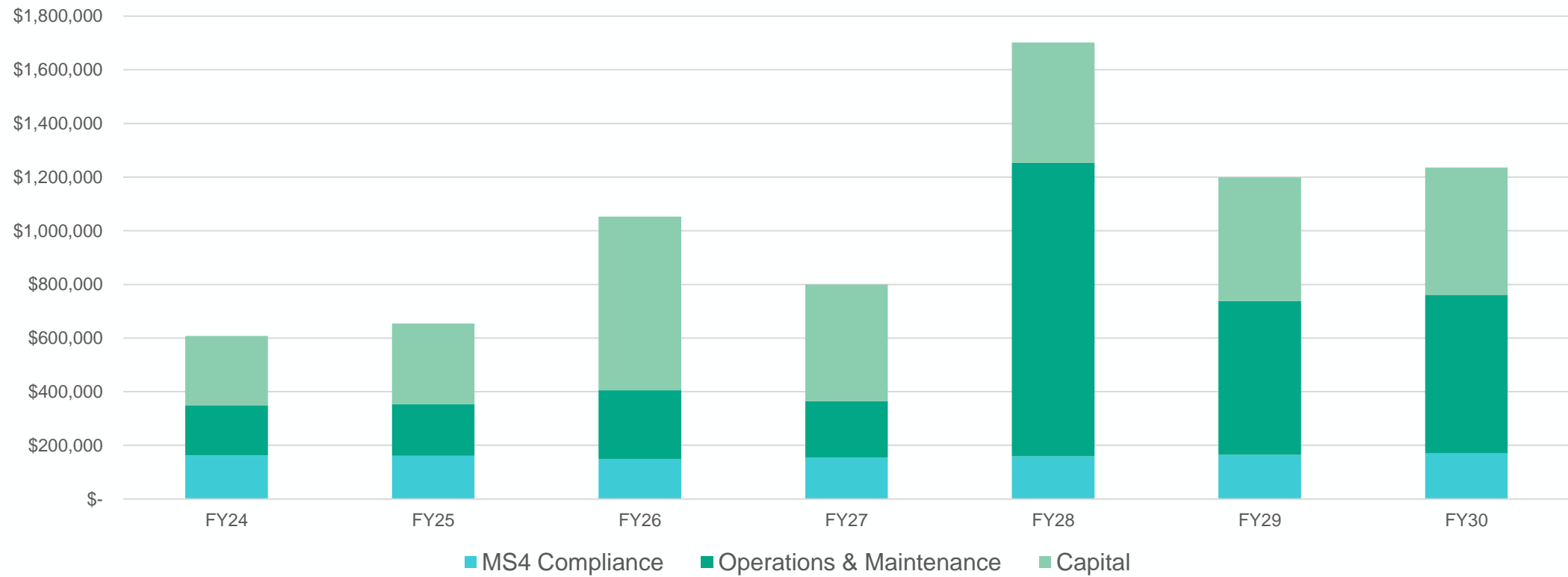
- City takes over responsibility of surface drainage, maintenance of all culverts and ditches (3 crew members and equipment (dump truck, gradall, vector trailer)
- Capital projects- street reprofiling to prevent flooding, other projects as identified in SWMP

To sufficiently fund a growing program, a fee is a more stable source of revenue than taxes/general fund.

Fee Funded Program Components – Rate Comparison

FY24 Monthly Rate per ERU		\$2.00	\$3.00	\$6.50
FY24 Appx Revenue		\$210,289	\$315,433	\$683,439
<u>Fee Funded (Est)</u>				
Stormwater Master Plan	\$ 161,461	X	X	X
Support on Capital Planning	\$ 37,132	X	X	X
1 FTE: Inspector	\$ 80,734		X	X
Contracted MS4 Compliance	\$ 32,292			X
Maintenance	\$ 26,910		X	X
Storm Drain Medallions	\$ 6,458	X	X	X
System Mapping	\$ 16,146			X
Street Sweeper	\$ 106,090			X
1 FTE: Street Sweeper Operator	\$ 80,734			X
Maintenance and Repair- Small P	\$ 59,676			X
	\$ 607,634	\$ 205,051	\$ 312,696	\$ 607,634
		Needed from General Fund \$ 397,345	\$ 292,201	

Stormwater Program Costs



	FY24	FY25	FY26	FY27	FY28	FY29	FY30
	\$ 3.00	\$ 4.00	\$ 5.00	\$ 6.00	\$ 7.50	\$ 8.00	\$ 8.00
FY24 Appx Revenue	\$315,433	\$425,949	\$539,240	\$655,361	\$829,679	\$896,315	\$907,790
Stormwater Master Plan	X						
Support on Capital Planning	X						
1 FTE: Inspector	X	X	X	X	X	X	X
Contracted MS4 Compliance			X	X	X	X	X
Maintenance	X	X	X	X	X	X	X
Storm Drain Medallions	X	X	X	X	X	X	X
System Mapping		X	X				
CMMS purchase and setup			X	X	X	X	X
Street Sweeper			X	X	X	X	X
1 FTE: Street Sweeper Operator			X	X	X	X	X
Maintenance and Repair- Small Projects		X	X	X	X	X	X
2 FTEs: Foreman and Crew Member				X	X	X	X
1 FTE: Add'l Crew Member				X	X	X	X
Dumping Fees for streets and Drainage Cleanup					X	X	X
XL3100 Used Gradall Truck					X	X	X
Fuel and Maintenance					X	X	X
Dump Truck						X	X
Vactor Trailer						X	X
Future Capital Projects							
Needed from General Fund* (capital projects add'l)	\$ 292,201	\$ 9,765	\$ -	\$ -	\$ 513,801	\$ -	\$ -

Options

Funding Approach

Tax/General fund

- SW program competes for funding with other City priorities
- Historically insufficient to fully fund program

Stormwater fee

- Can generate sufficient revenue to support envisioned program
- Tied to each property's impact on drainage system
- Used to generate revenue in many SW programs in Texas

Combination

- Fee could be supplemented by tax/general fund
- Fee could be set lower, initially
- Portion of costs covered by fee could be gradually increased over time
- Some protection against competing priorities of general fund monies



Level of Service

Minimum:

Permit compliance

Proactive maintenance and capital planning

Stormwater Utility Funding Approach

Sufficient and Stable Revenue

Rates set to recover sufficient program funding; funds do not need to compete with other City priorities

Fairness in Revenue Recovery

Fees for each ratepayer tied to their impact and stormwater program costs, similar to water and sewer.

Increasingly Common in TX

Large and small communities across the State have developed, or are developing, stormwater utilities

Stormwater fee rate structure



Enabling legislation

*“The governing body of the municipality may charge a lot or tract of benefitted property for drainage service on any basis other than the value of the property, but the basis must be directly related to drainage and the terms of the levy, and any classification of the benefitted properties in the municipality must be **nondiscriminatory, equitable, and reasonable.**”*



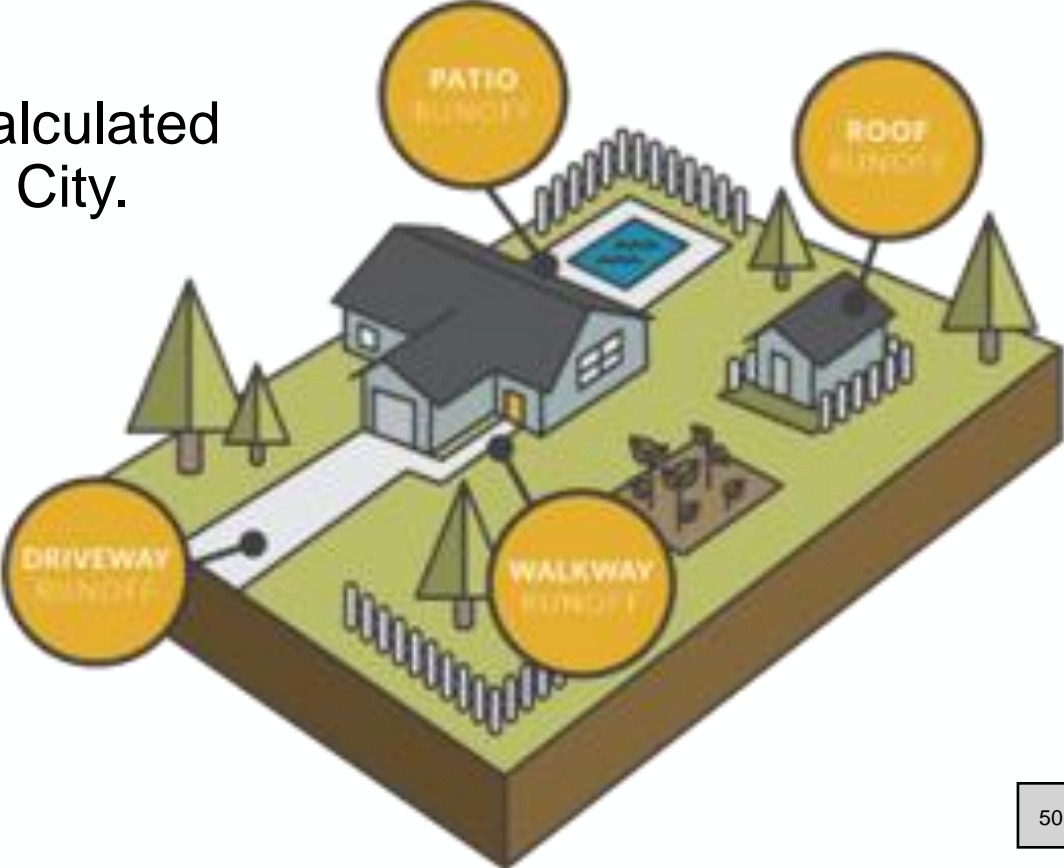
Impervious area basis

- For Manor’s stormwater program, impervious area has been determined as the most **equitable** and **reasonable** basis for the charge.
- Impervious area from residential and non-residential properties results in the same impact to stormwater runoff.
- Difficult to differentiate between property classes based on program costs or average proportion of impervious area on properties
 - Some nonresidential properties have very low proportions of imperviousness
- No broadly applicable geographic distinctions in soil quality, etc.

Stormwater Fee Background

Impervious area: Hard surfaces that impede the infiltration of stormwater runoff, such as concrete, pavement, structures, and compacted dirt and gravel.

ERU: The amount of impervious area on a typical residential property in Manor (2,730 sq ft). Value calculated by measuring random sample of SFR properties in City.



Stormwater Fee Background

Single Family Residential

- › Properties with a single residential structure
- › Simplified billing – flat rates or tiered rates.

Non-Single Family Residential

- › All other properties
- › Billed based on measured impervious area (current values are estimates)

Class	Count of Parcels	ERUs	Percent ERUs
NSFR	863	5,375	55%
SFR	4,333	4,333	45%
SFR-F	1,340	-	
Total	6,536	9,708	

Stormwater Rate Structure



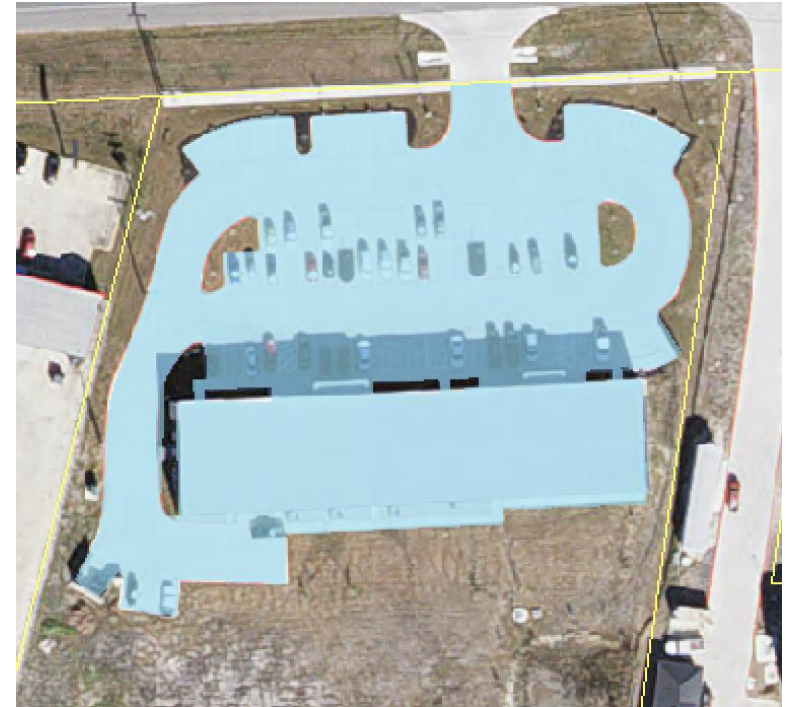
Single Family Residential

- Each property charged a flat rate of 1 ERU (\$6.50*)

Non-Single Family Residential



- Charged \$6.50* per ERU measured on the property.
- Charged a minimum of 1 ERU if they have greater than 400 sq ft impervious area
- Property's ERU rounded up to next whole number.

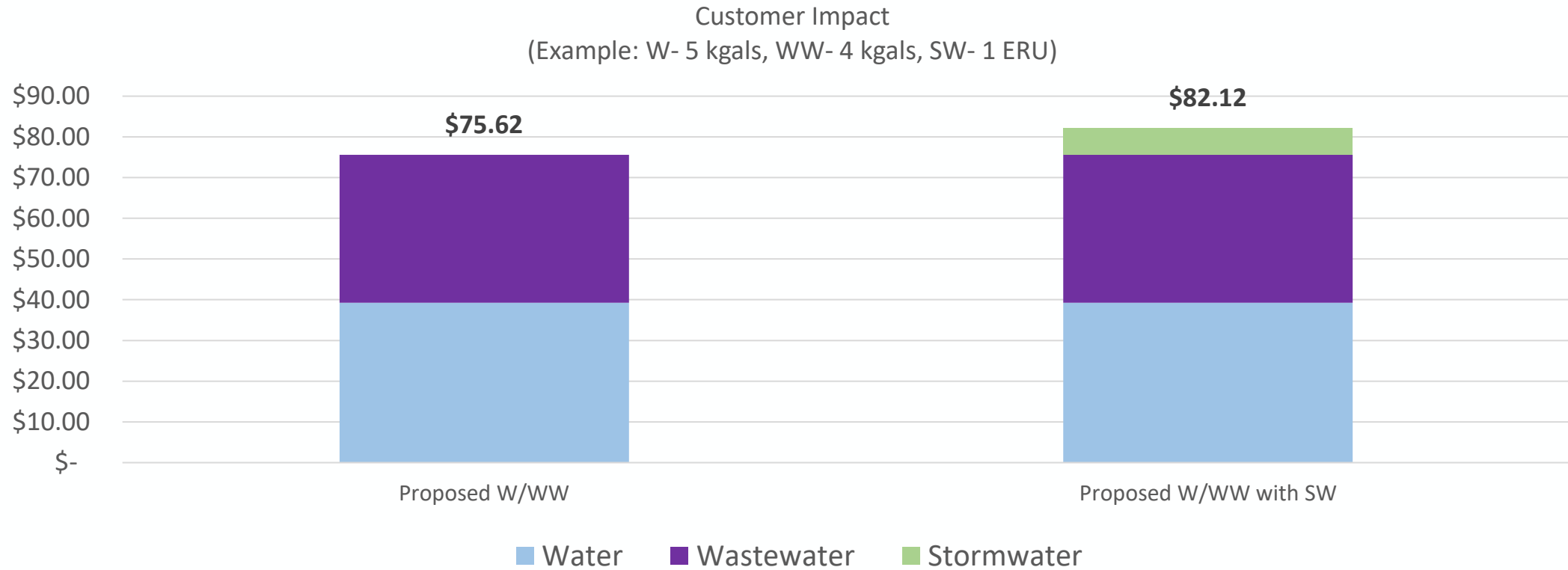


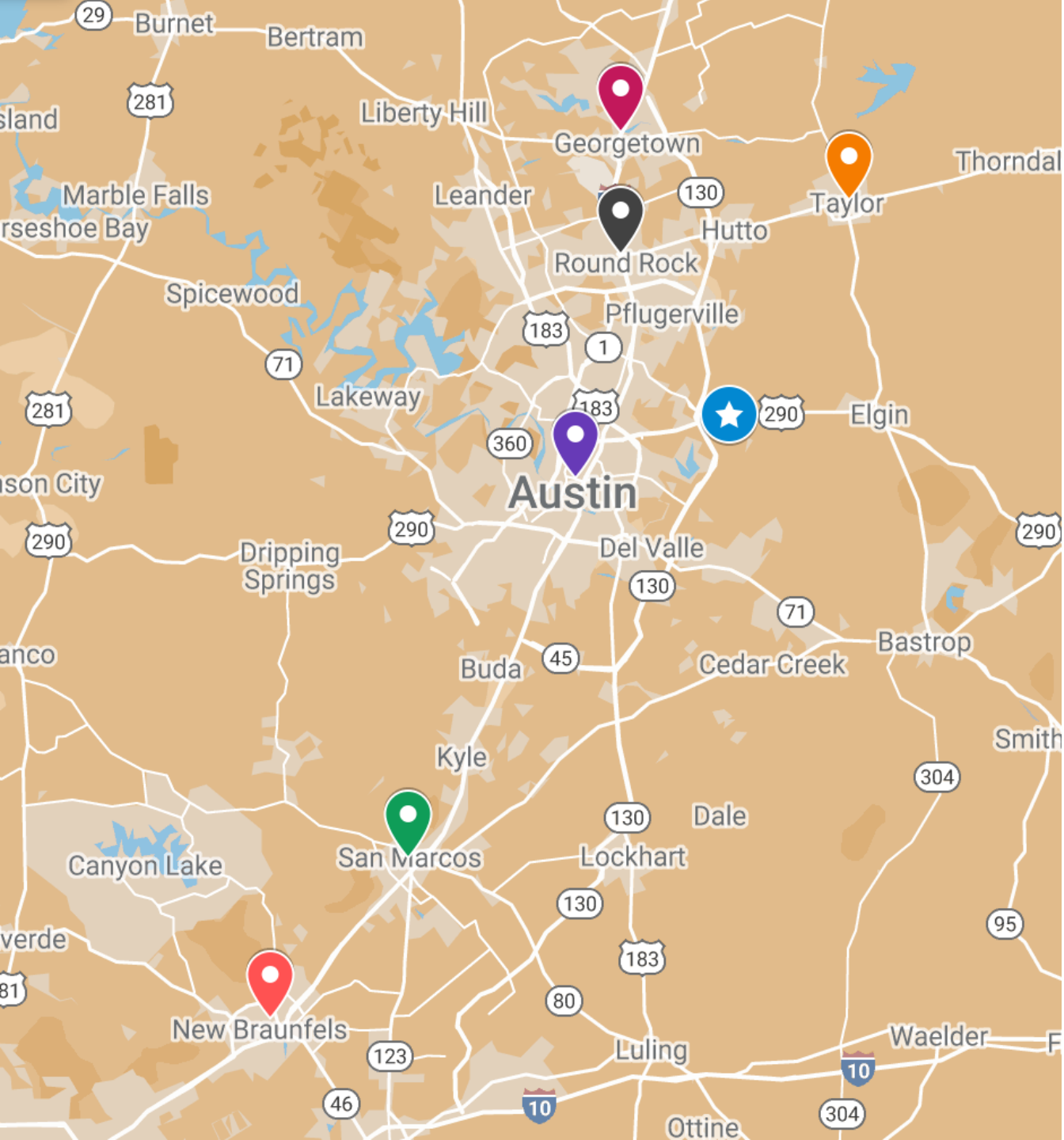
Example:

Impervious Area	ERUs	Fee
61,498 sq ft	23	\$149.50



*Draft 2024 Rates from Feasibility Study

Combined W/WW/SW Customer Impact





Fee Comparison

Utility	Fee per ERU
 Manor	\$6.50
 Austin	\$9.80
 Taylor	\$3.00
 Round Rock	\$4.75
 San Marcos	\$14.90
 New Braunfels	\$4.59
 Georgetown	\$6.50



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the City of Manor License and Maintenance Agreement.

BACKGROUND/SUMMARY:

The property owner for Phase 2, Section 18A of the Shadowglen Subdivision, PHAU-Shadowglen 22 LLC, is requesting entering into a license and maintenance agreement with the City of Manor for the construction, installation and maintenance of drainage and water quality components as contemplated in the Shadowglen Development Agreement.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Agreement

STAFF RECOMMENDATION:

Staff recommends approval of the City of Manor License and Maintenance Agreement.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

**CITY OF MANOR
LICENSE AND MAINTENANCE AGREEMENT**

This License and Maintenance Agreement (the "Agreement") is made and entered into on this the day of , 2023, (the "Effective Date") by and between the CITY OF MANOR, a home-rule municipal corporation and political subdivision of the State of Texas situated in Travis County, Texas (the "City" or "Licensor"), and PHAU-Shadowglen 22, LLC, a Texas limited liability company (the "Licensee"). The City and the Licensee are referred to together as the "Parties".

RECITALS:

WHEREAS, The Shadowglen Phase 2, Section 18A Subdivision (the "Shadowglen Subdivision") contains publicly-owned land; and

WHEREAS, the City desires to authorize the Licensee permission to enter and use publicly-owned land within the Shadowglen Subdivision to construct, improve, install, and maintain improvements under the terms and conditions set forth in this License Agreement.

NOW, THEREFORE, in consideration of the premises; in furtherance of the mutual benefits to be derived by the general public, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Licensee agree as follows:

I. RECITALS

1.01. The Recitals set out above in this Agreement are hereby adopted in whole as if each were set out herein.

II. PURPOSE OF LICENSE AGREEMENT

2.01. The City grants to Licensee permission to use the following tracts of land:

Tract 1 All that 0.057 acre tract of land out of the William Sanderford Survey No. 70, Abstract No. 743, situated in Travis County, Texas, being more particularly described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof;

Tract 2 All that 0.018 acre tract of land out of the William Sanderford Survey No. 70, Abstract No. 743, situated in Travis County, Texas, being more particularly described by metes and bounds in Exhibit "B", which is attached hereto and made a part hereof; and

2.02. The City grants to Licensee permission to use the Licensed Property for the following purposes only:

Construction, improvement, installation and maintenance of drainage and water quality components located within the Licensed Property serving the Shadowglen Subdivision, as more particularly shown and described in Exhibit "C" attached hereto (collectively, the "Improvements").

2.03. The City makes this grant solely to the extent of its right, title and interest in the Licensed Property, without any express or implied warranties.

2.04. Licensee agrees that: (a) the construction and maintenance of the Improvements permitted by this Agreement shall be done in compliance with all applicable City, County, State and/or Federal laws, ordinances, regulations and policies now existing or later adopted; (b) that all construction and installation of the Improvements will be completed in a timely manner without delay; (c) the Licensee will construct the Improvements according to plans filed with the City. Any changes in construction will be approved by the City. Any provision herein to the contrary notwithstanding, Licensee shall be liable for, and shall indemnify and hold the City harmless from all damages, causes of action, and claims arising out of or in connection with Licensee's installation, operation, maintenance or removal of the Improvements permitted under this Agreement.

III. FEE

3.01. No annual fee shall be due in connection with this Agreement.

IV. CITY'S RIGHTS TO LICENSED PROPERTY

4.01. This Agreement is expressly subject and subordinate to the present and future right of the City, its successors, assigns, lessees, grantees, and Licensees, to construct, install, establish, maintain, use, operate, and renew any public utilities facilities, franchised public utilities, rights-of-way, roadways, or streets on, beneath, or above the surface of the Licensed Property.

4.02. Said uses of the Licensed Property by the City are permitted even though such use may substantially interfere with or destroy Licensee's use of the Licensed Property, or the Improvements. In case of a declared emergency, damage to or destruction of Licensee's property shall be at no charge, cost, claim, or liability to the City, its agents, contractors, officers, or employees.

4.03. Notwithstanding any provisions in this Agreement to the contrary, the City retains the right to enter upon the Licensed Property, at any time and without notice, assuming no obligation to Licensee, to remove any of the licensed Improvements or alterations thereof whenever such removal is deemed necessary for: (a) exercising the City's rights or duties with respect to the Licensed Property; (b) protecting persons or property; or (c) the public health or safety with respect to the Licensed Property.

V. INSURANCE

5.01. Licensee shall, at its sole expense, provide a commercial general liability insurance policy, written by a company acceptable to the City and licensed to do business in Texas, with a combined

single limit of not less than \$600,000.00, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the City as an additional-insured. This insurance coverage shall cover all perils arising from the activities of Licensee, its officers, employees, agents, or contractors, relative to this Agreement, or otherwise within the public right-of-way and within the Licensed Property. Licensee shall be responsible for any deductibles stated in the policy. The amount of such coverage may be increased from time to time as may be deemed necessary and prudent by the City and the Licensee based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. A certificate of insurance evidencing such coverage shall be delivered to the City Secretary of the City within thirty (30) days of the Effective Date of this Agreement.

5.02. Licensee shall not cause any insurance to be canceled nor permit any insurance to lapse. All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until forty-five (45) days after the City has received written notice as evidenced by a return receipt of registered or certified mail. Notwithstanding the foregoing, in the event obtaining such provision for prior notice to the City is not reasonably available, Licensee agrees to give the City written notice of any suspension, cancellation, non-renewal or material change in coverage of the insurance policy required to be obtained and maintained by the Licensee under the terms of this Agreement. Within ten (10) days after a suspension, cancellation or non-renewal of coverage, Licensee shall provide a replacement certificate of insurance to the City. The City shall have the option to suspend Licensee's authorization and liability under this Agreement should there be a lapse in coverage at any time during this Agreement. Failure to provide and to maintain the required insurance shall constitute a material breach of this Agreement.

VI. INDEMNIFICATION

6.01. Licensee shall indemnify, defend, and hold harmless the City and its officers, agents and employees against all claims, suits, demands, judgments, damage, costs, losses, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property which arises from or is in any manner caused by the activities of the Licensee under this Agreement, including any acts or negligent omissions of the Licensee, and its agents, officers, directors, or employees, while in the exercise or performance of the rights or duties under this Agreement. This indemnification provision, however shall not apply to any claims, suits, demands, judgments, damage, costs, losses, or expenses arising solely from the negligent or willful acts or omissions of the City; provided that for the purposes of the foregoing, the City's entering into this Agreement shall not be deemed to be a "negligent or willful act."

VII. CONDITIONS

7.01. Licensee's Responsibilities. Licensee shall be responsible for any and all damage to or repair of the Improvements or damage to the Licensed Property caused as a result of acts or omissions by Licensee, its agents, officers, directors, or employees. Further, Licensee shall reimburse the City for all costs of replacing or repairing any property of the City or of others which was damaged or destroyed as a result of activities under this Agreement by, or on behalf of, Licensee.

7.02. **Maintenance.** Licensee shall maintain the Licensed Property and the Improvements by maintaining the Improvements in good condition and making any necessary repairs to the Improvements at its expense. Licensee shall be responsible for any costs associated with electrical usage, if any, as a result of the Improvements. The City may require Licensee to take action to maintain the Licensed Property and the Improvements, at Licensee’s expense, and in compliance with this Agreement, including, but not limited to, the removal of dead or dying vegetation placed by Licensee within the Licensed Property. Such action shall be completed within thirty (30) days following receipt of a written request from the City.

7.03. **Modification or Removal of Improvements.** Licensee agrees that modification or removal of the Improvements shall be at Licensee’s expense. Licensee shall obtain the proper permits prior to modification of the Improvements. No Improvements may be modified or removed from the Licensed Property without the prior written consent of the City. This Agreement, until its expiration or revocation shall run as a covenant with the land, and the terms and conditions of this Agreement shall be binding on the grantees, successors and assigns of Licensee. Licensee shall cause any immediate successors-in-interest to have actual notice of this Agreement.

7.04. **Default.** In the event that Licensee fails to maintain the Licensed Property or otherwise comply with the terms or conditions as set forth herein, the City shall give Licensee written notice thereof, by registered or certified mail, return receipt requested, to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of, and, if Licensee does not satisfactorily remedy the same within the thirty (30) day period, the City may terminate this Agreement and/or pursue its remedies under Section 7.05 below. The parties agree that if the City terminates this Agreement, the City shall not be required to operate and maintain the Improvements.

City:

City of Manor
Attn: City Manager
105 E. Eggleston Street
Manor, Texas 78653

with a copy to:
The Knight Law Firm, LLP
Attn: Paige Saenz
223 West Anderson Lane, Suite A-105
Austin, Texas 78752

Licensee:
PHAU-Shadowglen 22, LLC
9000 Gulf Freeway
Houston, Texas 77017

7.05. **Remedies.** The Licensee agrees that in the event of any default on its part under this Agreement, the City shall have available to it equitable remedies including, without limitation, the right of the City to obtain a writ of mandamus or an injunction, or seek specific performance against the Licensee to enforce the Licensee’s obligations under this Agreement.

7.06. Compliance. Notwithstanding any other term, provision or conditions of this Agreement, subject only to prior written notification to the Licensee, this Agreement is revocable by the City if Licensee fails to comply with the terms and conditions of this Agreement or otherwise fails to comply with the terms and conditions of this Agreement, including, but not limited to, the insurance requirements specified herein.

VIII. FUNDING MAINTENANCE OBLIGATION

8.01. Licensee will establish periodic homeowner's association dues and assessments, to be charged and paid by the lot owners within the property under the jurisdiction of Licensee pursuant to homeowner's association regulations established through conditions, covenants and restrictions for the homeowner's association, in order to maintain the Improvements as provided in this Agreement. The homeowner's association regulations will require the periodic dues and assessments to be increased from time to time as necessary to provide the funds required for the maintenance of the Improvements, and to provide funds required for the management and operation of Licensee.

IX. COMMENCEMENT AND TERMINATION

9.01. This Agreement shall begin with the effective date set forth above and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein, unless otherwise terminated. If Licensee abandons construction or maintenance of all or any part of the Improvements or Licensed Property as set forth in this Agreement, then this Agreement, shall expire and terminate following thirty (30) days written notice to the Licensee if such abandonment has not been remedied by the Licensee within such period; the City shall thereafter have the same complete title to the Licensed Property so abandoned as though this Agreement had never been made and shall have the right to enter the Licensed Property and terminate the rights of Licensee, its successors and assigns hereunder. All installations of Licensee not removed shall be deemed property of the City as of the time abandoned.

X. TERMINATION

10.01. Subject to prior written notification to Licensee or its successor-in-interest, this Agreement is revocable by the City if:

(a) The licensed Improvements, or a portion of them, constitute a danger to the public which the City deems not be remediable by alteration or maintenance of such improvements;

(b) Despite thirty (30) days written notice to Licensee, maintenance or alteration necessary to alleviate a danger to the public has not been made; or

(c) Licensee fails to comply with the terms and conditions of this Agreement including, but not limited to any insurance or license fee requirements specified herein.

XI. EMINENT DOMAIN

11.01. If eminent domain is exerted on the Licensed Property by paramount authority, then the City will, to the extent permitted by law, cooperate with Licensee to effect the removal of Licensee's affected installations and improvements thereon, at Licensee's sole expense. Licensee shall be entitled to retain all monies paid by the condemning authority to Licensee for Licensee's installations taken, if any.

XII. INTERPRETATION

12.01. Although drawn by the City, this Agreement shall, in the event of any dispute over its intent, meaning, or application, be interpreted fairly and reasonably, and neither more strongly for or against either party.

XIII. APPLICATION OF LAW

13.01. This Agreement shall be governed by the laws of the State of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the parties as evidenced by this Agreement.

XIV. VENUE

14.01. Venue for all lawsuits concerning this Agreement will be in Travis County, Texas.

XV. COVENANT RUNNING WITH LAND; WAIVER OF DEFAULT

15.01. This Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns. Either party may waive any default of the other at any time by written instrument, without affecting or impairing any right arising from any subsequent or other default.

XVI. ASSIGNMENT

16.01. Licensee shall not assign, sublet or transfer its interest in this Agreement without the written consent of the City, which consent shall not be unreasonably withheld. Subject to the assignee's compliance with the insurance requirements set forth herein, if any, the Licensee shall furnish to the City a copy of any such assignment or transfer of any of the Licensee's rights in this Agreement, including the name, address, and contact person of the assignee, along with the date of assignment or transfer.

[signature pages follow]

LICENSEE:

PHAU-Shadowglen 22, LLC,
a Texas limited liability company

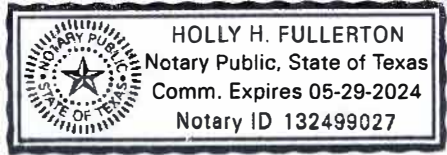
By: *Nick McIntyre*
Name: Nick McIntyre
Title: SR VP Land, Perry Homes --
Austin and San Antonio

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRANS §

This instrument was acknowledged before me on this the 5th day of July, 2023,
by Nick McIntyre, SR VP Land, Perry Homes-Austin and San Antonio of PHAU-Shadowglen 22,
LLC, a Texas limited liability Company, on behalf of said limited liability company.

Holly H. Fullerton
Notary Public in and for the State of Texas
Holly H. Fullerton
Printed/Typed Name
5.29.2024
My commission expires



ACCEPTED this the _____ day of _____, 2023.

THE CITY:
CITY OF MANOR

Dr.Christopher Harvey, Mayor

ATTEST:

By: _____
Name: Lluvia T. Almaraz
Title: City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this _____ day of _____, 2023, by Dr. Christopher Harvey, as Mayor of THE CITY OF MANOR, TEXAS, a home-rule municipality, on behalf of said City.

Notary Public, State of Texas

EXHIBIT "A"

**A METES AND BOUNDS
DESCRIPTION OF A
0.057 ACRE STRIP OF LAND**

BEING a 0.057 acre (2,490 square feet) strip of land situated in the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas; being a portion of a called 200.38 acre tract of land described in instrument to the City of Manor in Document No. 2012141817 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found marking the northwest corner of Lot 12, Block G of Shadowglen Phase 2, Section 17, plat of which is recorded in Document No. 201900191 of the Official Public Records of Travis County, on the southerly line of Lot 1, Block A of Shadowglen Phase 2, Section 21A & 21B, plat of which is recorded in Document No. 202000049 of the Official Public Records of Travis County,

THENCE, North 76°39'59" West, 933.21 feet, departing the northwest corner of said Lot 12 and the southerly line of said Lot 1 to the **POINT OF BEGINNING** of the herein described tract on the common line between said 200.38 acre tract and said Lot 1;

THENCE, South 27°59'50" West, 174.57 feet along said common line to a point for corner,

THENCE, departing said common line and crossing said 200.38 acre tract the following two (2) courses and distances:

1. North 52°27'57" West, 28.92 feet to a point for corner,
2. North 37°32'03" East, 172.16 feet to the **POINT OF BEGINNING**, and containing 0.057 acre of land in Travis County, Texas. All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS).

**WATER QUALITY
EASEMENT
0.057 ACRE
WILLIAM SANDERFORD SURVEY
NO.70, ABSTRACT NO. 743
TRAVIS COUNTY, TEXAS**

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

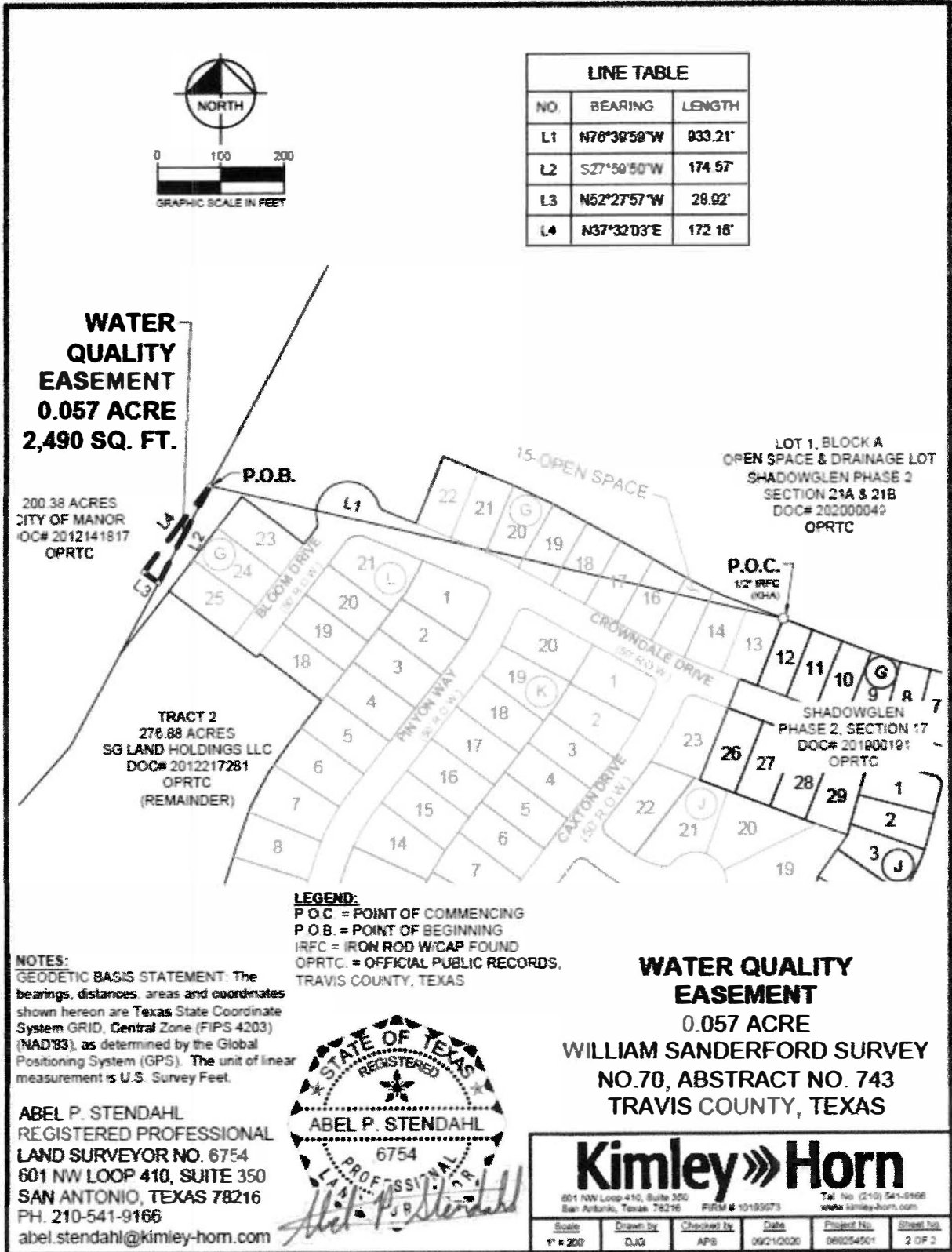


Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 **Firm # 10-33873** Tel. (210) 341-4100 **www.kimley-horn.com**

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	APG	09/21/020	060254501	1 OF 2

GONZALEZ, DAVID 10/21/2020 9:21 AM I:\SAPFD\DATA\PROJECTS\NA_SURVEYS\SHADOWGLEN DEVELOPMENT\069254501-SHADOWGLEN 18-29DVG\EXHIBITS\SHADOWGLEN 18A



GONZALEZ, DAVID 10/21/2020 9:21 AM I:\SMAFF\01\DATA\PROJECT\SNA_SURVEY\SHADOWGLEN DEVELOPMENT\065254501-SHADOWGLEN 18-28\DWG\EXHIBITS\SHADOWGLEN 18A

Exhibit "B"

**A METES AND BOUNDS
DESCRIPTION OF A
0.018 ACRE STRIP OF LAND**

BEING a 0.018 acre (800 square feet) strip of land situated in the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas; being a portion of a called 200.38 acre tract of land described in instrument to the City of Manor in Document No. 2012141817 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found marking the northwest corner of Lot 12, Block G of Shadowglen Phase 2, Section 17, plat of which is recorded in Document No. 201900191 of the Official Public Records of Travis County, on the southerly line of Lot 1, Block A of Shadowglen Phase 2, Section 21A & 21B, plat of which is recorded in Document No. 202000049 of the Official Public Records of Travis County,

THENCE, North 70°09'42" West, 912.04 feet, departing the northwest corner of said Lot 12 and the southerly line of said Lot 1 to the **POINT OF BEGINNING** of the herein described tract on the common line between said 200.38 acre tract and said Lot 1;

THENCE, South 27°59'50" West, 40.00 feet along said common line to a point for corner,

THENCE, departing said common line and crossing said 200.38 acre tract the following three (3) courses and distances

1. North 62°00'10" West, 20.00 feet to a point for corner,
2. North 27°59'50" East, 40.00 feet to a point for corner,
3. South 62°00'10" East, 20.00 feet to the **POINT OF BEGINNING**, and containing 0.018 acre of land in Travis County, Texas. All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS).

**DRAINAGE EASEMENT
0.018 ACRE
WILLIAM SANDERFORD SURVEY
NO.70, ABSTRACT NO. 743
TRAVIS COUNTY, TEXAS**

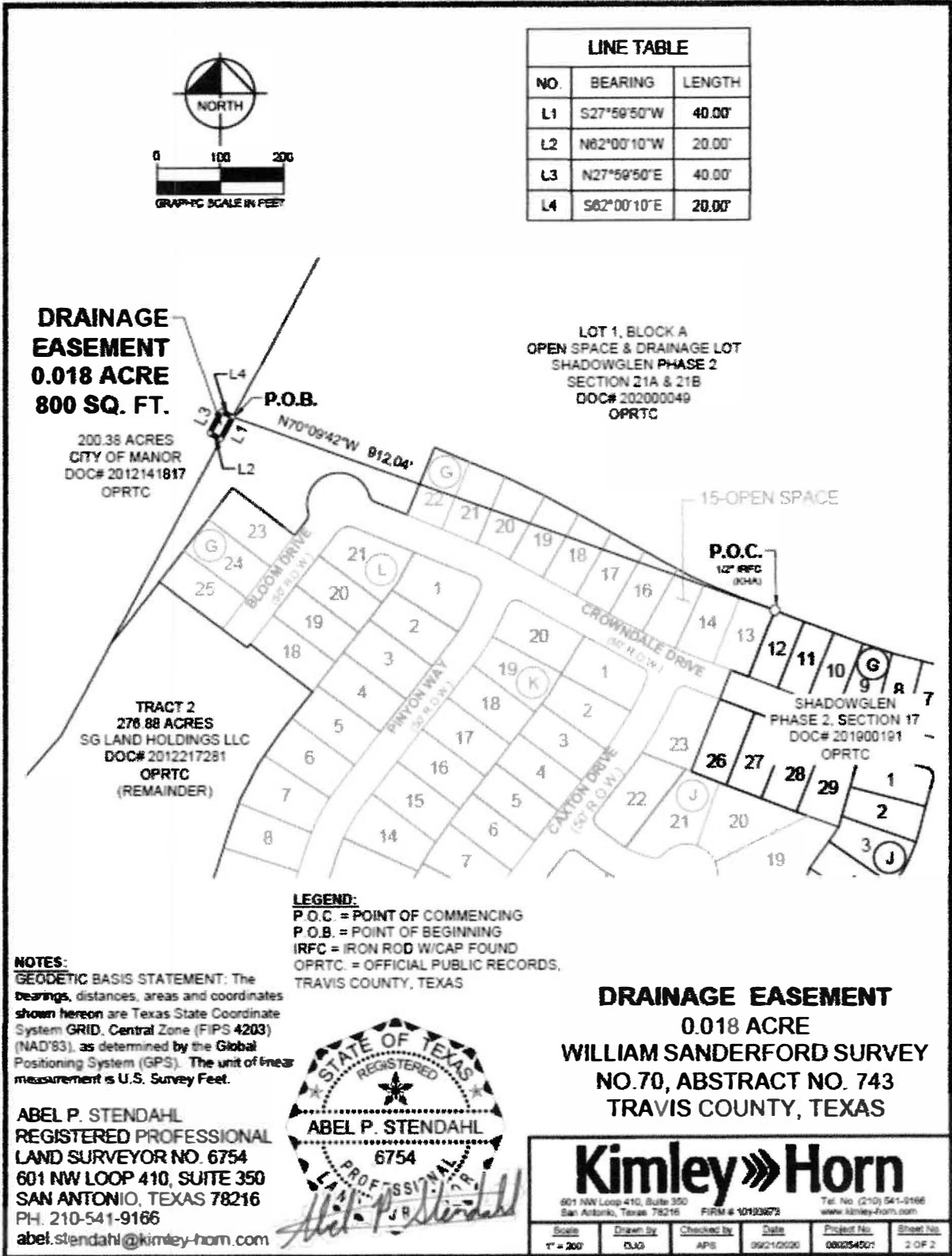
ABEL P. STENDAHL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6754
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
abel.stendahl@kimley-horn.com



Kimley»Horn
 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10188973 Tel. No. (210) 541-0168 www.kimley-horn.com

Scale N/A	Drawn by CJD	Checked by APS	Date 09/21/2020	Project No. 060254501	Sheet No. 1 OF 2
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GONZALEZ, DAVID 10/21/2020 9:18 AM I:\SNA\PROJECTS\SNA_SURVEYS\SHADOWGLEN DEVELOPMENT\063254501-SHADOWGLEN 18-29\DWG\EXHIBITS\SHADOWGLEN 18A



GONZALEZ, DAVID 13/21/2023 9:18 AM I:\GAPPT\DATA\PROJECT\SNA_SURVEY\SHADOWGLEN DEVELOPMENT\069254501-SHADOWGLEN 18-28\DWG\EXHIBITS\SHADOWGLEN 18A

EXHIBIT C

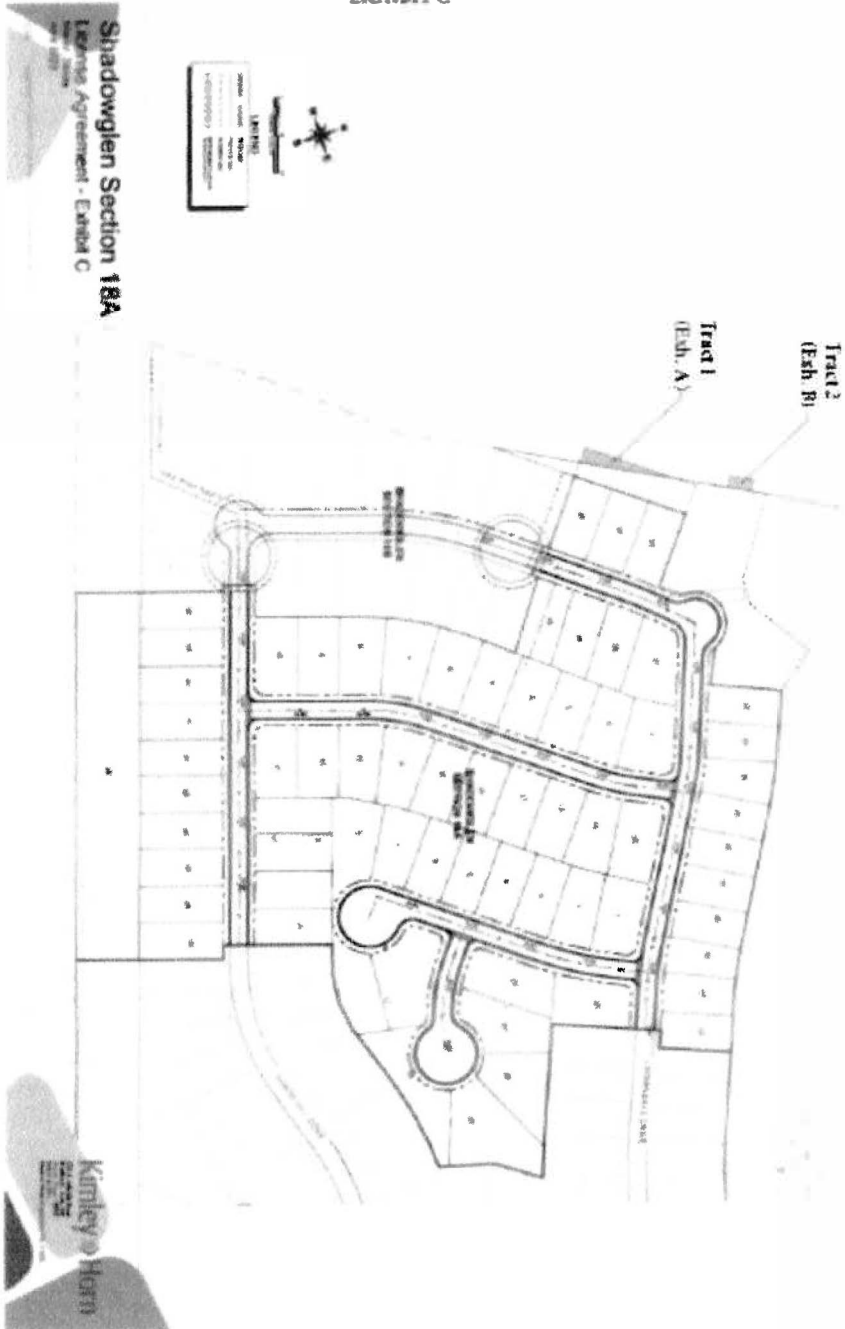


Exhibit "C"



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action of a License and Maintenance Agreement for the 109 West Lane Development.

BACKGROUND/SUMMARY:

This is the city’s standard license and maintenance agreement form. The licensed property is landscaping and irrigation the developer/owner will install in the right-of-way to meet their landscaping requirements. The property is smaller, so by utilizing the available area within the right-of-way for their landscaping, they are better able to develop the necessary parking and access. There are no variances or waivers to the landscaping requested as part of this project.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- License and Maintenance Agreement

STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council approve a License and Maintenance Agreement for the 109 West Lane Development.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

**CITY OF MANOR
LICENSE AGREEMENT**

This License Agreement (the "Agreement") is made and entered into on this the _____ day of _____, 20____, (the "Effective Date") by and between the CITY OF MANOR, a home-rule municipal corporation and political subdivision of the State of Texas situated in Travis County, Texas (the "City" or "Licensor"), and the Savvy ATX Realty LLC, a Texas Limited Liability Company (the "Licensee"). The City and the Licensee are referred to together as the "Parties".

RECITALS:

WHEREAS, The 109 W Lane, Manor TX development contains publicly-owned land; and

WHEREAS, the City desires to authorize the Licensee permission to enter and use publicly-owned land within the 109 W Lane, Manor TX development to construct, improve, install, and maintain improvements under the terms and conditions set forth in this License Agreement.

NOW, THEREFORE, in consideration of the premises; in furtherance of the mutual benefits to be derived by the general public, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Licensee agree as follows:

I. RECITALS

1.01. The Recitals set out above in this Agreement are hereby adopted in whole as if each were set out herein.

II. PURPOSE OF LICENSE AGREEMENT

2.01. The City grants to Licensee permission to use the licensed property for the following purposes only:

Construction, improvement, installation and maintenance of Landscaping and Irrigation System located at 109 W Lane, Manor TX Subdivision, as more particularly shown and described in Exhibit "A" attached hereto (the "Improvements").

The above-described property, hereinafter referred to as the "Licensed Property", is further shown in Exhibit "A" attached to this Agreement and incorporated by reference for all purposes.

2.02. The City makes this grant solely to the extent of its right, title and interest in the licensed property, without any express or implied warranties.

2.03. Licensee agrees that: (a) the construction of the Improvements permitted by this Agreement shall be done in compliance with all applicable City, County, State and/or Federal laws, ordinances, regulations and policies now existing or later adopted; (b) that all construction and installation of the Improvements will be completed in a timely manner without delay; (c) the Licensee will construct the Improvements according to plans filed with the City. Any changes in construction will be approved by the City. Any provision herein to the contrary notwithstanding, Licensee shall be liable for, and shall indemnify and hold the City harmless from all damages, causes of action, and claims arising out of or in connection with Licensee's installation, operation, maintenance or removal of the Improvements permitted under this Agreement.

III. FEE

3.01. No annual fee shall be due in connection with this Agreement.

IV. CITY'S RIGHTS TO LICENSED PROPERTY

4.01. This Agreement is expressly subject and subordinate to the present and future right of the City, its successors, assigns, lessees, grantees, and Licensees, to construct, install, establish, maintain, use, operate, and renew any public utilities facilities, franchised public utilities, rights-of-way, roadways, or streets on, beneath, or above the surface of the licensed property.

4.02. Said uses of the licensed property by the City are permitted even though such use may substantially interfere with or destroy Licensee's use of the licensed property, or the Improvements. In case of a declared emergency, damage to or destruction of Licensee's property shall be at no charge, cost, claim, or liability to the City, its agents, contractors, officers, or employees.

4.03. Notwithstanding any provisions in this Agreement to the contrary, the City retains the right to enter upon the licensed property, at any time and without notice, assuming no obligation to Licensee, to remove any of the licensed improvements or alterations thereof whenever such removal is deemed necessary for: (a) exercising the City's rights or duties with respect to the Licensed Property; (b) protecting persons or property; or (c) the public health or safety with respect to the Licensed Property.

V. INSURANCE

5.01. Licensee shall, at its sole expense, provide a commercial general liability insurance policy, written by a company acceptable to the City and licensed to do business in Texas, with a combined single limit of not less than \$600,000.00, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the City as an additional-insured. This insurance coverage shall cover all perils arising from the activities of Licensee, its officers, employees, agents, or contractors, relative to this Agreement, or otherwise within the public right-of-way and within the Licensed Property. Licensee shall be responsible for any deductibles stated in the policy. The amount of such coverage may be increased from time to time as may be deemed necessary and prudent by the City and the Licensee based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. A certificate of insurance evidencing such coverage shall be delivered to the City

Secretary of the City within thirty (30) days of the Effective Date of this Agreement.

5.02 Licensee shall not cause any insurance to be canceled nor permit any insurance to lapse. All insurance certificates shall include a clause to the effect that the policy shall not be canceled, reduced, restricted or otherwise limited until forty-five (45) days after the City has received written notice as evidenced by a return receipt of registered or certified mail. Notwithstanding the foregoing, in the event obtaining such provision for prior notice to the City is not reasonably available, Licensee agrees to give the City written notice of any suspension, cancellation, non-renewal or material change in coverage of the insurance policy required to be obtained and maintained by the Licensee under the terms of this Agreement. Within ten (10) days after a suspension, cancellation or non-renewal of coverage, Licensee shall provide a replacement certificate of insurance to the City. The City shall have the option to suspend Licensee's authorization and liability under this Agreement should there be a lapse in coverage at any time during this Agreement. Failure to provide and to maintain the required insurance shall constitute a material breach of this Agreement.

VI. INDEMNIFICATION

6.01. Licensee shall indemnify, defend, and hold harmless the City and its officers, agents and employees against all claims, suits, demands, judgments, damage, costs, losses, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property which arises from or is in any manner caused by the activities of the Licensee under this Agreement, including any acts or negligent omissions of the Licensee, and its agents, officers, directors, or employees, while in the exercise or performance of the rights or duties under this Agreement. This indemnification provision, however shall not apply to any claims, suits, demands, judgments, damage, costs, losses, or expenses arising solely from the negligent or willful acts or omissions of the City; provided that for the purposes of the foregoing, the City's entering into this Agreement shall not be deemed to be a "negligent or willful act."

VII. CONDITIONS

7.01. Licensee's Responsibilities. Licensee shall be responsible for any and all damage to or repair of the Improvements or damage to the Licensed Property caused as a result of acts or omissions by Licensee, its agents, officers, directors, or employees. Further, Licensee shall reimburse the City for all costs of replacing or repairing any property of the City or of others which was damaged or destroyed as a result of activities under this Agreement by, or on behalf of, Licensee.

7.02. Maintenance. Licensee shall maintain the licensed property and the Improvements by maintaining the Improvements in good condition and making any necessary repairs to the Improvements at its expense. Licensee shall be responsible for any costs associated with electrical usage as a result of the Improvements.

7.03. Modification or Removal of Improvements. Licensee agrees that modification or removal of the Improvements shall be at Licensee's expense. Licensee shall obtain the proper permits prior to modification of the Improvements. Modification or removal shall be at Licensee's sole

discretion, except where otherwise provided by this Agreement. This Agreement, until its expiration or revocation shall run as a covenant with the land, and the terms and conditions of this Agreement shall be binding on the grantees, successors and assigns of Licensee. Licensee shall cause any immediate successors-in-interest to have actual notice of this agreement.

7.04. Default. In the event that Licensee fails to maintain the Licensed Property or otherwise comply with the terms or conditions as set forth herein, the City shall give Licensee written notice thereof, by registered or certified mail, return receipt requested, to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of, and, if Licensee does not satisfactorily remedy the same within the thirty (30) day period, the City may terminate this license.

City:

City of Manor
Attn: City Manager
105 E. Eggleston Street
Manor, Texas 78653

with a copy to:
The Knight Law Firm, LLP
Attn: Paige Saenz
223 West Anderson Lane, Suite A-105
Austin, Texas 78752

Licensee:
Savvy ATX Realty LLC
1132 Northwestern Ave Suite A
Austin TX 78702

with a copy to:

7.05. Remedies. The Licensee agrees that in the event of any default on its part under this Agreement, the City shall have available to it equitable remedies including, without limitation, the right of the City to obtain a writ of mandamus or an injunction, or seek specific performance against the Licensee to enforce the Licensee’s obligations under this Agreement.

7.06. Compliance. Notwithstanding any other term, provision or conditions of this Agreement, subject only to prior written notification to the Licensee, this Agreement is revocable by the City if Licensee fails to comply with the terms and conditions of this Agreement or otherwise fails to comply with the terms and conditions of this Agreement, including, but not limited to, the insurance requirements specified herein.

VIII. COMMENCEMENT AND TERMINATION

8.01. This Agreement shall begin with the effective date set forth above and continue thereafter for so long as the Licensed Property shall be used for the purposes set forth herein, unless otherwise terminated. If Licensee abandons construction or maintenance of all or any part of the Improvements or Licensed Property as set forth in this Agreement, then this Agreement, shall expire and terminate following thirty (30) days written notice to the Licensee if such abandonment has not been remedied by the Licensee within such period; the City shall thereafter have the same complete title to the Licensed Property so abandoned as though this Agreement had never been made and shall have the right to enter the Licensed Property and terminate the rights of Licensee, its successors and assigns hereunder. All installations of Licensee not removed shall be deemed property of the City as of the time abandoned.

XI. TERMINATION

9.01. Termination by Licensee. This Agreement may be terminated by Licensee by delivering written notice of termination to the City not later than thirty (30) days before the effective date of termination. If Licensee so terminates, then it shall remove all installations, other than the Improvements, that it made from the Licensed Property within the thirty (30) day notice period at its sole cost and expense. Failure to do so shall constitute a breach of this Agreement.

9.02. Termination by City. Subject to prior written notification to Licensee or its successor-in-interest, this Agreement is revocable by the City if:

- (a) The licensed Improvements, or a portion of them, interfere with the City's right-of-way;
- (b) Use of the right-of-way area becomes necessary for a public purpose;
- (c) The licensed Improvements, or a portion of them, constitute a danger to the public which the City deems not be remediable by alteration or maintenance of such improvements;
- (d) Despite thirty (30) days written notice to Licensee, maintenance or alteration necessary to alleviate a danger to the public has not been made; or
- (e) Licensee fails to comply with the terms and conditions of this Agreement including, but not limited to any insurance or license fee requirements specified herein.

X. EMINENT DOMAIN

10.01. If eminent domain is exerted on the Licensed Property by paramount authority, then the City will, to the extent permitted by law, cooperate with Licensee to effect the removal of Licensee's affected installations and improvements thereon, at Licensee's sole expense. Licensee shall be entitled to retain all monies paid by the condemning authority to Licensee for Licensee's installations taken, if any.

XI. INTERPRETATION

11.01. Although drawn by the City, this Agreement shall, in the event of any dispute over its intent, meaning, or application, be interpreted fairly and reasonably, and neither more strongly for or against either party.

XII. APPLICATION OF LAW

12.01. This Agreement shall be governed by the laws of the State of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the parties as evidenced by this Agreement.

XIII. VENUE

13.01. Venue for all lawsuits concerning this Agreement will be in Travis County, Texas.

XIV. COVENANT RUNNING WITH LAND; WAIVER OF DEFAULT

14.01. This Agreement and all of the covenants herein shall run with the land; therefore, the conditions set forth herein shall inure to and bind each party’s successors and assigns. Either party may waive any default of the other at any time by written instrument, without affecting or impairing any right arising from any subsequent or other default.

XV. ASSIGNMENT

15.01. Licensee shall not assign, sublet or transfer its interest in this Agreement without the written consent of the City, which consent shall not be unreasonably withheld. Subject to the assignee's compliance with the insurance requirements set forth herein, if any, the Licensee shall furnish to the City a copy of any such assignment or transfer of any of the Licensee's rights in this Agreement, including the name, address, and contact person of the assignee, along with the date of assignment or transfer.

ACCEPTED this the _____ day of _____, 20____.

THE CITY:
CITY OF MANOR

Scott Moore, City Manager

ATTEST:

By: _____

Title: City Secretary
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this _____ day of _____, 20____, by Scott Moore, as City Manager of THE CITY OF MANOR, TEXAS, a home-rule municipality, on behalf of said City.

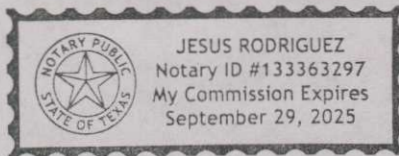
Notary Public, State of Texas

LICENSEE:
Savvy ATX Realty LLC

By: Wenkai Chen
Name: [Signature]
Title: Owner of the property

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 20th day of July, 2023, by Wenkai Chen, as the owner of 109 Wayne, Manor TX, a limited liability co., on behalf of said licensee. Savvy ATX Realty LLC



[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

City of Manor
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653

Exhibit “A”
[attachment follows this page]

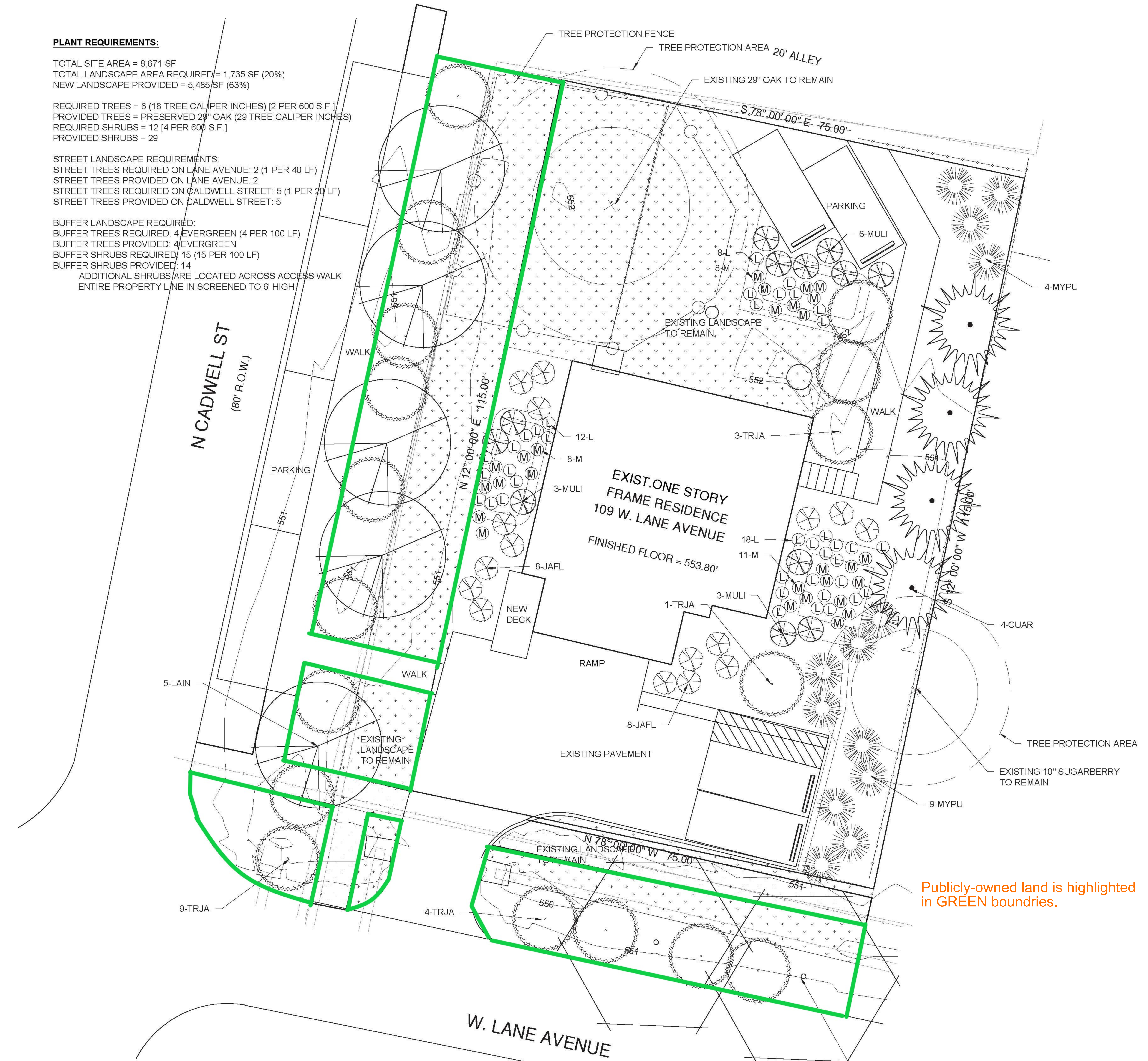
PLANT REQUIREMENTS:

TOTAL SITE AREA = 8,671 SF
 TOTAL LANDSCAPE AREA REQUIRED = 1,735 SF (20%)
 NEW LANDSCAPE PROVIDED = 5,485 SF (63%)

REQUIRED TREES = 6 (18 TREE CALIPER INCHES) (2 PER 600 S.F.)
 PROVIDED TREES = PRESERVED 29" OAK (29 TREE CALIPER INCHES)
 PROVIDED SHRUBS = 12 (4 PER 600 S.F.)
 PROVIDED SHRUBS = 29

STREET LANDSCAPE REQUIREMENTS:
 STREET TREES REQUIRED ON LANE AVENUE: 2 (1 PER 40 LF)
 STREET TREES PROVIDED ON LANE AVENUE: 2
 STREET TREES REQUIRED ON CALDWELL STREET: 5 (1 PER 20 LF)
 STREET TREES PROVIDED ON CALDWELL STREET: 5

BUFFER LANDSCAPE REQUIRED:
 BUFFER TREES REQUIRED: 4 EVERGREEN (4 PER 100 LF)
 BUFFER TREES PROVIDED: 4 EVERGREEN
 BUFFER SHRUBS REQUIRED: 15 (15 PER 100 LF)
 BUFFER SHRUBS PROVIDED: 14
 ADDITIONAL SHRUBS ARE LOCATED ACROSS ACCESS WALK
 ENTIRE PROPERTY LINE IN SCREENED TO 8' HIGH



PLANT SCHEDULE						
QTY	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	HWX	SPACING
EVERGREEN TREES						
4	CUAR	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	6' HIGH	50' X 15'	15' O.C.
STREET TREES						
5	LAIN	LAGERSTROMIA INDICA	CRAPE MYRTLE	2" CAL	25' X 20'	20' O.C.
2	QUPO	QUERCUS POLYMORPHA	MEXICAN WHITE OAK	3" CAL	50' X 30'	30' O.C.
SHRUBS						
16	JAFI	JASMINUM FLORIDUM	SHOWY JASMINE	#5	4' X 4'	4' O.C.
13	MYP	MYRICA PUSILLA	DWARF WAX MYRTLE	#5	6' X 6'	6' O.C.
12	MULI	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	#3	5' X 4'	4' O.C.
GROUNDCOVERS						
38	L	LIRIOPE MUSCARI	BIG BLUE LILYTURF	#1	18" X 12"	12" O.C.
27	M	OPHIPOGON JAPANICUS	MONDO GRASS	#1	12" X 24"	24" O.C.
17	TRJA	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#3	6" X 20"	10' O.C.

LANDSCAPE NOTES:

LANDSCAPE WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED FOR, INCLUDING ALL RELATED PREPARATION WORK REGARDING SITE INCONSISTENCIES AND SOIL ISSUES.

CONTRACTOR SHALL MAINTAIN ALL PLANTS AND PLANTED AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE OWNER AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.

ALL LANDSCAPE WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.

THE CONTRACTOR MUST CONFIRM THE AVAILABILITY OF ALL SPECIFIED PLANT MATERIAL PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR WILL ARRANGE FOR APPROVAL FOR PLANT MATERIALS BY THE OWNER VIA FIELD VISITS/TAGGING AND OR SUBMISSION OF PLANT SAMPLES AT THE DISCRETION OF THE OWNER.

ALL PLANT MATERIAL MUST MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINERS ARE MINIMUM. CONTAINER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.

ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE OWNER PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE OWNER RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE CONTRACTOR SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 72 HOURS AND REPLACE WITH ACCEPTABLE MATERIAL AT THE COST OF CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SOIL IN ALL PLANTED AREAS IS OF AN APPROPRIATE TYPE AND CONSISTENCY FOR PLANTING. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SOIL AND SUITABILITY, AND ANY NECESSARY AMENDMENTS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. ALL PLANTED AREAS SHALL RECEIVE CLASS I COMPOST AMENDMENT PRIOR TO PLANTING.

ALL PLANTING BEDS SHALL RECEIVE 3" DARK BROWN MULCH AS SPECIFIED IN DETAILS.

THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY CONTRACT DOCUMENT DISCREPANCIES OR CONFLICTS TO THE OWNER, INCLUDING, BUT NOT LIMITED TO MATERIAL QUANTITIES AND LOCATIONS PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS. THE CONTRACTOR MUST COMPARE WITH HIS OWN ESTIMATES. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK AFTER EXECUTION OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.

WIRE BASKETS AND STRAPPING SHALL BE REMOVED FROM ALL PLANT MATERIALS PRIOR TO INSTALLATION, SEE DETAILS.

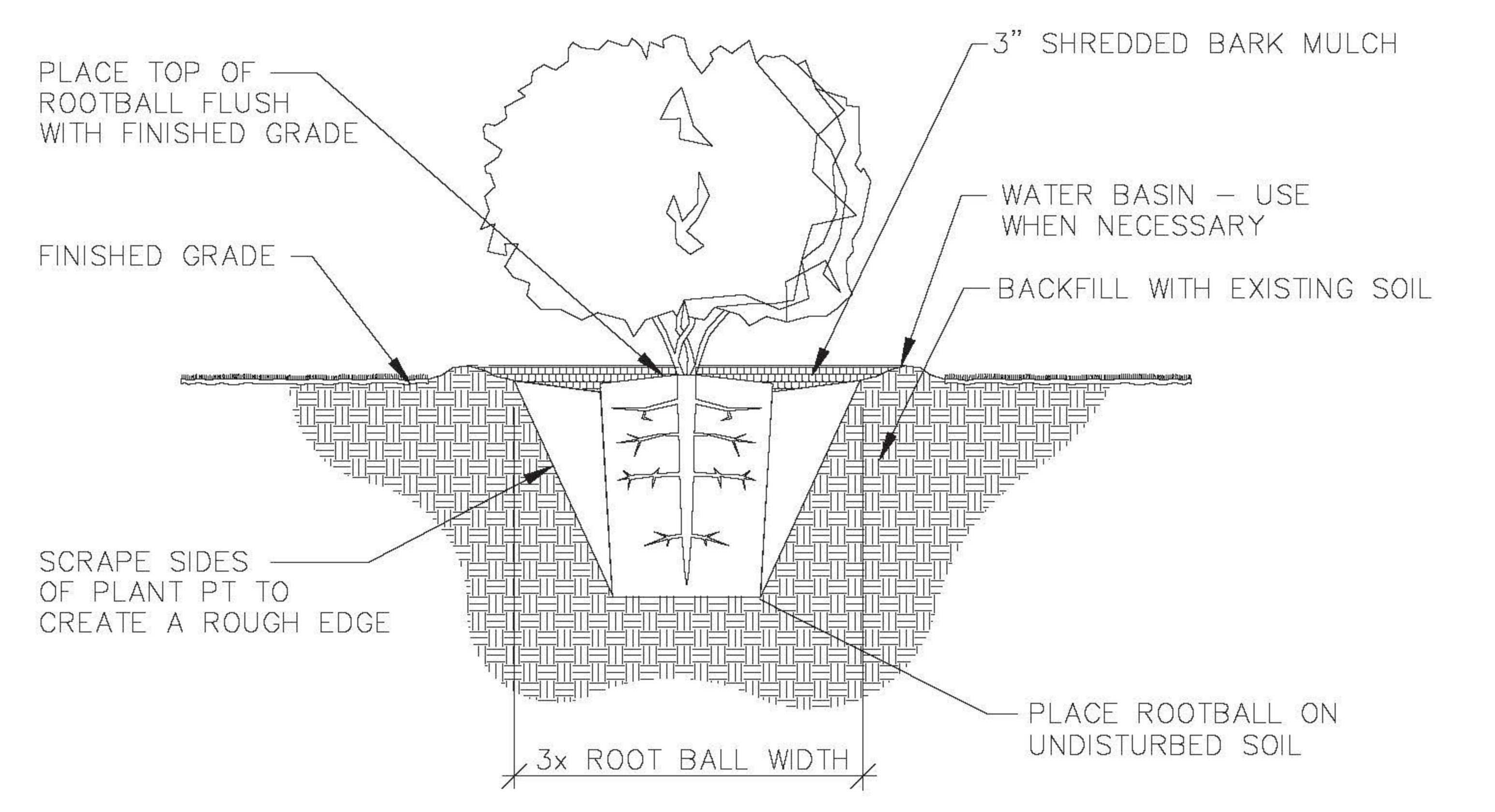
CONTRACTOR SHALL INSPECT ALL DELIVERED PLANT MATERIAL TO ENSURE ALL MATERIAL MEETS ALL MINIMUM STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), INCLUDING SHIPPING STANDARDS.

WHERE POSSIBLE, PLANTING HOLES SHOULD EXTEND TO THREE TIMES THE ROOTBALL WIDTH. SHRUB ROOTBALLS ARE APPROXIMATELY 12" IN DIAMETER AND 18" HIGH. CARE SHOULD BE TAKEN TO NOT OVER DIG HOLES. PLANTS SHOULD BE PLANTED ON UNDISTURBED OR SLIGHTLY COMPACTED SOIL. WHEN BACKFILLING PLANTER HOLES, STOP AT LEAST TWICE TO WATER IN PLANT AND SOIL. COMPLETE PLANTING WITH A THOROUGH WATERING OF EACH PLANT.

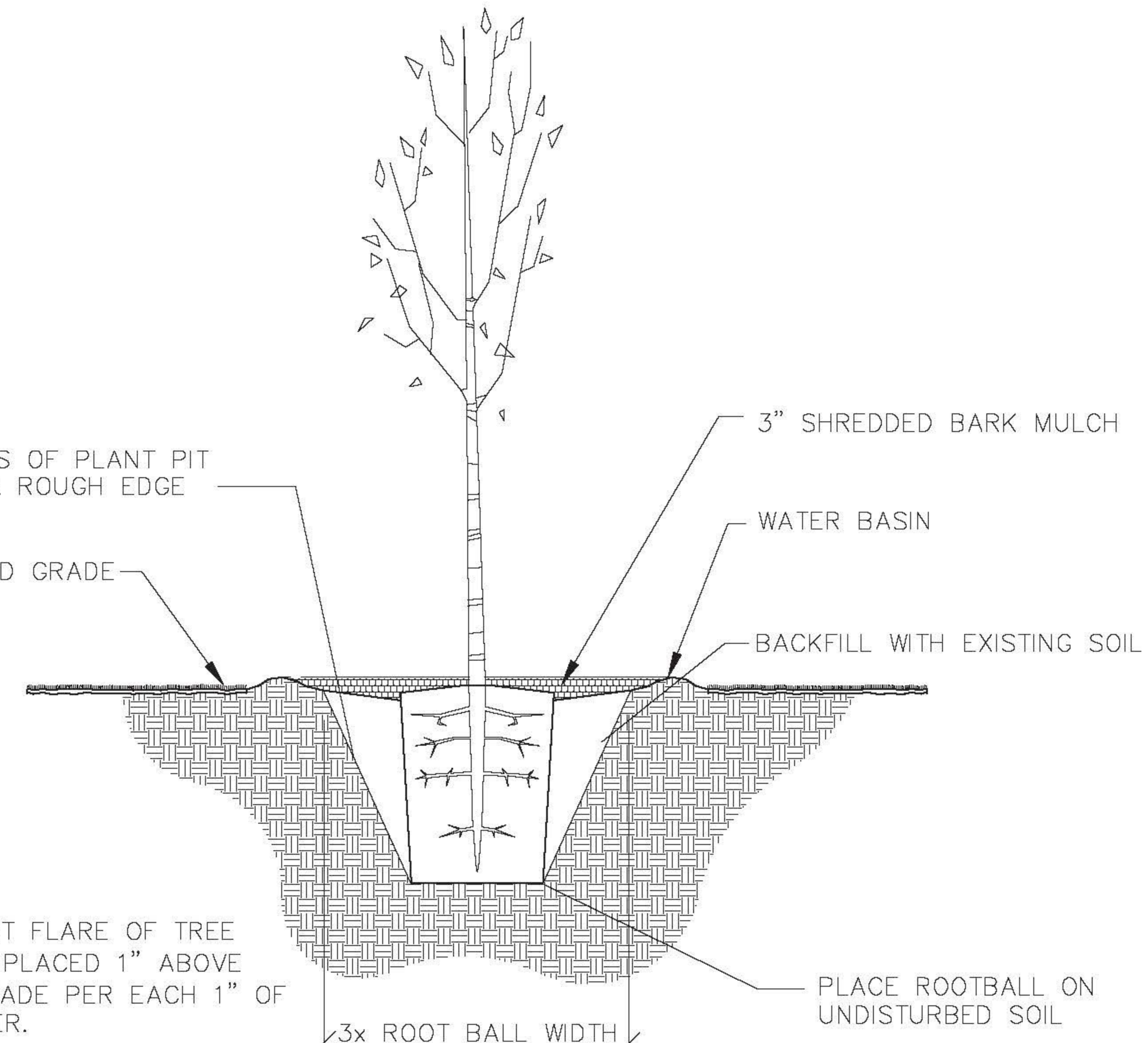
ALL NEW LANDSCAPE PLANTS SHALL BE MAINTAINED, AS NECESSARY, VIA AN AUTOMATIC IRRIGATION SYSTEM.

"THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS."

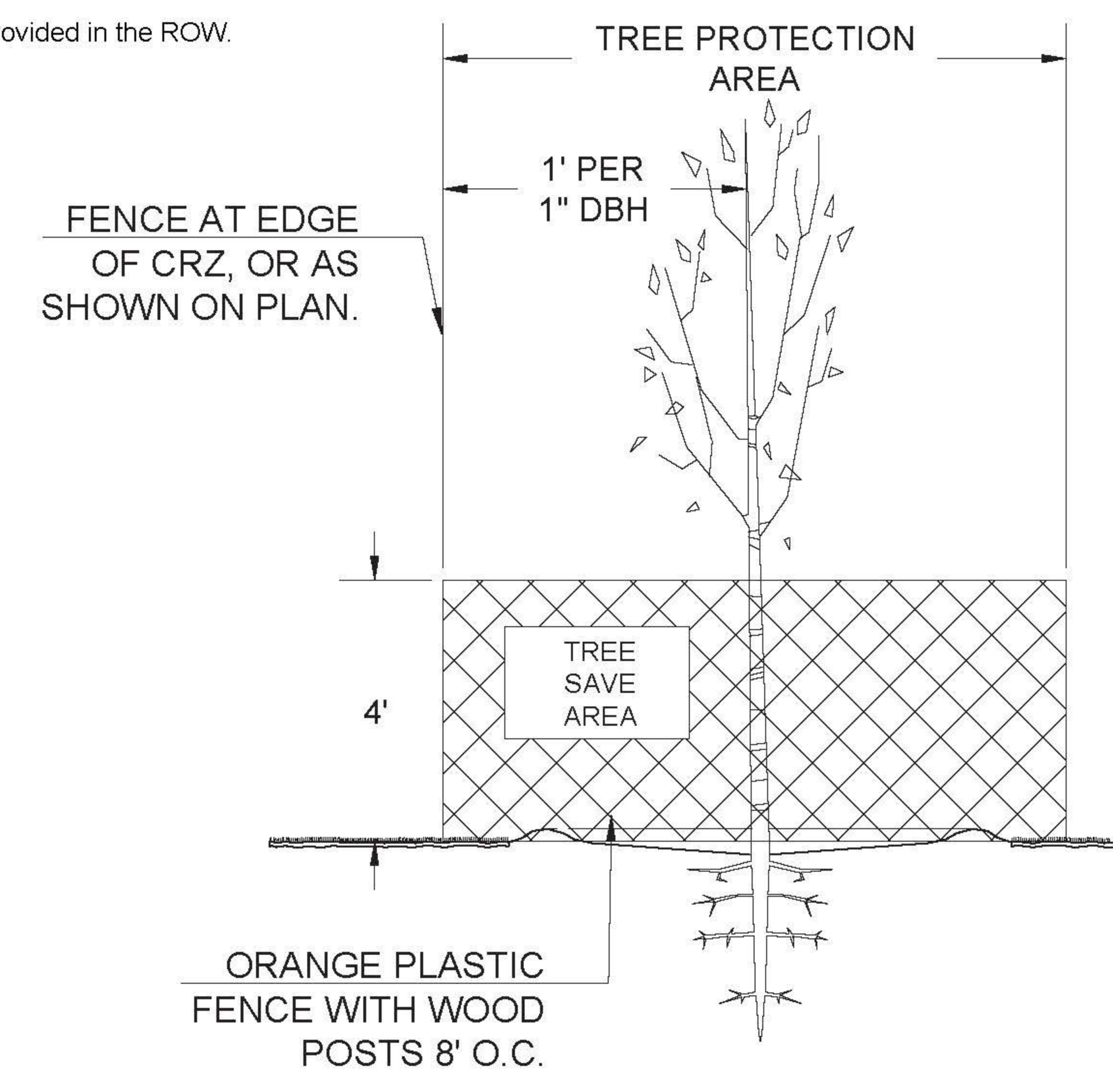
A license and maintenance agreement will be provided by the owner for the proposed landscaping provided in the ROW.



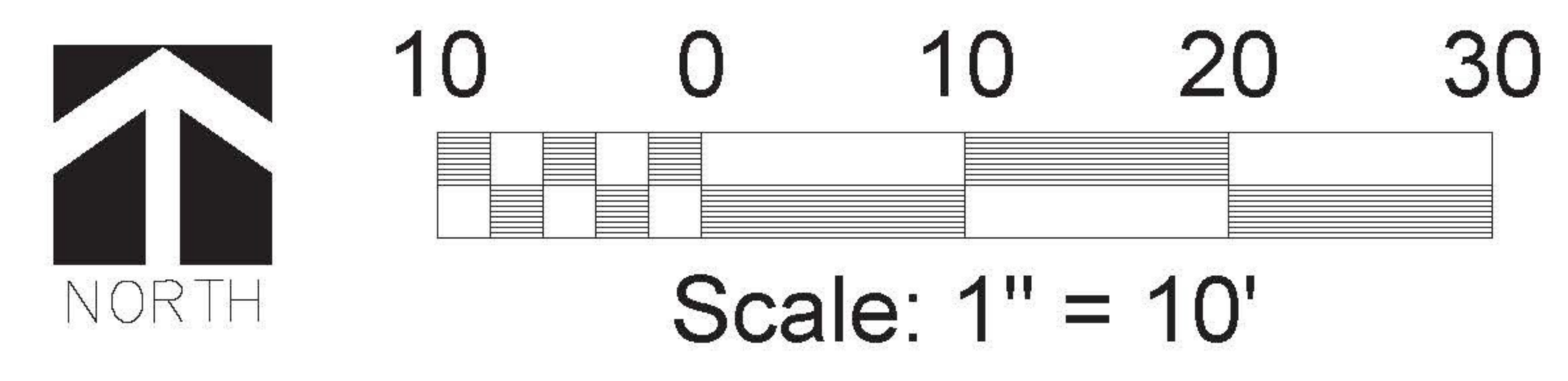
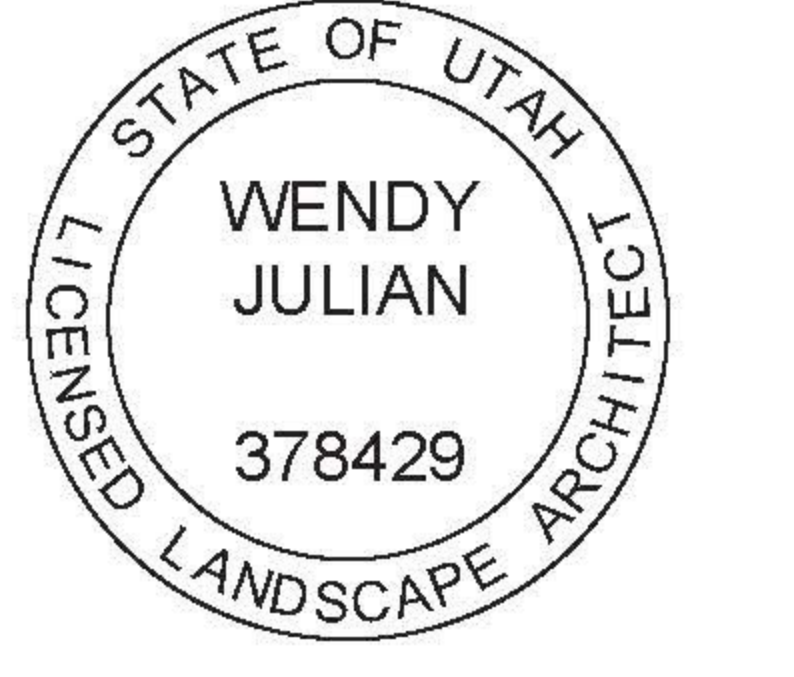
(A) SHRUB PLANTING DETAIL



(B) TREE PLANTING DETAIL



(C) TREE PROTECTION FENCE DETAIL



**RICHFIELD
 LAND DESIGN**
 LANDSCAPE ARCHITECTURE AND LAND PLANNING

BIRTHING CENTER
 109 WEST LANE AVE
 MANOR TX 78653

**LANDSCAPE
 PLAN**

DATE: 5/22/23
 DRAFTED BY: WJ

L-1



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Pauline Gray, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a construction contract for the FY2022 Capital Metro Paving Project.

BACKGROUND/SUMMARY:

Bids were publicly opened and read on July 7th, 2023, for the referenced project. The improvements consist of street reconstruction and resurfacing including excavation, subgrade preparation, flexible base, mill and overlay, and hot mix asphalt concrete in selected areas. The project included a base bid as well as an alternate bid item. As reflected on the attached Bid Tabulation, four bids were received. The low bidder was Smith Paving, Inc. The process of verifying the Contractor’s qualifications has been completed. Based on submitted project information, previous work on City paving projects, and project references Smith Paving, Inc. has extensive experience with street paving improvements.

LEGAL REVIEW: Yes
FISCAL IMPACT: Yes, funding through Cap Metro BCT and Street Department Funds
PRESENTATION: No
ATTACHMENTS: Yes

- Letter Recommendation of Award
- Bid Tabulation
- Agreement

STAFF RECOMMENDATION:

It is the city staff’s recommendation that the City Council approve and award the construction contract for the FY2022 Capital Metro Paving Project to Smith Paving, Inc., in the amount of \$1,033,072.10.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



Mailing Address:
9601 Amberglen Blvd. #109
Austin, TX 78729

July 25, 2023

Honorable Dr. Christopher Harvey, Mayor
City of Manor
P.O. Box 387
Manor, TX 78653

Re: FY2022 Capital Metro Paving Improvements
Letter of Award Recommendation

Dear Mayor Harvey:

Bids were publicly opened and read on July 7, 2023, for the above-referenced project. As reflected in the attached Bid Tabulation, four (4) bids were received. The lowest bidder was Smith Paving.

The low bid for all Base Bid and Alternate Bid A work was below the estimated project budget. Following consultation with City Staff, the Base Bid and Alternate Bid A were determined to be within a fundable range.

Following our review of the contractor qualification information provided, we can therefore recommend the City award a construction contract to Smith Paving, Inc. in the amount of \$1,033,072.10 for all Base Bid and Alternate Bid work, with final amounts dependent on actual installed quantities, acknowledging that there is some limited risk to the City making award based upon the nature and extent of the submitted qualifications materials.

We have prepared an Agreement for signature by you in the event the City Council votes to follow this recommendation. Once the Contractor signs the Agreement and all bond and insurance requirements have been satisfied, a Notice to Proceed will be issued. Under the General Conditions of the Agreement, the Contractor shall begin construction within ten (10) days of the Notice to Proceed and substantially complete the project within one hundred and thirty-five(135) calendar days, excluding any justified delays.

Please let us know if you have any questions in this regard.

Sincerely,

Pauline M. Gray, P.E.

PMG/s

Attachments

PN: 15451

Bid Tabulation
 Bid Date: July 7, 2023

Project: FY2022 Capital Metro Paving Improvements
 Checked By: Pauline Gray, PE

Item No.	Estimated Quantity	Unit	Description of Item	Smith Paving		Forsythe		Gage and Cade		Blacksmith	
				Unit Price	Total Item Cost	Unit Price	Total Item Cost	Unit Price	Total Item Cost	Unit Price	Total Item Cost
Base Bid Items											
1	1	LS	Traffic Control Plan and controls, complete and in place, per Lump Sum.	\$ 25,000.00	\$ 25,000.00	\$ 28,000.00	\$ 28,000.00	\$ 160,000.00	\$ 160,000.00	\$ 50,000.00	\$ 50,000.00
2	1	EA	Blue Fire Hydrant Marker	\$ 180.00	\$ 180.00	\$ 50.00	\$ 50.00	\$ 130.00	\$ 130.00	\$ 100.00	\$ 100.00
3	2	EA	Project Sign including posts, installation and removal, complete and in place per Each.	\$ 1,800.00	\$ 3,600.00	\$ 350.00	\$ 700.00	\$ 325.00	\$ 650.00	\$ 750.00	\$ 1,500.00
North Lampasas - Reconstruction (Between Eggleston and Browning)											
4	3	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place	\$ 330.00	\$ 990.00	\$ 150.00	\$ 450.00	\$ 365.00	\$ 1,095.00	\$ 500.00	\$ 1,500.00
5	3416	SY	6" Subgrade Prep, including scarification, moisture treatment and compaction, complete and in place	\$ 4.00	\$ 13,664.00	\$ 1.00	\$ 3,416.00	\$ 2.75	\$ 9,394.00	\$ 5.00	\$ 17,080.00
6	1300	CY	Excavation of existing street to subgrade, including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 22.00	\$ 28,600.00	\$ 10.00	\$ 13,000.00	\$ 39.75	\$ 51,675.00	\$ 50.00	\$ 65,000.00
7	3416	SY	12" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 16.60	\$ 56,705.60	\$ 45.00	\$ 153,720.00	\$ 26.25	\$ 89,670.00	\$ 47.00	\$ 160,552.00
8	3416	SY	2" HMA Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 53,802.00	\$ 15.00	\$ 51,240.00	\$ 19.55	\$ 66,782.80	\$ 22.00	\$ 75,152.00
9	0	EA	Wastewater Manhole Adjustment (18" max.) complete and in place,per Each.		\$ -	\$ 300.00	\$ -		\$ -		\$ -
10	13	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 12,350.00	\$ 50.00	\$ 650.00	\$ 850.00	\$ 11,050.00	\$ 1,000.00	\$ 13,000.00
11	9	EA	New to existing pavement joints	\$ 800.00	\$ 7,200.00	\$ 50.00	\$ 450.00	\$ 190.00	\$ 1,710.00	\$ 200.00	\$ 1,800.00
North Caldwell - Reconstruction (Between Browning and Townes)											
12	787	SY	6" Subgrade Prep, including scarification, moisture treatment and compaction, complete and in place per Square Yard	\$ 4.00	\$ 3,148.00	\$ 1.00	\$ 787.00	\$ 3.25	\$ 2,557.75	\$ 5.00	\$ 3,935.00
13	285	CY	Excavation of existing street to subgrade, including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 22.00	\$ 6,270.00	\$ 10.00	\$ 2,850.00	\$ 41.50	\$ 11,827.50	\$ 50.00	\$ 14,250.00
14	787	SY	12" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 16.60	\$ 13,064.20	\$ 45.00	\$ 35,415.00	\$ 24.50	\$ 19,281.50	\$ 47.00	\$ 36,989.00
15	787	SY	2" HMA Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 12,395.25	\$ 15.00	\$ 11,805.00	\$ 19.55	\$ 15,385.85	\$ 22.00	\$ 17,314.00
16	2	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 1,900.00	\$ 50.00	\$ 100.00	\$ 850.00	\$ 1,700.00	\$ 1,000.00	\$ 2,000.00
17	1	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 330.00	\$ 100.00	\$ 100.00	\$ 365.00	\$ 365.00	\$ 500.00	\$ 500.00
18	1	EA	Wastewater Manhole Adjustment (18" max.) complete and in place,per Each.	\$ 1,800.00	\$ 1,800.00	\$ 500.00	\$ 500.00	\$ 4,870.00	\$ 4,870.00	\$ 500.00	\$ 500.00
19	2	EA	New to existing pavement joints	\$ 800.00	\$ 1,600.00	\$ 50.00	\$ 100.00	\$ 190.00	\$ 380.00	\$ 200.00	\$ 400.00
East Boyce - Reconstruction (Between Old Hwy 20 and Lockhart)											
20	480	SY	6" Subgrade Prep, including scarification, moisture treatment and compaction, complete and in place per Square Yard	\$ 4.00	\$ 1,920.00	\$ 1.00	\$ 480.00	\$ 5.25	\$ 2,520.00	\$ 5.00	\$ 2,400.00
21	175	CY	Excavation of existing street to subgrade, including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 22.00	\$ 3,850.00	\$ 10.00	\$ 1,750.00	\$ 52.00	\$ 9,100.00	\$ 50.00	\$ 8,750.00
22	480	SY	12" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 16.60	\$ 7,968.00	\$ 45.00	\$ 21,600.00	\$ 28.75	\$ 13,800.00	\$ 47.00	\$ 22,560.00
23	480	SY	2" HMA Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 7,560.00	\$ 15.00	\$ 7,200.00	\$ 19.55	\$ 9,384.00	\$ 22.00	\$ 10,560.00
24	2	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 1,900.00	\$ 50.00	\$ 100.00	\$ 850.00	\$ 1,700.00	\$ 1,000.00	\$ 2,000.00
25	2	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 660.00	\$ 100.00	\$ 200.00	\$ 365.00	\$ 730.00	\$ 500.00	\$ 1,000.00
26	0	EA	Wastewater Manhole Adjustment (18" max.) complete and in place,per Each.		\$ -	\$ 500.00	\$ -		\$ -		\$ -
27	2	EA	New to existing pavement joints	\$ 800.00	\$ 1,600.00	\$ 50.00	\$ 100.00	\$ 127.00	\$ 254.00	\$ 200.00	\$ 400.00
North San Marcos - Reconstruction (Between Eggleston and Wheeler)											
28	707	SY	6" Subgrade Prep, including scarification, moisture treatment and compaction, complete and in place per Square Yard	\$ 4.00	\$ 2,828.00	\$ 1.00	\$ 707.00	\$ 3.75	\$ 2,651.25	\$ 5.00	\$ 3,535.00
29	255	CY	Excavation of existing street to subgrade, including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 22.00	\$ 5,610.00	\$ 10.00	\$ 2,550.00	\$ 42.50	\$ 10,837.50	\$ 50.00	\$ 12,750.00
30	707	SY	12" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 16.60	\$ 11,736.20	\$ 45.00	\$ 31,815.00	\$ 25.25	\$ 17,851.75	\$ 47.00	\$ 33,229.00
31	707	SY	2" HMA Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 11,135.25	\$ 15.00	\$ 10,605.00	\$ 19.55	\$ 13,821.85	\$ 22.00	\$ 15,554.00
32	1	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 950.00	\$ 50.00	\$ 50.00	\$ 850.00	\$ 850.00	\$ 1,000.00	\$ 1,000.00
33	1	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 330.00	\$ 100.00	\$ 100.00	\$ 365.00	\$ 365.00	\$ 500.00	\$ 500.00
34	1	EA	Wastewater Manhole Adjustment (18" max.) complete and in place,per Each.	\$ 1,800.00	\$ 1,800.00	\$ 500.00	\$ 500.00	\$ 4,870.00	\$ 4,870.00	\$ 500.00	\$ 500.00
35	1	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place	\$ 330.00	\$ 330.00	\$ 100.00	\$ 100.00	\$ 365.00	\$ 365.00	\$ 500.00	\$ 500.00
36	1	EA	Install new Stop Sign	\$ 750.00	\$ 750.00	\$ 500.00	\$ 500.00	\$ 450.00	\$ 450.00	\$ 750.00	\$ 750.00
37	2	EA	New to existing pavement joints	\$ 800.00	\$ 1,600.00	\$ 50.00	\$ 100.00	\$ 2,950.00	\$ 5,900.00	\$ 200.00	\$ 400.00
North Lockhart- Reconstruction (Between Eggleston and Boyce)											
38	760	SY	6" Subgrade Prep, including scarification, moisture treatment and compaction, complete and in place per Square Yard	\$ 4.00	\$ 3,040.00	\$ 1.00	\$ 760.00	\$ 3.50	\$ 2,660.00	\$ 5.00	\$ 3,800.00
39	275	CY	Excavation of existing street to subgrade, including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 22.00	\$ 6,050.00	\$ 10.00	\$ 2,750.00	\$ 41.00	\$ 11,275.00	\$ 50.00	\$ 13,750.00
40	760	SY	12" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 16.60	\$ 12,616.00	\$ 45.00	\$ 34,200.00	\$ 24.75	\$ 18,810.00	\$ 47.00	\$ 35,720.00
41	760	SY	2" HMA Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 11,970.00	\$ 15.00	\$ 11,400.00	\$ 19.55	\$ 14,858.00	\$ 22.00	\$ 16,720.00
42	2	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 1,900.00	\$ 50.00	\$ 100.00	\$ 850.00	\$ 1,700.00	\$ 1,000.00	\$ 2,000.00
43	1	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 330.00	\$ 100.00	\$ 100.00	\$ 365.00	\$ 365.00	\$ 500.00	\$ 500.00
44	0	EA	Wastewater Manhole Adjustment (18" max.) complete and in place,per Each.		\$ -	\$ 500.00	\$ -		\$ -		\$ -
45	2	EA	New to existing pavement joints	\$ 800.00	\$ 1,600.00	\$ 50.00	\$ 100.00	\$ 127.00	\$ 254.00	\$ 200.00	\$ 400.00

Bid Tabulation
 Bid Date: July 7, 2023

Project: FY2022 Capital Metro Paving Improvements
 Checked By: Pauline Gray, PE

Item No.	Estimated Quantity	Unit	Description of Item	Smith Paving		Forsythe		Gage and Cade		Blacksmith	
				Unit Price	Total Item Cost	Unit Price	Total Item Cost	Unit Price	Total Item Cost	Unit Price	Total Item Cost
East Wheeler - Reconstruction (Between North Lampasas and Old Hwy 20)											
46	1080	SY	6" Subgrade Prep, including scarification, moisture treatment and compaction, complete and in place per Square Yard	\$ 4.00	\$ 4,320.00	\$ 1.00	\$ 1,080.00	\$ 3.50	\$ 3,780.00	\$ 5.00	\$ 5,400.00
47	390	CY	Excavation of existing street to subgrade, including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 22.00	\$ 8,580.00	\$ 10.00	\$ 3,900.00	\$ 42.15	\$ 16,438.50	\$ 50.00	\$ 19,500.00
48	1080	SY	12" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 16.60	\$ 17,928.00	\$ 45.00	\$ 48,600.00	\$ 25.00	\$ 27,000.00	\$ 47.00	\$ 50,760.00
49	1080	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 17,010.00	\$ 15.00	\$ 16,200.00	\$ 19.55	\$ 21,114.00	\$ 22.00	\$ 23,760.00
50	5	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 4,750.00	\$ 50.00	\$ 250.00	\$ 850.00	\$ 4,250.00	\$ 1,000.00	\$ 5,000.00
51	2	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 660.00	\$ 100.00	\$ 200.00	\$ 365.00	\$ 730.00	\$ 500.00	\$ 1,000.00
52	0	EA	Wastewater Manhole Adjustment (18" max.) complete and in place,per Each.		\$ -	\$ 500.00	\$ -		\$ -		\$ -
53	3	EA	New to existing pavement joints	\$ 800.00	\$ 2,400.00	\$ 50.00	\$ 150.00	\$ 127.00	\$ 381.00	\$ 200.00	\$ 600.00
Carrie Manor - Reconstruction (Between S Lampasas and S Burnet)											
54	3846	SY	6" Subgrade Prep, including scarification, moisture treatment and compaction, complete and in place per Square Yard	\$ 4.00	\$ 15,384.00	\$ 1.00	\$ 3,846.00	\$ 3.50	\$ 13,461.00	\$ 5.00	\$ 19,230.00
55	1400	CY	Excavation of existing street to subgrade, including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 22.00	\$ 30,800.00	\$ 10.00	\$ 14,000.00	\$ 38.50	\$ 53,900.00	\$ 50.00	\$ 70,000.00
56	3846	SY	12" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 16.60	\$ 63,843.60	\$ 45.00	\$ 173,070.00	\$ 25.75	\$ 99,034.50	\$ 47.00	\$ 180,762.00
57	3846	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 60,574.50	\$ 15.00	\$ 57,690.00	\$ 19.55	\$ 75,189.30	\$ 22.00	\$ 84,612.00
58	20	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 19,000.00	\$ 50.00	\$ 1,000.00	\$ 850.00	\$ 17,000.00	\$ 1,000.00	\$ 20,000.00
59	3	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 990.00	\$ 100.00	\$ 300.00	\$ 365.00	\$ 1,095.00	\$ 500.00	\$ 1,500.00
60	0	EA	Blue Pavement Marker - Fire Hydrant		\$ -	\$ 50.00	\$ -		\$ -		\$ -
Carrie Manor - Mill and Overlay (Between S Burnet and S Bastrop)											
61	3,282	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 51,691.50	\$ 15.00	\$ 49,230.00	\$ 19.55	\$ 64,163.10	\$ 22.00	\$ 72,204.00
62	3,282	SY	Milling Asphaltic Concrete Pavement	\$ 7.00	\$ 22,974.00	\$ 1.00	\$ 3,282.00	\$ 4.15	\$ 13,620.30	\$ 3.75	\$ 12,307.50
63	4	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 1,320.00	\$ 100.00	\$ 400.00	\$ 365.00	\$ 1,460.00	\$ 500.00	\$ 2,000.00
64	5	EA	New to existing pavement joints	\$ 800.00	\$ 4,000.00	\$ 50.00	\$ 250.00	\$ 127.00	\$ 635.00	\$ 200.00	\$ 1,000.00
65	7	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 6,650.00	\$ 50.00	\$ 350.00	\$ 850.00	\$ 5,950.00	\$ 1,000.00	\$ 7,000.00
North San Marcos - Mill and Overlay (Between Old Hwy 20 and Eggleston)											
66	1,705	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 26,853.75	\$ 15.00	\$ 25,575.00	\$ 19.55	\$ 33,332.75	\$ 22.00	\$ 37,510.00
67	1,705	SY	Milling Asphaltic Concrete Pavement	\$ 7.00	\$ 11,935.00	\$ 1.00	\$ 1,705.00	\$ 4.15	\$ 7,075.75	\$ 3.75	\$ 6,393.75
68	4	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 1,320.00	\$ 100.00	\$ 400.00	\$ 365.00	\$ 1,460.00	\$ 500.00	\$ 2,000.00
69	5	EA	New to existing pavement joints	\$ 800.00	\$ 4,000.00	\$ 50.00	\$ 250.00	\$ 127.00	\$ 635.00	\$ 200.00	\$ 1,000.00
70	4	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 3,800.00	\$ 50.00	\$ 200.00	\$ 850.00	\$ 3,400.00	\$ 1,000.00	\$ 4,000.00
South San Marcos - Mill and Overlay (Between Burton and Brenham)											
71	1,028	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 16,191.00	\$ 15.00	\$ 15,420.00	\$ 19.55	\$ 20,097.40	\$ 22.00	\$ 22,616.00
72	1,028	SY	Milling Asphaltic Concrete Pavement	\$ 7.00	\$ 7,196.00	\$ 1.00	\$ 1,028.00	\$ 4.15	\$ 4,266.20	\$ 3.75	\$ 3,855.00
73	1	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 330.00	\$ 100.00	\$ 100.00	\$ 365.00	\$ 365.00	\$ 500.00	\$ 500.00
74	2	EA	New to existing pavement joints	\$ 800.00	\$ 1,600.00	\$ 50.00	\$ 100.00	\$ 127.00	\$ 254.00	\$ 200.00	\$ 400.00
75	1	LS	Restriping of Road to match original striping	\$ 3,600.00	\$ 3,600.00	\$ 3,000.00	\$ 3,000.00	\$ 9,529.00	\$ 9,529.00	\$ 2,500.00	\$ 2,500.00
76	2	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 1,900.00	\$ 50.00	\$ 100.00	\$ 850.00	\$ 1,700.00	\$ 1,000.00	\$ 2,000.00
North Burnet - Mill and Overlay (Between Wheeler and Townes)											
77	1,921	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 30,255.75	\$ 15.00	\$ 28,822.68	\$ 19.55	\$ 37,555.55	\$ 22.00	\$ 42,262.00
78	1,921	SY	Milling Asphaltic Concrete Pavement	\$ 7.00	\$ 13,447.00	\$ 1.00	\$ 1,921.00	\$ 4.15	\$ 7,972.15	\$ 3.75	\$ 7,203.75
79	2	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 660.00	\$ 100.00	\$ 200.00	\$ 365.00	\$ 730.00	\$ 500.00	\$ 1,000.00
80	5	EA	New to existing pavement joints	\$ 800.00	\$ 4,000.00	\$ 50.00	\$ 250.00	\$ 127.00	\$ 635.00	\$ 200.00	\$ 1,000.00
81	6	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 5,700.00	\$ 50.00	\$ 300.00	\$ 850.00	\$ 5,100.00	\$ 1,000.00	\$ 6,000.00
North Burnet - Mill and Overlay (Between US 290 and Murray)											
82	2,237	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 35,232.75	\$ 15.00	\$ 33,555.00	\$ 19.55	\$ 43,733.35	\$ 22.00	\$ 49,214.00
83	2,237	SY	Milling Asphaltic Concrete Pavement	\$ 7.00	\$ 15,659.00	\$ 1.00	\$ 2,237.00	\$ 4.15	\$ 9,283.55	\$ 3.75	\$ 8,388.75
84	2	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 660.00	\$ 100.00	\$ 200.00	\$ 365.00	\$ 730.00	\$ 500.00	\$ 1,000.00
85	1	EA	Wastewater Manhole Adjustment (18" max.) complete and in place,per Each.	\$ 1,800.00	\$ 1,800.00	\$ 500.00	\$ 500.00	\$ 4,870.00	\$ 4,870.00	\$ 500.00	\$ 500.00
86	2	EA	New to existing pavement joints	\$ 800.00	\$ 1,600.00	\$ 50.00	\$ 100.00	\$ 127.00	\$ 254.00	\$ 200.00	\$ 400.00
87	4	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 3,800.00	\$ 50.00	\$ 200.00	\$ 850.00	\$ 3,400.00	\$ 1,000.00	\$ 4,000.00

Bid Tabulation
 Bid Date: July 7, 2023

Project: FY2022 Capital Metro Paving Improvements
 Checked By: Pauline Gray, PE

Item No.	Estimated Quantity	Unit	Description of Item	Unit Price	Total Item Cost	Unit Price	Total Item Cost	Unit Price	Total Item Cost	Unit Price	Total Item Cost
North Lampasas - Mill and Overlay (Between Old Hwy 20 and Eggleston)											
88	458	SY	2" HMAc Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 7,213.50	\$ 15.00	\$ 6,870.00	\$ 19.55	\$ 8,953.90		\$ -
89	458	SY	Milling Asphaltic Concrete Pavement	\$ 7.00	\$ 3,206.00	\$ 1.00	\$ 458.00	\$ 4.15	\$ 1,900.70		\$ -
90	1	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 330.00	\$ 100.00	\$ 100.00	\$ 365.00	\$ 365.00		\$ -
91	2	EA	New to existing pavement joints	\$ 800.00	\$ 1,600.00	\$ 50.00	\$ 100.00	\$ 127.00	\$ 254.00		\$ -
92	1	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 950.00	\$ 50.00	\$ 50.00	\$ 850.00	\$ 850.00		\$ -
North Bastrop - Mill and Overlay (Between Wheeler and Murray)											
93	4,101	SY	2" HMAc Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 64,590.75	\$ 15.00	\$ 61,515.00	\$ 19.55	\$ 80,174.55	\$ 22.00	\$ 90,222.00
94	4,101	SY	Milling Asphaltic Concrete Pavement	\$ 7.00	\$ 28,707.00	\$ 1.00	\$ 4,101.00	\$ 4.15	\$ 17,019.15	\$ 3.75	\$ 15,378.75
95	3	EA	12" Single White Stop Sign Bars, Type 1 (Thermo) complete and in place per Each	\$ 330.00	\$ 990.00	\$ 100.00	\$ 300.00	\$ 365.00	\$ 1,095.00	\$ 500.00	\$ 1,500.00
96	9	EA	New to existing pavement joints	\$ 800.00	\$ 7,200.00	\$ 50.00	\$ 450.00	\$ 127.00	\$ 1,143.00	\$ 200.00	\$ 1,800.00
97	11	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 950.00	\$ 10,450.00	\$ 50.00	\$ 550.00	\$ 850.00	\$ 9,350.00	\$ 1,000.00	\$ 11,000.00
Base Bid Total =						\$ 992,285.60		\$ 995,655.68		\$ 1,330,582.45	\$ 1,551,129.50
Alternate Bid A- Cemetery Access Drive (4" base and 2" HMAc)											
A-1	1174	SY	4" Flex Base, including moisture treatment and compaction, complete and in place, per Square Yard	\$ 9.00	\$ 10,566.00	\$ 45.00	\$ 52,830.00	\$ 19.50	\$ 22,893.00	\$ 35.00	\$ 41,090.00
A-2	391	CY	Excavation of existing access drive 4", including disposal, as measured in its original location, complete and in place per Cubic Yard.	\$ 30.00	\$ 11,730.00	\$ 10.00	\$ 3,910.00	\$ 36.00	\$ 14,076.00	\$ 50.00	\$ 19,550.00
A-3	1174	SY	2" HMAc Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 15.75	\$ 18,490.50	\$ 15.00	\$ 17,610.00	\$ 19.55	\$ 22,951.70	\$ 22.00	\$ 25,828.00
Total Alternate Bid A =						\$ 40,786.50		\$ 74,350.00		\$ 59,920.70	\$ 86,468.00
Total Base Bid and Alternate Bids =						\$ 1,033,072.10		\$ 1,070,005.68		\$ 1,390,503.15	\$ 1,637,597.50

= Error in bid tab calculation
 Blacksmith used incorrect Bid Form

AGREEMENT

THE STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF TRAVIS

§

THIS AGREEMENT is made and entered into on this 2nd day of August, 2023, by and between the **City of Manor, Texas**, a home-rule city and municipal corporation with principal offices located at 105 E. Eggleston St., Manor, Texas, Travis County, Texas, (hereinafter referred to as "**Owner**" or the "**City**"), and Smith Paving, Inc., with principal offices located at 10438 Steamboat Drive Austin TX 78742 (Thereinafter referred to as "**Contractor**").

That, for and in consideration of the mutual terms, conditions and covenants of this Agreement and the accompanying documents between Owner and Contractor and for and in consideration of payments as set forth therein, Contractor hereby agrees to commence and complete the following Project: **FY2022 CAPITAL METRO PAVING PROJECT** (hereinafter, the "Project"), consisting of furnishing all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to construct and complete the **Project** together with any and all extra work as described in the drawings, maps, plans, and specifications, in accordance with Instructions to Bidders, the Notices to Bidders, the General Conditions, the Special Conditions, the Bid Proposal, technical specifications, maps and plans, Performance bond, Payment bond, and other drawings and printed or written explanatory matter thereof, and the addenda thereof, all as approved by the Owner, all of which are made a part hereof, incorporated into this Agreement, and collectively evidence and constitute the entire contract (the "**Contract Documents**").

Contractor hereby agrees to commence Work within ten (10) calendar days following the date contained in the Notice to Proceed issued by Owner, and Contractor hereby agrees to substantially complete same within **ONE HUNDRED TWENTY (120)** calendar days for completion of pavement work as detailed in the Contract Documents, and if chosen, **AN ADDITIONAL FIFTEEN(15)** calendar days for completion of Alternate Bid A as detailed in the Contract Documents, after the date contained in the Notice to Proceed.

Waiver of any breach of this Agreement shall not constitute waiver of any subsequent breach.

Owner agrees to pay Contractor from available funds for satisfactory performance of this Agreement the price or prices as shown in the Bid Proposal submitted by the Contractor for the Project, which forms a part of this contract and has been approved by the Owner, in the total amount of **1,033,072.10 (one million thirty-three thousand seventy-two dollars and ten cents)** subject to proper additions and deductions (the "**Contract Amount**"), all as provided in the General Conditions and Special Conditions of the Contract Documents, and Owner agrees to make payments on account thereof as provided therein. Lack of funds shall render this Agreement null and void to the extent funds are not available.

Contractor agrees that time is of the essence in this Agreement and for each calendar day of delay beyond the time established for completion of the work specified in the Contract Documents the Owner may withhold from Contractor's compensation the sum of One Thousand Dollars (\$1000.00) as stipulated damages for the delay.

Although drawn by Owner, both parties hereto expressly agree and assert that in the event of any dispute over its meaning or application, this Agreement shall be interpreted reasonably and fairly, and neither more strongly for nor against either party.

This Agreement is to be governed by and shall be construed in accordance with the laws of the State of Texas without regard to conflicts of law principles, thereof. Proper venue for any dispute or litigation shall be only in Travis County, Texas.

This Agreement and all rights and obligations contained herein may not be assigned by Contractor without the prior written approval of the City. However, Contractor shall have the right to employ such assistance as may be required for the performance of the project, including the use of subcontractors, which employment shall not be deemed an assignment of the Contractors' rights and duties hereunder.

To the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, Contractor represents that neither Contractor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor (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.

To the extent this Agreement constitute 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, Contractor represents that Contractor nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, and to the extent such Section is not inconsistent with a governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds. As used in the foregoing verification, "boycott energy company" means, without an ordinary business purpose, 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 with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by the preceding statement in (A).

Contractor hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" means: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; but does not include (a) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; or (b) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

Texas law requires that business entities, as defined in Texas Government Code, Section 2252.908, who contract with the City complete the on-line of Form 1295 "Certificate of Interested Parties" as promulgated by the Texas Ethics Commission (<https://www.ethics.state.tx.us/filinginfo/1295/>). Form 1295 is also required for any and all contract amendments, extensions or renewals. Prior to any payment to Contractor hereunder, Contractor shall provide proof of submission to the City Secretary that the appropriate Form 1295 documentation has been submitted.

IN WITNESS WHEREOF, both parties have caused this Agreement to be signed in their respective corporate names by duly authorized representatives, and the parties hereby bind themselves, their successors and assigns for the faithful and full performance of the terms and provisions hereof.

EXECUTED on the latest date of the signatories indicated below.

OWNER

CONTRACTOR

By: _____

By: _____

Mayor, City of Manor, Texas

Printed Name: Dr. Christopher Harvey,
Mayor

Printed Name: _____
Title: _____

Date Signed: _____

Date Signed: _____

ATTEST:

By: _____
Lluvia Almaraz, City Secretary, City of Manor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lydia Collins, Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Friends of Manor Parks H.O.T. Funds application for reimbursement of actual expenses that meet the State of Texas Hotel Tax Law requirements Section 351.1010 for ManorPalooza.

BACKGROUND/SUMMARY:

This is a request for actual reimbursement of Hotel Occupancy funds for the cost of live musical entertainment and their production crews for a public event located at E. Parsons and S. Burnet St. The amount requested is \$18,750.00.

ManorPalooza was started in 2019 to celebrate Manor Parks. The ManorPalooza steering committee along with support from the City of Manor and the Friends of Manor Parks were able to bring a festival to Manor that promotes and encourages musical and instrumental artistic talent and advertisements to promote tourism with the City of Manor. The event is not a revenue stream for Friends of Manor Parks. The event provides exposure to local food trucks and vendors in Manor which also made a positive economic impact on local small businesses surrounding this event.

Late 2018 there was a change to the H.O.T. funds reporting requirements to the State of Texas. The City of Manor modified its H.O.T. fund application and process for reimbursement.

The City has utilized H.O.T funds to reimburse prior festivals put on other organizations in the City such as Manor Chamber of Commerce (Manor Heritage Festival) and the Lions Club (Manor Fest) dating back to 2011.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Entertainment contracts and production invoice

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the funding of \$18,750.00 from the Hotel Occupancy Tax fund for promoting and supporting the arts for ManorPalooza on the City-owned Park property.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

CITY OF MANOR HOTEL OCCUPANCY TAX FUNDING APPLICATION

Name of Organization Friend of Manor Parks

Address: 105 E Eggleston Street

City, State, Zip: Manor, Texas 78653

Contact Name: Tim Schultz Phone Number: 512-992-6238

Email Address: friendsofmanorparcs@gmail.com Organization's creation date: 4/10/2019

Website address for event or sponsoring entity: https://friendsofmanorparcs.com/

Organization's tax status: non-profit private/for profit Tax ID # 83-4358489

Purpose of Organization:

Beautification of our City parks and community unity.

Name of event or program: ManorPalooza

Date of event or program: May 5th & 6th Amount Requested: \$18,750.00

Primary location of event or program: 111 S Lexington St. Manor, TX 78653

Tell us about your event or project:

A two day event where the community can enjoy live music, carnival rides, local food and witness a major league eating event!

Projected number of attendees: 7,500-10,000 over the 2 days

Percentage of attendees that will be staying overnight in hotels: 1%

How many years have you held this Event or Program: 3

Estimated number of hotel room nights that will be generated by the Event: 20

Do your promotional materials/website note area lodging facilities that can host participants: Yes

How will you measure the impact of your event on area hotel activity?

Red Roof Inn has a promo code to track.

How will the event promote tourism and the convention and hotel industry?

Ad's have been taken out in Texas Monthly, Tour Texas.com, Texas Highways, Austin Monthly and Manor Journal.

Supplemental information required with application:

- Last year's financial statement (Profit & Loss) for your organization
- List of board of directors with contact phone numbers
- Copy of 501(c) letter from Internal Revenue Service
- Identify other sources of funding Sponsorship

The information contained herein and attached to this application is true and correct to the best of my knowledge. I hereby acknowledge that any funding received from the City of Manor must be used as I have represented, in this application and according to any requirements set by the City of Manor City Council and according to the program guidelines. I agree that if funds are not expended accordingly, in the opinion of the City of Manor, said funds will be returned to the City of Manor within ten (10) days from the date the City of Manor demands such.



Authorized Signature for the Applicant

7-10-2023

Date

Timothy Schultz

Name Printed or Typed

Secretary

Title

TAX CODE – USE OF HOTEL OCCUPANCY TAX REVENUE

Friends of Manor Parks
 Profit and Loss 2022

Financial Summary

	2022 Current Budget	Y-T-D- Actual as of 12/31/2022
<u>Revenue</u>		
Vendor Fees	\$ 2,500.00	\$ 2,500.00
Golf Tournament	\$ 15,000.00	\$ 12,836.00
Sponsorship	\$ 56,000.00	\$ 56,000.00
Revenue Total	\$ 73,500.00	\$ 71,336.00
<u>Expenditures</u>		
Advertising & Publication	\$ 15,000.00	\$ 15,000.00
City & County Fees	\$ 300.00	\$ 115.00
Transportation	\$ 5,000.00	\$ -
Musical Entertainment	\$ 25,000.00	\$ 25,000.00
Stage and lighting	\$ 2,600.00	\$ 2,600.00
Bathroom rental	\$ 5,000.00	\$ 5,000.00
Tent & Fencing rental	\$ 3,500.00	\$ 3,500.00
Expenditure Total	\$ 56,400.00	\$ 51,215.00
Total	\$ 17,100.00	\$ 20,121.00

Friends of Manor Parks- Board of Directors

Lydia Collins President 512-820-2888

Ryan Phipps Vice-President 512-745-1478

Tim Schultz Secretary 512-992-6238

Sean Donnelly Treasurer 512-270-4921

INTERNAL REVENUE SERVICE
 P. O. BOX 2508
 CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

MAY 13 2019

Date:

FRIENDS OF MANOR PARKS
 105 E EGGLESTON ST
 MANOR, TX 78653-0000

Employer Identification Number:
 83-4358489
 DLN:
 26053522002019
 Contact Person:
 CUSTOMER SERVICE ID# 31954
 Contact Telephone Number:
 (877) 829-5500
 Accounting Period Ending:
 April 30
 Public Charity Status:
 509(a)(2)
 Form 990/990-EZ/990-N Required:
 Yes
 Effective Date of Exemption:
 April 10, 2019
 Contribution Deductibility:
 Yes
 Addendum Applies:
 No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

FRIENDS OF MANOR PARKS

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

**Bidi Bidi Banda
2023 Performance Contract**

This Agreement, made on this date February 14, 2023 between The City of Manor (The “Operator”) and Bidi Bidi Banda (The “Band”) for a live Music Performance.

Performance Date: 5/6/2023

Event: Bidi Bidi Banda at Manorpalooza

Event Type: Public Event

Venue Location and Address: Manorpalooza

1. Payments. Operator agrees to provide a talent fee in the amount of \$2000 (Two Thousand Dollars). Payments shall be remitted to Stephanie Bergara.
2. PA and Sound Accoutrement will be provided by The Operator.
3. Force Majeure. In the event the show cannot reasonably be put on because of unpredictable occurrences such as an act of nature, government or weather restrictions, 50% of guarantee is due to the band, and the parties may negotiate a substitute performance on the same terms as the agreement save for the time of show, with no further deposit of fee due, in which case a new agreement reflecting this will be signed by the parties. No further damages may be sought for failure to perform because of force majeure.
4. Security, Health and Safety. Operator warrants the Venue will be of sufficient size to safely conduct a performance, that venue is of stable construction and sufficiently protected from weather, and that there will be adequate security and/or emergency medical responders available if foreseeably necessary. Operator maintains sufficient personal injury/property insurance for Venue sufficient to cover foreseeable claims.
5. Indemnification. Operator indemnifies and holds Band harmless for any claims of property damage or bodily injuries caused by show attendees
6. Arbitration settles disputes. All claims or disputes by either party from or under this Agreement will be subject to arbitration at the expense of the individual parties
7. Severability. If any portion of Agreement is in conflict with any applicable law, such portion will become inoperative, but all other portions of agreement will remain in force.
8. Interpretation. Agreement will be interpreted according to laws of the home state. The below signed Band Representative warrants s/he has authority to sign this agreement for Band in its entirety.

The below signed Operator’s Representative warrants they have the authority to bind Operator and Venue (above).

Stephanie Bergara, Manager _____ Date: _____

Bidi Bidi Banda
14212 Jeannette Rankin Rd
Manor, TX 78653

_____ Date: _____

City of Manor Representative

Greg Williams Entertainment
1304 Oxford Ave
Austin, TX 78704
(512) 705-6541



Performance Contract #562023

THIS CONTRACT for services of the musical entertainers / performers described below made on this day 1/25/23 between the undersigned purchaser of musical entertainers / performers herein called Purchaser and the undersigned Artist(s) plus any accompanying personnel and independent contractors as described below herein call Artist. It is mutually agreed between the parties hereto as follows: The Purchaser engages the Artist and the Artist hereby agrees to perform the engagement hereinafter provided with all of the terms and conditions herein set forth including those entitled "Additional Terms and Conditions".

- 1. NAME OF ARTIST: Brodie Lane
 - 2. DATE OF ENGAGEMENT: Saturday, May 6th 2023
 - 3. NAME OF LOCATION: 111 S Lexington St, Manor, TX 78653
 - 4. LOCATION ADDRESS: 111 S Lexington St, Manor, TX 78653
 - 5. HOURS OF ENGAGEMENT: 7:30-10:30PM
 - 6. SOUND & LIGHTS PROVIDED BY: Purchaser 7. TYPE OF EVENT: ManorPalooza
 - 8. WAGE AGREED UPON: \$5,250.00 ** 9. OVERTIME RATE: n/a
- ** The wage agreed upon reflects a 3% "cash discount" assuming purchaser uses cash or check to pay both deposit and balance. Digital payments are accepted through PayPal, QuickPay, Zelle, Square Cash and ACH transfers but please contact us to confirm method of payment and updated amount.

DEPOSIT: \$2,625.00 payable to Greg Williams Entertainment upon return of contract
 BALANCE: \$2,625.00 payable to Greg Williams Entertainment on or before performance date

ADDITIONAL TERMS AND CONDITIONS

- 10. There are no restrictions, promises, warranties, covenants or understandings, other than those expressly set forth in this Agreement. This Agreement supersedes all prior agreements, negotiations and understandings, oral or written, between the parties with respect to such subject matter. Both parties to this contract hereby indemnify and hold each other harmless from any and all claims, liabilities, damages, demands, suits, costs, and reasonable attorneys fees arising from any action arising from an act of negligence or any act that is contrary to any of the representations made by either party in this agreement.
- 11. The agreement of the Artist to perform is subject to proven detention by sickness, accidents, riots, strikes, epidemics, acts of God, or any other legitimate conditions beyond Artist's control. Provided Artist is ready, willing, and able to perform, Purchaser agrees to compensate Artist in accordance with the terms hereof, in full, regardless of acts of God, fire, accident, riot, strike, or any event(s) of any kind of character whatsoever.
- 12. Purchaser shall provide hot meals and parking for all personnel at no cost to Artist.

Debbie Charbonneau
 PURCHASER
 Debbie Charbonneau % City of Manor, TX
 dcharbonneau@manortx.gov
 (512) 569-5483

AJ Vallejo
 ARTIST
 AJ Vallejo % SouthTown ATX
 vallejo.aj@gmail.com
 (512) 709-3690



INVOICE

Lance Stacy Pro Sound
 We give Great Sound!!!

INVOICE #: 515
 DATE: MAY 15, 2023

50103 Flintrock Dr.
 Georgetown, TX 78626
 512-293-9628
 lancestacyprosound@gmail.com

TO Lydia Collins
 City of Manor
 105 E Eggleston St
 Manor, Texas 78653
 512-272-5555
 Email lcollins@cityofmanor.org

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
LANCE	2023 Manor Palooza	Check	May 5 & 6, 2023

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	LSPS 4 top 2 sub, Line Array, Monitors, Led Lights	2600.00	2600.00
1	LSPS 24x24 Stage with Roof, Riser, Ramp, Stairs	2800.00	2800.00
1	1 Additional Stage Day	600.00	600.00
SUBTOTAL			6000.00
		TOTAL	6000.00

LANCE STACY PRO SOUND LLC. _____

THANK YOU FOR YOUR BUSINESS!



Band Rider

512.576.7281
dsouldavismusic.com

Business Client: **Debbie Charbonneau**

Event Date: May 5th 2023

Set-up Time: 4:15p - 4:45p

Event Times : 5:30p - 7:30p

Event Location : Manor Art Park – 111 S. Lexington St., Manor, Tx. 78653

Stage Requirements : For the standard 4-5 piece unit the client is requesting, the stage will need to be at least 12x20 with uplighting if applicable.. The performance area must be safe, stable, and not exposed to the elements.

Music Repertoire : The music we play cover's the 70- 90's to the top music today. We incorporate 5-8 originals with the covers to make them relatable to the crowd.

Performance Time : Per the request of the client, we are willing to play the time allotted. **5:30p - 7:30p** with 1 official 20 minute break. A payment of **\$1500** will be the total amount due. Via Cash, Bank Deposit, or Cashier's Check to ensure a performance confirmation.

Dress / Attire : Business Casual attire

BackStage Requirements : A proper green room with snacks, will be needed for the band to change, eat, as well as store miscellaneous items. The area must be temperature controlled and lockable.

Hospitality : (If Applicable) 4 hot meals will be needed. Southern Comfort foods or Mediterranean requested. Sprite, Lemonade, Cherry Coca Cola and Hot Tea are preferred beverages.

Client Sign Here :

Artist Sign Here :

People's Choice

Item 5.

CONTRACT

THIS CONTRACT for the personal services of musicians on the performance described below, made this the 14th day of February, 2023 by and between the undersigned Purchaser of Music (hereinafter referred to as "Purchaser"), and a certain number of musicians totaling 5 (hereinafter referred to as "People's Choice").

The musicians are engaged severally on the terms and conditions of this agreement. Each musician may enforce this agreement on behalf of the musicians of "People's Choice".

NAME AND ADDRESS OF VENUE: 111 S Lexington St, Manor, TX 78653

DATE OF PERFORMANCE: Friday May 5, 2023

TIME OF PERFORMANCE (Beginning and End): 7:30pm - 9:30pm

TYPE OF ENGAGEMENT (Wedding, Dance, Banquet, etc.): ManorPalooza

TOTAL PRICE AND TERMS (IF ANY): **\$4,000.00 – 1,000.00 Deposit with the balance due on, or before, the date of performance.**

TERMS AND CONDITIONS

Stage Requirements: People's Choice requires the following as basic necessities for execution of the terms of this contract; a stage area with riser (24x12 feet preferred but not required): eight (8) feet of floor space on each side of the stage for P.A. system and light stands; electrical power totaling one hundred twenty (120) amps; an eight (8) foot space offstage and opposite of the dance floor from the stage (if applicable) for P.A. and lighting controls; a minimum setup time of two (2) hours, with access to the stage and power source(s) to be used during the show during that time. Unless otherwise specified, the two hour set up shall commence immediately prior to the beginning of the time of performance, as specified above. The stage area needs to be above 62F and dry. If outdoors, Purchaser to provide suitable performance area protected from inclement weather. Failure to provide all the above will result in a breach of this contract by Purchaser and the liquidated damages portion of this contract shall apply.

Payment Policy: Full payment of the total price is due as per the terms described above, but in no event later than the date of the performance. Purchaser and People's Choice hereby agree and stipulate that damages incurred by People's Choice due to the cancellation and/or other breach of contract by Purchaser are difficult to ascertain and therefore enter into this agreement for liquidated damages under the following guidelines: Cancellation or other breach **before 120 days** prior to the date of performance results in a loss of 10% of the total price for the performance. Cancellation or other breach **before 90 days** prior to the date of performance results in a loss of 25% of the total price for the performance. Cancellation or other breach **before 60 days** prior to the date of performance results in a loss of 50% of the total price for the performance. Cancellation or other breach **within 60 days** prior to the date of performance results in a loss of 100% of the total price for the performance. People's Choice may recover the reasonable costs, attorney's fees and other expenses involved in recovering any monies due pursuant to this contract, whether through collection, litigation, or other means.

Purchaser's Signature

Vince Batla

Purchaser's Name



Address, City, State, Zip

Vince Batla, as a representative of

People's Choice

ID# 74-2152034

P.O. Box 296

Granger, TX 76530

PH: (512)-595-2284

Email: vbatla@texchoice.net

Phone & Email Address

*Make your check, money order or cashier's check payable to: **Vince Batla**

Memo: "People's Choice" / Date

It's not unusual to have multiple inquires for a specific date.
Should this occur, the date will be awarded to the first party returning a signed contract.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lydia Collins, Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on setting public hearings for the FY 2023-2024 Proposed Annual Budget.

BACKGROUND/SUMMARY:

Hearing Dates: September 6, 2023, and September 20, 2023

Hearing Times: 7:00pm

Hearing Location: 105 E Eggleston St. Manor, TX 78653

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: No

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council set the public hearing on the FY 2023-2024 Proposed Annual Budget of the City of Manor, Texas for September 6, 2023 and September 20, 2023 at 7:00 pm.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lydia Collins
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on setting a public hearing for the FY 2023-2024 Proposed Property Tax Rate of the City of Manor.

BACKGROUND/SUMMARY:

Hearing Dates: August 16, 2023
 Hearing Times: 7:00pm
 Hearing Location: 105 E Eggleston St. Manor, TX 78653

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- FY 2023-2024 Proposed Property Tax Rate

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council set the Public Hearing on August 16, 2023, at 7pm for the FY 2023-2024 Proposed Property Tax Rate.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

City of Manor

512-272-5555

Taxing Unit Name

Phone (area code and number)

105 E Eggleston St Manor, TX 78653

www.manortx.gov

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,788,475,384
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,788,475,384
4.	2022 total adopted tax rate.	\$.7470 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2022 ARB values:	\$ 75,641,887
	B. 2022 values resulting from final court decisions:	-\$ 73,071,000
	C. 2022 value loss. Subtract B from A. ³	\$ 2,570,887
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value:	\$ 7,956,429
	B. 2022 disputed value:	-\$ 795,643
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 7,160,786
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 9,731,673

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/ <i>Item 7.</i>
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,798,207,057
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0
10.	<p>2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value.</p> <p>A. Absolute exemptions. Use 2022 market value: \$ <u>1,725,227</u></p> <p>B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ <u>2,751,369</u></p> <p>C. Value loss. Add A and B.⁶</p>	\$ 4,476,596
11.	<p>2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.</p> <p>A. 2022 market value: \$ <u>0</u></p> <p>B. 2023 productivity or special appraised value: - \$ <u>0</u></p> <p>C. Value loss. Subtract B from A.⁷</p>	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 4,476,596
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,793,730,461
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 13,399,169
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 0
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 13,399,167
18.	<p>Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹¹</p> <p>A. Certified values: \$ <u>2,045,512,492</u></p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ <u>0</u></p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ <u>0</u></p> <p>D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ <u>12,296,149</u></p> <p>E. Total 2023 value. Add A and B, then subtract C and D.</p>	\$ 2,033,216,343

⁵ Tex. Tax Code §26.012(15)

⁶ Tex. Tax Code §26.012(15)

⁷ Tex. Tax Code §26.012(15)

⁸ Tex. Tax Code §26.03(c)

⁹ Tex. Tax Code §26.012(13)

¹⁰ Tex. Tax Code §26.012(13)

¹¹ Tex. Tax Code §26.012, 26.04(c-2)

¹² Tex. Tax Code §26.03(c)

Item 7.

Line	No-New-Revenue Tax Rate Worksheet	Amount/
19.	<p>Total value of properties under protest or not included on certified appraisal roll. ¹³</p> <p>A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ <u>0</u></p> <p>B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ <u>0</u></p> <p>C. Total value under protest or not certified. Add A and B. \$ <u>0</u></p>	
20.	<p>2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶</p>	\$ <u>0</u>
21.	<p>2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷</p>	\$ <u>2,033,216,343</u>
22.	<p>Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸</p>	\$ <u>0</u>
23.	<p>Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹</p>	\$ <u>163,108,472</u>
24.	<p>Total adjustments to the 2023 taxable value. Add Lines 22 and 23.</p>	\$ <u>163,108,472</u>
25.	<p>Adjusted 2023 taxable value. Subtract Line 24 from Line 21.</p>	\$ <u>1,870,107,871</u>
26.	<p>2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰</p>	\$ <u>.7200</u> /\$100
27.	<p>COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹</p>	\$ <u>0</u> /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<p>2022 M&O tax rate. Enter the 2022 M&O tax rate.</p>	\$ <u>.50909</u> /\$100
29.	<p>2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i>.</p>	\$ <u>1,798,207,057</u>

¹³ Tex. Tax Code §26.01(c) and (d)
¹⁴ Tex. Tax Code §26.01(c)
¹⁵ Tex. Tax Code §26.01(d)
¹⁶ Tex. Tax Code §26.012(6)(B)
¹⁷ Tex. Tax Code §26.012(6)
¹⁸ Tex. Tax Code §26.012(17)
¹⁹ Tex. Tax Code §26.012(17)
²⁰ Tex. Tax Code §26.04(c)
²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/ Item 7.
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	9,152,874
31.	<p>Adjusted 2022 levy for calculating NNR M&O rate.</p> <p>A. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. + \$ 0</p> <p>B. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0. - \$ 0</p> <p>C. 2022 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0</p> <p>D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 0</p> <p>E. Add Line 30 to 31D.</p>	\$ 9,152,874
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,870,107,871
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$.4900 /\$100
34.	<p>Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0.</p> <p>A. 2023 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0</p> <p>B. 2022 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100
35.	<p>Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ 0</p> <p>B. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100

²² [Reserved for expansion]
²³ Tex. Tax Code §26.044
²⁴ Tex. Tax Code §26.0441

Item 7.

Line	Voter-Approval Tax Rate Worksheet	Amount/
36.	<p>Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose..... \$ 0</p> <p>B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose..... \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>E. Enter the lesser of C and D. If not applicable, enter 0.</p>	\$ 0 /\$100
37.	<p>Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0.</p> <p>A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0</p> <p>B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ 0 /\$100</p> <p>E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.</p>	\$ 0 /\$100
38.	<p>Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.</p> <p>A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ 0</p> <p>B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0 /\$100
39.	<p>Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.</p>	\$.4900 /\$100
40.	<p>Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero.</p> <p>A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 0</p> <p>B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0 /\$100</p> <p>C. Add Line 40B to Line 39.</p>	\$.4900 /\$100
41.	<p>2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below.</p> <p>Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.</p> <p>- or -</p> <p>Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.</p>	\$.5100 /\$100

²⁵ Tex. Tax Code §26.0442
²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/	Item 7.
D41.	<p>Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</p> <p>2) the third tax year after the tax year in which the disaster occurred</p> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	\$ 0	/ \$100
42.	<p>Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes,</p> <p>(2) are secured by property taxes,</p> <p>(3) are scheduled for payment over a period longer than one year, and</p> <p>(4) are not classified in the taxing unit's budget as M&O expenses.</p> <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸</p> <p>Enter debt amount \$ <u>4,177,524</u></p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$ _____</p> <p>C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ _____</p> <p>D. Subtract amount paid from other resources - \$ _____</p> <p>E. Adjusted debt. Subtract B, C and D from A. \$ <u>4,177,524</u></p>	\$ 4,177,524	
43.	Certified 2022 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0	
44.	Adjusted 2023 debt. Subtract Line 43 from Line 42E.	\$ 4,177,524	
45.	<p>2023 anticipated collection rate.</p> <p>A. Enter the 2023 anticipated collection rate certified by the collector. ³⁰ <u>100</u> %</p> <p>B. Enter the 2022 actual collection rate. <u>101</u> %</p> <p>C. Enter the 2021 actual collection rate. <u>100</u> %</p> <p>D. Enter the 2020 actual collection rate. <u>101</u> %</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹</p>	100	%
46.	2023 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 4,177,524	
47.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,033,216,343	
48.	2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$.2100	/ \$100
49.	2023 voter-approval tax rate. Add Lines 41 and 48.	\$.7200	/ \$100
D49.	<p>Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.</p>	\$.7200	/ \$100

²⁷ Tex. Tax Code §26.042(a)
²⁸ Tex. Tax Code §26.012(7)
²⁹ Tex. Tax Code §26.012(10) and 26.04(b)
³⁰ Tex. Tax Code §26.04(b)
³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/	Item 7.
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$ 0	/ \$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue. This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller’s estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller’s Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,033,216,343
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0 / \$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$.7200 / \$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ 0 / \$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$.7200 / \$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$.7200 / \$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit’s expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,033,216,343
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0 / \$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$.7200 / \$100

³² Tex. Tax Code §26.041(d)
³³ Tex. Tax Code §26.041(i)
³⁴ Tex. Tax Code §26.041(d)
³⁵ Tex. Tax Code §26.04(c)
³⁶ Tex. Tax Code §26.04(c)
³⁷ Tex. Tax Code §26.045(d)
³⁸ Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

Item 7.

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
A.	Voter-approval tax rate \$ <u>0</u> /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
B.	Unused increment rate (Line 66)..... \$ <u>0</u> /\$100	
C.	Subtract B from A \$ <u>0</u> /\$100	
D.	Adopted Tax Rate..... \$ <u>0</u> /\$100	
E.	Subtract D from C..... \$ <u>0</u> /\$100	
64.	Year 2 component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
A.	Voter-approval tax rate \$ <u>0</u> /\$100 As applicable: Line 49, Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control)	
B.	Unused increment rate (Line 66)..... \$ <u>0</u> /\$100	
C.	Subtract B from A \$ <u>0</u> /\$100	
D.	Adopted Tax Rate..... \$ <u>0</u> /\$100	
E.	Subtract D from C..... \$ <u>0</u> /\$100	
65.	Year 1 component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
A.	Voter-approval tax rate \$ <u>0</u> /\$100 As applicable: Line 47, Line 50 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control)	
B.	Unused increment rate..... \$ <u>0</u> /\$100	
C.	Subtract B from A \$ <u>0</u> /\$100	
D.	Adopted Tax Rate..... \$ <u>0</u> /\$100	
E.	Subtract D from C..... \$ <u>0</u> /\$100	
66.	2023 unused increment rate. Add Lines 63E, 64E and 65E.	\$ <u>0</u> /\$100
67.	Total 2023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ <u>.7200</u> /\$100

³⁹ Tex. Tax Code §26.013(a)
⁴⁰ Tex. Tax Code §26.013(c)
⁴¹ Tex. Tax Code §§26.0501(a) and (c)
⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022
⁴³ Tex. Tax Code §26.063(a)(1)
⁴⁴ Tex. Tax Code §26.012(8-a)
⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ <u>.4900</u> /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,033,216,343</u>
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ <u>.0200</u> /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>.2100</u> /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ <u>.7200</u> /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>.7470</u> /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet. - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ <u>0</u> /\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ <u>.7470</u> /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,793,730,461</u>
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ <u>13,399,167</u>
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,870,107,871</u>
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ <u>.7200</u> /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount	Item 7.
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ 0 /\$100	

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$.7200 /\$100

As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: _____

Voter-approval tax rate. \$.7200 /\$100

As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).

Indicate the line number used: _____

De minimis rate. \$.7200 /\$100

If applicable, enter the 2022 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁰

print here ➔

Printed Name of Taxing Unit Representative

sign here ➔

Taxing Unit Representative

Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lydia Collins
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to set a City Council workshop for the FY 2023-2024 proposed Annual Budget as recommended by the Budget Committee.

BACKGROUND/SUMMARY:

Available dates:

August 8, 15, 21, 22, 28, 29, and 30th

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: No

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council set the City Council workshop on the FY 2023-2024 Proposed Annual Budget of the City of Manor, Texas for _____ at _____.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lydia Collins, Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance adopting the 2023 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2023 Annual Installments.

BACKGROUND/SUMMARY:

The City Council previously approved the creation of the Lagos Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually. City staff and consultants worked with P3Works, the City’s PID Administrator, in updating the SAP. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2023.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS: Yes

- Ordinance No. 711
- Lagos PID 2023 Annual Service Plan Update

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 711 approving the Lagos Public Improvement District 2023 Annual Service Plan Update including the collection of the 2023 annual installments.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

ORDINANCE NO. 711

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS APPROVING THE 2023 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE LAGOS PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2023 ANNUAL INSTALLMENTS.

WHEREAS, on March 20, 2019, the City of Manor City Council (the “City Council”) passed and approved Resolution No. 2019-02 authorizing the creation of the Lagos Public Improvement District (the “District”) in accordance with the Public Improvement District Assessment Act (the “Act”), which authorization was effective upon publication as required by the Act; and

WHEREAS, the purpose of the District is to finance the actual costs of authorized improvements that confer a special benefit on approximately 173 acres located within the City of Manor, Texas (the “City”); and

WHEREAS, on October 2, 2019, the City Council adopted and approved Ordinance No. 556 which approved the 2019 Service And Assessment Plan (the “SAP”) and assessment roll for the District and levied assessments to finance the authorized improvements to be constructed for the benefit of the land within the District; and

WHEREAS, on December 18, 2019, the City Council adopted and approved Ordinance No. 563 which approved the December 2019 Annual Service Plan (the “December 2019 SAP”) for the District, which issued bonds for the major improvement area within the District; and

WHEREAS, on June 17, 2020, the City Council approved the 2020 Annual Service Plan Update for the District via certified minutes and updated the Assessment Roll for 2020; and

WHEREAS, on August 18, 2021, the City Council approved the 2021 Annual Service Plan Update for the District via certified minutes and updated the Assessment Roll for 2021; and

WHEREAS, on April 6, 2022, the City Council approved the 2022 Service and Assessment Plan by adopting Ordinance No. 642(the “2022 SAP”), which served to amend and restate the 2019 Service and Assessment Plan in its entirety for the purposes of levying Improvement Area #1 assessments and updating the Assessment Roll for 2022; and

WHEREAS, the 2022 SAP identified the authorized improvements to be constructed for the benefit of the assessed property within the District, set forth the costs of the authorized improvements, the indebtedness to be incurred for such authorized improvements, and the manner of assessing the property in the District for the costs of such authorized improvements based on the benefit provided to the assessed property in the District; and

WHEREAS, the 2022 SAP and assessment roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Act; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the 2023 Annual Service Plan Update and the updated assessment roll attached thereto, in conformity with the requirements of the Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Manor, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Lagos Public Improvement District 2023 Annual Service Plan Update and updated Assessment Roll attached hereto as Exhibit A are hereby accepted as provided.

SECTION 3: If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4: That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect immediately from and after its passage and in accordance with the provisions of the Act, and it is accordingly so ordained.

SECTION 6: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

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PASSED AND APPROVED on this 2nd day of August 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

APPROVED AS TO FORM:

Veronica Rivera, Assistant City Attorney

AFTER RECORDING RETURN TO:

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

Exhibit A
2023 Annual Service Plan Update



LAGOS
PUBLIC IMPROVEMENT DISTRICT
2023 ANNUAL SERVICE PLAN UPDATE

AUGUST 2, 2023

INTRODUCTION

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “2022 SAP”).

The District was created pursuant to the PID Act by Resolution on March 20, 2019 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On October 2, 2019, the City approved the 2019 Service and Assessment Plan for the District by adopting Ordinance No. 556 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

On December 18, 2019, the City Council approved the December 2019 Annual Service Plan for the District by Ordinance No. 563, which issued Bonds for the Major Improvement Area.

On June 17, 2020, the City Council approved the 2020 Annual Service Plan Update for the District via certified minutes which updated the Assessment Roll for 2020.

On August 18, 2021, the City Council approved the 2021 Annual Service Plan Update for the District via certified minutes which updated the Assessment Roll for 2021.

On April 6, 2022, the City Council approved the 2022 SAP by adopting an Ordinance No. 642, which served to amend and restate the 2019 Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #1 Assessments, and (2) updating the Assessment Rolls.

The 2022 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

- The Final Plat for Lagos Phase 1 was approved by City Council on December 13, 2017, consisting of 118 Residential Lots within Travis County, and was recorded in the official public records of Travis County on March 16, 2018. 111 units are classified as Lot Type 1, 7 units are classified as Lot Type 2, and 3 Lots are Non-Benefited Property.
- The Final Plat for Lagos Manor Phase 2 was approved by City Council on April 14, 2021, consisting of 116 Residential Lots, 2 commercial Lots, and 6 Non-Benefited Lots within Travis County, and was recorded in the official public records of Travis County on May 25, 2021. 98 units are classified as Lot Type 1, 18 units are classified as Lot Type 2, 1 Lot is classified as Phase 1 Commercial, 1 Lot is classified as Phase 2 Commercial, and 6 Lots are Non-Benefited Property.
- The Final Plat for Lagos Phase 3 attached hereto as **Exhibit C-1** was approved by City Council on October 20, 2021, consisting of 152 Residential Lots, and 2 Non-Benefited Lots within Travis County, and was recorded in the official public records of Travis County on September 6, 2022. All 152 Residential units are classified as Lot Type 5.
- The Final Plat for Lagos Phase 4 & 5 attached hereto as **Exhibit C-2** was approved by City Council on August 11, 2021, consisting of 111 Residential Lots, and 7 Non-Benefited Lots within Travis County, and was recorded in the official public records of Travis County on March 15, 2022. All 111 Residential units are classified as Lot Type 5.

LOT AND HOME SALES

Major Improvement Area

Major Improvement Area consists of Phase 1 and Improvement Area #1. Phase 1 consists of 118 single family Lots, further designated as 111 Lot Type 1 Lots, and 7 Lot Type 2 Lots. Phase 1 also consists of 2 Village Clusters, further designated as 74 Lot Type 3 Lots. Per the Quarterly Report dated March 31, 2023, Ashton Woods has completed home construction and delivered to end-users a total of 117 Lots, further designated as 110 Lot Type 1 Lots and 7 Lot Type 2 Lots. Milestone Communities has completed construction on 70 Lot Type 3 Lots and closed to end users 71 Lot Type 3 Lots.

Improvement Area #1

Improvement Area #1 consists of Phases 2, 3, and 4-5.

Phase 2 consists of 116 Lots, further designated as 116 Lot Type 5 Lots. Per the Quarterly Report dated March 31, 2023, Ashton Woods has completed construction and delivered to end-users a total of 64 Lots.

Phase 3 consists of 152 Lots, further designated as 152 Lot Type 5 Lots. Per the Quarterly Report dated March 31, 2023, Pulte Homes has closed on all 152 Lots. No units are under construction and no units have been closed with end-users.

Phase 4-5 consists of 111 Lots, further designated as 111 Lot Type 5 Lots. Per the Quarterly Report dated March 31, 2023, Pulte Homes has closed on all 111 Lots. Pulte Homes has completed construction on 2 Lots and delivered 0 Lots to end-users.

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Major Improvement Area

The Developer has completed the Authorized Improvements listed in the 2022 SAP and they were dedicated to the City on February 26, 2018.

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the 2022 SAP and they were dedicated to the City on July 14, 2022.

OUTSTANDING ASSESSMENT

Major Improvement Area

The Major Improvement Area has an outstanding Assessment of \$2,763,837.59. The outstanding Assessment is less than the \$2,825,000.00 in outstanding Major Improvement Area Bonds due to prepayment of Assessment for which Major Improvement Area Bonds have not yet been redeemed.¹

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$6,617,860.56.

¹ The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

ANNUAL INSTALLMENT DUE 1/31/2024

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Major Improvement Area Annual Installment is \$191,381.26.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$155,375.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$14,125.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments for the Major Improvement Area shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Cost budgeted for the Annual Installment is \$18,694.72.

Annual Collection Costs Breakdown Major Improvement Area	
P3Works Administration	\$ 13,783.35
City Auditor	\$ 750.73
Filing Fees	\$ 300.29
County Collections	\$ 60.06
Miscellaneous	\$ 300.29
PID Trustee Fees	\$ 3,000.00
Dissemination Agent	\$ 500.00
Total Annual Collection Costs	\$ 18,694.72

Major Improvement Area Due January 31, 2024	
Principal	\$ 65,000.00
Interest	\$ 126,381.26
Additional Interest	\$ 14,125.00
Annual Collection Costs	\$ 18,694.72
Total Installment	\$ 224,200.98

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Improvement Area #1 Annual Installment is \$405,440.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Improvement Area #1 Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Cost budgeted for the Annual Installment is \$35,405.28.

Annual Collection Costs Breakdown Improvement Area #1	
P3Works Administration	\$ 32,116.65
City Auditor	\$ 1,749.27
Filing Fees	\$ 699.71
County Collections	\$ 139.94
Miscellaneous	\$ 699.71
Total Annual Collection Costs	\$ 35,405.28

Improvement Area #1 Due January 31, 2024	
Principal	\$ 107,000.00
Interest	\$ 298,440.00
Annual Collection Costs	\$ 35,405.28
Total Installment	\$ 440,845.28

See **Exhibit B-1** for the debt service schedule for the Major Improvement Area Bonds as shown in the official statement.

See **Exhibit B-2** for the Annual Installment schedule for Improvement Area #1.

PREPAYMENT OF ASSESSMENTS IN FULL

Major Improvement Area

The following is a list of all Parcels or Lots that have made a Prepayment in full within the Major Improvement Area.

Major Improvement Area				
Property ID	Address	Lot Type	Date Paid in Full	Recorded Lien Release Number
956101	13121 Cerro Castellan Trace	5	6/29/2023	In Progress

Improvement Area #1

The following is a list of all Parcels or Lots that have made a Prepayment in full within Improvement Area #1.

Improvement Area #1				
Property ID	Address	Lot Type	Date Paid in Full	Recorded Lien Release Number
956101	13121 Cerro Castellan Trace	5	6/29/2023	In Progress

PARTIAL PREPAYMENT OF ASSESSMENTS

The following is a list of all Parcels or Lots that made a partial prepayment within the Major Improvement Area.

Major Improvement Area		
Parcel	Lot Type	Date Paid
Phase 1 Cluster Lots Parcel	3	12/5/2022

EXTRAORDINARY OPTIONAL REDEMPTIONS

Major Improvement Area

No extraordinary optional redemptions have occurred within the Major Improvement Area.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

		Major Improvement Area				
Annual Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 65,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 75,000.00
Interest		\$ 126,381.26	\$ 123,943.76	\$ 121,318.76	\$ 118,431.26	\$ 115,543.76
	(1)	\$ 191,381.26	\$ 193,943.76	\$ 191,318.76	\$ 188,431.26	\$ 190,543.76
Additional Interest	(2)	\$ 14,125.00	\$ 13,800.00	\$ 13,450.00	\$ 13,100.00	\$ 12,750.00
Annual Collection Costs	(3)	\$ 18,694.72	\$ 19,068.61	\$ 19,449.99	\$ 19,838.99	\$ 20,235.77
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 224,200.98	\$ 226,812.37	\$ 224,218.75	\$ 221,370.25	\$ 223,529.53

		Improvement Area #1				
Annual Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 107,000.00	\$ 112,000.00	\$ 117,000.00	\$ 122,000.00	\$ 128,000.00
Interest		\$ 298,440.00	\$ 293,625.00	\$ 288,585.00	\$ 283,320.00	\$ 277,830.00
	(1)	\$ 405,440.00	\$ 405,625.00	\$ 405,585.00	\$ 405,320.00	\$ 405,830.00
Annual Collection Costs	(2)	\$ 35,405.28	\$ 36,113.39	\$ 36,835.65	\$ 37,572.37	\$ 38,323.81
Total Annual Installment	(3) = (1) + (2)	\$ 440,845.28	\$ 441,738.39	\$ 442,420.65	\$ 442,892.37	\$ 444,153.81

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as **Exhibit A-1 & Exhibit A-2**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
906078	02316201010000	Non-Benefited		\$ -	\$ -
906079	02316201020000	1		\$ 3,251.95	\$ 258.08
906080	02316201030000	1		\$ 3,251.95	\$ 258.08
906081	02316201040000	1		\$ 3,251.95	\$ 258.08
906082	02316201050000	1		\$ 3,251.95	\$ 258.08
906083	02316201060000	1		\$ 3,251.95	\$ 258.08
906084	02316201070000	1		\$ 3,251.95	\$ 258.08
906085	02316201080000	1		\$ 3,251.95	\$ 258.08
906086	02316201090000	1		\$ 3,251.95	\$ 258.08
906087	02316201100000	1		\$ 3,251.95	\$ 258.08
906088	02316201110000	1		\$ 3,251.95	\$ 258.08
906089	02316201120000	1		\$ 3,251.95	\$ 258.08
906090	02316201130000	1		\$ 3,251.95	\$ 258.08
906091	02316201140000	1		\$ 3,251.95	\$ 258.08
906092	02316201150000	1		\$ 3,251.95	\$ 258.08
906093	02316201160000	1		\$ 3,251.95	\$ 258.08
906094	02316201170000	1		\$ 3,251.95	\$ 258.08
906095	02316201180000	1		\$ 3,251.95	\$ 258.08
906096	02316201190000	1		\$ 3,251.95	\$ 258.08
906097	02316201200000	1		\$ 3,251.95	\$ 258.08
906098	02316201210000	1		\$ 3,251.95	\$ 258.08
906101	02336221020000	Non-Benefited		\$ -	\$ -
906102	02336221030000	1		\$ 3,251.95	\$ 258.08
906103	02336221040000	1		\$ 3,251.95	\$ 258.08
906104	02336221050000	1		\$ 3,251.95	\$ 258.08
906105	02336221060000	1		\$ 3,251.95	\$ 258.08
906106	02336221070000	1		\$ 3,251.95	\$ 258.08
906107	02316202010000	1		\$ 3,251.95	\$ 258.08
906108	02316202020000	1		\$ 3,251.95	\$ 258.08
906109	02316202030000	1		\$ 3,251.95	\$ 258.08
906110	02316202040000	1		\$ 3,251.95	\$ 258.08
906111	02316202050000	1		\$ 3,251.95	\$ 258.08
906112	02316202060000	1		\$ 3,251.95	\$ 258.08
906113	02316202070000	1		\$ 3,251.95	\$ 258.08
906114	02316202080000	1		\$ 3,251.95	\$ 258.08
906115	02316202090000	1		\$ 3,251.95	\$ 258.08
906116	02316202100000	1		\$ 3,251.95	\$ 258.08
906117	02316202110000	1		\$ 3,251.95	\$ 258.08
906118	02315908010000	1		\$ 3,251.95	\$ 258.08
906119	02315908020000	1		\$ 3,251.95	\$ 258.08
906120	02315908030000	1		\$ 3,251.95	\$ 258.08
906121	02315908040000	1		\$ 3,251.95	\$ 258.08
906122	02315908050000	1		\$ 3,251.95	\$ 258.08

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
906123	02315908060000	1		\$ 3,251.95	\$ 258.08
906124	02315908070000	1		\$ 3,251.95	\$ 258.08
906125	02315908080000	1		\$ 3,251.95	\$ 258.08
906126	02315908090000	1		\$ 3,251.95	\$ 258.08
906127	02315908100000	1		\$ 3,251.95	\$ 258.08
906128	02315908110000	1		\$ 3,251.95	\$ 258.08
906129	02315908120000	1		\$ 3,251.95	\$ 258.08
906130	02315908130000	1		\$ 3,251.95	\$ 258.08
906131	02315908140000	1		\$ 3,251.95	\$ 258.08
906132	02315908150000	1		\$ 3,251.95	\$ 258.08
906133	02315908160000	1		\$ 3,251.95	\$ 258.08
906134	02315908170000	1		\$ 3,251.95	\$ 258.08
906135	02315908180000	1		\$ 3,251.95	\$ 258.08
906136	02315908190000	1		\$ 3,251.95	\$ 258.08
906137	02315908200000	Non-Benefited		\$ -	\$ -
906138	02315908210000	1		\$ 3,251.95	\$ 258.08
906139	02315908220000	1		\$ 3,251.95	\$ 258.08
906140	02315908230000	1		\$ 3,251.95	\$ 258.08
906141	02315908240000	1		\$ 3,251.95	\$ 258.08
906142	02315908250000	1		\$ 3,251.95	\$ 258.08
906143	02315908260000	1		\$ 3,251.95	\$ 258.08
906144	02315908270000	1		\$ 3,251.95	\$ 258.08
906145	02336222010000	1		\$ 3,251.95	\$ 258.08
906146	02336222020000	1		\$ 3,251.95	\$ 258.08
906147	02336222030000	1		\$ 3,251.95	\$ 258.08
906148	02336222040000	1		\$ 3,251.95	\$ 258.08
906149	02336222050000	1		\$ 3,251.95	\$ 258.08
906150	02336222060000	1		\$ 3,251.95	\$ 258.08
906151	02336222070000	1		\$ 3,251.95	\$ 258.08
906152	02336222080000	1		\$ 3,251.95	\$ 258.08
906153	02336222090000	1		\$ 3,251.95	\$ 258.08
906154	02316203010000	1		\$ 3,251.95	\$ 258.08
906155	02316203020000	1		\$ 3,251.95	\$ 258.08
906156	02316203030000	1		\$ 3,251.95	\$ 258.08
906157	02316203040000	1		\$ 3,251.95	\$ 258.08
906158	02316203050000	1		\$ 3,251.95	\$ 258.08
906159	02316203060000	1		\$ 3,251.95	\$ 258.08
906160	02316203070000	1		\$ 3,251.95	\$ 258.08
906161	02316203080000	1		\$ 3,251.95	\$ 258.08
906162	02316203090000	1		\$ 3,251.95	\$ 258.08
906163	02316203100000	1		\$ 3,251.95	\$ 258.08
906164	02316203110000	1		\$ 3,251.95	\$ 258.08
906165	02316203120000	1		\$ 3,251.95	\$ 258.08
906166	02316203130000	1		\$ 3,251.95	\$ 258.08
906167	02316203140000	1		\$ 3,251.95	\$ 258.08

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
906168	02316203150000	2		\$ 3,432.61	\$ 272.42
906169	02316203160000	2		\$ 3,432.61	\$ 272.42
906170	02316203170000	2		\$ 3,432.61	\$ 272.42
906171	02316203180000	1		\$ 3,251.95	\$ 258.08
906172	02316203190000	1		\$ 3,251.95	\$ 258.08
906173	02316203200000	1		\$ 3,251.95	\$ 258.08
906174	02316203210000	1		\$ 3,251.95	\$ 258.08
906175	02316203220000	1		\$ 3,251.95	\$ 258.08
906176	02316203230000	1		\$ 3,251.95	\$ 258.08
906177	02316203240000	1		\$ 3,251.95	\$ 258.08
906178	02316203250000	1		\$ 3,251.95	\$ 258.08
906179	02316203260000	1		\$ 3,251.95	\$ 258.08
906180	02316203270000	1		\$ 3,251.95	\$ 258.08
906181	02316203280000	1		\$ 3,251.95	\$ 258.08
906182	02315909010000	1		\$ 3,251.95	\$ 258.08
906183	02315909020000	1		\$ 3,251.95	\$ 258.08
906184	02315909030000	1		\$ 3,251.95	\$ 258.08
906185	02315909040000	1		\$ 3,251.95	\$ 258.08
906186	02315909050000	1		\$ 3,251.95	\$ 258.08
906187	02315909060000	1		\$ 3,251.95	\$ 258.08
906188	02315909070000	1		\$ 3,251.95	\$ 258.08
906189	02315909080000	1		\$ 3,251.95	\$ 258.08
906190	02315909090000	1		\$ 3,251.95	\$ 258.08
906191	02315909100000	1		\$ 3,251.95	\$ 258.08
906192	02315909110000	2		\$ 3,432.61	\$ 272.42
906193	02315909120000	2		\$ 3,432.61	\$ 272.42
906194	02315909130000	2		\$ 3,432.61	\$ 272.42
906195	02316204010000	2		\$ 3,432.61	\$ 272.42
906196	02316204020000	1		\$ 3,251.95	\$ 258.08
906197	02316204030000	1		\$ 3,251.95	\$ 258.08
906198	02316204040000	1		\$ 3,251.95	\$ 258.08
906199	02316204050000	1		\$ 3,251.95	\$ 258.08
906200	02316204060000	1		\$ 3,251.95	\$ 258.08
955999	02316201220000	5		\$ 4,360.89	\$ 346.09
956000	02316201230000	5		\$ 4,360.89	\$ 346.09
956001	02316201240000	5		\$ 4,360.89	\$ 346.09
956002	02316201250000	5		\$ 4,360.89	\$ 346.09
956003	02316201260000	5		\$ 4,360.89	\$ 346.09
956004	02316201270000	5		\$ 4,360.89	\$ 346.09
956005	02316201280000	Non-Benefited		\$ -	\$ -
956120	02316205010000	5		\$ 4,360.89	\$ 346.09
956121	02316205020000	5		\$ 4,360.89	\$ 346.09
956122	02316205030000	5		\$ 4,360.89	\$ 346.09
956006	02336223010000	4		\$ 133,625.56	\$ 10,604.95
956007	02336223020000	6		\$ 64,708.28	\$ 5,135.46

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
956008	02336223030000	Non-Benefited		\$ -	\$ -
956009	02336223040000	5		\$ 4,360.89	\$ 346.09
956010	02336223050000	5		\$ 4,360.89	\$ 346.09
956011	02336223060000	5		\$ 4,360.89	\$ 346.09
956012	02336223070000	5		\$ 4,360.89	\$ 346.09
956013	02336223080000	5		\$ 4,360.89	\$ 346.09
956014	02336223090000	5		\$ 4,360.89	\$ 346.09
956015	02336223100000	5		\$ 4,360.89	\$ 346.09
956016	02336223110000	5		\$ 4,360.89	\$ 346.09
956017	02336223120000	5		\$ 4,360.89	\$ 346.09
956018	02336223130000	5		\$ 4,360.89	\$ 346.09
956019	02336223140000	5		\$ 4,360.89	\$ 346.09
956020	02336223150000	Non-Benefited		\$ -	\$ -
956021	02336224010000	Non-Benefited		\$ -	\$ -
956022	02336224020000	5		\$ 4,360.89	\$ 346.09
956023	02336224030000	5		\$ 4,360.89	\$ 346.09
956024	02336224040000	5		\$ 4,360.89	\$ 346.09
956025	02336224050000	5		\$ 4,360.89	\$ 346.09
956026	02336224060000	5		\$ 4,360.89	\$ 346.09
956027	02336224070000	5		\$ 4,360.89	\$ 346.09
956028	02336224080000	5		\$ 4,360.89	\$ 346.09
956029	02336224090000	5		\$ 4,360.89	\$ 346.09
956030	02336224100000	5		\$ 4,360.89	\$ 346.09
956031	02336224110000	5		\$ 4,360.89	\$ 346.09
956032	02336224120000	5		\$ 4,360.89	\$ 346.09
956033	02336224130000	5		\$ 4,360.89	\$ 346.09
956034	02336224140000	5		\$ 4,360.89	\$ 346.09
956035	02336224150000	5		\$ 4,360.89	\$ 346.09
956036	02336224160000	5		\$ 4,360.89	\$ 346.09
956037	02336224170000	5		\$ 4,360.89	\$ 346.09
956038	02336224180000	5		\$ 4,360.89	\$ 346.09
956039	02336224190000	5		\$ 4,360.89	\$ 346.09
956040	02336224200000	5		\$ 4,360.89	\$ 346.09
956041	02336224210000	5		\$ 4,360.89	\$ 346.09
956042	02336224220000	5		\$ 4,360.89	\$ 346.09
956043	02336224230000	5		\$ 4,360.89	\$ 346.09
956044	02336224240000	5		\$ 4,360.89	\$ 346.09
956045	02336224250000	5		\$ 4,360.89	\$ 346.09
956046	02336224260000	5		\$ 4,360.89	\$ 346.09
956047	02336224270000	5		\$ 4,360.89	\$ 346.09
956048	02336224280000	5		\$ 4,360.89	\$ 346.09
956049	02336224290000	5		\$ 4,360.89	\$ 346.09
956050	02336224300000	5		\$ 4,360.89	\$ 346.09
956051	02336224310000	5		\$ 4,360.89	\$ 346.09
956052	02336224320000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
956053	02336224330000	Non-Benefited		\$ -	\$ -
956054	02336225010000	5		\$ 4,360.89	\$ 346.09
956055	02336225020000	5		\$ 4,360.89	\$ 346.09
956056	02336225030000	5		\$ 4,360.89	\$ 346.09
956057	02336225040000	5		\$ 4,360.89	\$ 346.09
956058	02336225050000	5		\$ 4,360.89	\$ 346.09
956059	02336225060000	5		\$ 4,360.89	\$ 346.09
956060	02336225070000	5		\$ 4,360.89	\$ 346.09
956061	02336225080000	5		\$ 4,360.89	\$ 346.09
956062	02336226010000	5		\$ 4,360.89	\$ 346.09
956063	02336226020000	5		\$ 4,360.89	\$ 346.09
956064	02336226030000	5		\$ 4,360.89	\$ 346.09
956065	02336226040000	5		\$ 4,360.89	\$ 346.09
956066	02336226050000	5		\$ 4,360.89	\$ 346.09
956067	02336226060000	5		\$ 4,360.89	\$ 346.09
956068	02336226070000	5		\$ 4,360.89	\$ 346.09
956069	02336226080000	5		\$ 4,360.89	\$ 346.09
956070	02336226090000	5		\$ 4,360.89	\$ 346.09
956071	02336226100000	5		\$ 4,360.89	\$ 346.09
956072	02336226110000	5		\$ 4,360.89	\$ 346.09
956073	02336226120000	5		\$ 4,360.89	\$ 346.09
956074	02336226130000	5		\$ 4,360.89	\$ 346.09
956075	02336226140000	5		\$ 4,360.89	\$ 346.09
956076	02336226150000	5		\$ 4,360.89	\$ 346.09
956077	02336226160000	5		\$ 4,360.89	\$ 346.09
956078	02336226170000	5		\$ 4,360.89	\$ 346.09
956079	02336226180000	5		\$ 4,360.89	\$ 346.09
956080	02336226190000	5		\$ 4,360.89	\$ 346.09
956081	02336226200000	5		\$ 4,360.89	\$ 346.09
956082	02336226210000	5		\$ 4,360.89	\$ 346.09
956083	02336226220000	5		\$ 4,360.89	\$ 346.09
956084	02336226230000	5		\$ 4,360.89	\$ 346.09
956085	02336227010000	5		\$ 4,360.89	\$ 346.09
956086	02336227020000	5		\$ 4,360.89	\$ 346.09
956087	02336227030000	5		\$ 4,360.89	\$ 346.09
956088	02336227040000	5		\$ 4,360.89	\$ 346.09
956089	02336227050000	5		\$ 4,360.89	\$ 346.09
956090	02336227060000	5		\$ 4,360.89	\$ 346.09
956091	02336227070000	5		\$ 4,360.89	\$ 346.09
956092	02336227080000	5		\$ 4,360.89	\$ 346.09
956093	02336227090000	5		\$ 4,360.89	\$ 346.09
956094	02336227100000	5		\$ 4,360.89	\$ 346.09
956095	02336227110000	5		\$ 4,360.89	\$ 346.09
956096	02336227120000	5		\$ 4,360.89	\$ 346.09
956097	02336227130000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
956098	02336227140000	5		\$ 4,360.89	\$ 346.09
956099	02336227150000	5		\$ 4,360.89	\$ 346.09
956100	02336227160000	5		\$ 4,360.89	\$ 346.09
956101	02336227170000	5	[a]	\$ -	\$ -
956102	02336227180000	5		\$ 4,360.89	\$ 346.09
956103	02336227190000	5		\$ 4,360.89	\$ 346.09
956104	02336227200000	5		\$ 4,360.89	\$ 346.09
956105	02336227210000	5		\$ 4,360.89	\$ 346.09
956106	02336227220000	5		\$ 4,360.89	\$ 346.09
956107	02336227230000	5		\$ 4,360.89	\$ 346.09
956108	02336227240000	5		\$ 4,360.89	\$ 346.09
956109	02336227250000	5		\$ 4,360.89	\$ 346.09
956110	02336227260000	5		\$ 4,360.89	\$ 346.09
956111	02336227270000	5		\$ 4,360.89	\$ 346.09
956112	02336227280000	5		\$ 4,360.89	\$ 346.09
956113	02336228010000	Non-Benefited		\$ -	\$ -
956114	02336228020000	5		\$ 4,360.89	\$ 346.09
956115	02336228030000	5		\$ 4,360.89	\$ 346.09
956116	02336228040000	5		\$ 4,360.89	\$ 346.09
956117	02336228050000	5		\$ 4,360.89	\$ 346.09
956118	02336228060000	5		\$ 4,360.89	\$ 346.09
956119	02336228070000	5		\$ 4,360.89	\$ 346.09
959941	02335924020000	3		\$ 2,758.93	\$ 218.96
959942	02335924030000	3	[c]	\$ 2,758.93	\$ 218.96
959943	02335924040000	3	[c]	\$ 2,758.93	\$ 218.96
959944	02335924050000	3	[c]	\$ 2,758.93	\$ 218.96
959945	02335924060000	3	[c]	\$ 2,758.93	\$ 218.96
959946	02335924070000	3	[c]	\$ 2,758.93	\$ 218.96
959947	02335924080000	3	[c]	\$ 2,758.93	\$ 218.96
959948	02335924090000	3	[c]	\$ 2,758.93	\$ 218.96
959949	02335924100000	3	[c]	\$ 2,758.93	\$ 218.96
959950	02335924110000	3	[c]	\$ 2,758.93	\$ 218.96
959951	02335924120000	3	[c]	\$ 2,758.93	\$ 218.96
959952	02335924130000	3	[c]	\$ 2,758.93	\$ 218.96
959953	02335924140000	3	[c]	\$ 2,758.93	\$ 218.96
959954	02335924150000	3	[c]	\$ 2,758.93	\$ 218.96
959955	02335924160000	3	[c]	\$ 2,758.93	\$ 218.96
959956	02335924170000	3	[c]	\$ 2,758.93	\$ 218.96
959957	02335924180000	3	[c]	\$ 2,758.93	\$ 218.96
959958	02335924190000	3	[c]	\$ 2,758.93	\$ 218.96
959959	02335924200000	3	[c]	\$ 2,758.93	\$ 218.96
959960	02335924210000	3	[c]	\$ 2,758.93	\$ 218.96
959961	02335924220000	3	[c]	\$ 2,758.93	\$ 218.96
959962	02335924230000	3	[c]	\$ 2,758.93	\$ 218.96
959963	02335924240000	3	[c]	\$ 2,758.93	\$ 218.96

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
959964	02335924250000	3	[c]	\$ 2,758.93	\$ 218.96
959965	02335924260000	3	[c]	\$ 2,758.93	\$ 218.96
959966	02335924270000	3	[c]	\$ 2,758.93	\$ 218.96
959967	02335924280000	3	[c]	\$ 2,758.93	\$ 218.96
959968	02335924290000	3	[c]	\$ 2,758.93	\$ 218.96
959969	02335924300000	3	[c]	\$ 2,758.93	\$ 218.96
959970	02335924310000	3	[c]	\$ 2,758.93	\$ 218.96
959971	02335924320000	3	[c]	\$ 2,758.93	\$ 218.96
959972	02335924330000	3	[c]	\$ 2,758.93	\$ 218.96
959973	02335924340000	3	[c]	\$ 2,758.93	\$ 218.96
959974	02335924350000	3	[c]	\$ 2,758.93	\$ 218.96
959975	02335924360000	3	[c]	\$ 2,758.93	\$ 218.96
959976	02335924370000	3	[c]	\$ 2,758.93	\$ 218.96
959977	02335924380000	3	[c]	\$ 2,758.93	\$ 218.96
959978	02335924390000	3	[c]	\$ 2,758.93	\$ 218.96
959979	02335924400000	3	[c]	\$ 2,758.93	\$ 218.96
959980	02335924410000	3	[c]	\$ 2,758.93	\$ 218.96
959981	02335924420000	3	[c]	\$ 2,758.93	\$ 218.96
959982	02335924430000	3	[c]	\$ 2,758.93	\$ 218.96
959983	02335924440000	3	[c]	\$ 2,758.93	\$ 218.96
959984	02335924450000	3	[c]	\$ 2,758.93	\$ 218.96
959985	02335924460000	3	[c]	\$ 2,758.93	\$ 218.96
959986	02335924470000	3	[c]	\$ 2,758.93	\$ 218.96
959987	02335924480000	3	[c]	\$ 2,758.93	\$ 218.96
959988	02335924490000	3	[c]	\$ 2,758.93	\$ 218.96
959989	02335924500000	3	[c]	\$ 2,758.93	\$ 218.96
959990	02335924510000	3	[c]	\$ 2,758.93	\$ 218.96
959991	02335924520000	3	[c]	\$ 2,758.93	\$ 218.96
959992	02335924530000	3	[c]	\$ 2,758.93	\$ 218.96
959993	02335924540000	3	[c]	\$ 2,758.93	\$ 218.96
959994	02335924550000	3	[c]	\$ 2,758.93	\$ 218.96
959995	02335924560000	3	[c]	\$ 2,758.93	\$ 218.96
959996	02335924570000	3	[c]	\$ 2,758.93	\$ 218.96
959997	02335924580000	3	[c]	\$ 2,758.93	\$ 218.96
959998	02335924590000	3	[c]	\$ 2,758.93	\$ 218.96
959999	02335924600000	3	[c]	\$ 2,758.93	\$ 218.96
960000	02335924610000	3	[c]	\$ 2,758.93	\$ 218.96
960001	02335924620000	3	[c]	\$ 2,758.93	\$ 218.96
960002	02335924630000	3	[c]	\$ 2,758.93	\$ 218.96
960003	02335924640000	3	[c]	\$ 2,758.93	\$ 218.96
960004	02335924650000	3	[c]	\$ 2,758.93	\$ 218.96
960005	02335924660000	3	[c]	\$ 2,758.93	\$ 218.96
960006	02335924670000	3	[c]	\$ 2,758.93	\$ 218.96
960007	02335924680000	3	[c]	\$ 2,758.93	\$ 218.96
960008	02335924690000	3	[c]	\$ 2,758.93	\$ 218.96
960009	02335924700000	3	[c]	\$ 2,758.93	\$ 218.96

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
960010	02335924710000	3	[c]	\$ 2,758.93	\$ 218.96
960011	02335924720000	3	[c]	\$ 2,758.93	\$ 218.96
960012	02335924730000	3	[c]	\$ 2,758.93	\$ 218.96
960013	02335924740000	3	[c]	\$ 2,758.93	\$ 218.96
960014	02335924750000	3	[c]	\$ 2,758.93	\$ 218.96
967062	02316213010000	Non-Benefited		\$ -	\$ -
967063	02316213020000	Non-Benefited		\$ -	\$ -
967064	02316213030000	5		\$ 4,360.89	\$ 346.09
967065	02316213040000	5		\$ 4,360.89	\$ 346.09
967066	02316213050000	5		\$ 4,360.89	\$ 346.09
967067	02316213060000	5		\$ 4,360.89	\$ 346.09
967068	02316213070000	5		\$ 4,360.89	\$ 346.09
967069	02316213080000	5		\$ 4,360.89	\$ 346.09
967070	02316213090000	5		\$ 4,360.89	\$ 346.09
967071	02316213100000	5		\$ 4,360.89	\$ 346.09
967072	02316213110000	5		\$ 4,360.89	\$ 346.09
967073	02316213120000	5		\$ 4,360.89	\$ 346.09
967074	02316213130000	5		\$ 4,360.89	\$ 346.09
967075	02316206010000	Non-Benefited		\$ -	\$ -
967076	02316206020000	5		\$ 4,360.89	\$ 346.09
967077	02316206030000	5		\$ 4,360.89	\$ 346.09
967078	02316206040000	5		\$ 4,360.89	\$ 346.09
967079	02316206050000	5		\$ 4,360.89	\$ 346.09
967080	02316206060000	5		\$ 4,360.89	\$ 346.09
967081	02316206070000	5		\$ 4,360.89	\$ 346.09
967082	02316206080000	5		\$ 4,360.89	\$ 346.09
967083	02316213140000	5		\$ 4,360.89	\$ 346.09
967084	02316213150000	5		\$ 4,360.89	\$ 346.09
967085	02316213160000	5		\$ 4,360.89	\$ 346.09
967086	02316213170000	5		\$ 4,360.89	\$ 346.09
967087	02316213180000	5		\$ 4,360.89	\$ 346.09
967088	02316213190000	5		\$ 4,360.89	\$ 346.09
967089	02316213200000	5		\$ 4,360.89	\$ 346.09
967090	02316213210000	5		\$ 4,360.89	\$ 346.09
967091	02316213220000	5		\$ 4,360.89	\$ 346.09
967092	02316213230000	5		\$ 4,360.89	\$ 346.09
967093	02316207010000	Non-Benefited		\$ -	\$ -
967094	02316207020000	5		\$ 4,360.89	\$ 346.09
967095	02316207030000	5		\$ 4,360.89	\$ 346.09
967096	02316207040000	5		\$ 4,360.89	\$ 346.09
967097	02316207050000	5		\$ 4,360.89	\$ 346.09
967098	02316207060000	5		\$ 4,360.89	\$ 346.09
967099	02316207070000	5		\$ 4,360.89	\$ 346.09
967100	02316207080000	5		\$ 4,360.89	\$ 346.09
967101	02316207090000	5		\$ 4,360.89	\$ 346.09
967102	02316207100000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967103	02316207110000	5		\$ 4,360.89	\$ 346.09
967104	02316207120000	5		\$ 4,360.89	\$ 346.09
967105	02316207130000	5		\$ 4,360.89	\$ 346.09
967106	02316207140000	5		\$ 4,360.89	\$ 346.09
967107	02316207150000	5		\$ 4,360.89	\$ 346.09
967108	02316207160000	5		\$ 4,360.89	\$ 346.09
967109	02316207170000	5		\$ 4,360.89	\$ 346.09
967110	02316207180000	5		\$ 4,360.89	\$ 346.09
967111	02316207190000	5		\$ 4,360.89	\$ 346.09
967112	02316207200000	5		\$ 4,360.89	\$ 346.09
967113	02316208010000	5		\$ 4,360.89	\$ 346.09
967114	02316208020000	5		\$ 4,360.89	\$ 346.09
967115	02316209010000	5		\$ 4,360.89	\$ 346.09
967116	02316209020000	5		\$ 4,360.89	\$ 346.09
967117	02316209030000	5		\$ 4,360.89	\$ 346.09
967118	02316209040000	5		\$ 4,360.89	\$ 346.09
967119	02316209050000	5		\$ 4,360.89	\$ 346.09
967120	02316209060000	5		\$ 4,360.89	\$ 346.09
967121	02316209070000	5		\$ 4,360.89	\$ 346.09
967122	02316209080000	5		\$ 4,360.89	\$ 346.09
967123	02316209090000	5		\$ 4,360.89	\$ 346.09
967124	02316209100000	5		\$ 4,360.89	\$ 346.09
967125	02316209110000	5		\$ 4,360.89	\$ 346.09
967126	02316209120000	5		\$ 4,360.89	\$ 346.09
967127	02316209130000	5		\$ 4,360.89	\$ 346.09
967128	02316209140000	5		\$ 4,360.89	\$ 346.09
967129	02316209150000	5		\$ 4,360.89	\$ 346.09
967130	02316209160000	5		\$ 4,360.89	\$ 346.09
967131	02316209170000	5		\$ 4,360.89	\$ 346.09
967132	02316209180000	5		\$ 4,360.89	\$ 346.09
967133	02316209190000	5		\$ 4,360.89	\$ 346.09
967134	02316209200000	5		\$ 4,360.89	\$ 346.09
967135	02316209210000	5		\$ 4,360.89	\$ 346.09
967136	02316209220000	5		\$ 4,360.89	\$ 346.09
967137	02316209230000	5		\$ 4,360.89	\$ 346.09
967138	02316209240000	5		\$ 4,360.89	\$ 346.09
967139	02316209250000	5		\$ 4,360.89	\$ 346.09
967140	02316209260000	5		\$ 4,360.89	\$ 346.09
967141	02316209270000	5		\$ 4,360.89	\$ 346.09
967142	02316209280000	5		\$ 4,360.89	\$ 346.09
967143	02316209290000	5		\$ 4,360.89	\$ 346.09
967144	02316209300000	5		\$ 4,360.89	\$ 346.09
967145	02316209310000	5		\$ 4,360.89	\$ 346.09
967146	02316210290000	5		\$ 4,360.89	\$ 346.09
967147	02316210300000	5		\$ 4,360.89	\$ 346.09
967148	02316210310000	5		\$ 4,360.89	\$ 346.09
967149	02316210320000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967150	02316210330000	5		\$ 4,360.89	\$ 346.09
967151	02316210340000	5		\$ 4,360.89	\$ 346.09
967152	02316201290000	5		\$ 4,360.89	\$ 346.09
967153	02316201300000	5		\$ 4,360.89	\$ 346.09
967154	02316201310000	5		\$ 4,360.89	\$ 346.09
967155	02316201320000	5		\$ 4,360.89	\$ 346.09
967156	02316201330000	5		\$ 4,360.89	\$ 346.09
967157	02316201340000	5		\$ 4,360.89	\$ 346.09
967158	02316201350000	5		\$ 4,360.89	\$ 346.09
967159	02316201360000	5		\$ 4,360.89	\$ 346.09
967160	02316201370000	5		\$ 4,360.89	\$ 346.09
967161	02316201380000	5		\$ 4,360.89	\$ 346.09
967162	02316201390000	5		\$ 4,360.89	\$ 346.09
967163	02316201400000	5		\$ 4,360.89	\$ 346.09
967164	02316201410000	5		\$ 4,360.89	\$ 346.09
967165	02316201420000	5		\$ 4,360.89	\$ 346.09
967166	02316201430000	5		\$ 4,360.89	\$ 346.09
967167	02316201440000	5		\$ 4,360.89	\$ 346.09
967168	02316201450000	5		\$ 4,360.89	\$ 346.09
967169	02316201460000	5		\$ 4,360.89	\$ 346.09
967170	02316201470000	5		\$ 4,360.89	\$ 346.09
967171	02316201480000	5		\$ 4,360.89	\$ 346.09
967172	02316201490000	5		\$ 4,360.89	\$ 346.09
967173	02316201500000	5		\$ 4,360.89	\$ 346.09
967174	02316201510000	5		\$ 4,360.89	\$ 346.09
967175	02316201520000	Non-Benefited		\$ -	\$ -
967176	02316201530000	5		\$ 4,360.89	\$ 346.09
967177	02316201540000	5		\$ 4,360.89	\$ 346.09
967178	02316201550000	Non-Benefited		\$ -	\$ -
967183	02336229010000	5		\$ 4,360.89	\$ 346.09
967184	02336230010000	5		\$ 4,360.89	\$ 346.09
967185	02336230020000	5		\$ 4,360.89	\$ 346.09
967186	02336230030000	5		\$ 4,360.89	\$ 346.09
967187	02336230040000	5		\$ 4,360.89	\$ 346.09
967188	02336230050000	5		\$ 4,360.89	\$ 346.09
967189	02336230060000	5		\$ 4,360.89	\$ 346.09
967190	02336230070000	5		\$ 4,360.89	\$ 346.09
967191	02336230080000	5		\$ 4,360.89	\$ 346.09
967192	02336230090000	5		\$ 4,360.89	\$ 346.09
967193	02336231010000	5		\$ 4,360.89	\$ 346.09
967194	02336231020000	5		\$ 4,360.89	\$ 346.09
967195	02336231030000	5		\$ 4,360.89	\$ 346.09
967196	02336231040000	5		\$ 4,360.89	\$ 346.09
967197	02336231050000	5		\$ 4,360.89	\$ 346.09
967198	02336231060000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967199	02336231070000	5		\$ 4,360.89	\$ 346.09
967200	02336231080000	5		\$ 4,360.89	\$ 346.09
967201	02336231090000	5		\$ 4,360.89	\$ 346.09
967202	02336231100000	5		\$ 4,360.89	\$ 346.09
967203	02336231110000	5		\$ 4,360.89	\$ 346.09
967204	02336231120000	5		\$ 4,360.89	\$ 346.09
967205	02336231130000	5		\$ 4,360.89	\$ 346.09
967206	02336231140000	5		\$ 4,360.89	\$ 346.09
967207	02336231150000	5		\$ 4,360.89	\$ 346.09
967208	02336231160000	5		\$ 4,360.89	\$ 346.09
967209	02336231170000	5		\$ 4,360.89	\$ 346.09
967210	02336231180000	5		\$ 4,360.89	\$ 346.09
967211	02316210010000	5		\$ 4,360.89	\$ 346.09
967212	02316210020000	5		\$ 4,360.89	\$ 346.09
967213	02316210030000	5		\$ 4,360.89	\$ 346.09
967214	02316210040000	5		\$ 4,360.89	\$ 346.09
967215	02316210050000	5		\$ 4,360.89	\$ 346.09
967216	02316210060000	5		\$ 4,360.89	\$ 346.09
967217	02316210070000	5		\$ 4,360.89	\$ 346.09
967218	02316210080000	5		\$ 4,360.89	\$ 346.09
967219	02316210090000	5		\$ 4,360.89	\$ 346.09
967220	02316210100000	5		\$ 4,360.89	\$ 346.09
967221	02316210110000	5		\$ 4,360.89	\$ 346.09
967222	02316210120000	5		\$ 4,360.89	\$ 346.09
967223	02316210130000	5		\$ 4,360.89	\$ 346.09
967224	02316210140000	5		\$ 4,360.89	\$ 346.09
967225	02316210150000	5		\$ 4,360.89	\$ 346.09
967226	02316210160000	5		\$ 4,360.89	\$ 346.09
967227	02316210170000	5		\$ 4,360.89	\$ 346.09
967228	02316210180000	5		\$ 4,360.89	\$ 346.09
967229	02316210190000	5		\$ 4,360.89	\$ 346.09
967230	02316210200000	5		\$ 4,360.89	\$ 346.09
967231	02316210210000	5		\$ 4,360.89	\$ 346.09
967232	02316210220000	5		\$ 4,360.89	\$ 346.09
967233	02316210230000	5		\$ 4,360.89	\$ 346.09
967234	02316210240000	5		\$ 4,360.89	\$ 346.09
967235	02316210250000	5		\$ 4,360.89	\$ 346.09
967236	02316210260000	5		\$ 4,360.89	\$ 346.09
967237	02316210270000	5		\$ 4,360.89	\$ 346.09
967238	02316210280000	5		\$ 4,360.89	\$ 346.09
967240	02316212010000	5		\$ 4,360.89	\$ 346.09
967241	02316212020000	5		\$ 4,360.89	\$ 346.09
967242	02316212030000	5		\$ 4,360.89	\$ 346.09
967243	02316212040000	5		\$ 4,360.89	\$ 346.09
967244	02316212050000	5		\$ 4,360.89	\$ 346.09
967245	02316212060000	5		\$ 4,360.89	\$ 346.09
967246	02316212070000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967247	02316212080000	5		\$ 4,360.89	\$ 346.09
967248	02316212090000	5		\$ 4,360.89	\$ 346.09
967249	02316212100000	5		\$ 4,360.89	\$ 346.09
967250	02316212110000	5		\$ 4,360.89	\$ 346.09
967251	02316212120000	5		\$ 4,360.89	\$ 346.09
967252	02316212130000	5		\$ 4,360.89	\$ 346.09
967253	02316212140000	5		\$ 4,360.89	\$ 346.09
967254	02316212150000	5		\$ 4,360.89	\$ 346.09
967255	02316212160000	5		\$ 4,360.89	\$ 346.09
967256	02316212170000	5		\$ 4,360.89	\$ 346.09
967257	02316212180000	5		\$ 4,360.89	\$ 346.09
967258	02316212190000	5		\$ 4,360.89	\$ 346.09
967260	02316211020000	Non-Benefited		\$ -	\$ -
967261	02316211030000	5		\$ 4,360.89	\$ 346.09
967262	02316211040000	5		\$ 4,360.89	\$ 346.09
967263	02316211050000	5		\$ 4,360.89	\$ 346.09
967264	02316211060000	5		\$ 4,360.89	\$ 346.09
967265	02316211070000	5		\$ 4,360.89	\$ 346.09
967266	02316211080000	5		\$ 4,360.89	\$ 346.09
967267	02316211090000	5		\$ 4,360.89	\$ 346.09
967268	02316211100000	5		\$ 4,360.89	\$ 346.09
967269	02316211110000	5		\$ 4,360.89	\$ 346.09
967270	02316211120000	5		\$ 4,360.89	\$ 346.09
967271	02316211130000	5		\$ 4,360.89	\$ 346.09
967272	02316211140000	5		\$ 4,360.89	\$ 346.09
967273	02316211150000	5		\$ 4,360.89	\$ 346.09
967274	02316211160000	5		\$ 4,360.89	\$ 346.09
967275	02316211170000	5		\$ 4,360.89	\$ 346.09
967276	02316211180000	5		\$ 4,360.89	\$ 346.09
967277	02316211190000	5		\$ 4,360.89	\$ 346.09
967278	02316211200000	5		\$ 4,360.89	\$ 346.09
967279	02316211210000	5		\$ 4,360.89	\$ 346.09
967280	02316211220000	5		\$ 4,360.89	\$ 346.09
967281	02316211230000	5		\$ 4,360.89	\$ 346.09
967282	02316211240000	5		\$ 4,360.89	\$ 346.09
967283	02316211250000	5		\$ 4,360.89	\$ 346.09
967284	02316211260000	5		\$ 4,360.89	\$ 346.09
967285	02316211270000	5		\$ 4,360.89	\$ 346.09
967286	02316211280000	5		\$ 4,360.89	\$ 346.09
967287	02336231190000	Non-Benefited		\$ -	\$ -
967292	02316209320000	5		\$ 4,360.89	\$ 346.09
967293	02316209330000	5		\$ 4,360.89	\$ 346.09
967294	02316209340000	5		\$ 4,360.89	\$ 346.09
967295	02316209350000	5		\$ 4,360.89	\$ 346.09
967296	02316209360000	5		\$ 4,360.89	\$ 346.09
967297	02316209370000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967298	02316209380000	5		\$ 4,360.89	\$ 346.09
967299	02316209390000	5		\$ 4,360.89	\$ 346.09
967300	02316209400000	5		\$ 4,360.89	\$ 346.09
967301	02316209410000	5		\$ 4,360.89	\$ 346.09
967302	02316209420000	5		\$ 4,360.89	\$ 346.09
967303	02316209430000	5		\$ 4,360.89	\$ 346.09
967304	02316209440000	5		\$ 4,360.89	\$ 346.09
967305	02316209450000	5		\$ 4,360.89	\$ 346.09
967306	02316209460000	5		\$ 4,360.89	\$ 346.09
967307	02316209470000	5		\$ 4,360.89	\$ 346.09
967308	02316208030000	5		\$ 4,360.89	\$ 346.09
967309	02316208040000	5		\$ 4,360.89	\$ 346.09
967310	02316208050000	5		\$ 4,360.89	\$ 346.09
967311	02316208060000	5		\$ 4,360.89	\$ 346.09
967312	02316208070000	5		\$ 4,360.89	\$ 346.09
967313	02316208080000	5		\$ 4,360.89	\$ 346.09
967314	02316208090000	5		\$ 4,360.89	\$ 346.09
967315	02316208100000	5		\$ 4,360.89	\$ 346.09
967316	02316208110000	5		\$ 4,360.89	\$ 346.09
967317	02316208120000	5		\$ 4,360.89	\$ 346.09
967318	02316208130000	5		\$ 4,360.89	\$ 346.09
967319	02316208140000	5		\$ 4,360.89	\$ 346.09
967320	02316208150000	5		\$ 4,360.89	\$ 346.09
967321	02316208160000	5		\$ 4,360.89	\$ 346.09
967322	02316208170000	5		\$ 4,360.89	\$ 346.09
967323	02316208180000	5		\$ 4,360.89	\$ 346.09
967324	02316208190000	5		\$ 4,360.89	\$ 346.09
967325	02316208200000	5		\$ 4,360.89	\$ 346.09
967326	02316208210000	5		\$ 4,360.89	\$ 346.09
967327	02316208220000	5		\$ 4,360.89	\$ 346.09
967328	02316208230000	5		\$ 4,360.89	\$ 346.09
967329	02316208240000	5		\$ 4,360.89	\$ 346.09
967330	02316208250000	5		\$ 4,360.89	\$ 346.09
967331	02316208260000	5		\$ 4,360.89	\$ 346.09
967332	02316208270000	5		\$ 4,360.89	\$ 346.09
967333	02316207210000	5		\$ 4,360.89	\$ 346.09
967334	02316207220000	5		\$ 4,360.89	\$ 346.09
967335	02316207230000	5		\$ 4,360.89	\$ 346.09
967336	02316207240000	5		\$ 4,360.89	\$ 346.09

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967337	02316207250000	5		\$ 4,360.89	\$ 346.09
967338	02316207260000	5		\$ 4,360.89	\$ 346.09
967339	02316207270000	5		\$ 4,360.89	\$ 346.09
967340	02316207280000	5		\$ 4,360.89	\$ 346.09
967341	02316207290000	5		\$ 4,360.89	\$ 346.09
967342	02316207300000	5		\$ 4,360.89	\$ 346.09
967343	02316207310000	IA#1 Cluster		\$ 135,505.27	\$ 10,754.13
967259	02316211010000	Commercial		\$ 109,002.20	\$ 8,650.76
967181	02315910020000	Commercial		\$ 83,424.31	\$ 6,620.82
Total				\$ 2,763,837.59	\$ 219,344.99

[a] The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

[b] Assessment has been fully prepaid.

[c] Partial prepayment has been made on the Assessment.

EXHIBIT A-2 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
955999	02316201220000	5		\$ 14,139.62	\$ 939.90
956000	02316201230000	5		\$ 14,139.62	\$ 939.90
956001	02316201240000	5		\$ 14,139.62	\$ 939.90
956002	02316201250000	5		\$ 14,139.62	\$ 939.90
956003	02316201260000	5		\$ 14,139.62	\$ 939.90
956004	02316201270000	5		\$ 14,139.62	\$ 939.90
956005	02316201280000	Non-Benefited		\$ -	\$ -
956120	02316205010000	5		\$ 14,139.62	\$ 939.90
956121	02316205020000	5		\$ 14,139.62	\$ 939.90
956122	02316205030000	5		\$ 14,139.62	\$ 939.90
956007	02336223020000	6		\$ 209,808.17	\$ 13,946.46
956008	02336223030000	Non-Benefited		\$ -	\$ -
956009	02336223040000	5		\$ 14,139.62	\$ 939.90
956010	02336223050000	5		\$ 14,139.62	\$ 939.90
956011	02336223060000	5		\$ 14,139.62	\$ 939.90
956012	02336223070000	5		\$ 14,139.62	\$ 939.90
956013	02336223080000	5		\$ 14,139.62	\$ 939.90
956014	02336223090000	5		\$ 14,139.62	\$ 939.90
956015	02336223100000	5		\$ 14,139.62	\$ 939.90
956016	02336223110000	5		\$ 14,139.62	\$ 939.90
956017	02336223120000	5		\$ 14,139.62	\$ 939.90
956018	02336223130000	5		\$ 14,139.62	\$ 939.90
956019	02336223140000	5		\$ 14,139.62	\$ 939.90
956020	02336223150000	Non-Benefited		\$ -	\$ -
956021	02336224010000	Non-Benefited		\$ -	\$ -
956022	02336224020000	5		\$ 14,139.62	\$ 939.90
956023	02336224030000	5		\$ 14,139.62	\$ 939.90
956024	02336224040000	5		\$ 14,139.62	\$ 939.90
956025	02336224050000	5		\$ 14,139.62	\$ 939.90
956026	02336224060000	5		\$ 14,139.62	\$ 939.90
956027	02336224070000	5		\$ 14,139.62	\$ 939.90
956028	02336224080000	5		\$ 14,139.62	\$ 939.90
956029	02336224090000	5		\$ 14,139.62	\$ 939.90
956030	02336224100000	5		\$ 14,139.62	\$ 939.90
956031	02336224110000	5		\$ 14,139.62	\$ 939.90
956032	02336224120000	5		\$ 14,139.62	\$ 939.90
956033	02336224130000	5		\$ 14,139.62	\$ 939.90
956034	02336224140000	5		\$ 14,139.62	\$ 939.90
956035	02336224150000	5		\$ 14,139.62	\$ 939.90
956036	02336224160000	5		\$ 14,139.62	\$ 939.90
956037	02336224170000	5		\$ 14,139.62	\$ 939.90
956038	02336224180000	5		\$ 14,139.62	\$ 939.90
956039	02336224190000	5		\$ 14,139.62	\$ 939.90
956040	02336224200000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
956041	02336224210000	5		\$ 14,139.62	\$ 939.90
956042	02336224220000	5		\$ 14,139.62	\$ 939.90
956043	02336224230000	5		\$ 14,139.62	\$ 939.90
956044	02336224240000	5		\$ 14,139.62	\$ 939.90
956045	02336224250000	5		\$ 14,139.62	\$ 939.90
956046	02336224260000	5		\$ 14,139.62	\$ 939.90
956047	02336224270000	5		\$ 14,139.62	\$ 939.90
956048	02336224280000	5		\$ 14,139.62	\$ 939.90
956049	02336224290000	5		\$ 14,139.62	\$ 939.90
956050	02336224300000	5		\$ 14,139.62	\$ 939.90
956051	02336224310000	5		\$ 14,139.62	\$ 939.90
956052	02336224320000	5		\$ 14,139.62	\$ 939.90
956053	02336224330000	Non-Benefited		\$ -	\$ -
956054	02336225010000	5		\$ 14,139.62	\$ 939.90
956055	02336225020000	5		\$ 14,139.62	\$ 939.90
956056	02336225030000	5		\$ 14,139.62	\$ 939.90
956057	02336225040000	5		\$ 14,139.62	\$ 939.90
956058	02336225050000	5		\$ 14,139.62	\$ 939.90
956059	02336225060000	5		\$ 14,139.62	\$ 939.90
956060	02336225070000	5		\$ 14,139.62	\$ 939.90
956061	02336225080000	5		\$ 14,139.62	\$ 939.90
956062	02336226010000	5		\$ 14,139.62	\$ 939.90
956063	02336226020000	5		\$ 14,139.62	\$ 939.90
956064	02336226030000	5		\$ 14,139.62	\$ 939.90
956065	02336226040000	5		\$ 14,139.62	\$ 939.90
956066	02336226050000	5		\$ 14,139.62	\$ 939.90
956067	02336226060000	5		\$ 14,139.62	\$ 939.90
956068	02336226070000	5		\$ 14,139.62	\$ 939.90
956069	02336226080000	5		\$ 14,139.62	\$ 939.90
956070	02336226090000	5		\$ 14,139.62	\$ 939.90
956071	02336226100000	5		\$ 14,139.62	\$ 939.90
956072	02336226110000	5		\$ 14,139.62	\$ 939.90
956073	02336226120000	5		\$ 14,139.62	\$ 939.90
956074	02336226130000	5		\$ 14,139.62	\$ 939.90
956075	02336226140000	5		\$ 14,139.62	\$ 939.90
956076	02336226150000	5		\$ 14,139.62	\$ 939.90
956077	02336226160000	5		\$ 14,139.62	\$ 939.90
956078	02336226170000	5		\$ 14,139.62	\$ 939.90
956079	02336226180000	5		\$ 14,139.62	\$ 939.90
956080	02336226190000	5		\$ 14,139.62	\$ 939.90
956081	02336226200000	5		\$ 14,139.62	\$ 939.90
956082	02336226210000	5		\$ 14,139.62	\$ 939.90
956083	02336226220000	5		\$ 14,139.62	\$ 939.90
956084	02336226230000	5		\$ 14,139.62	\$ 939.90
956085	02336227010000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
956086	02336227020000	5		\$ 14,139.62	\$ 939.90
956087	02336227030000	5		\$ 14,139.62	\$ 939.90
956088	02336227040000	5		\$ 14,139.62	\$ 939.90
956089	02336227050000	5		\$ 14,139.62	\$ 939.90
956090	02336227060000	5		\$ 14,139.62	\$ 939.90
956091	02336227070000	5		\$ 14,139.62	\$ 939.90
956092	02336227080000	5		\$ 14,139.62	\$ 939.90
956093	02336227090000	5		\$ 14,139.62	\$ 939.90
956094	02336227100000	5		\$ 14,139.62	\$ 939.90
956095	02336227110000	5		\$ 14,139.62	\$ 939.90
956096	02336227120000	5		\$ 14,139.62	\$ 939.90
956097	02336227130000	5		\$ 14,139.62	\$ 939.90
956098	02336227140000	5		\$ 14,139.62	\$ 939.90
956099	02336227150000	5		\$ 14,139.62	\$ 939.90
956100	02336227160000	5		\$ 14,139.62	\$ 939.90
956101	02336227170000	5	[b]	\$ -	\$ -
956102	02336227180000	5		\$ 14,139.62	\$ 939.90
956103	02336227190000	5		\$ 14,139.62	\$ 939.90
956104	02336227200000	5		\$ 14,139.62	\$ 939.90
956105	02336227210000	5		\$ 14,139.62	\$ 939.90
956106	02336227220000	5		\$ 14,139.62	\$ 939.90
956107	02336227230000	5		\$ 14,139.62	\$ 939.90
956108	02336227240000	5		\$ 14,139.62	\$ 939.90
956109	02336227250000	5		\$ 14,139.62	\$ 939.90
956110	02336227260000	5		\$ 14,139.62	\$ 939.90
956111	02336227270000	5		\$ 14,139.62	\$ 939.90
956112	02336227280000	5		\$ 14,139.62	\$ 939.90
956113	02336228010000	Non-Benefited		\$ -	\$ -
956114	02336228020000	5		\$ 14,139.62	\$ 939.90
956115	02336228030000	5		\$ 14,139.62	\$ 939.90
956116	02336228040000	5		\$ 14,139.62	\$ 939.90
956117	02336228050000	5		\$ 14,139.62	\$ 939.90
956118	02336228060000	5		\$ 14,139.62	\$ 939.90
956119	02336228070000	5		\$ 14,139.62	\$ 939.90
967062	02316213010000	Non-Benefited		\$ -	\$ -
967063	02316213020000	Non-Benefited		\$ -	\$ -
967064	02316213030000	5		\$ 14,139.62	\$ 939.90
967065	02316213040000	5		\$ 14,139.62	\$ 939.90
967066	02316213050000	5		\$ 14,139.62	\$ 939.90
967067	02316213060000	5		\$ 14,139.62	\$ 939.90
967068	02316213070000	5		\$ 14,139.62	\$ 939.90
967069	02316213080000	5		\$ 14,139.62	\$ 939.90
967070	02316213090000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967071	0231621310000	5		\$ 14,139.62	\$ 939.90
967072	02316213110000	5		\$ 14,139.62	\$ 939.90
967073	02316213120000	5		\$ 14,139.62	\$ 939.90
967074	02316213130000	5		\$ 14,139.62	\$ 939.90
967075	02316206010000	Non-Benefited		\$ -	\$ -
967076	02316206020000	5		\$ 14,139.62	\$ 939.90
967077	02316206030000	5		\$ 14,139.62	\$ 939.90
967078	02316206040000	5		\$ 14,139.62	\$ 939.90
967079	02316206050000	5		\$ 14,139.62	\$ 939.90
967080	02316206060000	5		\$ 14,139.62	\$ 939.90
967081	02316206070000	5		\$ 14,139.62	\$ 939.90
967082	02316206080000	5		\$ 14,139.62	\$ 939.90
967083	02316213140000	5		\$ 14,139.62	\$ 939.90
967084	02316213150000	5		\$ 14,139.62	\$ 939.90
967085	02316213160000	5		\$ 14,139.62	\$ 939.90
967086	02316213170000	5		\$ 14,139.62	\$ 939.90
967087	02316213180000	5		\$ 14,139.62	\$ 939.90
967088	02316213190000	5		\$ 14,139.62	\$ 939.90
967089	02316213200000	5		\$ 14,139.62	\$ 939.90
967090	02316213210000	5		\$ 14,139.62	\$ 939.90
967091	02316213220000	5		\$ 14,139.62	\$ 939.90
967092	02316213230000	5		\$ 14,139.62	\$ 939.90
967093	02316207010000	Non-Benefited		\$ -	\$ -
967094	02316207020000	5		\$ 14,139.62	\$ 939.90
967095	02316207030000	5		\$ 14,139.62	\$ 939.90
967096	02316207040000	5		\$ 14,139.62	\$ 939.90
967097	02316207050000	5		\$ 14,139.62	\$ 939.90
967098	02316207060000	5		\$ 14,139.62	\$ 939.90
967099	02316207070000	5		\$ 14,139.62	\$ 939.90
967100	02316207080000	5		\$ 14,139.62	\$ 939.90
967101	02316207090000	5		\$ 14,139.62	\$ 939.90
967102	02316207100000	5		\$ 14,139.62	\$ 939.90
967103	02316207110000	5		\$ 14,139.62	\$ 939.90
967104	02316207120000	5		\$ 14,139.62	\$ 939.90
967105	02316207130000	5		\$ 14,139.62	\$ 939.90
967106	02316207140000	5		\$ 14,139.62	\$ 939.90
967107	02316207150000	5		\$ 14,139.62	\$ 939.90
967108	02316207160000	5		\$ 14,139.62	\$ 939.90
967109	02316207170000	5		\$ 14,139.62	\$ 939.90
967110	02316207180000	5		\$ 14,139.62	\$ 939.90
967111	02316207190000	5		\$ 14,139.62	\$ 939.90
967112	02316207200000	5		\$ 14,139.62	\$ 939.90
967113	02316208010000	5		\$ 14,139.62	\$ 939.90
967114	02316208020000	5		\$ 14,139.62	\$ 939.90
967115	02316209010000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967116	02316209020000	5		\$ 14,139.62	\$ 939.90
967117	02316209030000	5		\$ 14,139.62	\$ 939.90
967118	02316209040000	5		\$ 14,139.62	\$ 939.90
967119	02316209050000	5		\$ 14,139.62	\$ 939.90
967120	02316209060000	5		\$ 14,139.62	\$ 939.90
967121	02316209070000	5		\$ 14,139.62	\$ 939.90
967122	02316209080000	5		\$ 14,139.62	\$ 939.90
967123	02316209090000	5		\$ 14,139.62	\$ 939.90
967124	02316209100000	5		\$ 14,139.62	\$ 939.90
967125	02316209110000	5		\$ 14,139.62	\$ 939.90
967126	02316209120000	5		\$ 14,139.62	\$ 939.90
967127	02316209130000	5		\$ 14,139.62	\$ 939.90
967128	02316209140000	5		\$ 14,139.62	\$ 939.90
967129	02316209150000	5		\$ 14,139.62	\$ 939.90
967130	02316209160000	5		\$ 14,139.62	\$ 939.90
967131	02316209170000	5		\$ 14,139.62	\$ 939.90
967132	02316209180000	5		\$ 14,139.62	\$ 939.90
967133	02316209190000	5		\$ 14,139.62	\$ 939.90
967134	02316209200000	5		\$ 14,139.62	\$ 939.90
967135	02316209210000	5		\$ 14,139.62	\$ 939.90
967136	02316209220000	5		\$ 14,139.62	\$ 939.90
967137	02316209230000	5		\$ 14,139.62	\$ 939.90
967138	02316209240000	5		\$ 14,139.62	\$ 939.90
967139	02316209250000	5		\$ 14,139.62	\$ 939.90
967140	02316209260000	5		\$ 14,139.62	\$ 939.90
967141	02316209270000	5		\$ 14,139.62	\$ 939.90
967142	02316209280000	5		\$ 14,139.62	\$ 939.90
967143	02316209290000	5		\$ 14,139.62	\$ 939.90
967144	02316209300000	5		\$ 14,139.62	\$ 939.90
967145	02316209310000	5		\$ 14,139.62	\$ 939.90
967146	02316210290000	5		\$ 14,139.62	\$ 939.90
967147	02316210300000	5		\$ 14,139.62	\$ 939.90
967148	02316210310000	5		\$ 14,139.62	\$ 939.90
967149	02316210320000	5		\$ 14,139.62	\$ 939.90
967150	02316210330000	5		\$ 14,139.62	\$ 939.90
967151	02316210340000	5		\$ 14,139.62	\$ 939.90
967152	02316201290000	5		\$ 14,139.62	\$ 939.90
967153	02316201300000	5		\$ 14,139.62	\$ 939.90
967154	02316201310000	5		\$ 14,139.62	\$ 939.90
967155	02316201320000	5		\$ 14,139.62	\$ 939.90
967156	02316201330000	5		\$ 14,139.62	\$ 939.90
967157	02316201340000	5		\$ 14,139.62	\$ 939.90
967158	02316201350000	5		\$ 14,139.62	\$ 939.90
967159	02316201360000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967160	02316201370000	5		\$ 14,139.62	\$ 939.90
967161	02316201380000	5		\$ 14,139.62	\$ 939.90
967162	02316201390000	5		\$ 14,139.62	\$ 939.90
967163	02316201400000	5		\$ 14,139.62	\$ 939.90
967164	02316201410000	5		\$ 14,139.62	\$ 939.90
967165	02316201420000	5		\$ 14,139.62	\$ 939.90
967166	02316201430000	5		\$ 14,139.62	\$ 939.90
967167	02316201440000	5		\$ 14,139.62	\$ 939.90
967168	02316201450000	5		\$ 14,139.62	\$ 939.90
967169	02316201460000	5		\$ 14,139.62	\$ 939.90
967170	02316201470000	5		\$ 14,139.62	\$ 939.90
967171	02316201480000	5		\$ 14,139.62	\$ 939.90
967172	02316201490000	5		\$ 14,139.62	\$ 939.90
967173	02316201500000	5		\$ 14,139.62	\$ 939.90
967174	02316201510000	5		\$ 14,139.62	\$ 939.90
967175	02316201520000	Non-Benefited		\$ -	\$ -
967176	02316201530000	5		\$ 14,139.62	\$ 939.90
967177	02316201540000	5		\$ 14,139.62	\$ 939.90
967178	02316201550000	Non-Benefited		\$ -	\$ -
967183	02336229010000	5		\$ 14,139.62	\$ 939.90
967184	02336230010000	5		\$ 14,139.62	\$ 939.90
967185	02336230020000	5		\$ 14,139.62	\$ 939.90
967186	02336230030000	5		\$ 14,139.62	\$ 939.90
967187	02336230040000	5		\$ 14,139.62	\$ 939.90
967188	02336230050000	5		\$ 14,139.62	\$ 939.90
967189	02336230060000	5		\$ 14,139.62	\$ 939.90
967190	02336230070000	5		\$ 14,139.62	\$ 939.90
967191	02336230080000	5		\$ 14,139.62	\$ 939.90
967192	02336230090000	5		\$ 14,139.62	\$ 939.90
967193	02336231010000	5		\$ 14,139.62	\$ 939.90
967194	02336231020000	5		\$ 14,139.62	\$ 939.90
967195	02336231030000	5		\$ 14,139.62	\$ 939.90
967196	02336231040000	5		\$ 14,139.62	\$ 939.90
967197	02336231050000	5		\$ 14,139.62	\$ 939.90
967198	02336231060000	5		\$ 14,139.62	\$ 939.90
967199	02336231070000	5		\$ 14,139.62	\$ 939.90
967200	02336231080000	5		\$ 14,139.62	\$ 939.90
967201	02336231090000	5		\$ 14,139.62	\$ 939.90
967202	02336231100000	5		\$ 14,139.62	\$ 939.90
967203	02336231110000	5		\$ 14,139.62	\$ 939.90
967204	02336231120000	5		\$ 14,139.62	\$ 939.90
967205	02336231130000	5		\$ 14,139.62	\$ 939.90
967206	02336231140000	5		\$ 14,139.62	\$ 939.90
967207	02336231150000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967208	02336231160000	5		\$ 14,139.62	\$ 939.90
967209	02336231170000	5		\$ 14,139.62	\$ 939.90
967210	02336231180000	5		\$ 14,139.62	\$ 939.90
967211	02316210010000	5		\$ 14,139.62	\$ 939.90
967212	02316210020000	5		\$ 14,139.62	\$ 939.90
967213	02316210030000	5		\$ 14,139.62	\$ 939.90
967214	02316210040000	5		\$ 14,139.62	\$ 939.90
967215	02316210050000	5		\$ 14,139.62	\$ 939.90
967216	02316210060000	5		\$ 14,139.62	\$ 939.90
967217	02316210070000	5		\$ 14,139.62	\$ 939.90
967218	02316210080000	5		\$ 14,139.62	\$ 939.90
967219	02316210090000	5		\$ 14,139.62	\$ 939.90
967220	02316210100000	5		\$ 14,139.62	\$ 939.90
967221	02316210110000	5		\$ 14,139.62	\$ 939.90
967222	02316210120000	5		\$ 14,139.62	\$ 939.90
967223	02316210130000	5		\$ 14,139.62	\$ 939.90
967224	02316210140000	5		\$ 14,139.62	\$ 939.90
967225	02316210150000	5		\$ 14,139.62	\$ 939.90
967226	02316210160000	5		\$ 14,139.62	\$ 939.90
967227	02316210170000	5		\$ 14,139.62	\$ 939.90
967228	02316210180000	5		\$ 14,139.62	\$ 939.90
967229	02316210190000	5		\$ 14,139.62	\$ 939.90
967230	02316210200000	5		\$ 14,139.62	\$ 939.90
967231	02316210210000	5		\$ 14,139.62	\$ 939.90
967232	02316210220000	5		\$ 14,139.62	\$ 939.90
967233	02316210230000	5		\$ 14,139.62	\$ 939.90
967234	02316210240000	5		\$ 14,139.62	\$ 939.90
967235	02316210250000	5		\$ 14,139.62	\$ 939.90
967236	02316210260000	5		\$ 14,139.62	\$ 939.90
967237	02316210270000	5		\$ 14,139.62	\$ 939.90
967238	02316210280000	5		\$ 14,139.62	\$ 939.90
967240	02316212010000	5		\$ 14,139.62	\$ 939.90
967241	02316212020000	5		\$ 14,139.62	\$ 939.90
967242	02316212030000	5		\$ 14,139.62	\$ 939.90
967243	02316212040000	5		\$ 14,139.62	\$ 939.90
967244	02316212050000	5		\$ 14,139.62	\$ 939.90
967245	02316212060000	5		\$ 14,139.62	\$ 939.90
967246	02316212070000	5		\$ 14,139.62	\$ 939.90
967247	02316212080000	5		\$ 14,139.62	\$ 939.90
967248	02316212090000	5		\$ 14,139.62	\$ 939.90
967249	02316212100000	5		\$ 14,139.62	\$ 939.90
967250	02316212110000	5		\$ 14,139.62	\$ 939.90
967251	02316212120000	5		\$ 14,139.62	\$ 939.90
967252	02316212130000	5		\$ 14,139.62	\$ 939.90
967253	02316212140000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967254	02316212150000	5		\$ 14,139.62	\$ 939.90
967255	02316212160000	5		\$ 14,139.62	\$ 939.90
967256	02316212170000	5		\$ 14,139.62	\$ 939.90
967257	02316212180000	5		\$ 14,139.62	\$ 939.90
967258	02316212190000	5		\$ 14,139.62	\$ 939.90
967260	02316211020000	Non-Benefited		\$ -	\$ -
967261	02316211030000	5		\$ 14,139.62	\$ 939.90
967262	02316211040000	5		\$ 14,139.62	\$ 939.90
967263	02316211050000	5		\$ 14,139.62	\$ 939.90
967264	02316211060000	5		\$ 14,139.62	\$ 939.90
967265	02316211070000	5		\$ 14,139.62	\$ 939.90
967266	02316211080000	5		\$ 14,139.62	\$ 939.90
967267	02316211090000	5		\$ 14,139.62	\$ 939.90
967268	02316211100000	5		\$ 14,139.62	\$ 939.90
967269	02316211110000	5		\$ 14,139.62	\$ 939.90
967270	02316211120000	5		\$ 14,139.62	\$ 939.90
967271	02316211130000	5		\$ 14,139.62	\$ 939.90
967272	02316211140000	5		\$ 14,139.62	\$ 939.90
967273	02316211150000	5		\$ 14,139.62	\$ 939.90
967274	02316211160000	5		\$ 14,139.62	\$ 939.90
967275	02316211170000	5		\$ 14,139.62	\$ 939.90
967276	02316211180000	5		\$ 14,139.62	\$ 939.90
967277	02316211190000	5		\$ 14,139.62	\$ 939.90
967278	02316211200000	5		\$ 14,139.62	\$ 939.90
967279	02316211210000	5		\$ 14,139.62	\$ 939.90
967280	02316211220000	5		\$ 14,139.62	\$ 939.90
967281	02316211230000	5		\$ 14,139.62	\$ 939.90
967282	02316211240000	5		\$ 14,139.62	\$ 939.90
967283	02316211250000	5		\$ 14,139.62	\$ 939.90
967284	02316211260000	5		\$ 14,139.62	\$ 939.90
967285	02316211270000	5		\$ 14,139.62	\$ 939.90
967286	02316211280000	5		\$ 14,139.62	\$ 939.90
967287	02336231190000	Non-Benefited		\$ -	\$ -
967292	02316209320000	5		\$ 14,139.62	\$ 939.90
967293	02316209330000	5		\$ 14,139.62	\$ 939.90
967294	02316209340000	5		\$ 14,139.62	\$ 939.90
967295	02316209350000	5		\$ 14,139.62	\$ 939.90
967296	02316209360000	5		\$ 14,139.62	\$ 939.90
967297	02316209370000	5		\$ 14,139.62	\$ 939.90
967298	02316209380000	5		\$ 14,139.62	\$ 939.90
967299	02316209390000	5		\$ 14,139.62	\$ 939.90
967300	02316209400000	5		\$ 14,139.62	\$ 939.90
967301	02316209410000	5		\$ 14,139.62	\$ 939.90
967302	02316209420000	5		\$ 14,139.62	\$ 939.90

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2024 [a]
967303	02316209430000	5		\$ 14,139.62	\$ 939.90
967304	02316209440000	5		\$ 14,139.62	\$ 939.90
967305	02316209450000	5		\$ 14,139.62	\$ 939.90
967306	02316209460000	5		\$ 14,139.62	\$ 939.90
967307	02316209470000	5		\$ 14,139.62	\$ 939.90
967308	02316208030000	5		\$ 14,139.62	\$ 939.90
967309	02316208040000	5		\$ 14,139.62	\$ 939.90
967310	02316208050000	5		\$ 14,139.62	\$ 939.90
967311	02316208060000	5		\$ 14,139.62	\$ 939.90
967312	02316208070000	5		\$ 14,139.62	\$ 939.90
967313	02316208080000	5		\$ 14,139.62	\$ 939.90
967314	02316208090000	5		\$ 14,139.62	\$ 939.90
967315	02316208100000	5		\$ 14,139.62	\$ 939.90
967316	02316208110000	5		\$ 14,139.62	\$ 939.90
967317	02316208120000	5		\$ 14,139.62	\$ 939.90
967318	02316208130000	5		\$ 14,139.62	\$ 939.90
967319	02316208140000	5		\$ 14,139.62	\$ 939.90
967320	02316208150000	5		\$ 14,139.62	\$ 939.90
967321	02316208160000	5		\$ 14,139.62	\$ 939.90
967322	02316208170000	5		\$ 14,139.62	\$ 939.90
967323	02316208180000	5		\$ 14,139.62	\$ 939.90
967324	02316208190000	5		\$ 14,139.62	\$ 939.90
967325	02316208200000	5		\$ 14,139.62	\$ 939.90
967326	02316208210000	5		\$ 14,139.62	\$ 939.90
967327	02316208220000	5		\$ 14,139.62	\$ 939.90
967328	02316208230000	5		\$ 14,139.62	\$ 939.90
967329	02316208240000	5		\$ 14,139.62	\$ 939.90
967330	02316208250000	5		\$ 14,139.62	\$ 939.90
967331	02316208260000	5		\$ 14,139.62	\$ 939.90
967332	02316208270000	5		\$ 14,139.62	\$ 939.90
967333	02316207210000	5		\$ 14,139.62	\$ 939.90
967334	02316207220000	5		\$ 14,139.62	\$ 939.90
967335	02316207230000	5		\$ 14,139.62	\$ 939.90
967336	02316207240000	5		\$ 14,139.62	\$ 939.90
967337	02316207250000	5		\$ 14,139.62	\$ 939.90
967338	02316207260000	5		\$ 14,139.62	\$ 939.90
967339	02316207270000	5		\$ 14,139.62	\$ 939.90
967340	02316207280000	5		\$ 14,139.62	\$ 939.90
967341	02316207290000	5		\$ 14,139.62	\$ 939.90
967342	02316207300000	5		\$ 14,139.62	\$ 939.90
967343	02316207310000	Cluster		\$ 439,358.16	\$ 29,205.21
967259	02316211010000	Commercial		\$ 353,425.43	\$ 23,493.05
967181	02315910020000	Commercial		\$ 270,492.45	\$ 17,980.30
Total				\$ 6,617,860.56	\$ 439,907.22

[a] The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.

[b] Assessment has been fully prepaid.

EXHIBIT B-1 – MAJOR IMPROVEMENT AREA DEBT SERVICE SCHEDULE


Period Ending	Principal	Coupon	Interest	Debt Service
09/15/2020	110,000	3.750%	88,956.65	198,956.65
09/15/2021	60,000	3.750%	133,318.76	193,318.76
09/15/2022	60,000	3.750%	131,068.76	191,068.76
09/15/2023	65,000	3.750%	128,818.76	193,818.76
09/15/2024	65,000	3.750%	126,381.26	191,381.26
09/15/2025	70,000	3.750%	123,943.76	193,943.76
09/15/2026	70,000	4.125%	121,318.76	191,318.76
09/15/2027	70,000	4.125%	118,431.26	188,431.26
09/15/2028	75,000	4.125%	115,543.76	190,543.76
09/15/2029	75,000	4.125%	112,450.00	187,450.00
09/15/2030	80,000	4.125%	109,356.26	189,356.26
09/15/2031	80,000	4.500%	106,056.26	186,056.26
09/15/2032	85,000	4.500%	102,456.26	187,456.26
09/15/2033	90,000	4.500%	98,631.26	188,631.26
09/15/2034	95,000	4.500%	94,581.26	189,581.26
09/15/2035	95,000	4.500%	90,306.26	185,306.26
09/15/2036	100,000	4.500%	86,031.26	186,031.26
09/15/2037	105,000	4.500%	81,531.26	186,531.26
09/15/2038	110,000	4.500%	76,806.26	186,806.26
09/15/2039	115,000	4.500%	71,856.26	186,856.26
09/15/2040	120,000	4.500%	66,681.26	186,681.26
09/15/2041	125,000	4.625%	61,281.26	186,281.26
09/15/2042	130,000	4.625%	55,500.00	185,500.00
09/15/2043	135,000	4.625%	49,487.50	184,487.50
09/15/2044	140,000	4.625%	43,243.76	183,243.76
09/15/2045	145,000	4.625%	36,768.76	181,768.76
09/15/2046	150,000	4.625%	30,062.50	180,062.50
09/15/2047	160,000	4.625%	23,125.00	183,125.00
09/15/2048	165,000	4.625%	15,725.00	180,725.00
09/15/2049	175,000	4.625%	8,093.76	183,093.76
	3,120,000		2,507,813.13	5,627,813.13

EXHIBIT B-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENT SCHEDULE

Annual Installments Due	Principal	Interest ¹	Total Debt Service
1/31/2024	\$ 107,000.00	\$ 298,440.00	\$ 405,440.00
1/31/2025	\$ 112,000.00	\$ 293,625.00	\$ 405,625.00
1/31/2026	\$ 117,000.00	\$ 288,585.00	\$ 405,585.00
1/31/2027	\$ 122,000.00	\$ 283,320.00	\$ 405,320.00
1/31/2028	\$ 128,000.00	\$ 277,830.00	\$ 405,830.00
1/31/2029	\$ 133,000.00	\$ 272,070.00	\$ 405,070.00
1/31/2030	\$ 139,000.00	\$ 266,085.00	\$ 405,085.00
1/31/2031	\$ 146,000.00	\$ 259,830.00	\$ 405,830.00
1/31/2032	\$ 152,000.00	\$ 253,260.00	\$ 405,260.00
1/31/2033	\$ 159,000.00	\$ 246,420.00	\$ 405,420.00
1/31/2034	\$ 166,000.00	\$ 239,265.00	\$ 405,265.00
1/31/2035	\$ 174,000.00	\$ 231,795.00	\$ 405,795.00
1/31/2036	\$ 182,000.00	\$ 223,965.00	\$ 405,965.00
1/31/2037	\$ 190,000.00	\$ 215,775.00	\$ 405,775.00
1/31/2038	\$ 198,000.00	\$ 207,225.00	\$ 405,225.00
1/31/2039	\$ 207,000.00	\$ 198,315.00	\$ 405,315.00
1/31/2040	\$ 216,000.00	\$ 189,000.00	\$ 405,000.00
1/31/2041	\$ 226,000.00	\$ 179,280.00	\$ 405,280.00
1/31/2042	\$ 236,000.00	\$ 169,110.00	\$ 405,110.00
1/31/2043	\$ 247,000.00	\$ 158,490.00	\$ 405,490.00
1/31/2044	\$ 258,000.00	\$ 147,375.00	\$ 405,375.00
1/31/2045	\$ 270,000.00	\$ 135,765.00	\$ 405,765.00
1/31/2046	\$ 282,000.00	\$ 123,615.00	\$ 405,615.00
1/31/2047	\$ 295,000.00	\$ 110,925.00	\$ 405,925.00
1/31/2048	\$ 308,000.00	\$ 97,650.00	\$ 405,650.00
1/31/2049	\$ 322,000.00	\$ 83,790.00	\$ 405,790.00
1/31/2050	\$ 491,000.00	\$ 69,300.00	\$ 560,300.00
1/31/2051	\$ 513,000.00	\$ 47,205.00	\$ 560,205.00
1/31/2052	\$ 536,000.00	\$ 24,120.00	\$ 560,120.00
Total	\$ 6,632,000.00	\$ 5,591,430.00	\$ 12,223,430.00

¹ Interest is calculated at a 4.50% rate.

EXHIBIT C-1 – LAGOS PHASE 3 FINAL PLAT

 4 pgs 202200231

PLAT


PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Lagos Phase 3

OWNERS NAME: Pulte Homes of Texas LP, Stephen Ashlock & 706 Investment Partnership LTD

ADDITIONAL RESTRICTIONS / COMMENTS:
Tax Certificate - 2022148868

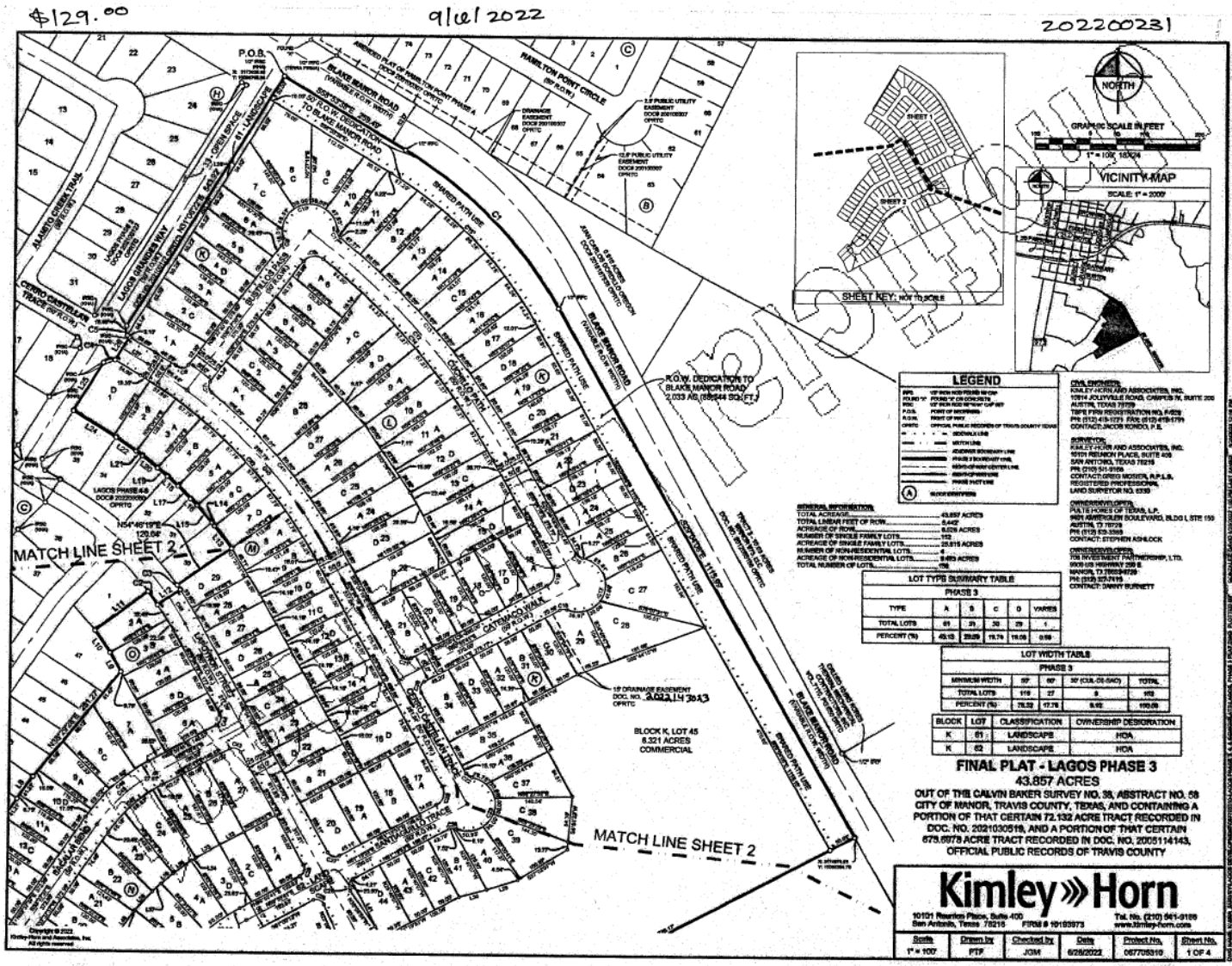
RETURN:
City of Manor
Pick Up

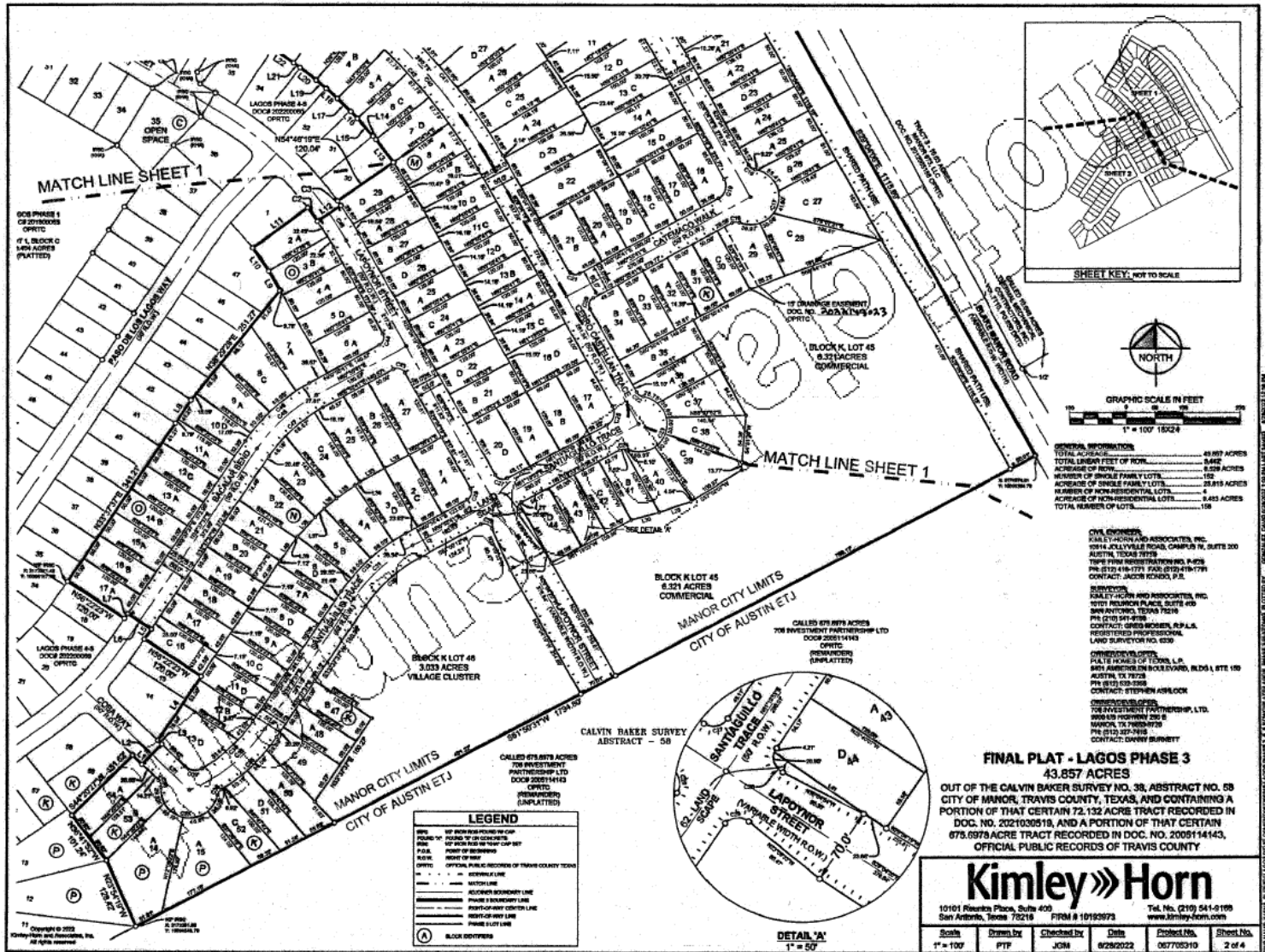


FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rebecca
Rebecca Guerrero, County Clerk
Travis County, Texas

202200231 Sep 06, 2022 09:51 AM
Fee: \$129.00 MACEDOS





THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PLATE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, THE OWNER OF A 34.09 ACRE TRACT OF LAND IN THE CALVIN BAKER SURVEY NUMBER 35, ABSTRACT NUMBER 35, TRAVIS COUNTY, TEXAS, HAS BEING A PORTION OF THAT CERTAIN CALLED 72.132 ACRE TRACT, CONVEYED TO PLATE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED UNDER DOCUMENT NUMBER 2021030519, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY HEREBY SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 203 AND 202 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS LAGOS PHASE 2 OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBMITTED HEREIN, HEREBY SUBDIVIDES SAID LAND INTO ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS LAGOS PHASE 2 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAYS, ALLEYS, STREETS, PARKS, WATERCOURSES, DRAINAGE, PUBLIC IMPROVEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY 14th of July 2022

BY: [Signature]
STEPHEN A. BOLOCA
PLATE HOMES OF TEXAS, L.P.
601 AMENOLLA BOWLINGWOOD, BUILDING 3, SUITE 100
AUSTIN, TX 78729

THE STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14 DAY OF JULY 2022 BY STEPHEN A. BOLOCA AS OWNER OF PLATE HOMES OF TEXAS, L.P., ON BEHALF OF SAID CORPORATION.

Notary Public
NOTARY REGISTRATION NUMBER: 1531092313
MY COMMISSION EXPIRES: 10-13-25

WHEREAS, THE INVESTMENT PARTNERSHIPS, LTD., THE OWNER OF A 3.87 ACRE TRACT OF LAND IN THE CALVIN BAKER SURVEY NUMBER 35, ABSTRACT NUMBER 35, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 72.132 ACRE TRACT, CONVEYED TO THE INVESTMENT PARTNERSHIPS, LTD., AS RECORDED UNDER DOCUMENT NUMBER 20051114, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 203 AND 202 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS LAGOS PHASE 2 OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBMITTED HEREIN, HEREBY SUBDIVIDES SAID LAND INTO ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS LAGOS PHASE 2 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAYS, ALLEYS, STREETS, PARKS, WATERCOURSES, DRAINAGE, PUBLIC IMPROVEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY 14th of July 2022

BY: [Signature]
THE INVESTMENT PARTNERSHIPS, LTD.
600 S ROSSWAY 285 S
MCKINNEY, TX 75069-4778

THE STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16 DAY OF July 2022 BY CHRIS A. GIBSON AS MANAGER OF THE INVESTMENT PARTNERSHIPS, LTD., ON BEHALF OF SAID CORPORATION.

Notary Public
NOTARY REGISTRATION NUMBER: 13193204
MY COMMISSION EXPIRES: 02-16-2025

L. GREGORY MOSEIER, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED BY AN ENGINEERING STAFF POINT AND COMPARES WITH THE SURVEYING RELATED CENTER OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE CITY OF MANOR, TEXAS.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY FLOOD HAZARD APPROXIMATE EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND IS NOT RESTRICTED THEREIN.

Notary Public
NOTARY REGISTRATION NUMBER: 11193
MY COMMISSION EXPIRES: 10/11/2025

JOHN GREGORY MOSEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER HIS SUPERVISION ON THE GROUND, AND THAT THE CORNER MARKERS WERE PROPERLY PLACED ACCORDING TO THE PLAT RECORDS OF SAID COUNTY AND STATE A DOCUMENT NUMBER 202206016 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 16th DAY OF Sept 2022

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Notary Public
NOTARY REGISTRATION NUMBER: 115813
MY COMMISSION EXPIRES: 11/03/2025

JOHN GREGORY MOSEIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6220
108 21ST COURT AND ASSOCIATES, INC.
601 WELDON VIL, SUITE 200
SAN ANTONIO, TEXAS 78216
PH: 204-619-9198
GREG.MOSEIER@JGMA-HORN.COM

Notary Public
NOTARY REGISTRATION NUMBER: 6330
MY COMMISSION EXPIRES: 03/31/2026

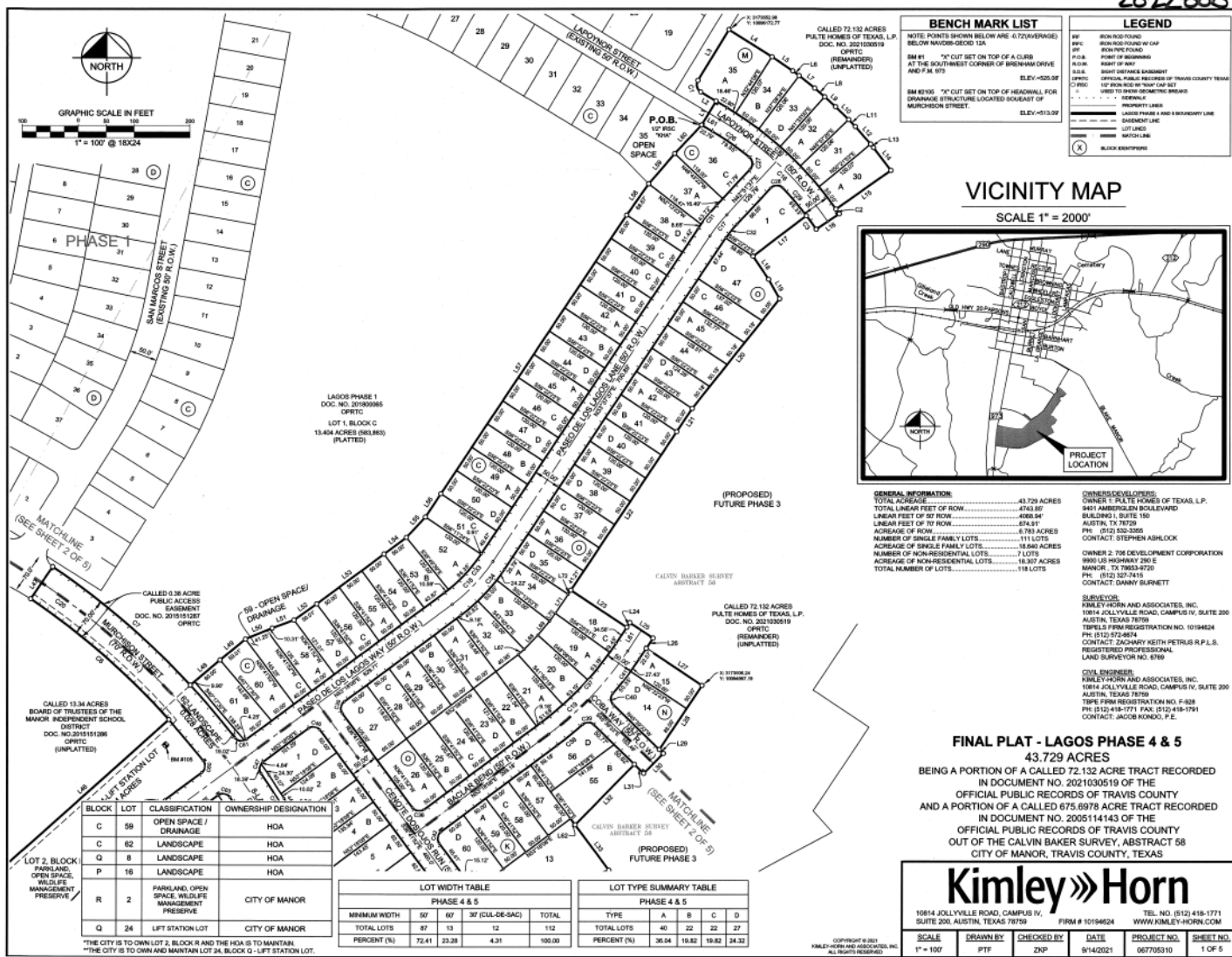
JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR
10101 Reunion Plaza, Suite 400
San Antonio, Texas 78216
FIRM # 10193973

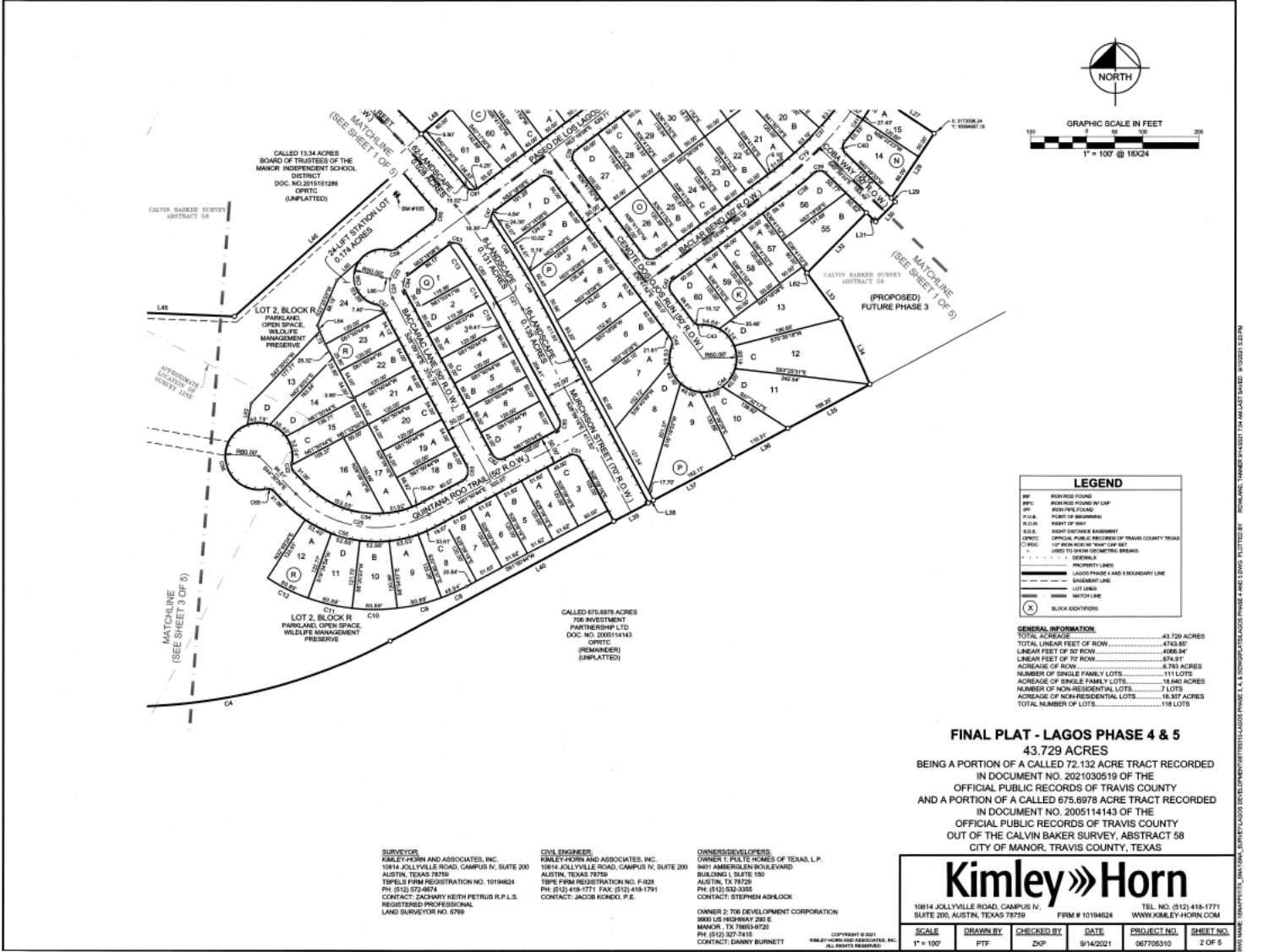
FINAL PLAT - LAGOS PHASE 3
43.857 ACRES
OUT OF THE CALVIN BAKER SURVEY NO. 35, ABSTRACT NO. 35
CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING A
PORTION OF THAT CERTAIN 72.132 ACRE TRACT RECORDED IN
DOC. NO. 2021030519, AND A PORTION OF THAT CERTAIN
675.6978 ACRE TRACT RECORDED IN DOC. NO. 2005114143,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

Kimley-Horn
10101 Reunion Plaza, Suite 400
San Antonio, Texas 78216
FIRM # 10193973
TEL. NO. (210) 541-9109
www.kimley-horn.com

Sheet	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	PTP	JGM	8/28/2022	087705310	4 of 4

EXHIBIT C-2 – LAGOS PHASE 4 & 5 FINAL PLAT





LEGEND

- PP ROW PDS FOUND
- PPC ROW PDS FOUND BY CAP
- PPR ROW PDS FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.S. SHORT DISTANCE SUBMITTAL
- OPRIC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- CAP LOT ROW SET TO TOP CAP SET
- USED TO SHOW ISOMETRIC BEAMS
- ISOMETRIC
- PROPERTY LINES
- LAGOS PHASE 4 AND 5 BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- MATCHLINE
- (X) BLOCK IDENTIFIERS

GENERAL INFORMATION

TOTAL ACRES	43.729 ACRES
TOTAL LINEAR FEET OF ROW	4743.86'
LINEAR FEET OF 60' ROW	4986.84'
LINEAR FEET OF 70' ROW	874.91'
ACREAGE OF ROW	8.783 ACRES
NUMBER OF SINGLE FAMILY LOTS	111 LOTS
ACREAGE OF SINGLE FAMILY LOTS	18.040 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	7 LOTS
ACREAGE OF NON-RESIDENTIAL LOTS	18.307 ACRES
TOTAL NUMBER OF LOTS	118 LOTS

FINAL PLAT - LAGOS PHASE 4 & 5
43.729 ACRES
 BEING A PORTION OF A CALLED 72.132 ACRE TRACT RECORDED
 IN DOCUMENT NO. 2021030519 OF THE
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 AND A PORTION OF A CALLED 675.6978 ACRE TRACT RECORDED
 IN DOCUMENT NO. 2005114143 OF THE
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 OUT OF THE CALVIN BAKER SURVEY, ABSTRACT 58
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 1914 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 TYPICAL FIRM REGISTRATION NO. 10194824
 PH: (512) 673-6874
 CONTACT: ZACHARY NATHAN PETRUS R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6769

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 1914 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 TYPICAL FIRM REGISTRATION NO. F1028
 PH: (512) 418-1771 FAX: (512) 418-1791
 CONTACT: JACOB HONKO, P.E.

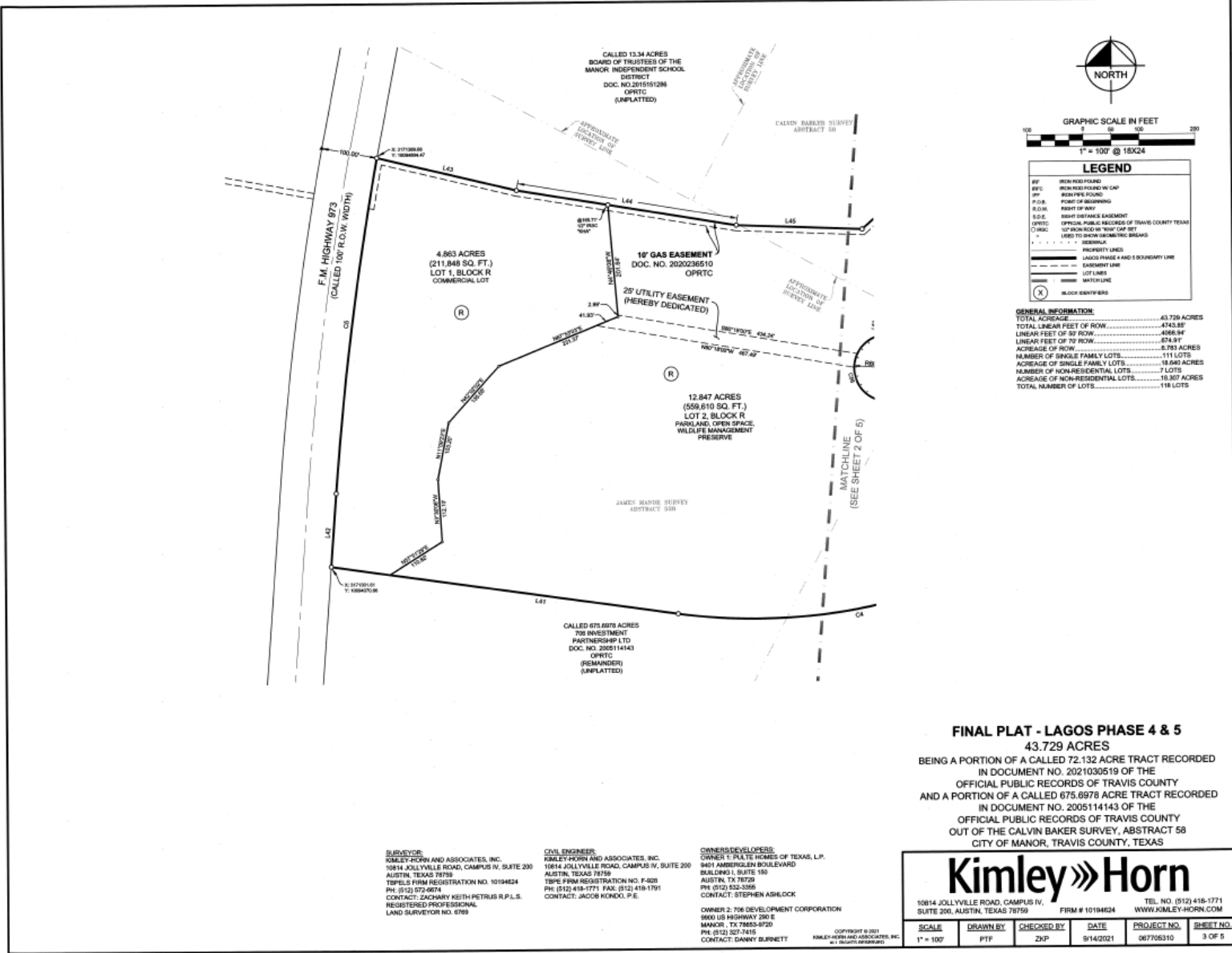
OWNERS/DEVELOPERS:
 OWNER 1: FULTE HOMES OF TEXAS, L.P.
 8401 AMERSON BOULEVARD
 BUILDING L, SUITE 150
 AUSTIN, TX 78728
 PH: (512) 532-3355
 CONTACT: STEPHEN ASHLOCK
 OWNER 2: TDK DEVELOPMENT CORPORATION
 8900 LBJ HIGHWAY 290 E
 MANOR, TX 78659-6720
 PH: (512) 327-7416
 CONTACT: DANNY BURNETT

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 ALL RIGHTS RESERVED

Kimley»Horn

1914 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TEXAS 78759 FIRM # 10194824 TEL. NO. (512) 418-1771 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	PTF	ZKP	9/14/2021	067706310	2 OF 5



FINAL PLAT - LAGOS PHASE 4 & 5
43.729 ACRES
 BEING A PORTION OF A CALLED 72.132 ACRE TRACT RECORDED
 IN DOCUMENT NO. 2021030519 OF THE
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 AND A PORTION OF A CALLED 675.8978 ACRE TRACT RECORDED
 IN DOCUMENT NO. 2005114143 OF THE
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 OUT OF THE CALVIN BAKER SURVEY, ABSTRACT 58
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	PTF	ZKP	9/14/2021	067705310	3 OF 5

EXHIBIT E – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4
- Lot Type 5
- Lot Type 6
- Unplatted Cluster Parcel (Property 967343)
- Commercial Parcel (Property 967259)
- Commercial Parcel (Property 967181)

LAGOS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER DISCLOSURE**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$3,251.95

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2024	\$ 74.82	\$ 145.48	\$ 16.26	\$ 21.52	\$ 258.08
1/31/2025	\$ 80.58	\$ 142.68	\$ 15.89	\$ 21.95	\$ 261.09
1/31/2026	\$ 80.58	\$ 139.65	\$ 15.48	\$ 22.39	\$ 258.11
1/31/2027	\$ 80.58	\$ 136.33	\$ 15.08	\$ 22.84	\$ 254.83
1/31/2028	\$ 86.33	\$ 133.01	\$ 14.68	\$ 23.29	\$ 257.31
1/31/2029	\$ 86.33	\$ 129.44	\$ 14.25	\$ 23.76	\$ 253.78
1/31/2030	\$ 92.09	\$ 125.88	\$ 13.81	\$ 24.24	\$ 256.02
1/31/2031	\$ 92.09	\$ 122.08	\$ 13.35	\$ 24.72	\$ 252.25
1/31/2032	\$ 97.85	\$ 117.94	\$ 12.89	\$ 25.21	\$ 253.89
1/31/2033	\$ 103.60	\$ 113.54	\$ 12.40	\$ 25.72	\$ 255.26
1/31/2034	\$ 109.36	\$ 108.88	\$ 11.89	\$ 26.23	\$ 256.35
1/31/2035	\$ 109.36	\$ 103.95	\$ 11.34	\$ 26.76	\$ 251.41
1/31/2036	\$ 115.11	\$ 99.03	\$ 10.79	\$ 27.29	\$ 252.23
1/31/2037	\$ 120.87	\$ 93.85	\$ 10.22	\$ 27.84	\$ 252.78
1/31/2038	\$ 126.62	\$ 88.41	\$ 9.61	\$ 28.40	\$ 253.05
1/31/2039	\$ 132.38	\$ 82.72	\$ 8.98	\$ 28.96	\$ 253.04
1/31/2040	\$ 138.14	\$ 76.76	\$ 8.32	\$ 29.54	\$ 252.75
1/31/2041	\$ 143.89	\$ 70.54	\$ 7.63	\$ 30.13	\$ 252.19
1/31/2042	\$ 149.65	\$ 63.89	\$ 6.91	\$ 30.74	\$ 251.18
1/31/2043	\$ 155.40	\$ 56.97	\$ 6.16	\$ 31.35	\$ 249.88
1/31/2044	\$ 161.16	\$ 49.78	\$ 5.38	\$ 31.98	\$ 248.30
1/31/2045	\$ 166.91	\$ 42.33	\$ 4.58	\$ 32.62	\$ 246.43
1/31/2046	\$ 172.67	\$ 34.61	\$ 3.74	\$ 33.27	\$ 244.29
1/31/2047	\$ 184.18	\$ 26.62	\$ 2.88	\$ 33.93	\$ 247.61
1/31/2048	\$ 189.94	\$ 18.10	\$ 1.96	\$ 34.61	\$ 244.61
1/31/2049	\$ 201.45	\$ 9.32	\$ 1.01	\$ 35.31	\$ 247.08
Total	\$ 3,251.95	\$ 2,331.79	\$ 255.46	\$ 724.60	\$ 6,563.80

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

LAGOS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$3,432.61

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2024	\$ 78.98	\$ 153.56	\$ 17.16	\$ 22.72	\$ 272.42
1/31/2025	\$ 85.06	\$ 150.60	\$ 16.77	\$ 23.17	\$ 275.60
1/31/2026	\$ 85.06	\$ 147.41	\$ 16.34	\$ 23.63	\$ 272.44
1/31/2027	\$ 85.06	\$ 143.90	\$ 15.92	\$ 24.11	\$ 268.98
1/31/2028	\$ 91.13	\$ 140.40	\$ 15.49	\$ 24.59	\$ 271.61
1/31/2029	\$ 91.13	\$ 136.64	\$ 15.04	\$ 25.08	\$ 267.88
1/31/2030	\$ 97.21	\$ 132.88	\$ 14.58	\$ 25.58	\$ 270.25
1/31/2031	\$ 97.21	\$ 128.87	\$ 14.09	\$ 26.09	\$ 266.26
1/31/2032	\$ 103.28	\$ 124.49	\$ 13.61	\$ 26.61	\$ 268.00
1/31/2033	\$ 109.36	\$ 119.85	\$ 13.09	\$ 27.15	\$ 269.44
1/31/2034	\$ 115.43	\$ 114.92	\$ 12.55	\$ 27.69	\$ 270.59
1/31/2035	\$ 115.43	\$ 109.73	\$ 11.97	\$ 28.24	\$ 265.38
1/31/2036	\$ 121.51	\$ 104.54	\$ 11.39	\$ 28.81	\$ 266.24
1/31/2037	\$ 127.58	\$ 99.07	\$ 10.78	\$ 29.39	\$ 266.82
1/31/2038	\$ 133.66	\$ 93.33	\$ 10.15	\$ 29.97	\$ 267.10
1/31/2039	\$ 139.73	\$ 87.31	\$ 9.48	\$ 30.57	\$ 267.10
1/31/2040	\$ 145.81	\$ 81.02	\$ 8.78	\$ 31.18	\$ 266.80
1/31/2041	\$ 151.89	\$ 74.46	\$ 8.05	\$ 31.81	\$ 266.20
1/31/2042	\$ 157.96	\$ 67.44	\$ 7.29	\$ 32.44	\$ 265.13
1/31/2043	\$ 164.04	\$ 60.13	\$ 6.50	\$ 33.09	\$ 263.76
1/31/2044	\$ 170.11	\$ 52.54	\$ 5.68	\$ 33.75	\$ 262.09
1/31/2045	\$ 176.19	\$ 44.68	\$ 4.83	\$ 34.43	\$ 260.12
1/31/2046	\$ 182.26	\$ 36.53	\$ 3.95	\$ 35.12	\$ 257.86
1/31/2047	\$ 194.41	\$ 28.10	\$ 3.04	\$ 35.82	\$ 261.37
1/31/2048	\$ 200.49	\$ 19.11	\$ 2.07	\$ 36.54	\$ 258.20
1/31/2049	\$ 212.64	\$ 9.83	\$ 1.06	\$ 37.27	\$ 260.80
Total	\$ 3,432.61	\$ 2,461.33	\$ 269.66	\$ 764.86	\$ 6,928.45

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

LAGOS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$2,758.93

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2024	\$ 63.48	\$ 123.43	\$ 13.79	\$ 18.26	\$ 218.96
1/31/2025	\$ 68.36	\$ 121.05	\$ 13.48	\$ 18.62	\$ 221.51
1/31/2026	\$ 68.36	\$ 118.48	\$ 13.14	\$ 19.00	\$ 218.98
1/31/2027	\$ 68.36	\$ 115.66	\$ 12.79	\$ 19.38	\$ 216.19
1/31/2028	\$ 73.25	\$ 112.84	\$ 12.45	\$ 19.76	\$ 218.30
1/31/2029	\$ 73.25	\$ 109.82	\$ 12.09	\$ 20.16	\$ 215.31
1/31/2030	\$ 78.13	\$ 106.80	\$ 11.72	\$ 20.56	\$ 217.21
1/31/2031	\$ 78.13	\$ 103.58	\$ 11.33	\$ 20.97	\$ 214.01
1/31/2032	\$ 83.01	\$ 100.06	\$ 10.94	\$ 21.39	\$ 215.40
1/31/2033	\$ 87.90	\$ 96.32	\$ 10.52	\$ 21.82	\$ 216.56
1/31/2034	\$ 92.78	\$ 92.37	\$ 10.08	\$ 22.26	\$ 217.49
1/31/2035	\$ 92.78	\$ 88.19	\$ 9.62	\$ 22.70	\$ 213.29
1/31/2036	\$ 97.66	\$ 84.02	\$ 9.16	\$ 23.15	\$ 213.99
1/31/2037	\$ 102.54	\$ 79.62	\$ 8.67	\$ 23.62	\$ 214.45
1/31/2038	\$ 107.43	\$ 75.01	\$ 8.15	\$ 24.09	\$ 214.68
1/31/2039	\$ 112.31	\$ 70.18	\$ 7.62	\$ 24.57	\$ 214.68
1/31/2040	\$ 117.19	\$ 65.12	\$ 7.06	\$ 25.06	\$ 214.44
1/31/2041	\$ 122.08	\$ 59.85	\$ 6.47	\$ 25.56	\$ 213.96
1/31/2042	\$ 126.96	\$ 54.20	\$ 5.86	\$ 26.08	\$ 213.10
1/31/2043	\$ 131.84	\$ 48.33	\$ 5.22	\$ 26.60	\$ 212.00
1/31/2044	\$ 136.73	\$ 42.23	\$ 4.57	\$ 27.13	\$ 210.65
1/31/2045	\$ 141.61	\$ 35.91	\$ 3.88	\$ 27.67	\$ 209.07
1/31/2046	\$ 146.49	\$ 29.36	\$ 3.17	\$ 28.23	\$ 207.25
1/31/2047	\$ 156.26	\$ 22.58	\$ 2.44	\$ 28.79	\$ 210.07
1/31/2048	\$ 161.14	\$ 15.36	\$ 1.66	\$ 29.37	\$ 207.52
1/31/2049	\$ 170.91	\$ 7.90	\$ 0.85	\$ 29.95	\$ 209.62
Total	\$ 2,758.93	\$ 1,978.28	\$ 216.73	\$ 614.75	\$ 5,568.69

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

LAGOS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$133,625.56

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installments Due	Principal	Interest ¹	Additional Interest Reserve	Annual Collection Costs	Total Annual Installment
1/31/2024	\$ 3,074.57	\$ 5,977.97	\$ 668.13	\$ 884.28	\$ 10,604.95
1/31/2025	\$ 3,311.08	\$ 5,862.67	\$ 652.75	\$ 901.97	\$ 10,728.47
1/31/2026	\$ 3,311.08	\$ 5,738.51	\$ 636.20	\$ 920.01	\$ 10,605.79
1/31/2027	\$ 3,311.08	\$ 5,601.93	\$ 619.64	\$ 938.41	\$ 10,471.05
1/31/2028	\$ 3,547.58	\$ 5,465.34	\$ 603.09	\$ 957.17	\$ 10,573.19
1/31/2029	\$ 3,547.58	\$ 5,319.01	\$ 585.35	\$ 976.32	\$ 10,428.26
1/31/2030	\$ 3,784.09	\$ 5,172.67	\$ 567.61	\$ 995.84	\$ 10,520.21
1/31/2031	\$ 3,784.09	\$ 5,016.58	\$ 548.69	\$ 1,015.76	\$ 10,365.12
1/31/2032	\$ 4,020.59	\$ 4,846.29	\$ 529.77	\$ 1,036.08	\$ 10,432.73
1/31/2033	\$ 4,257.10	\$ 4,665.37	\$ 509.67	\$ 1,056.80	\$ 10,488.93
1/31/2034	\$ 4,493.60	\$ 4,473.80	\$ 488.38	\$ 1,077.93	\$ 10,533.72
1/31/2035	\$ 4,493.60	\$ 4,271.58	\$ 465.92	\$ 1,099.49	\$ 10,330.59
1/31/2036	\$ 4,730.11	\$ 4,069.37	\$ 443.45	\$ 1,121.48	\$ 10,364.41
1/31/2037	\$ 4,966.61	\$ 3,856.52	\$ 419.80	\$ 1,143.91	\$ 10,386.84
1/31/2038	\$ 5,203.12	\$ 3,633.02	\$ 394.96	\$ 1,166.79	\$ 10,397.89
1/31/2039	\$ 5,439.62	\$ 3,398.88	\$ 368.95	\$ 1,190.13	\$ 10,397.58
1/31/2040	\$ 5,676.13	\$ 3,154.10	\$ 341.75	\$ 1,213.93	\$ 10,385.90
1/31/2041	\$ 5,912.64	\$ 2,898.67	\$ 313.37	\$ 1,238.21	\$ 10,362.88
1/31/2042	\$ 6,149.14	\$ 2,625.21	\$ 283.81	\$ 1,262.97	\$ 10,321.13
1/31/2043	\$ 6,385.65	\$ 2,340.81	\$ 253.06	\$ 1,288.23	\$ 10,267.75
1/31/2044	\$ 6,622.15	\$ 2,045.48	\$ 221.13	\$ 1,313.99	\$ 10,202.76
1/31/2045	\$ 6,858.66	\$ 1,739.20	\$ 188.02	\$ 1,340.27	\$ 10,126.16
1/31/2046	\$ 7,095.16	\$ 1,421.99	\$ 153.73	\$ 1,367.08	\$ 10,037.96
1/31/2047	\$ 7,568.17	\$ 1,093.84	\$ 118.25	\$ 1,394.42	\$ 10,174.68
1/31/2048	\$ 7,804.68	\$ 743.81	\$ 80.41	\$ 1,422.31	\$ 10,051.21
1/31/2049	\$ 8,277.69	\$ 382.84	\$ 41.39	\$ 1,450.76	\$ 10,152.68
Total	\$ 133,625.56	\$ 95,815.45	\$ 10,497.29	\$ 29,774.53	\$ 269,712.83

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

LAGOS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 5 PRINCIPAL ASSESSMENT: \$18,500.51

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 5

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Annual Installment
	Principal	Interest ¹	Additional Interest	Principal	Interest ²		
1/31/2024	\$ 100.34	\$ 195.09	\$ 21.80	\$ 228.13	\$ 636.28	\$ 104.34	\$ 1,285.99
1/31/2025	\$ 108.06	\$ 191.33	\$ 21.30	\$ 238.79	\$ 626.02	\$ 106.43	\$ 1,291.92
1/31/2026	\$ 108.06	\$ 187.28	\$ 20.76	\$ 249.45	\$ 615.27	\$ 108.56	\$ 1,289.38
1/31/2027	\$ 108.06	\$ 182.82	\$ 20.22	\$ 260.11	\$ 604.05	\$ 110.73	\$ 1,285.98
1/31/2028	\$ 115.78	\$ 178.36	\$ 19.68	\$ 272.90	\$ 592.34	\$ 112.95	\$ 1,292.01
1/31/2029	\$ 115.78	\$ 173.59	\$ 19.10	\$ 283.56	\$ 580.06	\$ 115.20	\$ 1,287.29
1/31/2030	\$ 123.49	\$ 168.81	\$ 18.52	\$ 296.35	\$ 567.30	\$ 117.51	\$ 1,291.99
1/31/2031	\$ 123.49	\$ 163.72	\$ 17.91	\$ 311.28	\$ 553.97	\$ 119.86	\$ 1,290.22
1/31/2032	\$ 131.21	\$ 158.16	\$ 17.29	\$ 324.07	\$ 539.96	\$ 122.26	\$ 1,292.94
1/31/2033	\$ 138.93	\$ 152.25	\$ 16.63	\$ 338.99	\$ 525.37	\$ 124.70	\$ 1,296.89
1/31/2034	\$ 146.65	\$ 146.00	\$ 15.94	\$ 353.92	\$ 510.12	\$ 127.19	\$ 1,299.82
1/31/2035	\$ 146.65	\$ 139.40	\$ 15.21	\$ 370.97	\$ 494.19	\$ 129.74	\$ 1,296.16
1/31/2036	\$ 154.37	\$ 132.80	\$ 14.47	\$ 388.03	\$ 477.50	\$ 132.33	\$ 1,299.51
1/31/2037	\$ 162.09	\$ 125.86	\$ 13.70	\$ 405.09	\$ 460.04	\$ 134.98	\$ 1,301.75
1/31/2038	\$ 169.80	\$ 118.56	\$ 12.89	\$ 422.14	\$ 441.81	\$ 137.68	\$ 1,302.89
1/31/2039	\$ 177.52	\$ 110.92	\$ 12.04	\$ 441.33	\$ 422.81	\$ 140.43	\$ 1,305.06
1/31/2040	\$ 185.24	\$ 102.93	\$ 11.15	\$ 460.52	\$ 402.95	\$ 143.24	\$ 1,306.04
1/31/2041	\$ 192.96	\$ 94.60	\$ 10.23	\$ 481.84	\$ 382.23	\$ 146.11	\$ 1,307.96
1/31/2042	\$ 200.68	\$ 85.67	\$ 9.26	\$ 503.16	\$ 360.55	\$ 149.03	\$ 1,308.35
1/31/2043	\$ 208.40	\$ 76.39	\$ 8.26	\$ 526.61	\$ 337.91	\$ 152.01	\$ 1,309.57
1/31/2044	\$ 216.11	\$ 66.75	\$ 7.22	\$ 550.06	\$ 314.21	\$ 155.05	\$ 1,309.41
1/31/2045	\$ 223.83	\$ 56.76	\$ 6.14	\$ 575.65	\$ 289.45	\$ 158.15	\$ 1,309.98
1/31/2046	\$ 231.55	\$ 46.41	\$ 5.02	\$ 601.23	\$ 263.55	\$ 161.31	\$ 1,309.07
1/31/2047	\$ 246.99	\$ 35.70	\$ 3.86	\$ 628.95	\$ 236.50	\$ 164.54	\$ 1,316.53
1/31/2048	\$ 254.71	\$ 24.27	\$ 2.62	\$ 656.67	\$ 208.19	\$ 167.83	\$ 1,314.29
1/31/2049	\$ 270.14	\$ 12.49	\$ 1.35	\$ 686.51	\$ 178.64	\$ 171.19	\$ 1,320.33
1/31/2050	\$ -	\$ -	\$ -	\$ 1,046.83	\$ 147.75	\$ 126.32	\$ 1,320.89
1/31/2051	\$ -	\$ -	\$ -	\$ 1,093.73	\$ 100.64	\$ 128.84	\$ 1,323.22
1/31/2052	\$ -	\$ -	\$ -	\$ 1,142.77	\$ 51.42	\$ 131.42	\$ 1,325.61
Total	\$ 4,360.89	\$ 3,126.95	\$ 342.58	\$ 14,139.62	\$ 11,921.09	\$ 3,899.93	\$ 37,791.07

¹ Interest is calculated at the actual rate of the Major Improvement Area Bonds.

² Interest is calculated at a 4.50% rate.

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

LAGOS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 6 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 6 PRINCIPAL ASSESSMENT: \$274,516.45

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 6

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Annual Installment
	Principal	Interest ¹	Additional Interest	Principal	Interest ²		
1/31/2024	\$ 1,488.86	\$ 2,894.84	\$ 323.54	\$ 3,385.02	\$ 9,441.37	\$ 1,548.29	\$ 19,081.92
1/31/2025	\$ 1,603.39	\$ 2,839.00	\$ 316.10	\$ 3,543.20	\$ 9,289.04	\$ 1,579.25	\$ 19,169.99
1/31/2026	\$ 1,603.39	\$ 2,778.88	\$ 308.08	\$ 3,701.38	\$ 9,129.60	\$ 1,610.84	\$ 19,132.16
1/31/2027	\$ 1,603.39	\$ 2,712.74	\$ 300.06	\$ 3,859.56	\$ 8,963.04	\$ 1,643.05	\$ 19,081.84
1/31/2028	\$ 1,717.92	\$ 2,646.60	\$ 292.05	\$ 4,049.37	\$ 8,789.36	\$ 1,675.91	\$ 19,171.21
1/31/2029	\$ 1,717.92	\$ 2,575.73	\$ 283.46	\$ 4,207.55	\$ 8,607.13	\$ 1,709.43	\$ 19,101.23
1/31/2030	\$ 1,832.45	\$ 2,504.87	\$ 274.87	\$ 4,397.37	\$ 8,417.79	\$ 1,743.62	\$ 19,170.96
1/31/2031	\$ 1,832.45	\$ 2,429.28	\$ 265.70	\$ 4,618.82	\$ 8,219.91	\$ 1,778.49	\$ 19,144.65
1/31/2032	\$ 1,946.97	\$ 2,346.82	\$ 256.54	\$ 4,808.63	\$ 8,012.07	\$ 1,814.06	\$ 19,185.10
1/31/2033	\$ 2,061.50	\$ 2,259.21	\$ 246.81	\$ 5,030.08	\$ 7,795.68	\$ 1,850.34	\$ 19,243.62
1/31/2034	\$ 2,176.03	\$ 2,166.44	\$ 236.50	\$ 5,251.53	\$ 7,569.32	\$ 1,887.35	\$ 19,287.18
1/31/2035	\$ 2,176.03	\$ 2,068.52	\$ 225.62	\$ 5,504.62	\$ 7,333.00	\$ 1,925.10	\$ 19,232.89
1/31/2036	\$ 2,290.56	\$ 1,970.60	\$ 214.74	\$ 5,757.70	\$ 7,085.30	\$ 1,963.60	\$ 19,282.49
1/31/2037	\$ 2,405.09	\$ 1,867.52	\$ 203.29	\$ 6,010.79	\$ 6,826.20	\$ 2,002.87	\$ 19,315.76
1/31/2038	\$ 2,519.61	\$ 1,759.29	\$ 191.26	\$ 6,263.87	\$ 6,555.71	\$ 2,042.93	\$ 19,332.69
1/31/2039	\$ 2,634.14	\$ 1,645.91	\$ 178.66	\$ 6,548.60	\$ 6,273.84	\$ 2,083.79	\$ 19,364.94
1/31/2040	\$ 2,748.67	\$ 1,527.37	\$ 165.49	\$ 6,833.32	\$ 5,979.15	\$ 2,125.46	\$ 19,379.47
1/31/2041	\$ 2,863.20	\$ 1,403.68	\$ 151.75	\$ 7,149.68	\$ 5,671.65	\$ 2,167.97	\$ 19,407.93
1/31/2042	\$ 2,977.73	\$ 1,271.26	\$ 137.43	\$ 7,466.03	\$ 5,349.92	\$ 2,211.33	\$ 19,413.70
1/31/2043	\$ 3,092.25	\$ 1,133.54	\$ 122.54	\$ 7,814.03	\$ 5,013.95	\$ 2,255.56	\$ 19,431.87
1/31/2044	\$ 3,206.78	\$ 990.52	\$ 107.08	\$ 8,162.02	\$ 4,662.32	\$ 2,300.67	\$ 19,429.39
1/31/2045	\$ 3,321.31	\$ 842.21	\$ 91.05	\$ 8,541.65	\$ 4,295.02	\$ 2,346.68	\$ 19,437.93
1/31/2046	\$ 3,435.84	\$ 688.60	\$ 74.44	\$ 8,921.28	\$ 3,910.65	\$ 2,393.62	\$ 19,424.43
1/31/2047	\$ 3,664.89	\$ 529.69	\$ 57.26	\$ 9,332.54	\$ 3,509.19	\$ 2,441.49	\$ 19,535.07
1/31/2048	\$ 3,779.42	\$ 360.19	\$ 38.94	\$ 9,743.81	\$ 3,089.23	\$ 2,490.32	\$ 19,501.91
1/31/2049	\$ 4,008.48	\$ 185.39	\$ 20.04	\$ 10,186.71	\$ 2,650.76	\$ 2,540.13	\$ 19,591.50
1/31/2050	\$ -	\$ -	\$ -	\$ 15,533.14	\$ 2,192.36	\$ 1,874.35	\$ 19,599.85
1/31/2051	\$ -	\$ -	\$ -	\$ 16,229.13	\$ 1,493.36	\$ 1,911.84	\$ 19,634.33
1/31/2052	\$ -	\$ -	\$ -	\$ 16,956.75	\$ 763.05	\$ 1,950.07	\$ 19,669.88
Total	\$ 64,708.28	\$ 46,398.71	\$ 5,083.32	\$ 209,808.17	\$ 176,888.97	\$ 57,868.43	\$ 560,755.88

¹ Interest is calculated at the actual rate of the Major Improvement Area Bonds.

² Interest is calculated at a 4.50% rate.

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

**LAGOS PUBLIC IMPROVEMENT DISTRICT – UNPLATTED CLUSTER PARCEL
(PROPERTY 967343) BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

UNPLATTED CLUSTER PARCEL PRINCIPAL ASSESSMENT: \$574,863.43

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - UNPLATTED CLUSTER PARCEL

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Annual Installment
	Principal	Interest ¹	Additional Interest	Principal	Interest ²		
1/31/2024	\$ 3,117.82	\$ 6,062.06	\$ 677.53	\$ 7,088.56	\$ 19,771.12	\$ 3,242.26	\$ 39,959.34
1/31/2025	\$ 3,357.65	\$ 5,945.14	\$ 661.94	\$ 7,419.80	\$ 19,452.13	\$ 3,307.10	\$ 40,143.77
1/31/2026	\$ 3,357.65	\$ 5,819.23	\$ 645.15	\$ 7,751.04	\$ 19,118.24	\$ 3,373.24	\$ 40,064.56
1/31/2027	\$ 3,357.65	\$ 5,680.73	\$ 628.36	\$ 8,082.28	\$ 18,769.44	\$ 3,440.71	\$ 39,959.18
1/31/2028	\$ 3,597.49	\$ 5,542.23	\$ 611.57	\$ 8,479.77	\$ 18,405.74	\$ 3,509.52	\$ 40,146.32
1/31/2029	\$ 3,597.49	\$ 5,393.83	\$ 593.59	\$ 8,811.01	\$ 18,024.15	\$ 3,579.71	\$ 39,999.78
1/31/2030	\$ 3,837.32	\$ 5,245.43	\$ 575.60	\$ 9,208.50	\$ 17,627.66	\$ 3,651.31	\$ 40,145.81
1/31/2031	\$ 3,837.32	\$ 5,087.14	\$ 556.41	\$ 9,672.24	\$ 17,213.27	\$ 3,724.33	\$ 40,090.72
1/31/2032	\$ 4,077.15	\$ 4,914.46	\$ 537.22	\$ 10,069.73	\$ 16,778.02	\$ 3,798.82	\$ 40,175.41
1/31/2033	\$ 4,316.98	\$ 4,730.99	\$ 516.84	\$ 10,533.47	\$ 16,324.89	\$ 3,874.80	\$ 40,297.96
1/31/2034	\$ 4,556.81	\$ 4,536.73	\$ 495.25	\$ 10,997.20	\$ 15,850.88	\$ 3,952.29	\$ 40,389.17
1/31/2035	\$ 4,556.81	\$ 4,331.67	\$ 472.47	\$ 11,527.19	\$ 15,356.00	\$ 4,031.34	\$ 40,275.49
1/31/2036	\$ 4,796.65	\$ 4,126.62	\$ 449.69	\$ 12,057.18	\$ 14,837.28	\$ 4,111.96	\$ 40,379.37
1/31/2037	\$ 5,036.48	\$ 3,910.77	\$ 425.70	\$ 12,587.16	\$ 14,294.71	\$ 4,194.20	\$ 40,449.02
1/31/2038	\$ 5,276.31	\$ 3,684.12	\$ 400.52	\$ 13,117.15	\$ 13,728.29	\$ 4,278.09	\$ 40,484.48
1/31/2039	\$ 5,516.14	\$ 3,446.69	\$ 374.14	\$ 13,713.38	\$ 13,138.01	\$ 4,363.65	\$ 40,552.02
1/31/2040	\$ 5,755.98	\$ 3,198.46	\$ 346.56	\$ 14,309.61	\$ 12,520.91	\$ 4,450.92	\$ 40,582.45
1/31/2041	\$ 5,995.81	\$ 2,939.45	\$ 317.78	\$ 14,972.10	\$ 11,876.98	\$ 4,539.94	\$ 40,642.05
1/31/2042	\$ 6,235.64	\$ 2,662.14	\$ 287.80	\$ 15,634.58	\$ 11,203.24	\$ 4,630.74	\$ 40,654.13
1/31/2043	\$ 6,475.47	\$ 2,373.74	\$ 256.62	\$ 16,363.31	\$ 10,499.68	\$ 4,723.36	\$ 40,692.18
1/31/2044	\$ 6,715.31	\$ 2,074.25	\$ 224.24	\$ 17,092.04	\$ 9,763.33	\$ 4,817.82	\$ 40,686.99
1/31/2045	\$ 6,955.14	\$ 1,763.67	\$ 190.67	\$ 17,887.02	\$ 8,994.19	\$ 4,914.18	\$ 40,704.86
1/31/2046	\$ 7,194.97	\$ 1,441.99	\$ 155.89	\$ 18,682.00	\$ 8,189.27	\$ 5,012.46	\$ 40,676.58
1/31/2047	\$ 7,674.63	\$ 1,109.22	\$ 119.92	\$ 19,543.22	\$ 7,348.58	\$ 5,112.71	\$ 40,908.29
1/31/2048	\$ 7,914.47	\$ 754.27	\$ 81.54	\$ 20,404.45	\$ 6,469.14	\$ 5,214.97	\$ 40,838.84
1/31/2049	\$ 8,394.13	\$ 388.23	\$ 41.97	\$ 21,331.93	\$ 5,550.94	\$ 5,319.27	\$ 41,026.46
1/31/2050	\$ -	\$ -	\$ -	\$ 32,527.87	\$ 4,591.00	\$ 3,925.06	\$ 41,043.94
1/31/2051	\$ -	\$ -	\$ -	\$ 33,985.33	\$ 3,127.25	\$ 4,003.56	\$ 41,116.15
1/31/2052	\$ -	\$ -	\$ -	\$ 35,509.04	\$ 1,597.91	\$ 4,083.64	\$ 41,190.59
Total	\$ 135,505.27	\$ 97,163.28	\$ 10,644.96	\$ 439,358.16	\$ 370,422.25	\$ 121,181.97	\$ 1,174,275.89

¹ Interest is calculated at the actual rate of the Major Improvement Area Bonds.

² Interest is calculated at a 4.50% rate.

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

**LAGOS PUBLIC IMPROVEMENT DISTRICT – COMMERCIAL PARCEL (PROPERTY
967259) BUYER DISCLOSURE****NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

COMMERCIAL PARCEL (967259) PRINCIPAL ASSESSMENT: \$462,427.63

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - COMMERCIAL PARCEL (967259)

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Annual Installment
	Principal	Interest ¹	Additional Interest	Principal	Interest ²		
1/31/2024	\$ 2,508.02	\$ 4,876.40	\$ 545.01	\$ 5,702.13	\$ 15,904.14	\$ 2,608.11	\$ 246,365.11
1/31/2025	\$ 2,700.94	\$ 4,782.35	\$ 532.47	\$ 5,968.58	\$ 15,647.55	\$ 2,660.28	\$ 247,502.16
1/31/2026	\$ 2,700.94	\$ 4,681.07	\$ 518.97	\$ 6,235.04	\$ 15,378.96	\$ 2,713.48	\$ 247,013.82
1/31/2027	\$ 2,700.94	\$ 4,569.65	\$ 505.46	\$ 6,501.49	\$ 15,098.39	\$ 2,767.75	\$ 246,364.09
1/31/2028	\$ 2,893.86	\$ 4,458.24	\$ 491.96	\$ 6,821.24	\$ 14,805.82	\$ 2,823.11	\$ 247,517.89
1/31/2029	\$ 2,893.86	\$ 4,338.87	\$ 477.49	\$ 7,087.69	\$ 14,498.86	\$ 2,879.57	\$ 246,614.40
1/31/2030	\$ 3,086.79	\$ 4,219.49	\$ 463.02	\$ 7,407.44	\$ 14,179.92	\$ 2,937.16	\$ 247,514.78
1/31/2031	\$ 3,086.79	\$ 4,092.16	\$ 447.58	\$ 7,780.48	\$ 13,846.58	\$ 2,995.90	\$ 247,175.10
1/31/2032	\$ 3,279.71	\$ 3,953.26	\$ 432.15	\$ 8,100.22	\$ 13,496.46	\$ 3,055.82	\$ 247,697.25
1/31/2033	\$ 3,472.64	\$ 3,805.67	\$ 415.75	\$ 8,473.26	\$ 13,131.95	\$ 3,116.94	\$ 248,452.83
1/31/2034	\$ 3,665.56	\$ 3,649.40	\$ 398.39	\$ 8,846.29	\$ 12,750.65	\$ 3,179.28	\$ 249,015.18
1/31/2035	\$ 3,665.56	\$ 3,484.45	\$ 380.06	\$ 9,272.62	\$ 12,352.57	\$ 3,242.86	\$ 248,314.28
1/31/2036	\$ 3,858.49	\$ 3,319.50	\$ 361.73	\$ 9,698.95	\$ 11,935.30	\$ 3,307.72	\$ 248,954.74
1/31/2037	\$ 4,051.41	\$ 3,145.87	\$ 342.44	\$ 10,125.28	\$ 11,498.85	\$ 3,373.87	\$ 249,384.17
1/31/2038	\$ 4,244.33	\$ 2,963.56	\$ 322.18	\$ 10,551.60	\$ 11,043.21	\$ 3,441.35	\$ 249,602.77
1/31/2039	\$ 4,437.26	\$ 2,772.56	\$ 300.96	\$ 11,031.22	\$ 10,568.39	\$ 3,510.18	\$ 250,019.19
1/31/2040	\$ 4,630.18	\$ 2,572.89	\$ 278.78	\$ 11,510.84	\$ 10,071.99	\$ 3,580.38	\$ 250,206.80
1/31/2041	\$ 4,823.11	\$ 2,364.53	\$ 255.62	\$ 12,043.75	\$ 9,554.00	\$ 3,651.99	\$ 250,574.27
1/31/2042	\$ 5,016.03	\$ 2,141.46	\$ 231.51	\$ 12,576.66	\$ 9,012.03	\$ 3,725.03	\$ 250,648.77
1/31/2043	\$ 5,208.95	\$ 1,909.47	\$ 206.43	\$ 13,162.86	\$ 8,446.08	\$ 3,799.53	\$ 250,883.33
1/31/2044	\$ 5,401.88	\$ 1,668.55	\$ 180.38	\$ 13,749.06	\$ 7,853.75	\$ 3,875.52	\$ 250,851.35
1/31/2045	\$ 5,594.80	\$ 1,418.72	\$ 153.37	\$ 14,388.55	\$ 7,235.04	\$ 3,953.03	\$ 250,961.50
1/31/2046	\$ 5,787.73	\$ 1,159.96	\$ 125.40	\$ 15,028.04	\$ 6,587.56	\$ 4,032.09	\$ 250,787.19
1/31/2047	\$ 6,173.58	\$ 892.27	\$ 96.46	\$ 15,720.82	\$ 5,911.30	\$ 4,112.73	\$ 252,215.77
1/31/2048	\$ 6,366.50	\$ 606.75	\$ 65.59	\$ 16,413.61	\$ 5,203.86	\$ 4,194.99	\$ 251,787.54
1/31/2049	\$ 6,752.35	\$ 312.30	\$ 33.76	\$ 17,159.68	\$ 4,465.25	\$ 4,278.89	\$ 252,944.31
1/31/2050	\$ -	\$ -	\$ -	\$ 26,165.85	\$ 3,693.06	\$ 3,157.37	\$ 253,052.07
1/31/2051	\$ -	\$ -	\$ -	\$ 27,338.25	\$ 2,515.60	\$ 3,220.52	\$ 253,497.26
1/31/2052	\$ -	\$ -	\$ -	\$ 28,563.94	\$ 1,285.38	\$ 3,284.93	\$ 253,956.21
Total	\$ 109,002.20	\$ 78,159.41	\$ 8,562.94	\$ 353,425.43	\$ 297,972.49	\$ 97,480.35	\$ 7,239,874.16

¹ Interest is calculated at the actual rate of the Major Improvement Area Bonds.

² Interest is calculated at a 4.50% rate.

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

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**LAGOS PUBLIC IMPROVEMENT DISTRICT – COMMERCIAL PARCEL (PROPERTY
967181) BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

COMMERCIAL PARCEL (967181) PRINCIPAL ASSESSMENT: \$353,916.76

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - COMMERCIAL PARCEL (967181)

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Annual Installment
	Principal	Interest ¹	Additional Interest	Principal	Interest ²		
1/31/2024	\$ 1,919.50	\$ 3,732.13	\$ 417.12	\$ 4,364.10	\$ 12,172.16	\$ 1,996.11	\$ 188,554.35
1/31/2025	\$ 2,067.15	\$ 3,660.15	\$ 407.52	\$ 4,568.03	\$ 11,975.78	\$ 2,036.03	\$ 189,424.59
1/31/2026	\$ 2,067.15	\$ 3,582.63	\$ 397.19	\$ 4,771.96	\$ 11,770.21	\$ 2,076.75	\$ 189,050.83
1/31/2027	\$ 2,067.15	\$ 3,497.36	\$ 386.85	\$ 4,975.89	\$ 11,555.48	\$ 2,118.28	\$ 188,553.57
1/31/2028	\$ 2,214.80	\$ 3,412.09	\$ 376.52	\$ 5,220.60	\$ 11,331.56	\$ 2,160.65	\$ 189,436.63
1/31/2029	\$ 2,214.80	\$ 3,320.73	\$ 365.44	\$ 5,424.53	\$ 11,096.63	\$ 2,203.86	\$ 188,745.15
1/31/2030	\$ 2,362.46	\$ 3,229.37	\$ 354.37	\$ 5,669.25	\$ 10,852.53	\$ 2,247.94	\$ 189,434.24
1/31/2031	\$ 2,362.46	\$ 3,131.92	\$ 342.56	\$ 5,954.75	\$ 10,597.41	\$ 2,292.90	\$ 189,174.27
1/31/2032	\$ 2,510.11	\$ 3,025.61	\$ 330.74	\$ 6,199.47	\$ 10,329.45	\$ 2,338.76	\$ 189,573.90
1/31/2033	\$ 2,657.77	\$ 2,912.65	\$ 318.19	\$ 6,484.97	\$ 10,050.47	\$ 2,385.53	\$ 190,152.18
1/31/2034	\$ 2,805.42	\$ 2,793.05	\$ 304.90	\$ 6,770.47	\$ 9,758.65	\$ 2,433.24	\$ 190,582.57
1/31/2035	\$ 2,805.42	\$ 2,666.81	\$ 290.88	\$ 7,096.76	\$ 9,453.98	\$ 2,481.91	\$ 190,046.14
1/31/2036	\$ 2,953.07	\$ 2,540.57	\$ 276.85	\$ 7,423.04	\$ 9,134.63	\$ 2,531.55	\$ 190,536.31
1/31/2037	\$ 3,100.73	\$ 2,407.68	\$ 262.09	\$ 7,749.33	\$ 8,800.59	\$ 2,582.18	\$ 190,864.98
1/31/2038	\$ 3,248.38	\$ 2,268.14	\$ 246.58	\$ 8,075.62	\$ 8,451.87	\$ 2,633.82	\$ 191,032.28
1/31/2039	\$ 3,396.03	\$ 2,121.97	\$ 230.34	\$ 8,442.69	\$ 8,088.47	\$ 2,686.50	\$ 191,350.98
1/31/2040	\$ 3,543.69	\$ 1,969.15	\$ 213.36	\$ 8,809.77	\$ 7,708.55	\$ 2,740.23	\$ 191,494.57
1/31/2041	\$ 3,691.34	\$ 1,809.68	\$ 195.64	\$ 9,217.63	\$ 7,312.11	\$ 2,795.03	\$ 191,775.81
1/31/2042	\$ 3,838.99	\$ 1,638.96	\$ 177.18	\$ 9,625.49	\$ 6,897.31	\$ 2,850.93	\$ 191,832.83
1/31/2043	\$ 3,986.65	\$ 1,461.40	\$ 157.99	\$ 10,074.13	\$ 6,464.17	\$ 2,907.95	\$ 192,012.35
1/31/2044	\$ 4,134.30	\$ 1,277.02	\$ 138.06	\$ 10,522.78	\$ 6,010.83	\$ 2,966.11	\$ 191,987.88
1/31/2045	\$ 4,281.96	\$ 1,085.81	\$ 117.38	\$ 11,012.21	\$ 5,537.31	\$ 3,025.43	\$ 192,072.18
1/31/2046	\$ 4,429.61	\$ 887.77	\$ 95.97	\$ 11,501.64	\$ 5,041.76	\$ 3,085.94	\$ 191,938.77
1/31/2047	\$ 4,724.92	\$ 682.90	\$ 73.83	\$ 12,031.86	\$ 4,524.18	\$ 3,147.66	\$ 193,032.12
1/31/2048	\$ 4,872.57	\$ 464.37	\$ 50.20	\$ 12,562.07	\$ 3,982.75	\$ 3,210.61	\$ 192,704.38
1/31/2049	\$ 5,167.88	\$ 239.01	\$ 25.84	\$ 13,133.08	\$ 3,417.46	\$ 3,274.82	\$ 193,589.71
1/31/2050	\$ -	\$ -	\$ -	\$ 20,025.90	\$ 2,826.47	\$ 2,416.48	\$ 193,672.18
1/31/2051	\$ -	\$ -	\$ -	\$ 20,923.19	\$ 1,925.30	\$ 2,464.81	\$ 194,012.91
1/31/2052	\$ -	\$ -	\$ -	\$ 21,861.27	\$ 983.76	\$ 2,514.11	\$ 194,364.17
Total	\$ 83,424.31	\$ 59,818.93	\$ 6,553.61	\$ 270,492.45	\$ 228,051.81	\$ 74,606.12	\$ 5,541,002.84

¹ Interest is calculated at the actual rate of the Major Improvement Area Bonds.

² Interest is calculated at a 4.50% rate.

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

Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Lydia Collins, Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance adopting the 2023 Annual Update to the Amended and Restated Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2023 Annual Installments.

BACKGROUND/SUMMARY:

The City Council previously approved the creation of the Rose Hill Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually. City staff and consultants worked with P3Works, the City’s PID Administrator, in updating the Amended and Restated SAP. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2023.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT:
PRESENTATION:
ATTACHMENTS: Yes

- Ordinance No. 712
- Rose Hill PID 2023 Amended and Restated SAP

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 712 approving the Rose Hill Public Improvement District 2023 Amended and Restated Service and Assessment Plan including the collection of the 2023 annual installments.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

ORDINANCE NO. 712

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS APPROVING THE 2023 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE ROSE HILL PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2023 ANNUAL INSTALLMENTS.

WHEREAS, on June 25, 2003, the City of Manor City Council (the “City Council”) passed and approved Resolution No. 2003-15 (the “Original Creation Resolution”) authorizing the creation of the Rose Hill Public Improvement District (the “District”) in accordance with the Public Improvement District Assessment Act (the “Act”); and

WHEREAS, on July 16, 2003, the City Council adopted Ordinance No. 227 (“Original Assessment Ordinance”), which levied assessments on property located within the District to finance the authorized improvements for the benefit of the property in the District; and

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 District and recalculated and established the assessment against lots located within the District; and

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 property within the PID to finance the Authorized Improvements for the benefit of such property; and

WHEREAS, On August 18, 2021, the City Council adopted and approved the Amended and Restated Service and Assessment Plan (the “SAP”) which updated the Assessment Roll for 2021; and

WHEREAS, On August 17, 2022, the City Council approved the 2022 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 669, which served to amend and restate the 2021 Service and Assessment Plan (the “2022 SAP”) and which updated the Assessment Roll for 2022; and

WHEREAS, the 2022 SAP identified the authorized improvements to be constructed for the benefit of the assessed property within the District, set forth the costs of the authorized improvements, the indebtedness to be incurred for such authorized improvements, and the manner of assessing the property in the District for the costs of such authorized improvements based on the benefit provided to the assessed property in the District; and

WHEREAS, the SAP and assessment roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Act; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the annual updated 2023 Service and Assessment Plan and the updated assessment roll attached thereto, in conformity with the requirements of the Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Manor, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Rose Hill Public Improvement District 2023 Service Plan Update and updated Assessment Roll attached hereto as Exhibit A are hereby accepted as provided.

SECTION 3: If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4: That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect immediately from and after its passage and in accordance with the provisions of the Act, and it is accordingly so ordained.

SECTION 6: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED on this 2nd day of August 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

APPROVED AS TO FORM:

Veronica Rivera, Assistant City Attorney

AFTER RECORDING RETURN TO:

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

Exhibit A
2023 Annual Service Plan Update



ROSE HILL
PUBLIC IMPROVEMENT DISTRICT
2023 ANNUAL SERVICE PLAN UPDATE

AUGUST 2, 2023

INTRODUCTION

Capitalized terms used in this 2023 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “2022 SAP”).

The District was created pursuant to the PID Act by Resolution No. 2003-15 on June 25, 2003 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

The Management Agreement between the City and Kevin McCright (“PID Manager”) was approved and effective June 26, 2003. The Management Agreement directed the management of the PID and the reimbursement obligations of PID.

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 District.

On July 16, 2003, the City Council adopted Ordinance No. 227 (“Original Assessment Ordinance”), which levied Assessments on property located within the District to finance the Authorized Improvements for the benefit of such property.

On February 28, 2006, the PID Manager sent the City the 2005 PID Management Report, which summarized the Assessment Roll for 2005.

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 District.

On October 4, 2006, the City Council adopted Ordinance No. 311, which assessed cost services and improvements related to the District.

On November 1, 2006, the City Council adopted Ordinance No. 313, which closed public hearings and levied Assessments.

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 property within the PID to finance the Authorized Improvements for the benefit of such property.

The PID Manager sent to the city the 2007-2019 PID Management Reports which summarized the Assessment Rolls for 2008-2020.

The City and the Owner entered into the PID Reimbursement Agreement, effective June 2, 2021.

On August 18, 2021, the City Council approved the 2021 Amended and Restated Service and Assessment Plan for the District which updated the Assessment Roll for 2021.

On August 17, 2022, the City Council approved the 2022 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 669, which served to amend and restate the 2021 Service and Assessment Plan.

The 2022 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

Per the 2019 PID Management Report, the Parcels within the District were subdivided and recorded as described below. The District was developed into 1204 single-family residential units.

Stonewater – Phase 1

The Final Plat of Stonewater Phase 1 was approved on December 21, 2004 and recorded on September 16, 2005 by Travis County consists of 228 residential Lots.

Stonewater – Phase 1A

Stonewater Phase 1A was accepted by the City on August 29, 2013 and consists of 79 residential Lots.

Stonewater – Phase 2

Stonewater Phase 2 was accepted by the City on July 6, 2016 and consists of a total of 115 residential Lots, including 10 residential Lots that were re-subdivided from Lot 132 Block H and accepted by the City on July 12, 2017.

Stonewater – Phase 3

Stonewater Phase 3 was accepted by the City on February 02, 2016 and consists of 62 residential Lots¹.

Stonewater – Phase 4

Stonewater Phase 4 was accepted by the City on May 13, 2015 and consists of 86 residential Lots.

Stonewater – Phase 5

Stonewater Phase 5 was accepted by the City on August 19, 2015 and consists of 89 residential Lots.

Stonewater – Phase 6

Stonewater Phase 6 was accepted by the City on January 5, 2015 and consists of 74 residential Lots.

Stonewater – Phase 7

Stonewater Phase 7 was accepted by the City on July 6, 2016 and consists of 41 residential Lots.

¹ Plat shows 63 lots but one lot was sold to a homeowners association as an easement tract.

Stonewater – Phase 8

Stonewater Phase 8 was accepted by the City on consists of a total of 73 residential Lots. Phase 8 was amended to subdivide 4 residential Lots from Lot(s) 105 through 108 Block Q, which was accepted by the city on January 24, 2018.

Stonewater North – Phase 1

Stonewater North Phase 1 was accepted by the City on November 14, 2018 and consists of 93 residential Lots.

Stonewater North – Phase 2

Stonewater North Phase 2 was accepted by the City on March 11, 2020 and consists of 162 residential Lots.

Stonewater North – Phase 3

Stonewater North Phase 3 was accepted by the City on March 13, 2019 and consists of 102 residential Lots.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$7,526,961.64 on 1,204 Lots currently categorized as Lot Type 2007 through Lot Type 2023.

See **Exhibit B** for the projected Annual Installment schedule per Lot for the District.

ANNUAL INSTALLMENT DUE 1/31/2024

- ***Lots with Certificates of Occupancy***
 - The Annual Installment for Lots that have been issued a Certificate of Occupancy on or before December 31, 2022 including Lot Type 2007 Lots through Lot Type 2023 Lots shall include interest on the unpaid principal amount of the Assessment at a rate of 5.00% per annum, simple interest. The total Annual Installment due January 31, 2024, for Lots with Certificates of Occupancy, is \$567,360.00.
- ***Lots without Certificates of Occupancy***
 - There are no Lots without Certificates of Occupancy. The total Annual Installment due January 31, 2024, for Lots without Certificates of Occupancy, is \$0.00.

- **Principal and Interest²** – The total principal and interest required for the Annual Installment is \$549,630.00.
- **Annual Collection Costs** – The Annual Installment includes an additional \$15.00 per Lot for a total of \$17,730.00 to be applied toward Annual Collection Costs. After Annual Installments have been collected, actual Annual Collection Costs are deducted from the amount paid to the Owner.

Due January 31, 2024		
Lots with Certificate of Occupancy		
Principal		\$ 166,839.86
Interest		\$ 382,790.14
Annual Collection Costs		\$ 17,730.00
Subtotal	1	\$ 567,360.00
Lots without Certificate of Occupancy		
Annual Lot Assessment		\$ -
Annual Collection Costs		\$ -
Subtotal	2	\$ -
Total	1+2	\$ 567,360.00 ⁽¹⁾

Notes:

⁽¹⁾ After Assessments have been collected, Annual Collection Costs are deducted from the amount paid to the Developer.

See **Exhibit C** for the buyer disclosures.

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² The Annual Installment covers the period January 1, 2024 to December 31, 2024 and is due by January 31, 2024.

PREPAYMENT OF ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full within the District.

Property ID	Address	Prepayment Date
710445	12322 Jamie Dr	8/22/2013
710472	12313 Jamie Dr	4/23/2018
710526	14406 Pebble Run Path	2/22/2017
710540	14300 Pebble Run Path	1/10/2015
710564	12416 Stoneridge Gap Ln	2/28/2018
710605	12317 Stoneridge Gap Ln	1/31/2018
710623	12400 Waterford Run Way	10/9/2018
710662	12410 Jamie Dr	1/10/2015
710670	14505 Joy Lee Ln	9/15/2017
710685	14413 Joy Lee Ln	5/27/2016
842774	12406 Walter Vaughn Dr	5/31/2018
858197	12119 Walter Vaughn Dr	5/20/2019
866150	14506 Almodine Rd	8/28/2019
866179	14514 Callan Crt	9/20/2019
888845	12104 Greywacke Dr	7/22/2018
922613	14914 Shalestone Way	7/22/2020
710598	12303 Stoneridge Gap Ln	1/5/2021
884174	14437 Estuary Rd	1/12/2021
888837	12203 Stoneridge Gap Ln	4/19/2021
878088	14518 Pernela Rd	9/7/2021
866186	14503 Callan Crt	3/1/2023
922603	15013 Shalestone Way	5/12/2023

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

		Five Year Service Plan				
Annual Installments Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Lots with Certificates of Occupancy						
Principal		\$ 173,281.92	\$ 181,946.01	\$ 191,043.31	\$ 200,595.48	\$ 210,625.25
Interest		\$ 376,348.08	\$ 367,683.99	\$ 358,586.69	\$ 349,034.52	\$ 347,536.21
Annual Collection Costs		\$ 17,730.00	\$ 17,730.00	\$ 17,730.00	\$ 17,730.00	\$ 17,610.00
	1	\$ 567,360.00	\$ 567,360.00	\$ 567,360.00	\$ 567,360.00	\$ 575,771.47
Lots without a Certificate of Occupancy⁽¹⁾						
Annual Lot Assessment		\$ -	\$ -	\$ -	\$ -	\$ -
Annual Collection Costs		\$ -	\$ -	\$ -	\$ -	\$ -
	2	\$ -	\$ -	\$ -	\$ -	\$ -
Total	3=1+2	\$ 567,360.00	\$ 567,360.00	\$ 567,360.00	\$ 567,360.00	\$ 575,771.47

Notes:

⁽¹⁾ Certificates of Occupancy have been issued for all single family residential lots in the District.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A – ASSESSMENT ROLL

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
710437	02457201010000	Non-Benefitted Property	\$	-	\$ -
710438	02457201020000	Lot Type 2015	\$	6,052.55	\$ 480.00
710439	02457201030000	Lot Type 2015	\$	6,052.55	\$ 480.00
710440	02457201040000	Lot Type 2015	\$	6,052.55	\$ 480.00
710441	02457201050000	Lot Type 2015	\$	6,052.55	\$ 480.00
710442	02457202010000	Lot Type 2008	\$	4,730.52	\$ 480.00
710443	02457202020000	Lot Type 2008	\$	4,730.52	\$ 480.00
710444	02457202030000	Lot Type 2008	\$	4,730.52	\$ 480.00
710445	02457202040000	Prepaid	\$	-	\$ -
710446	02457202050000	Lot Type 2008	\$	4,730.52	\$ 480.00
710447	02457202060000	Lot Type 2009	\$	4,948.11	\$ 480.00
710448	02457202070000	Non-Benefitted Property	\$	-	\$ -
710450	02457204010000	Non-Benefitted Property	\$	-	\$ -
710451	02457204020000	Lot Type 2009	\$	4,948.11	\$ 480.00
710452	02457204030000	Lot Type 2009	\$	4,948.11	\$ 480.00
710453	02457204040000	Lot Type 2008	\$	4,730.52	\$ 480.00
710454	02457204050000	Lot Type 2008	\$	4,730.52	\$ 480.00
710455	02457204060000	Lot Type 2009	\$	4,948.11	\$ 480.00
710456	02457204070000	Lot Type 2008	\$	4,730.52	\$ 480.00
710457	02457204080000	Lot Type 2009	\$	4,948.11	\$ 480.00
710458	02457204090000	Lot Type 2009	\$	4,948.11	\$ 480.00
710459	02457204100000	Lot Type 2008	\$	4,730.52	\$ 480.00
710460	02457204110000	Lot Type 2008	\$	4,730.52	\$ 480.00
710461	02457204120000	Lot Type 2009	\$	4,948.11	\$ 480.00
710462	02457204130000	Lot Type 2009	\$	4,948.11	\$ 480.00
710463	02457204140000	Lot Type 2008	\$	4,730.52	\$ 480.00
710464	02457204150000	Lot Type 2008	\$	4,730.52	\$ 480.00
710465	02457204160000	Lot Type 2008	\$	4,730.52	\$ 480.00
710467	02457204170000	Lot Type 2008	\$	4,730.52	\$ 480.00
710468	02457204180000	Lot Type 2008	\$	4,730.52	\$ 480.00
710469	02457203010000	Lot Type 2015	\$	6,052.55	\$ 480.00
710470	02457203020000	Lot Type 2015	\$	6,052.55	\$ 480.00
710471	02457203030000	Lot Type 2012	\$	5,540.67	\$ 480.00
710472	02457203040000	Prepaid	\$	-	\$ -
710473	02457203050000	Lot Type 2012	\$	5,540.67	\$ 480.00
710474	02457203060000	Lot Type 2012	\$	5,540.67	\$ 480.00
710475	02457203070000	Lot Type 2010	\$	5,155.34	\$ 480.00
710477	02457203080000	Lot Type 2009	\$	4,948.11	\$ 480.00
710478	02457203090000	Lot Type 2008	\$	4,730.52	\$ 480.00
710479	02457203100000	Lot Type 2009	\$	4,948.11	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
710480	02457203110000	Lot Type 2009	\$	4,948.11	\$	480.00
710481	02457203120000	Lot Type 2009	\$	4,948.11	\$	480.00
710482	02457203130000	Lot Type 2009	\$	4,948.11	\$	480.00
710483	02457203140000	Lot Type 2009	\$	4,948.11	\$	480.00
710484	02457203150000	Lot Type 2009	\$	4,948.11	\$	480.00
710485	02457203160000	Lot Type 2009	\$	4,948.11	\$	480.00
710486	02457203170000	Lot Type 2015	\$	6,052.55	\$	480.00
710487	02457203180000	Lot Type 2009	\$	4,948.11	\$	480.00
710488	02457203190000	Lot Type 2009	\$	4,948.11	\$	480.00
710489	02457203200000	Lot Type 2009	\$	4,948.11	\$	480.00
710490	02457203210000	Lot Type 2009	\$	4,948.11	\$	480.00
710491	02457203220000	Lot Type 2010	\$	5,155.34	\$	480.00
710492	02457203230000	Lot Type 2009	\$	4,948.11	\$	480.00
710493	02457203240000	Lot Type 2009	\$	4,948.11	\$	480.00
710494	02457203250000	Lot Type 2009	\$	4,948.11	\$	480.00
710495	02457203260000	Lot Type 2010	\$	5,155.34	\$	480.00
710496	02457203270000	Lot Type 2010	\$	5,155.34	\$	480.00
710497	02457203280000	Lot Type 2009	\$	4,948.11	\$	480.00
710499	02457203290000	Lot Type 2008	\$	4,730.52	\$	480.00
710500	02457203300000	Lot Type 2009	\$	4,948.11	\$	480.00
710501	02457203310000	Lot Type 2007	\$	4,502.04	\$	480.00
710502	02457203320000	Lot Type 2009	\$	4,948.11	\$	480.00
710503	02457203330000	Lot Type 2009	\$	4,948.11	\$	480.00
710504	02457203340000	Lot Type 2008	\$	4,730.52	\$	480.00
710505	02457203350000	Non-Benefitted Property	\$	-	\$	-
710506	02457203360000	Lot Type 2008	\$	4,730.52	\$	480.00
710507	02457203370000	Lot Type 2009	\$	4,948.11	\$	480.00
710508	02457203380000	Lot Type 2009	\$	4,948.11	\$	480.00
710509	02457203390000	Lot Type 2008	\$	4,730.52	\$	480.00
710510	02457203400000	Lot Type 2009	\$	4,948.11	\$	480.00
710511	02457203410000	Lot Type 2009	\$	4,948.11	\$	480.00
710512	02457203420000	Lot Type 2008	\$	4,730.52	\$	480.00
710513	02457203430000	Lot Type 2012	\$	5,540.67	\$	480.00
710514	02457203440000	Lot Type 2008	\$	4,730.52	\$	480.00
710515	02457203450000	Lot Type 2009	\$	4,948.11	\$	480.00
710516	02457203460000	Lot Type 2009	\$	4,948.11	\$	480.00
710517	02457203470000	Lot Type 2008	\$	4,730.52	\$	480.00
710518	02457203480000	Lot Type 2009	\$	4,948.11	\$	480.00
710519	02457203490000	Lot Type 2009	\$	4,948.11	\$	480.00
710520	02457203500000	Lot Type 2009	\$	4,948.11	\$	480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
710521	02457203510000	Lot Type 2008	\$	4,730.52	\$ 480.00
710522	02457203520000	Lot Type 2008	\$	4,730.52	\$ 480.00
710523	02457203530000	Lot Type 2009	\$	4,948.11	\$ 480.00
710524	02457203540000	Lot Type 2010	\$	5,155.34	\$ 480.00
710525	02457203550000	Lot Type 2012	\$	5,540.67	\$ 480.00
710526	02457203560000	Prepaid	\$	-	\$ -
710527	02457203570000	Lot Type 2009	\$	4,948.11	\$ 480.00
710528	02457203580000	Lot Type 2008	\$	4,730.52	\$ 480.00
710529	02457203590000	Lot Type 2009	\$	4,948.11	\$ 480.00
710530	02457203600000	Non-Benefitted Property	\$	-	\$ -
710531	02457203610000	Lot Type 2008	\$	4,730.52	\$ 480.00
710532	02457203620000	Lot Type 2009	\$	4,948.11	\$ 480.00
710533	02457203630000	Lot Type 2011	\$	5,352.71	\$ 480.00
710534	02457203640000	Lot Type 2007	\$	4,502.04	\$ 480.00
710535	02457203650000	Lot Type 2012	\$	5,540.67	\$ 480.00
710536	02457203660000	Lot Type 2007	\$	4,502.04	\$ 480.00
710537	02457203670000	Lot Type 2008	\$	4,730.52	\$ 480.00
710538	02457203680000	Lot Type 2008	\$	4,730.52	\$ 480.00
710539	02457203690000	Non-Benefitted Property	\$	-	\$ -
710540	02437201010000	Prepaid	\$	-	\$ -
710541	02437201020000	Non-Benefitted Property	\$	-	\$ -
710542	02437202010000	Lot Type 2010	\$	5,155.34	\$ 480.00
710543	02437202020000	Lot Type 2014	\$	5,890.18	\$ 480.00
710544	02437202030000	Lot Type 2015	\$	6,052.55	\$ 480.00
710545	02437202040000	Lot Type 2014	\$	5,890.18	\$ 480.00
710546	02437202050000	Lot Type 2009	\$	4,948.11	\$ 480.00
710547	02437202060000	Non-Benefitted Property	\$	-	\$ -
710548	02437202070000	Lot Type 2007	\$	4,502.04	\$ 480.00
710549	02437202080000	Lot Type 2007	\$	4,502.04	\$ 480.00
710550	02437202090000	Lot Type 2009	\$	4,948.11	\$ 480.00
710551	02437202100000	Lot Type 2009	\$	4,948.11	\$ 480.00
710552	02437205010000	Non-Benefitted Property	\$	-	\$ -
710553	02437205020000	Lot Type 2015	\$	6,052.55	\$ 480.00
710554	02437205030000	Lot Type 2015	\$	6,052.55	\$ 480.00
710555	02437205040000	Lot Type 2015	\$	6,052.55	\$ 480.00
710556	02437205050000	Lot Type 2015	\$	6,052.55	\$ 480.00
710557	02437205060000	Lot Type 2015	\$	6,052.55	\$ 480.00
710558	02437205070000	Lot Type 2015	\$	6,052.55	\$ 480.00
710559	02437205080000	Lot Type 2015	\$	6,052.55	\$ 480.00
710560	02437205090000	Lot Type 2016	\$	6,207.19	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
710561	02437205100000	Lot Type 2016	\$	6,207.19	\$ 480.00
710562	02437205110000	Lot Type 2016	\$	6,207.19	\$ 480.00
710563	02437205120000	Lot Type 2012	\$	5,540.67	\$ 480.00
710564	02437205130000	Prepaid	\$	-	-
710565	02437205140000	Lot Type 2010	\$	5,155.34	\$ 480.00
710566	02437205150000	Lot Type 2009	\$	4,948.11	\$ 480.00
710567	02437205160000	Lot Type 2009	\$	4,948.11	\$ 480.00
710568	02437205170000	Lot Type 2010	\$	5,155.34	\$ 480.00
710569	02437205180000	Lot Type 2010	\$	5,155.34	\$ 480.00
710570	02437205190000	Lot Type 2009	\$	4,948.11	\$ 480.00
710571	02437205200000	Non-Benefitted Property	\$	-	-
710573	02437205210000	Lot Type 2009	\$	4,948.11	\$ 480.00
710574	02437205220000	Lot Type 2009	\$	4,948.11	\$ 480.00
710575	02437205230000	Lot Type 2009	\$	4,948.11	\$ 480.00
710576	02437205240000	Lot Type 2009	\$	4,948.11	\$ 480.00
710577	02437205250000	Lot Type 2009	\$	4,948.11	\$ 480.00
710578	02437205260000	Lot Type 2009	\$	4,948.11	\$ 480.00
710579	02437205270000	Lot Type 2009	\$	4,948.11	\$ 480.00
710580	02437205280000	Lot Type 2009	\$	4,948.11	\$ 480.00
710581	02437203010000	Lot Type 2015	\$	6,052.55	\$ 480.00
710582	02437203020000	Lot Type 2015	\$	6,052.55	\$ 480.00
710583	02437203030000	Lot Type 2015	\$	6,052.55	\$ 480.00
710584	02437203040000	Lot Type 2015	\$	6,052.55	\$ 480.00
710585	02437203050000	Lot Type 2015	\$	6,052.55	\$ 480.00
710586	02437203060000	Lot Type 2015	\$	6,052.55	\$ 480.00
710587	02437203070000	Non-Benefitted Property	\$	-	-
710588	02437203080000	Lot Type 2017	\$	6,354.47	\$ 480.00
710589	02437203090000	Lot Type 2015	\$	6,052.55	\$ 480.00
710590	02437203100000	Lot Type 2017	\$	6,354.47	\$ 480.00
710591	02437203110000	Lot Type 2015	\$	6,052.55	\$ 480.00
710592	02437203120000	Lot Type 2015	\$	6,052.55	\$ 480.00
710593	02437203130000	Lot Type 2015	\$	6,052.55	\$ 480.00
710594	02437203140000	Lot Type 2015	\$	6,052.55	\$ 480.00
710595	02437203150000	Lot Type 2015	\$	6,052.55	\$ 480.00
710596	02437204010000	Non-Benefitted Property	\$	-	-
710597	02437204020000	Lot Type 2015	\$	6,052.55	\$ 480.00
710598	02437204030000	Prepaid	\$	-	-
710599	02437204040000	Lot Type 2014	\$	5,890.18	\$ 480.00
710600	02437204050000	Lot Type 2014	\$	5,890.18	\$ 480.00
710601	02437204060000	Lot Type 2014	\$	5,890.18	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
710602	02437204070000	Lot Type 2014	\$	5,890.18	\$ 480.00
710603	02437204080000	Lot Type 2014	\$	5,890.18	\$ 480.00
710604	02437204090000	Lot Type 2014	\$	5,890.18	\$ 480.00
710605	02437204100000	Prepaid	\$	-	-
710606	02437204110000	Lot Type 2014	\$	5,890.18	\$ 480.00
710607	02437204120000	Lot Type 2014	\$	5,890.18	\$ 480.00
710608	02437204130000	Lot Type 2014	\$	5,890.18	\$ 480.00
710609	02437204140000	Lot Type 2011	\$	5,352.71	\$ 480.00
710610	02437204150000	Lot Type 2014	\$	5,890.18	\$ 480.00
710611	02437204160000	Lot Type 2013	\$	5,719.69	\$ 480.00
710612	02437204170000	Lot Type 2012	\$	5,540.67	\$ 480.00
710613	02437204180000	Lot Type 2015	\$	6,052.55	\$ 480.00
710614	02437204190000	Non-Benefitted Property	\$	-	-
710615	02437204200000	Lot Type 2015	\$	6,052.55	\$ 480.00
710616	02437204210000	Lot Type 2014	\$	5,890.18	\$ 480.00
710617	02437204220000	Lot Type 2014	\$	5,890.18	\$ 480.00
710618	02437204230000	Lot Type 2014	\$	5,890.18	\$ 480.00
710619	02437204240000	Lot Type 2013	\$	5,719.69	\$ 480.00
710620	02437204250000	Lot Type 2014	\$	5,890.18	\$ 480.00
710621	02437204260000	Lot Type 2014	\$	5,890.18	\$ 480.00
710622	02437204270000	Lot Type 2014	\$	5,890.18	\$ 480.00
710623	02437204280000	Prepaid	\$	-	-
710624	02437204290000	Lot Type 2014	\$	5,890.18	\$ 480.00
710625	02437204300000	Lot Type 2014	\$	5,890.18	\$ 480.00
710626	02437204310000	Lot Type 2014	\$	5,890.18	\$ 480.00
710627	02437204320000	Lot Type 2014	\$	5,890.18	\$ 480.00
710628	02437204330000	Lot Type 2014	\$	5,890.18	\$ 480.00
710629	02437204340000	Lot Type 2007	\$	4,502.04	\$ 480.00
710630	02437204350000	Lot Type 2007	\$	4,502.04	\$ 480.00
710631	02437204360000	Lot Type 2015	\$	6,052.55	\$ 480.00
710632	02437206010000	Lot Type 2015	\$	6,052.55	\$ 480.00
710633	02437206020000	Lot Type 2015	\$	6,052.55	\$ 480.00
710634	02437206030000	Lot Type 2015	\$	6,052.55	\$ 480.00
710635	02437206040000	Lot Type 2015	\$	6,052.55	\$ 480.00
710636	02437206050000	Lot Type 2015	\$	6,052.55	\$ 480.00
710637	02437206060000	Lot Type 2016	\$	6,207.19	\$ 480.00
710638	02437206070000	Lot Type 2019	\$	6,628.32	\$ 480.00
710639	02437206080000	Lot Type 2019	\$	6,628.32	\$ 480.00
710640	02437206090000	Non-Benefitted Property	\$	-	-
710641	02437207010000	Non-Benefitted Property	\$	-	-

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
710642	02437207020000	Lot Type 2014	\$	5,890.18	\$ 480.00
710643	02437207030000	Lot Type 2015	\$	6,052.55	\$ 480.00
710644	02437207040000	Lot Type 2015	\$	6,052.55	\$ 480.00
710645	02437207050000	Lot Type 2015	\$	6,052.55	\$ 480.00
710646	02437207060000	Lot Type 2014	\$	5,890.18	\$ 480.00
710647	02437207070000	Lot Type 2015	\$	6,052.55	\$ 480.00
710648	02437207080000	Lot Type 2014	\$	5,890.18	\$ 480.00
710649	02437207090000	Lot Type 2014	\$	5,890.18	\$ 480.00
710650	02437207100000	Lot Type 2014	\$	5,890.18	\$ 480.00
710651	02437207110000	Lot Type 2015	\$	6,052.55	\$ 480.00
710652	02437207120000	Lot Type 2014	\$	5,890.18	\$ 480.00
710653	02437207130000	Lot Type 2014	\$	5,890.18	\$ 480.00
710654	02437207140000	Lot Type 2014	\$	5,890.18	\$ 480.00
710655	02437207150000	Lot Type 2014	\$	5,890.18	\$ 480.00
710656	02437207160000	Lot Type 2015	\$	6,052.55	\$ 480.00
710657	02437207170000	Lot Type 2014	\$	5,890.18	\$ 480.00
710658	02437207180000	Lot Type 2014	\$	5,890.18	\$ 480.00
710660	02457501010000	Lot Type 2008	\$	4,730.52	\$ 480.00
710661	02457501020000	Lot Type 2008	\$	4,730.52	\$ 480.00
710662	02457501030000	Prepaid	\$	-	\$ -
710663	02457501040000	Lot Type 2008	\$	4,730.52	\$ 480.00
710664	02457501050000	Lot Type 2008	\$	4,730.52	\$ 480.00
710665	02457501060000	Lot Type 2009	\$	4,948.11	\$ 480.00
710666	02457501070000	Lot Type 2008	\$	4,730.52	\$ 480.00
710667	02457502010000	Non-Benefitted Property	\$	-	\$ -
710668	02457502020000	Lot Type 2008	\$	4,730.52	\$ 480.00
710669	02457502030000	Lot Type 2008	\$	4,730.52	\$ 480.00
710670	02457502040000	Prepaid	\$	-	\$ -
710671	02457503010000	Lot Type 2008	\$	4,730.52	\$ 480.00
710672	02457503020000	Lot Type 2009	\$	4,948.11	\$ 480.00
710673	02457503030000	Lot Type 2009	\$	4,948.11	\$ 480.00
710674	02457503040000	Lot Type 2009	\$	4,948.11	\$ 480.00
710675	02457503050000	Lot Type 2009	\$	4,948.11	\$ 480.00
710676	02457503060000	Lot Type 2011	\$	5,352.71	\$ 480.00
710677	02457503070000	Lot Type 2009	\$	4,948.11	\$ 480.00
710678	02457503080000	Lot Type 2007	\$	4,502.04	\$ 480.00
710679	02457503090000	Lot Type 2008	\$	4,730.52	\$ 480.00
710680	02457503100000	Lot Type 2008	\$	4,730.52	\$ 480.00
710681	02457503110000	Lot Type 2008	\$	4,730.52	\$ 480.00
710682	02457503120000	Lot Type 2008	\$	4,730.52	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
710683	02457503130000	Lot Type 2008	\$	4,730.52	\$ 480.00
710684	02457503140000	Lot Type 2009	\$	4,948.11	\$ 480.00
710685	02457503150000	Prepaid	\$	-	-
710686	02457503160000	Lot Type 2008	\$	4,730.52	\$ 480.00
842732	02457205010000	Lot Type 2016	\$	6,207.19	\$ 480.00
842733	02457205020000	Lot Type 2016	\$	6,207.19	\$ 480.00
842734	02457205030000	Non-Benefitted Property	\$	-	-
842735	02457205040000	Lot Type 2018	\$	6,494.73	\$ 480.00
842736	02457205050000	Lot Type 2018	\$	6,494.73	\$ 480.00
842738	02457502430000	Non-Benefitted Property	\$	-	-
842739	02457502440000	Lot Type 2016	\$	6,207.19	\$ 480.00
842740	02457502050000	Lot Type 2016	\$	6,207.19	\$ 480.00
842741	02457502060000	Lot Type 2015	\$	6,052.55	\$ 480.00
842742	02457502070000	Lot Type 2016	\$	6,207.19	\$ 480.00
842743	02457502080000	Lot Type 2016	\$	6,207.19	\$ 480.00
842744	02457502090000	Lot Type 2016	\$	6,207.19	\$ 480.00
842745	02457502100000	Lot Type 2016	\$	6,207.19	\$ 480.00
842746	02457502110000	Lot Type 2016	\$	6,207.19	\$ 480.00
842747	02457502120000	Lot Type 2015	\$	6,052.55	\$ 480.00
842748	02457502130000	Lot Type 2015	\$	6,052.55	\$ 480.00
842749	02457502140000	Lot Type 2015	\$	6,052.55	\$ 480.00
842750	02457502150000	Lot Type 2015	\$	6,052.55	\$ 480.00
842751	02457502160000	Lot Type 2015	\$	6,052.55	\$ 480.00
842752	02457502170000	Lot Type 2015	\$	6,052.55	\$ 480.00
842753	02457502180000	Lot Type 2015	\$	6,052.55	\$ 480.00
842754	02457502190000	Lot Type 2015	\$	6,052.55	\$ 480.00
842755	02457502200000	Lot Type 2015	\$	6,052.55	\$ 480.00
842756	02457502210000	Lot Type 2015	\$	6,052.55	\$ 480.00
842757	02457502220000	Lot Type 2015	\$	6,052.55	\$ 480.00
842758	02457502230000	Lot Type 2015	\$	6,052.55	\$ 480.00
842759	02457502240000	Lot Type 2015	\$	6,052.55	\$ 480.00
842760	02457502250000	Lot Type 2015	\$	6,052.55	\$ 480.00
842761	02457502260000	Lot Type 2015	\$	6,052.55	\$ 480.00
842762	02457502270000	Lot Type 2015	\$	6,052.55	\$ 480.00
842763	02457502280000	Lot Type 2015	\$	6,052.55	\$ 480.00
842764	02457502290000	Lot Type 2015	\$	6,052.55	\$ 480.00
842765	02457502300000	Lot Type 2015	\$	6,052.55	\$ 480.00
842766	02457502310000	Lot Type 2015	\$	6,052.55	\$ 480.00
842767	02457502320000	Lot Type 2015	\$	6,052.55	\$ 480.00
842768	02457502330000	Lot Type 2015	\$	6,052.55	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
842769	02457502340000	Lot Type 2015	\$	6,052.55	\$ 480.00
842770	02457502350000	Lot Type 2015	\$	6,052.55	\$ 480.00
842771	02457502360000	Lot Type 2015	\$	6,052.55	\$ 480.00
842772	02457502370000	Lot Type 2015	\$	6,052.55	\$ 480.00
842773	02457502380000	Lot Type 2015	\$	6,052.55	\$ 480.00
842774	02457502390000	Prepaid	\$	-	\$ -
842775	02457502400000	Lot Type 2015	\$	6,052.55	\$ 480.00
842776	02457502410000	Lot Type 2015	\$	6,052.55	\$ 480.00
842777	02457502420000	Lot Type 2015	\$	6,052.55	\$ 480.00
842778	02457207010000	Lot Type 2016	\$	6,207.19	\$ 480.00
842779	02457207020000	Lot Type 2016	\$	6,207.19	\$ 480.00
842780	02457207030000	Lot Type 2015	\$	6,052.55	\$ 480.00
842781	02457207040000	Non-Benefitted Property	\$	-	\$ -
842782	02457504010000	Lot Type 2015	\$	6,052.55	\$ 480.00
842783	02457504020000	Lot Type 2015	\$	6,052.55	\$ 480.00
842784	02457504030000	Lot Type 2015	\$	6,052.55	\$ 480.00
842785	02457504040000	Lot Type 2015	\$	6,052.55	\$ 480.00
842786	02457504050000	Lot Type 2015	\$	6,052.55	\$ 480.00
842787	02457504060000	Lot Type 2015	\$	6,052.55	\$ 480.00
842788	02457504070000	Lot Type 2015	\$	6,052.55	\$ 480.00
842789	02457504080000	Lot Type 2015	\$	6,052.55	\$ 480.00
842790	02457504090000	Lot Type 2015	\$	6,052.55	\$ 480.00
842791	02457504100000	Lot Type 2015	\$	6,052.55	\$ 480.00
842792	02457504110000	Lot Type 2015	\$	6,052.55	\$ 480.00
842793	02457504120000	Lot Type 2015	\$	6,052.55	\$ 480.00
842794	02457504130000	Lot Type 2015	\$	6,052.55	\$ 480.00
842795	02457504140000	Lot Type 2015	\$	6,052.55	\$ 480.00
842796	02457504150000	Lot Type 2015	\$	6,052.55	\$ 480.00
842797	02457504160000	Lot Type 2015	\$	6,052.55	\$ 480.00
842798	02457504170000	Lot Type 2015	\$	6,052.55	\$ 480.00
842799	02457504180000	Lot Type 2015	\$	6,052.55	\$ 480.00
842800	02457504190000	Lot Type 2015	\$	6,052.55	\$ 480.00
842801	02457504200000	Lot Type 2015	\$	6,052.55	\$ 480.00
842802	02457206010000	Non-Benefitted Property	\$	-	\$ -
842803	02457201060000	Non-Benefitted Property	\$	-	\$ -
842804	02457202080000	Non-Benefitted Property	\$	-	\$ -
842805	02457202090000	Lot Type 2015	\$	6,052.55	\$ 480.00
842806	02457202100000	Lot Type 2015	\$	6,052.55	\$ 480.00
842807	02457202110000	Lot Type 2015	\$	6,052.55	\$ 480.00
842808	02457202120000	Lot Type 2015	\$	6,052.55	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
842809	02457202130000	Lot Type 2015	\$	6,052.55	\$	480.00
842810	02457501080000	Lot Type 2015	\$	6,052.55	\$	480.00
842811	02457501090000	Lot Type 2015	\$	6,052.55	\$	480.00
842812	02457501100000	Lot Type 2015	\$	6,052.55	\$	480.00
842813	02457501110000	Lot Type 2015	\$	6,052.55	\$	480.00
842814	02457501120000	Lot Type 2015	\$	6,052.55	\$	480.00
842815	02457501130000	Lot Type 2015	\$	6,052.55	\$	480.00
842816	02457501140000	Lot Type 2015	\$	6,052.55	\$	480.00
842817	02457501150000	Lot Type 2016	\$	6,207.19	\$	480.00
858170	02457205070000	Lot Type 2016	\$	6,207.19	\$	480.00
858171	02457205080000	Lot Type 2016	\$	6,207.19	\$	480.00
858172	02457205090000	Lot Type 2016	\$	6,207.19	\$	480.00
858173	02457205100000	Lot Type 2016	\$	6,207.19	\$	480.00
858174	02457205110000	Lot Type 2016	\$	6,207.19	\$	480.00
858175	02457205120000	Lot Type 2016	\$	6,207.19	\$	480.00
858176	02457205130000	Lot Type 2016	\$	6,207.19	\$	480.00
858177	02457205140000	Lot Type 2016	\$	6,207.19	\$	480.00
858178	02457205150000	Lot Type 2016	\$	6,207.19	\$	480.00
858179	02457205160000	Lot Type 2016	\$	6,207.19	\$	480.00
858180	02457205170000	Lot Type 2016	\$	6,207.19	\$	480.00
858181	02457205180000	Lot Type 2016	\$	6,207.19	\$	480.00
858182	02457205190000	Lot Type 2016	\$	6,207.19	\$	480.00
858183	02457205200000	Lot Type 2016	\$	6,207.19	\$	480.00
858184	02457205210000	Lot Type 2016	\$	6,207.19	\$	480.00
858185	02457205220000	Lot Type 2016	\$	6,207.19	\$	480.00
858186	02457205230000	Lot Type 2016	\$	6,207.19	\$	480.00
858187	02457205240000	Lot Type 2016	\$	6,207.19	\$	480.00
858188	02457205250000	Lot Type 2016	\$	6,207.19	\$	480.00
858189	02457205260000	Lot Type 2016	\$	6,207.19	\$	480.00
858190	02457201080000	Lot Type 2016	\$	6,207.19	\$	480.00
858191	02457201090000	Lot Type 2016	\$	6,207.19	\$	480.00
858192	02457201100000	Lot Type 2016	\$	6,207.19	\$	480.00
858193	02457201110000	Lot Type 2016	\$	6,207.19	\$	480.00
858194	02457201120000	Lot Type 2016	\$	6,207.19	\$	480.00
858195	02457201130000	Lot Type 2016	\$	6,207.19	\$	480.00
858196	02457201140000	Lot Type 2016	\$	6,207.19	\$	480.00
858197	02457201150000	Prepaid	\$	-	\$	-
858198	02457201160000	Lot Type 2016	\$	6,207.19	\$	480.00
858199	02457201170000	Lot Type 2016	\$	6,207.19	\$	480.00
858200	02457201180000	Lot Type 2016	\$	6,207.19	\$	480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due ^{(3), (4)}	
				⁽³⁾		1/31/2024
858201	02457201190000	Lot Type 2016	\$	6,207.19	\$	480.00
858202	02457201200000	Lot Type 2016	\$	6,207.19	\$	480.00
858203	02457201210000	Lot Type 2016	\$	6,207.19	\$	480.00
858204	02457201220000	Lot Type 2016	\$	6,207.19	\$	480.00
858205	02457201230000	Lot Type 2016	\$	6,207.19	\$	480.00
858206	02457201240000	Lot Type 2016	\$	6,207.19	\$	480.00
858207	02457201250000	Lot Type 2016	\$	6,207.19	\$	480.00
858208	02457201260000	Lot Type 2016	\$	6,207.19	\$	480.00
858209	02457201270000	Lot Type 2016	\$	6,207.19	\$	480.00
858210	02457201280000	Lot Type 2016	\$	6,207.19	\$	480.00
858211	02457201290000	Lot Type 2016	\$	6,207.19	\$	480.00
858212	02457201300000	Lot Type 2016	\$	6,207.19	\$	480.00
858213	02457201310000	Lot Type 2016	\$	6,207.19	\$	480.00
858214	02457201320000	Lot Type 2016	\$	6,207.19	\$	480.00
858215	02457201330000	Lot Type 2016	\$	6,207.19	\$	480.00
858216	02457201340000	Lot Type 2016	\$	6,207.19	\$	480.00
858217	02457201350000	Lot Type 2016	\$	6,207.19	\$	480.00
858218	02457201360000	Lot Type 2016	\$	6,207.19	\$	480.00
858219	02457201370000	Lot Type 2016	\$	6,207.19	\$	480.00
858220	02457201380000	Lot Type 2016	\$	6,207.19	\$	480.00
858221	02457201390000	Lot Type 2016	\$	6,207.19	\$	480.00
858222	02457201400000	Lot Type 2016	\$	6,207.19	\$	480.00
858223	02457201410000	Lot Type 2016	\$	6,207.19	\$	480.00
858224	02457201420000	Lot Type 2016	\$	6,207.19	\$	480.00
858225	02457201430000	Lot Type 2016	\$	6,207.19	\$	480.00
858226	02457201440000	Lot Type 2016	\$	6,207.19	\$	480.00
858227	02457201450000	Lot Type 2016	\$	6,207.19	\$	480.00
858228	02457201460000	Lot Type 2016	\$	6,207.19	\$	480.00
858229	02457201470000	Lot Type 2016	\$	6,207.19	\$	480.00
858230	02457201480000	Lot Type 2016	\$	6,207.19	\$	480.00
858231	02457201490000	Lot Type 2016	\$	6,207.19	\$	480.00
858232	02457201500000	Lot Type 2016	\$	6,207.19	\$	480.00
858233	02457201510000	Lot Type 2016	\$	6,207.19	\$	480.00
858234	02457201520000	Lot Type 2016	\$	6,207.19	\$	480.00
858235	02457201530000	Lot Type 2016	\$	6,207.19	\$	480.00
858236	02457201540000	Lot Type 2016	\$	6,207.19	\$	480.00
858237	02457201550000	Lot Type 2016	\$	6,207.19	\$	480.00
858238	02457201560000	Lot Type 2016	\$	6,207.19	\$	480.00
858239	02457201570000	Lot Type 2016	\$	6,207.19	\$	480.00
858240	02457201580000	Lot Type 2016	\$	6,207.19	\$	480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
858241	02457201590000	Lot Type 2016	\$	6,207.19	\$ 480.00
858242	02457201600000	Lot Type 2016	\$	6,207.19	\$ 480.00
858243	02457201610000	Lot Type 2016	\$	6,207.19	\$ 480.00
866124	02457209140000	Lot Type 2017	\$	6,354.47	\$ 480.00
866125	02457209150000	Lot Type 2017	\$	6,354.47	\$ 480.00
866126	02457209160000	Lot Type 2017	\$	6,354.47	\$ 480.00
866127	02457209170000	Lot Type 2017	\$	6,354.47	\$ 480.00
866128	02457209180000	Lot Type 2017	\$	6,354.47	\$ 480.00
866129	02457209190000	Lot Type 2017	\$	6,354.47	\$ 480.00
866130	02457209200000	Lot Type 2017	\$	6,354.47	\$ 480.00
866131	02457209210000	Lot Type 2017	\$	6,354.47	\$ 480.00
866132	02457209220000	Lot Type 2017	\$	6,354.47	\$ 480.00
866133	02457209230000	Lot Type 2017	\$	6,354.47	\$ 480.00
866134	02457209240000	Lot Type 2017	\$	6,354.47	\$ 480.00
866135	02457209250000	Lot Type 2017	\$	6,354.47	\$ 480.00
866136	02457209260000	Lot Type 2017	\$	6,354.47	\$ 480.00
866137	02457209270000	Lot Type 2017	\$	6,354.47	\$ 480.00
866138	02457209280000	Lot Type 2017	\$	6,354.47	\$ 480.00
866139	02457209290000	Lot Type 2017	\$	6,354.47	\$ 480.00
866140	02457209300000	Lot Type 2017	\$	6,354.47	\$ 480.00
866141	02457209310000	Lot Type 2017	\$	6,354.47	\$ 480.00
866142	02457209320000	Lot Type 2017	\$	6,354.47	\$ 480.00
866143	02457209330000	Lot Type 2017	\$	6,354.47	\$ 480.00
866144	02457209340000	Lot Type 2017	\$	6,354.47	\$ 480.00
866145	02457209350000	Lot Type 2017	\$	6,354.47	\$ 480.00
866146	02457209360000	Lot Type 2017	\$	6,354.47	\$ 480.00
866147	02457209370000	Lot Type 2017	\$	6,354.47	\$ 480.00
866148	02457209010000	Lot Type 2017	\$	6,354.47	\$ 480.00
866149	02457209020000	Lot Type 2017	\$	6,354.47	\$ 480.00
866150	02457209030000	Prepaid	\$	-	\$ -
866151	02457209040000	Lot Type 2017	\$	6,354.47	\$ 480.00
866152	02457209050000	Lot Type 2017	\$	6,354.47	\$ 480.00
866153	02457209060000	Lot Type 2017	\$	6,354.47	\$ 480.00
866154	02457209070000	Lot Type 2017	\$	6,354.47	\$ 480.00
866155	02457209080000	Lot Type 2017	\$	6,354.47	\$ 480.00
866156	02457209090000	Lot Type 2017	\$	6,354.47	\$ 480.00
866157	02457209100000	Lot Type 2017	\$	6,354.47	\$ 480.00
866158	02457209110000	Lot Type 2017	\$	6,354.47	\$ 480.00
866159	02457209120000	Lot Type 2017	\$	6,354.47	\$ 480.00
866160	02457209130000	Lot Type 2017	\$	6,354.47	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
866161	02457208030000	Lot Type 2017	\$	6,354.47	\$ 480.00
866162	02457208040000	Lot Type 2017	\$	6,354.47	\$ 480.00
866163	02457208050000	Lot Type 2017	\$	6,354.47	\$ 480.00
866164	02457208060000	Lot Type 2017	\$	6,354.47	\$ 480.00
866165	02457208070000	Lot Type 2017	\$	6,354.47	\$ 480.00
866166	02457208080000	Lot Type 2017	\$	6,354.47	\$ 480.00
866167	02457208090000	Lot Type 2017	\$	6,354.47	\$ 480.00
866168	02457208100000	Lot Type 2017	\$	6,354.47	\$ 480.00
866169	02457208110000	Lot Type 2017	\$	6,354.47	\$ 480.00
866170	02457208120000	Lot Type 2017	\$	6,354.47	\$ 480.00
866171	02457208130000	Lot Type 2017	\$	6,354.47	\$ 480.00
866172	02457208140000	Lot Type 2017	\$	6,354.47	\$ 480.00
866173	02457208150000	Lot Type 2017	\$	6,354.47	\$ 480.00
866174	02457208160000	Lot Type 2017	\$	6,354.47	\$ 480.00
866175	02457208170000	Lot Type 2017	\$	6,354.47	\$ 480.00
866176	02457208180000	Lot Type 2017	\$	6,354.47	\$ 480.00
866177	02457208190000	Lot Type 2017	\$	6,354.47	\$ 480.00
866178	02457208010000	Lot Type 2017	\$	6,354.47	\$ 480.00
866179	02457208020000	Prepaid	\$	-	\$ -
866180	02457203700000	Lot Type 2017	\$	6,354.47	\$ 480.00
866181	02457203710000	Lot Type 2017	\$	6,354.47	\$ 480.00
866182	02457203720000	Lot Type 2017	\$	6,354.47	\$ 480.00
866183	02457203730000	Lot Type 2017	\$	6,354.47	\$ 480.00
866184	02457203740000	Lot Type 2017	\$	6,354.47	\$ 480.00
866185	02457203750000	Lot Type 2017	\$	6,354.47	\$ 480.00
866186	02457203760000	Prepaid	\$	-	\$ -
866187	02457203770000	Lot Type 2017	\$	6,354.47	\$ 480.00
866188	02457203780000	Lot Type 2017	\$	6,354.47	\$ 480.00
866189	02457203790000	Lot Type 2017	\$	6,354.47	\$ 480.00
866190	02457203800000	Lot Type 2017	\$	6,354.47	\$ 480.00
866191	02457203810000	Lot Type 2017	\$	6,354.47	\$ 480.00
866192	02457203820000	Lot Type 2017	\$	6,354.47	\$ 480.00
866193	02457203830000	Lot Type 2017	\$	6,354.47	\$ 480.00
866194	02457203840000	Lot Type 2017	\$	6,354.47	\$ 480.00
866195	02457203850000	Lot Type 2017	\$	6,354.47	\$ 480.00
866196	02457203860000	Lot Type 2017	\$	6,354.47	\$ 480.00
866197	02457203870000	Lot Type 2017	\$	6,354.47	\$ 480.00
866198	02457203880000	Lot Type 2017	\$	6,354.47	\$ 480.00
866199	02457203890000	Lot Type 2017	\$	6,354.47	\$ 480.00
866200	02457203900000	Lot Type 2017	\$	6,354.47	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
866201	02457203910000	Lot Type 2017	\$	6,354.47	\$ 480.00
866202	02457203920000	Lot Type 2017	\$	6,354.47	\$ 480.00
866203	02457203930000	Lot Type 2017	\$	6,354.47	\$ 480.00
866204	02457203940000	Lot Type 2017	\$	6,354.47	\$ 480.00
866205	02457203950000	Lot Type 2017	\$	6,354.47	\$ 480.00
866206	02457203960000	Lot Type 2017	\$	6,354.47	\$ 480.00
866207	02457203970000	Lot Type 2017	\$	6,354.47	\$ 480.00
866208	02457203980000	Lot Type 2017	\$	6,354.47	\$ 480.00
866209	02457203990000	Lot Type 2017	\$	6,354.47	\$ 480.00
877923	02476905010000	Non-Benefitted Property	\$	-	\$ -
877924	02476905020000	Non-Benefitted Property	\$	-	\$ -
877925	02476906010000	Non-Benefitted Property	\$	-	\$ -
877926	02457210010000	Non-Benefitted Property	\$	-	\$ -
877927	02457209390000	Non-Benefitted Property	\$	-	\$ -
877928	02457209400000	Non-Benefitted Property	\$	-	\$ -
877931	02457211020000	Non-Benefitted Property	\$	-	\$ -
877932	02457209410000	Non-Benefitted Property	\$	-	\$ -
877933	02457209420000	Non-Benefitted Property	\$	-	\$ -
877934	02457209430000	Lot Type 2018	\$	6,494.73	\$ 480.00
877935	02457209440000	Lot Type 2018	\$	6,494.73	\$ 480.00
877936	02457209450000	Lot Type 2018	\$	6,494.73	\$ 480.00
877937	02457209460000	Lot Type 2018	\$	6,494.73	\$ 480.00
877938	02457209470000	Lot Type 2018	\$	6,494.73	\$ 480.00
877939	02457209480000	Lot Type 2018	\$	6,494.73	\$ 480.00
877940	02457209490000	Lot Type 2018	\$	6,494.73	\$ 480.00
877941	02457209500000	Lot Type 2018	\$	6,494.73	\$ 480.00
877942	02457209510000	Non-Benefitted Property	\$	-	\$ -
877943	02457209520000	Lot Type 2018	\$	6,494.73	\$ 480.00
877944	02457209530000	Lot Type 2018	\$	6,494.73	\$ 480.00
877945	02457209540000	Lot Type 2018	\$	6,494.73	\$ 480.00
877946	02457209550000	Lot Type 2018	\$	6,494.73	\$ 480.00
877947	02457209560000	Lot Type 2018	\$	6,494.73	\$ 480.00
877948	02457209570000	Lot Type 2018	\$	6,494.73	\$ 480.00
877949	02457209580000	Lot Type 2018	\$	6,494.73	\$ 480.00
877950	02457209590000	Lot Type 2018	\$	6,494.73	\$ 480.00
877951	02457209600000	Lot Type 2018	\$	6,494.73	\$ 480.00
877952	02457209610000	Lot Type 2018	\$	6,494.73	\$ 480.00
877953	02457209620000	Lot Type 2018	\$	6,494.73	\$ 480.00
877954	02457209630000	Lot Type 2018	\$	6,494.73	\$ 480.00
877955	02457209640000	Lot Type 2018	\$	6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
877956	02457209650000	Lot Type 2018	\$	6,494.73	\$ 480.00
877957	02457209660000	Lot Type 2018	\$	6,494.73	\$ 480.00
877958	02457209670000	Lot Type 2018	\$	6,494.73	\$ 480.00
877959	02457209680000	Lot Type 2018	\$	6,494.73	\$ 480.00
877960	02457209690000	Lot Type 2018	\$	6,494.73	\$ 480.00
877961	02457209700000	Lot Type 2018	\$	6,494.73	\$ 480.00
877962	02457209710000	Lot Type 2018	\$	6,494.73	\$ 480.00
877963	02457209720000	Lot Type 2018	\$	6,494.73	\$ 480.00
877964	02457209730000	Lot Type 2018	\$	6,494.73	\$ 480.00
877965	02457209740000	Lot Type 2018	\$	6,494.73	\$ 480.00
877966	02457209750000	Lot Type 2018	\$	6,494.73	\$ 480.00
877967	02457209760000	Lot Type 2018	\$	6,494.73	\$ 480.00
877968	02457201620000	Lot Type 2018	\$	6,494.73	\$ 480.00
877969	02457201630000	Lot Type 2018	\$	6,494.73	\$ 480.00
877970	02457201640000	Lot Type 2018	\$	6,494.73	\$ 480.00
877971	02457201650000	Lot Type 2018	\$	6,494.73	\$ 480.00
877972	02457201660000	Lot Type 2018	\$	6,494.73	\$ 480.00
877973	02457201670000	Lot Type 2018	\$	6,494.73	\$ 480.00
877974	02457201680000	Lot Type 2018	\$	6,494.73	\$ 480.00
877975	02457201690000	Lot Type 2018	\$	6,494.73	\$ 480.00
877976	02457201700000	Lot Type 2018	\$	6,494.73	\$ 480.00
877977	02457201710000	Lot Type 2018	\$	6,494.73	\$ 480.00
877978	02457201720000	Lot Type 2018	\$	6,494.73	\$ 480.00
877979	02457201730000	Lot Type 2018	\$	6,494.73	\$ 480.00
877980	02457201740000	Lot Type 2018	\$	6,494.73	\$ 480.00
877981	02457201750000	Lot Type 2018	\$	6,494.73	\$ 480.00
877982	02457201760000	Lot Type 2021	\$	6,876.71	\$ 480.00
877983	02457201770000	Lot Type 2021	\$	6,876.71	\$ 480.00
877984	02457212010000	Lot Type 2018	\$	6,494.73	\$ 480.00
877985	02457212020000	Lot Type 2018	\$	6,494.73	\$ 480.00
877986	02457212030000	Lot Type 2018	\$	6,494.73	\$ 480.00
877987	02457212040000	Lot Type 2018	\$	6,494.73	\$ 480.00
877988	02457212050000	Lot Type 2018	\$	6,494.73	\$ 480.00
877989	02457212060000	Lot Type 2018	\$	6,494.73	\$ 480.00
877990	02457212070000	Lot Type 2018	\$	6,494.73	\$ 480.00
877991	02457212080000	Lot Type 2018	\$	6,494.73	\$ 480.00
877992	02457212090000	Lot Type 2018	\$	6,494.73	\$ 480.00
877993	02457212100000	Lot Type 2018	\$	6,494.73	\$ 480.00
877994	02457212110000	Lot Type 2018	\$	6,494.73	\$ 480.00
877995	02457212120000	Lot Type 2018	\$	6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
877996	02457212130000	Lot Type 2018	\$	6,494.73	\$ 480.00
877997	02457212140000	Lot Type 2018	\$	6,494.73	\$ 480.00
877998	02457212150000	Lot Type 2018	\$	6,494.73	\$ 480.00
877999	02457212160000	Lot Type 2018	\$	6,494.73	\$ 480.00
878000	02457212170000	Lot Type 2018	\$	6,494.73	\$ 480.00
878001	02457212180000	Lot Type 2018	\$	6,494.73	\$ 480.00
878002	02457212190000	Lot Type 2018	\$	6,494.73	\$ 480.00
878003	02457212200000	Lot Type 2018	\$	6,494.73	\$ 480.00
878004	02457212210000	Lot Type 2018	\$	6,494.73	\$ 480.00
878005	02457212220000	Lot Type 2018	\$	6,494.73	\$ 480.00
878006	02457212230000	Lot Type 2018	\$	6,494.73	\$ 480.00
878007	02457212240000	Lot Type 2018	\$	6,494.73	\$ 480.00
878008	02457212250000	Lot Type 2018	\$	6,494.73	\$ 480.00
878009	02457212260000	Lot Type 2018	\$	6,494.73	\$ 480.00
878010	02457212270000	Lot Type 2018	\$	6,494.73	\$ 480.00
878011	02457212280000	Lot Type 2018	\$	6,494.73	\$ 480.00
878012	02457212290000	Lot Type 2018	\$	6,494.73	\$ 480.00
878014	02457212300000	Lot Type 2018	\$	6,494.73	\$ 480.00
878015	02457212310000	Lot Type 2018	\$	6,494.73	\$ 480.00
878016	02457212320000	Lot Type 2018	\$	6,494.73	\$ 480.00
878017	02457212330000	Non-Benefitted Property	\$	-	\$ -
878018	02457213010000	Lot Type 2018	\$	6,494.73	\$ 480.00
878019	02457213020000	Lot Type 2018	\$	6,494.73	\$ 480.00
878020	02457213030000	Lot Type 2018	\$	6,494.73	\$ 480.00
878021	02457213040000	Lot Type 2018	\$	6,494.73	\$ 480.00
878022	02457213050000	Lot Type 2018	\$	6,494.73	\$ 480.00
878023	02457213060000	Lot Type 2018	\$	6,494.73	\$ 480.00
878024	02457213070000	Lot Type 2018	\$	6,494.73	\$ 480.00
878025	02457213080000	Lot Type 2018	\$	6,494.73	\$ 480.00
878026	02457213090000	Lot Type 2018	\$	6,494.73	\$ 480.00
878027	02457213100000	Lot Type 2018	\$	6,494.73	\$ 480.00
878028	02457213110000	Lot Type 2018	\$	6,494.73	\$ 480.00
878029	02457213120000	Lot Type 2018	\$	6,494.73	\$ 480.00
878030	02457213130000	Lot Type 2018	\$	6,494.73	\$ 480.00
878031	02457213140000	Lot Type 2018	\$	6,494.73	\$ 480.00
878032	02457213150000	Lot Type 2018	\$	6,494.73	\$ 480.00
878033	02457213160000	Lot Type 2018	\$	6,494.73	\$ 480.00
878034	02457213170000	Lot Type 2018	\$	6,494.73	\$ 480.00
878035	02457213180000	Lot Type 2018	\$	6,494.73	\$ 480.00
878036	02457213190000	Lot Type 2018	\$	6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
			⁽³⁾		1/31/2024 ^{(3), (4)}
878038	02476901010000	Non-Benefitted Property	\$	-	\$ -
878039	02456902010000	Non-Benefitted Property	\$	-	\$ -
878041	02476901020000	Lot Type 2018	\$	6,494.73	\$ 480.00
878042	02476901030000	Lot Type 2018	\$	6,494.73	\$ 480.00
878043	02476901040000	Lot Type 2018	\$	6,494.73	\$ 480.00
878044	02476902010000	Lot Type 2020	\$	6,755.54	\$ 480.00
878045	02476902020000	Lot Type 2020	\$	6,755.54	\$ 480.00
878046	02476902030000	Non-Benefitted Property	\$	-	\$ -
878047	02476902040000	Non-Benefitted Property	\$	-	\$ -
878048	02476901050000	Lot Type 2019	\$	6,628.32	\$ 480.00
878049	02476901060000	Lot Type 2019	\$	6,628.32	\$ 480.00
878050	02476901070000	Lot Type 2019	\$	6,628.32	\$ 480.00
878051	02476901080000	Lot Type 2019	\$	6,628.32	\$ 480.00
878052	02476901090000	Lot Type 2019	\$	6,628.32	\$ 480.00
878053	02476901100000	Lot Type 2019	\$	6,628.32	\$ 480.00
878054	02476901110000	Lot Type 2018	\$	6,494.73	\$ 480.00
878055	02476901120000	Lot Type 2018	\$	6,494.73	\$ 480.00
878056	02476901130000	Lot Type 2018	\$	6,494.73	\$ 480.00
878057	02476901140000	Lot Type 2018	\$	6,494.73	\$ 480.00
878058	02476901150000	Lot Type 2018	\$	6,494.73	\$ 480.00
878059	02476901160000	Lot Type 2018	\$	6,494.73	\$ 480.00
878060	02476901170000	Lot Type 2018	\$	6,494.73	\$ 480.00
878061	02476901180000	Lot Type 2018	\$	6,494.73	\$ 480.00
878062	02476901190000	Lot Type 2018	\$	6,494.73	\$ 480.00
878063	02476903010000	Lot Type 2018	\$	6,494.73	\$ 480.00
878064	02476903020000	Lot Type 2018	\$	6,494.73	\$ 480.00
878065	02476903030000	Lot Type 2018	\$	6,494.73	\$ 480.00
878066	02476903040000	Lot Type 2018	\$	6,494.73	\$ 480.00
878067	02476903050000	Lot Type 2018	\$	6,494.73	\$ 480.00
878069	02476904010000	Lot Type 2018	\$	6,494.73	\$ 480.00
878070	02476904020000	Lot Type 2018	\$	6,494.73	\$ 480.00
878071	02476904030000	Lot Type 2018	\$	6,494.73	\$ 480.00
878072	02476904040000	Lot Type 2018	\$	6,494.73	\$ 480.00
878073	02476904050000	Lot Type 2018	\$	6,494.73	\$ 480.00
878074	02476904060000	Lot Type 2018	\$	6,494.73	\$ 480.00
878075	02476904070000	Lot Type 2018	\$	6,494.73	\$ 480.00
878076	02476904080000	Lot Type 2018	\$	6,494.73	\$ 480.00
878077	02476904090000	Lot Type 2018	\$	6,494.73	\$ 480.00
878078	02476904100000	Lot Type 2019	\$	6,628.32	\$ 480.00
878079	02476904110000	Lot Type 2019	\$	6,628.32	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
878080	02476904120000	Lot Type 2019	\$	6,628.32	\$ 480.00
878081	02476904130000	Lot Type 2019	\$	6,628.32	\$ 480.00
878082	02476904140000	Lot Type 2019	\$	6,628.32	\$ 480.00
878083	02476904150000	Lot Type 2019	\$	6,628.32	\$ 480.00
878084	02476904160000	Lot Type 2019	\$	6,628.32	\$ 480.00
878085	02476904170000	Lot Type 2019	\$	6,628.32	\$ 480.00
878086	02476902050000	Lot Type 2019	\$	6,628.32	\$ 480.00
878087	02476902060000	Lot Type 2019	\$	6,628.32	\$ 480.00
878088	02476902070000	Prepaid	\$	-	\$ -
878089	02476902080000	Lot Type 2020	\$	6,755.54	\$ 480.00
878090	02476902090000	Non-Benefitted Property	\$	-	\$ -
884134	02476905030000	Non-Benefitted Property	\$	-	\$ -
884135	02476905040000	Lot Type 2023	\$	7,102.00	\$ 480.00
884136	02476905050000	Lot Type 2020	\$	6,755.54	\$ 480.00
884137	02476905060000	Lot Type 2023	\$	7,102.00	\$ 480.00
884138	02476905070000	Lot Type 2022	\$	6,992.10	\$ 480.00
884139	02456903010000	Lot Type 2023	\$	7,102.00	\$ 480.00
884140	02456903020000	Lot Type 2019	\$	6,628.32	\$ 480.00
884141	02456903030000	Lot Type 2019	\$	6,628.32	\$ 480.00
884142	02456903040000	Lot Type 2019	\$	6,628.32	\$ 480.00
884143	02456904010000	Lot Type 2019	\$	6,628.32	\$ 480.00
884144	02456904020000	Lot Type 2019	\$	6,628.32	\$ 480.00
884145	02456904030000	Lot Type 2019	\$	6,628.32	\$ 480.00
884146	02456904040000	Lot Type 2019	\$	6,628.32	\$ 480.00
884147	02456904050000	Lot Type 2019	\$	6,628.32	\$ 480.00
884148	02456904060000	Lot Type 2019	\$	6,628.32	\$ 480.00
884149	02456904070000	Lot Type 2019	\$	6,628.32	\$ 480.00
884150	02456904080000	Lot Type 2019	\$	6,628.32	\$ 480.00
884151	02456904090000	Lot Type 2019	\$	6,628.32	\$ 480.00
884152	02456904100000	Lot Type 2019	\$	6,628.32	\$ 480.00
884153	02456904110000	Lot Type 2019	\$	6,628.32	\$ 480.00
884154	02456904120000	Lot Type 2019	\$	6,628.32	\$ 480.00
884155	02456904130000	Lot Type 2019	\$	6,628.32	\$ 480.00
884156	02456904140000	Lot Type 2019	\$	6,628.32	\$ 480.00
884157	02456904150000	Lot Type 2019	\$	6,628.32	\$ 480.00
884158	02456904160000	Lot Type 2019	\$	6,628.32	\$ 480.00
884159	02456904170000	Lot Type 2019	\$	6,628.32	\$ 480.00
884160	02456904180000	Lot Type 2019	\$	6,628.32	\$ 480.00
884161	02456904190000	Lot Type 2019	\$	6,628.32	\$ 480.00
884162	02456904200000	Lot Type 2019	\$	6,628.32	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
884163	02456904210000	Lot Type 2019	\$	6,628.32	\$ 480.00
884164	02456905010000	Lot Type 2019	\$	6,628.32	\$ 480.00
884165	02456905020000	Lot Type 2018	\$	6,494.73	\$ 480.00
884166	02456905030000	Lot Type 2019	\$	6,628.32	\$ 480.00
884167	02456905040000	Non-Benefitted Property	\$	-	\$ -
884168	02456905050000	Lot Type 2019	\$	6,628.32	\$ 480.00
884169	02456905060000	Lot Type 2019	\$	6,628.32	\$ 480.00
884170	02456905070000	Lot Type 2019	\$	6,628.32	\$ 480.00
884171	02456905080000	Lot Type 2019	\$	6,628.32	\$ 480.00
884172	02456905090000	Lot Type 2019	\$	6,628.32	\$ 480.00
884173	02456905100000	Lot Type 2019	\$	6,628.32	\$ 480.00
884174	02456905110000	Prepaid	\$	-	\$ -
884175	02456906010000	Lot Type 2019	\$	6,628.32	\$ 480.00
884176	02456906020000	Lot Type 2018	\$	6,494.73	\$ 480.00
884177	02456906030000	Lot Type 2018	\$	6,494.73	\$ 480.00
884178	02456906040000	Lot Type 2018	\$	6,494.73	\$ 480.00
884179	02456906050000	Lot Type 2018	\$	6,494.73	\$ 480.00
884180	02456906060000	Lot Type 2018	\$	6,494.73	\$ 480.00
884181	02456906070000	Lot Type 2018	\$	6,494.73	\$ 480.00
884182	02456906080000	Lot Type 2018	\$	6,494.73	\$ 480.00
884183	02456906090000	Lot Type 2018	\$	6,494.73	\$ 480.00
884184	02456906100000	Lot Type 2018	\$	6,494.73	\$ 480.00
884185	02456906110000	Lot Type 2018	\$	6,494.73	\$ 480.00
884186	02456906120000	Lot Type 2018	\$	6,494.73	\$ 480.00
884187	02476906020000	Lot Type 2018	\$	6,494.73	\$ 480.00
884188	02476906030000	Lot Type 2019	\$	6,628.32	\$ 480.00
884189	02476906040000	Lot Type 2018	\$	6,494.73	\$ 480.00
884190	02476906050000	Lot Type 2018	\$	6,494.73	\$ 480.00
884191	02476906060000	Lot Type 2019	\$	6,628.32	\$ 480.00
884192	02476906070000	Non-Benefitted Property	\$	-	\$ -
884193	02476907010000	Lot Type 2019	\$	6,628.32	\$ 480.00
884194	02476907020000	Lot Type 2019	\$	6,628.32	\$ 480.00
884195	02456907010000	Lot Type 2019	\$	6,628.32	\$ 480.00
884196	02456907020000	Lot Type 2018	\$	6,494.73	\$ 480.00
884197	02456907030000	Lot Type 2019	\$	6,628.32	\$ 480.00
884198	02456907040000	Lot Type 2018	\$	6,494.73	\$ 480.00
884199	02456907050000	Lot Type 2018	\$	6,494.73	\$ 480.00
884200	02456907060000	Lot Type 2018	\$	6,494.73	\$ 480.00
884201	02456907070000	Lot Type 2019	\$	6,628.32	\$ 480.00
884202	02456907080000	Lot Type 2018	\$	6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
884203	02456907090000	Lot Type 2018	\$	6,494.73	\$ 480.00
884204	02456907100000	Lot Type 2018	\$	6,494.73	\$ 480.00
884205	02456907110000	Lot Type 2018	\$	6,494.73	\$ 480.00
884206	02456907120000	Lot Type 2018	\$	6,494.73	\$ 480.00
884207	02456907130000	Lot Type 2018	\$	6,494.73	\$ 480.00
884208	02456907140000	Lot Type 2019	\$	6,628.32	\$ 480.00
884209	02456907150000	Lot Type 2019	\$	6,628.32	\$ 480.00
884210	02456907160000	Lot Type 2019	\$	6,628.32	\$ 480.00
884211	02456907170000	Lot Type 2019	\$	6,628.32	\$ 480.00
884212	02456907180000	Lot Type 2019	\$	6,628.32	\$ 480.00
884213	02456907190000	Lot Type 2019	\$	6,628.32	\$ 480.00
884214	02456907200000	Lot Type 2019	\$	6,628.32	\$ 480.00
884215	02456907210000	Lot Type 2019	\$	6,628.32	\$ 480.00
884216	02456907220000	Lot Type 2019	\$	6,628.32	\$ 480.00
884217	02456907230000	Lot Type 2019	\$	6,628.32	\$ 480.00
884218	02456907240000	Lot Type 2019	\$	6,628.32	\$ 480.00
884219	02456907250000	Lot Type 2019	\$	6,628.32	\$ 480.00
884220	02456907260000	Lot Type 2019	\$	6,628.32	\$ 480.00
884221	02456907270000	Lot Type 2019	\$	6,628.32	\$ 480.00
884222	02456907280000	Lot Type 2019	\$	6,628.32	\$ 480.00
884223	02456907290000	Lot Type 2019	\$	6,628.32	\$ 480.00
884224	02456907300000	Lot Type 2019	\$	6,628.32	\$ 480.00
884225	02456907310000	Lot Type 2019	\$	6,628.32	\$ 480.00
888821	02437203160000	Lot Type 2018	\$	6,494.73	\$ 480.00
888822	02437203170000	Lot Type 2018	\$	6,494.73	\$ 480.00
888823	02437203180000	Lot Type 2018	\$	6,494.73	\$ 480.00
888824	02437203190000	Lot Type 2018	\$	6,494.73	\$ 480.00
888825	02437203200000	Lot Type 2018	\$	6,494.73	\$ 480.00
888826	02457214010000	Lot Type 2018	\$	6,494.73	\$ 480.00
888827	02457214020000	Lot Type 2018	\$	6,494.73	\$ 480.00
888828	02457214030000	Lot Type 2018	\$	6,494.73	\$ 480.00
888829	02457214040000	Lot Type 2018	\$	6,494.73	\$ 480.00
888830	02457214050000	Lot Type 2018	\$	6,494.73	\$ 480.00
888831	02457214060000	Lot Type 2018	\$	6,494.73	\$ 480.00
888832	02457214070000	Lot Type 2018	\$	6,494.73	\$ 480.00
888833	02457214080000	Lot Type 2018	\$	6,494.73	\$ 480.00
888834	02457214090000	Lot Type 2018	\$	6,494.73	\$ 480.00
888835	02457214100000	Lot Type 2018	\$	6,494.73	\$ 480.00
888836	02457214110000	Lot Type 2018	\$	6,494.73	\$ 480.00
888837	02457214120000	Prepaid	\$	-	\$ -

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
888838	02457214130000	Lot Type 2018	\$	6,494.73	\$	480.00
888839	02457209770000	Lot Type 2018	\$	6,494.73	\$	480.00
888840	02457209780000	Lot Type 2018	\$	6,494.73	\$	480.00
888841	02457209790000	Lot Type 2018	\$	6,494.73	\$	480.00
888842	02457209800000	Lot Type 2018	\$	6,494.73	\$	480.00
888843	02457209810000	Lot Type 2018	\$	6,494.73	\$	480.00
888844	02457209820000	Lot Type 2018	\$	6,494.73	\$	480.00
888845	02457209830000	Prepaid	\$	-	\$	-
888846	02457209840000	Lot Type 2018	\$	6,494.73	\$	480.00
888847	02457209850000	Lot Type 2018	\$	6,494.73	\$	480.00
888848	02457209860000	Lot Type 2018	\$	6,494.73	\$	480.00
888849	02457209870000	Lot Type 2018	\$	6,494.73	\$	480.00
888850	02457209880000	Lot Type 2018	\$	6,494.73	\$	480.00
888851	02457209890000	Lot Type 2018	\$	6,494.73	\$	480.00
888852	02457209900000	Lot Type 2018	\$	6,494.73	\$	480.00
888853	02457209910000	Lot Type 2018	\$	6,494.73	\$	480.00
888854	02457209920000	Lot Type 2018	\$	6,494.73	\$	480.00
888855	02457209930000	Lot Type 2018	\$	6,494.73	\$	480.00
888856	02457209940000	Lot Type 2018	\$	6,494.73	\$	480.00
888857	02457209950000	Lot Type 2018	\$	6,494.73	\$	480.00
888858	02457209960000	Lot Type 2018	\$	6,494.73	\$	480.00
888859	02457209970000	Lot Type 2018	\$	6,494.73	\$	480.00
888860	02457209980000	Lot Type 2018	\$	6,494.73	\$	480.00
888861	02457209990000	Lot Type 2018	\$	6,494.73	\$	480.00
888862	02457215010000	Lot Type 2018	\$	6,494.73	\$	480.00
888863	02457215020000	Lot Type 2018	\$	6,494.73	\$	480.00
888864	02457215030000	Lot Type 2018	\$	6,494.73	\$	480.00
888865	02457215040000	Lot Type 2018	\$	6,494.73	\$	480.00
888866	02457215050000	Lot Type 2018	\$	6,494.73	\$	480.00
888867	02457216010000	Lot Type 2018	\$	6,494.73	\$	480.00
888868	02457216020000	Lot Type 2018	\$	6,494.73	\$	480.00
888869	02457216030000	Lot Type 2018	\$	6,494.73	\$	480.00
888870	02457216040000	Lot Type 2018	\$	6,494.73	\$	480.00
888871	02457216050000	Lot Type 2018	\$	6,494.73	\$	480.00
888872	02457216060000	Lot Type 2018	\$	6,494.73	\$	480.00
888873	02457216070000	Lot Type 2018	\$	6,494.73	\$	480.00
888874	02457216080000	Lot Type 2019	\$	6,628.32	\$	480.00
888875	02437206110000	Non-Benefitted Property	\$	-	\$	-
888876	02437206120000	Non-Benefitted Property	\$	-	\$	-
888877	02437206130000	Non-Benefitted Property	\$	-	\$	-

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
888878	02437206140000	Lot Type 2018	\$	6,494.73	\$	480.00
888879	02437206150000	Lot Type 2018	\$	6,494.73	\$	480.00
888880	02437206160000	Lot Type 2018	\$	6,494.73	\$	480.00
888881	02437206170000	Lot Type 2018	\$	6,494.73	\$	480.00
888882	02437206180000	Lot Type 2019	\$	6,628.32	\$	480.00
888883	02437206190000	Lot Type 2018	\$	6,494.73	\$	480.00
888884	02437206200000	Lot Type 2018	\$	6,494.73	\$	480.00
888885	02437206210000	Lot Type 2018	\$	6,494.73	\$	480.00
894378	02457201780000	Lot Type 2020	\$	6,755.54	\$	480.00
894379	02457201790000	Lot Type 2019	\$	6,628.32	\$	480.00
894380	02457201800000	Lot Type 2019	\$	6,628.32	\$	480.00
894381	02457201810000	Lot Type 2019	\$	6,628.32	\$	480.00
894382	02457201820000	Lot Type 2019	\$	6,628.32	\$	480.00
894383	02457201830000	Lot Type 2019	\$	6,628.32	\$	480.00
894384	02457201840000	Lot Type 2019	\$	6,628.32	\$	480.00
894385	02457201850000	Lot Type 2019	\$	6,628.32	\$	480.00
894386	02457201860000	Lot Type 2019	\$	6,628.32	\$	480.00
894387	02457201870000	Lot Type 2020	\$	6,755.54	\$	480.00
894388	02457205270000	Non-Benefitted Property	\$	-	\$	-
894389	02457205280000	Lot Type 2019	\$	6,628.32	\$	480.00
894390	02457205290000	Lot Type 2019	\$	6,628.32	\$	480.00
894391	02457205300000	Lot Type 2019	\$	6,628.32	\$	480.00
894392	02457205310000	Lot Type 2019	\$	6,628.32	\$	480.00
894393	02457205320000	Lot Type 2019	\$	6,628.32	\$	480.00
894394	02457205330000	Lot Type 2019	\$	6,628.32	\$	480.00
894395	02457205340000	Lot Type 2019	\$	6,628.32	\$	480.00
894396	02457205350000	Lot Type 2019	\$	6,628.32	\$	480.00
894397	02457205360000	Lot Type 2019	\$	6,628.32	\$	480.00
894398	02457205370000	Lot Type 2019	\$	6,628.32	\$	480.00
894399	02457205380000	Lot Type 2019	\$	6,628.32	\$	480.00
894400	02457205390000	Lot Type 2019	\$	6,628.32	\$	480.00
894401	02457205400000	Lot Type 2019	\$	6,628.32	\$	480.00
894402	02457205410000	Lot Type 2019	\$	6,628.32	\$	480.00
894403	02457205420000	Lot Type 2019	\$	6,628.32	\$	480.00
894404	02457205430000	Lot Type 2019	\$	6,628.32	\$	480.00
894405	02457205440000	Lot Type 2019	\$	6,628.32	\$	480.00
894406	02477201010000	Lot Type 2019	\$	6,628.32	\$	480.00
894407	02477201020000	Lot Type 2019	\$	6,628.32	\$	480.00
894408	02477201030000	Lot Type 2019	\$	6,628.32	\$	480.00
894409	02477201040000	Lot Type 2019	\$	6,628.32	\$	480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
894410	02477201050000	Lot Type 2019	\$	6,628.32	\$	480.00
894411	02477201060000	Lot Type 2019	\$	6,628.32	\$	480.00
894412	02457502450000	Lot Type 2019	\$	6,628.32	\$	480.00
894413	02457502460000	Lot Type 2019	\$	6,628.32	\$	480.00
894414	02457502470000	Lot Type 2019	\$	6,628.32	\$	480.00
894415	02457502480000	Lot Type 2019	\$	6,628.32	\$	480.00
894416	02457502490000	Lot Type 2019	\$	6,628.32	\$	480.00
894417	02457502500000	Lot Type 2019	\$	6,628.32	\$	480.00
894418	02457217010000	Lot Type 2019	\$	6,628.32	\$	480.00
894419	02457217020000	Lot Type 2019	\$	6,628.32	\$	480.00
894420	02457217030000	Lot Type 2019	\$	6,628.32	\$	480.00
894421	02457217040000	Lot Type 2019	\$	6,628.32	\$	480.00
894422	02457217050000	Lot Type 2019	\$	6,628.32	\$	480.00
894423	02457217060000	Lot Type 2019	\$	6,628.32	\$	480.00
894424	02457217070000	Lot Type 2019	\$	6,628.32	\$	480.00
894425	02477202010000	Lot Type 2019	\$	6,628.32	\$	480.00
894426	02477202020000	Lot Type 2019	\$	6,628.32	\$	480.00
894427	02477202030000	Lot Type 2019	\$	6,628.32	\$	480.00
894428	02477202040000	Lot Type 2019	\$	6,628.32	\$	480.00
894429	02477202050000	Lot Type 2019	\$	6,628.32	\$	480.00
894430	02477202060000	Lot Type 2019	\$	6,628.32	\$	480.00
894431	02477202070000	Lot Type 2019	\$	6,628.32	\$	480.00
894432	02477202080000	Lot Type 2019	\$	6,628.32	\$	480.00
894433	02477202090000	Lot Type 2019	\$	6,628.32	\$	480.00
894434	02477202100000	Lot Type 2019	\$	6,628.32	\$	480.00
894435	02477202110000	Lot Type 2019	\$	6,628.32	\$	480.00
894436	02477202120000	Lot Type 2019	\$	6,628.32	\$	480.00
894437	02477202130000	Lot Type 2019	\$	6,628.32	\$	480.00
894438	02477203010000	Lot Type 2019	\$	6,628.32	\$	480.00
894439	02457212340000	Lot Type 2019	\$	6,628.32	\$	480.00
894440	02457212350000	Lot Type 2019	\$	6,628.32	\$	480.00
894441	02457212360000	Lot Type 2019	\$	6,628.32	\$	480.00
894442	02457212370000	Lot Type 2019	\$	6,628.32	\$	480.00
894443	02457212380000	Lot Type 2019	\$	6,628.32	\$	480.00
894444	02457212390000	Lot Type 2019	\$	6,628.32	\$	480.00
894445	02457212400000	Lot Type 2019	\$	6,628.32	\$	480.00
894446	02457212410000	Lot Type 2020	\$	6,755.54	\$	480.00
894447	02457212420000	Lot Type 2019	\$	6,628.32	\$	480.00
894448	02457212430000	Lot Type 2019	\$	6,628.32	\$	480.00
894449	02457212440000	Lot Type 2019	\$	6,628.32	\$	480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
894450	02457212450000	Lot Type 2019	\$	6,628.32	\$ 480.00
894451	02457212460000	Lot Type 2019	\$	6,628.32	\$ 480.00
897067	02457211030000	Non-Benefitted Property	\$	-	\$ -
897068	02457211040000	Lot Type 2019	\$	6,628.32	\$ 480.00
897069	02457211050000	Lot Type 2019	\$	6,628.32	\$ 480.00
897070	02457211060000	Lot Type 2019	\$	6,628.32	\$ 480.00
897071	02457211070000	Lot Type 2019	\$	6,628.32	\$ 480.00
897072	02457211080000	Lot Type 2019	\$	6,628.32	\$ 480.00
897073	02457211090000	Lot Type 2020	\$	6,755.54	\$ 480.00
897074	02457211100000	Lot Type 2019	\$	6,628.32	\$ 480.00
897075	02457211110000	Lot Type 2020	\$	6,755.54	\$ 480.00
897076	02457211120000	Lot Type 2019	\$	6,628.32	\$ 480.00
897077	02457211130000	Lot Type 2019	\$	6,628.32	\$ 480.00
914734	02477202140000	Lot Type 2021	\$	6,876.71	\$ 480.00
914735	02477202150000	Lot Type 2020	\$	6,755.54	\$ 480.00
914736	02477202160000	Lot Type 2020	\$	6,755.54	\$ 480.00
914737	02477202170000	Lot Type 2021	\$	6,876.71	\$ 480.00
914739	02477202180000	Lot Type 2021	\$	6,876.71	\$ 480.00
914740	02477202190000	Lot Type 2021	\$	6,876.71	\$ 480.00
914741	02477202200000	Lot Type 2021	\$	6,876.71	\$ 480.00
914742	02477202210000	Lot Type 2021	\$	6,876.71	\$ 480.00
914743	02477202220000	Lot Type 2021	\$	6,876.71	\$ 480.00
914744	02477202230000	Lot Type 2020	\$	6,755.54	\$ 480.00
914745	02477202240000	Lot Type 2021	\$	6,876.71	\$ 480.00
914746	02477202250000	Lot Type 2021	\$	6,876.71	\$ 480.00
914747	02477202260000	Lot Type 2021	\$	6,876.71	\$ 480.00
914748	02477202270000	Lot Type 2021	\$	6,876.71	\$ 480.00
914749	02477202280000	Lot Type 2021	\$	6,876.71	\$ 480.00
914750	02477202290000	Lot Type 2021	\$	6,876.71	\$ 480.00
914751	02477202300000	Lot Type 2021	\$	6,876.71	\$ 480.00
914752	02477202310000	Lot Type 2021	\$	6,876.71	\$ 480.00
914753	02477202320000	Lot Type 2021	\$	6,876.71	\$ 480.00
914754	02477202330000	Lot Type 2021	\$	6,876.71	\$ 480.00
914755	02477202340000	Lot Type 2021	\$	6,876.71	\$ 480.00
914756	02477202350000	Lot Type 2021	\$	6,876.71	\$ 480.00
914757	02477202360000	Lot Type 2021	\$	6,876.71	\$ 480.00
914758	02477202370000	Lot Type 2021	\$	6,876.71	\$ 480.00
914759	02477202380000	Lot Type 2021	\$	6,876.71	\$ 480.00
914760	02477202390000	Lot Type 2021	\$	6,876.71	\$ 480.00
914761	02477202400000	Lot Type 2021	\$	6,876.71	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
914762	02477202410000	Lot Type 2023	\$	7,102.00	\$ 480.00
914763	02477202420000	Lot Type 2023	\$	7,102.00	\$ 480.00
914764	02477204010000	Lot Type 2020	\$	6,755.54	\$ 480.00
914765	02477204020000	Lot Type 2020	\$	6,755.54	\$ 480.00
914766	02477204030000	Lot Type 2021	\$	6,876.71	\$ 480.00
914767	02477204040000	Lot Type 2020	\$	6,755.54	\$ 480.00
914768	02477204050000	Lot Type 2020	\$	6,755.54	\$ 480.00
914769	02477204060000	Lot Type 2020	\$	6,755.54	\$ 480.00
914770	02477205010000	Lot Type 2020	\$	6,755.54	\$ 480.00
914771	02477205020000	Lot Type 2020	\$	6,755.54	\$ 480.00
914772	02477205030000	Lot Type 2020	\$	6,755.54	\$ 480.00
914773	02477205040000	Lot Type 2021	\$	6,876.71	\$ 480.00
914774	02477205050000	Lot Type 2020	\$	6,755.54	\$ 480.00
914775	02477205060000	Lot Type 2020	\$	6,755.54	\$ 480.00
914776	02477205070000	Lot Type 2020	\$	6,755.54	\$ 480.00
914777	02477205080000	Lot Type 2020	\$	6,755.54	\$ 480.00
914778	02477205090000	Lot Type 2020	\$	6,755.54	\$ 480.00
914779	02477205100000	Lot Type 2020	\$	6,755.54	\$ 480.00
914780	02477205110000	Lot Type 2020	\$	6,755.54	\$ 480.00
914781	02477205120000	Lot Type 2020	\$	6,755.54	\$ 480.00
914782	02477205130000	Lot Type 2020	\$	6,755.54	\$ 480.00
914783	02477205140000	Lot Type 2020	\$	6,755.54	\$ 480.00
914784	02477205150000	Lot Type 2021	\$	6,876.71	\$ 480.00
914785	02477205160000	Lot Type 2020	\$	6,755.54	\$ 480.00
914786	02477205170000	Lot Type 2020	\$	6,755.54	\$ 480.00
914793	02477203030000	Lot Type 2021	\$	6,876.71	\$ 480.00
914794	02477203040000	Lot Type 2020	\$	6,755.54	\$ 480.00
914795	02477203050000	Lot Type 2020	\$	6,755.54	\$ 480.00
914796	02477203060000	Lot Type 2020	\$	6,755.54	\$ 480.00
914797	02477203070000	Lot Type 2020	\$	6,755.54	\$ 480.00
914798	02477203080000	Lot Type 2020	\$	6,755.54	\$ 480.00
914799	02477203090000	Lot Type 2020	\$	6,755.54	\$ 480.00
914800	02477203100000	Lot Type 2020	\$	6,755.54	\$ 480.00
914801	02477203110000	Lot Type 2020	\$	6,755.54	\$ 480.00
914802	02477203120000	Lot Type 2020	\$	6,755.54	\$ 480.00
914803	02477203130000	Lot Type 2020	\$	6,755.54	\$ 480.00
914804	02477203140000	Lot Type 2020	\$	6,755.54	\$ 480.00
914805	02477203150000	Lot Type 2020	\$	6,755.54	\$ 480.00
914806	02477203160000	Lot Type 2020	\$	6,755.54	\$ 480.00
914807	02477203170000	Lot Type 2020	\$	6,755.54	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
914808	02477203180000	Lot Type 2020	\$	6,755.54	\$	480.00
914809	02477203190000	Lot Type 2020	\$	6,755.54	\$	480.00
914810	02477203200000	Lot Type 2020	\$	6,755.54	\$	480.00
914811	02477203210000	Lot Type 2020	\$	6,755.54	\$	480.00
914812	02477203220000	Lot Type 2020	\$	6,755.54	\$	480.00
914813	02477203230000	Lot Type 2020	\$	6,755.54	\$	480.00
914814	02477203240000	Lot Type 2020	\$	6,755.54	\$	480.00
914815	02477203250000	Lot Type 2020	\$	6,755.54	\$	480.00
914816	02477203260000	Lot Type 2020	\$	6,755.54	\$	480.00
914817	02477203270000	Lot Type 2020	\$	6,755.54	\$	480.00
914818	02477203280000	Lot Type 2020	\$	6,755.54	\$	480.00
914819	02477203290000	Lot Type 2020	\$	6,755.54	\$	480.00
914820	02477203300000	Lot Type 2020	\$	6,755.54	\$	480.00
914821	02477203310000	Lot Type 2020	\$	6,755.54	\$	480.00
914822	02477203320000	Lot Type 2020	\$	6,755.54	\$	480.00
914823	02477203330000	Lot Type 2020	\$	6,755.54	\$	480.00
914824	02477203340000	Lot Type 2020	\$	6,755.54	\$	480.00
914825	02477203350000	Lot Type 2020	\$	6,755.54	\$	480.00
914826	02477203360000	Lot Type 2021	\$	6,876.71	\$	480.00
914827	02477203370000	Lot Type 2020	\$	6,755.54	\$	480.00
914828	02477203380000	Lot Type 2020	\$	6,755.54	\$	480.00
914829	02477203390000	Lot Type 2020	\$	6,755.54	\$	480.00
914830	02477203400000	Lot Type 2021	\$	6,876.71	\$	480.00
914831	02477203410000	Lot Type 2020	\$	6,755.54	\$	480.00
914832	02477203420000	Lot Type 2021	\$	6,876.71	\$	480.00
914833	02477203430000	Lot Type 2021	\$	6,876.71	\$	480.00
922591	02477501010000	Lot Type 2021	\$	6,876.71	\$	480.00
922592	02477501020000	Lot Type 2021	\$	6,876.71	\$	480.00
922593	02477501030000	Lot Type 2021	\$	6,876.71	\$	480.00
922594	02477501040000	Lot Type 2021	\$	6,876.71	\$	480.00
922595	02477501050000	Lot Type 2021	\$	6,876.71	\$	480.00
922596	02477501060000	Non-Benefitted Property	\$	-	\$	-
922597	02477502010000	Lot Type 2021	\$	6,876.71	\$	480.00
922598	02477502020000	Lot Type 2021	\$	6,876.71	\$	480.00
922599	02477502030000	Lot Type 2021	\$	6,876.71	\$	480.00
922600	02477502040000	Lot Type 2021	\$	6,876.71	\$	480.00
922601	02477502050000	Lot Type 2021	\$	6,876.71	\$	480.00
922602	02477502060000	Lot Type 2021	\$	6,876.71	\$	480.00
922603	02477502070000	Prepaid	\$	-	\$	-
922604	02477502080000	Non-Benefitted Property	\$	-	\$	-

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
922605	02477503010000	Lot Type 2021	\$	6,876.71	\$ 480.00
922606	02477503020000	Lot Type 2021	\$	6,876.71	\$ 480.00
922607	02477503030000	Lot Type 2021	\$	6,876.71	\$ 480.00
922608	02477503040000	Lot Type 2021	\$	6,876.71	\$ 480.00
922609	02477503050000	Lot Type 2021	\$	6,876.71	\$ 480.00
922610	02477503060000	Lot Type 2021	\$	6,876.71	\$ 480.00
922611	02477503070000	Lot Type 2021	\$	6,876.71	\$ 480.00
922612	02477503080000	Lot Type 2021	\$	6,876.71	\$ 480.00
922613	02477503090000	Prepaid	\$	-	\$ -
922614	02477503100000	Lot Type 2021	\$	6,876.71	\$ 480.00
922615	02477206010000	Lot Type 2021	\$	6,876.71	\$ 480.00
922616	02477206020000	Lot Type 2021	\$	6,876.71	\$ 480.00
922617	02477206030000	Lot Type 2021	\$	6,876.71	\$ 480.00
922618	02477207010000	Lot Type 2021	\$	6,876.71	\$ 480.00
922619	02477207020000	Lot Type 2021	\$	6,876.71	\$ 480.00
922620	02477207030000	Lot Type 2021	\$	6,876.71	\$ 480.00
922621	02477207040000	Lot Type 2021	\$	6,876.71	\$ 480.00
922622	02477207050000	Lot Type 2021	\$	6,876.71	\$ 480.00
922623	02477207060000	Lot Type 2021	\$	6,876.71	\$ 480.00
922624	02477207070000	Lot Type 2021	\$	6,876.71	\$ 480.00
922625	02477207080000	Lot Type 2021	\$	6,876.71	\$ 480.00
922626	02477207090000	Lot Type 2021	\$	6,876.71	\$ 480.00
922627	02477207100000	Lot Type 2021	\$	6,876.71	\$ 480.00
922628	02477207110000	Lot Type 2021	\$	6,876.71	\$ 480.00
922629	02477207120000	Lot Type 2021	\$	6,876.71	\$ 480.00
922630	02477207130000	Lot Type 2021	\$	6,876.71	\$ 480.00
922631	02477207140000	Lot Type 2021	\$	6,876.71	\$ 480.00
922632	02477207150000	Lot Type 2021	\$	6,876.71	\$ 480.00
922633	02477207160000	Lot Type 2021	\$	6,876.71	\$ 480.00
922634	02477207170000	Lot Type 2021	\$	6,876.71	\$ 480.00
922635	02477207180000	Lot Type 2021	\$	6,876.71	\$ 480.00
922636	02477207190000	Lot Type 2021	\$	6,876.71	\$ 480.00
922637	02477207200000	Lot Type 2021	\$	6,876.71	\$ 480.00
922638	02477207210000	Lot Type 2021	\$	6,876.71	\$ 480.00
922639	02477207220000	Lot Type 2021	\$	6,876.71	\$ 480.00
922640	02477208010000	Lot Type 2021	\$	6,876.71	\$ 480.00
922641	02477208020000	Lot Type 2021	\$	6,876.71	\$ 480.00
922642	02477208030000	Lot Type 2021	\$	6,876.71	\$ 480.00
922643	02477208040000	Lot Type 2021	\$	6,876.71	\$ 480.00
922644	02477208050000	Lot Type 2021	\$	6,876.71	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
922645	02477208060000	Lot Type 2021	\$	6,876.71	\$ 480.00
922646	02477208070000	Lot Type 2021	\$	6,876.71	\$ 480.00
922647	02477208080000	Lot Type 2021	\$	6,876.71	\$ 480.00
922648	02477208090000	Lot Type 2021	\$	6,876.71	\$ 480.00
922649	02477208100000	Lot Type 2021	\$	6,876.71	\$ 480.00
922650	02477208110000	Lot Type 2021	\$	6,876.71	\$ 480.00
922651	02477208120000	Lot Type 2021	\$	6,876.71	\$ 480.00
922652	02477208130000	Lot Type 2021	\$	6,876.71	\$ 480.00
922653	02477208140000	Lot Type 2021	\$	6,876.71	\$ 480.00
922654	02477208150000	Lot Type 2021	\$	6,876.71	\$ 480.00
922655	02477208160000	Lot Type 2021	\$	6,876.71	\$ 480.00
922657	02477208170000	Lot Type 2021	\$	6,876.71	\$ 480.00
922658	02477208180000	Lot Type 2021	\$	6,876.71	\$ 480.00
922659	02477208190000	Lot Type 2021	\$	6,876.71	\$ 480.00
922660	02477208200000	Lot Type 2021	\$	6,876.71	\$ 480.00
922661	02477208210000	Lot Type 2021	\$	6,876.71	\$ 480.00
922662	02477208220000	Lot Type 2021	\$	6,876.71	\$ 480.00
922663	02477208230000	Lot Type 2021	\$	6,876.71	\$ 480.00
922664	02477208240000	Lot Type 2021	\$	6,876.71	\$ 480.00
922665	02477208250000	Lot Type 2021	\$	6,876.71	\$ 480.00
922666	02477208260000	Lot Type 2021	\$	6,876.71	\$ 480.00
922667	02477208270000	Lot Type 2021	\$	6,876.71	\$ 480.00
922668	02477208280000	Lot Type 2021	\$	6,876.71	\$ 480.00
922669	02477208290000	Lot Type 2021	\$	6,876.71	\$ 480.00
922670	02477208300000	Lot Type 2021	\$	6,876.71	\$ 480.00
922671	02477208310000	Lot Type 2021	\$	6,876.71	\$ 480.00
922672	02477208320000	Lot Type 2021	\$	6,876.71	\$ 480.00
922673	02477209010000	Lot Type 2021	\$	6,876.71	\$ 480.00
922674	02477209020000	Lot Type 2021	\$	6,876.71	\$ 480.00
922675	02477209030000	Lot Type 2021	\$	6,876.71	\$ 480.00
922676	02477209040000	Lot Type 2021	\$	6,876.71	\$ 480.00
922677	02477209050000	Lot Type 2021	\$	6,876.71	\$ 480.00
922678	02477209060000	Lot Type 2021	\$	6,876.71	\$ 480.00
922679	02477209070000	Lot Type 2021	\$	6,876.71	\$ 480.00
922680	02477209080000	Lot Type 2021	\$	6,876.71	\$ 480.00
922681	02477209090000	Lot Type 2021	\$	6,876.71	\$ 480.00
922682	02477209100000	Lot Type 2021	\$	6,876.71	\$ 480.00
922683	02477209110000	Lot Type 2021	\$	6,876.71	\$ 480.00
922684	02477209120000	Lot Type 2021	\$	6,876.71	\$ 480.00
922685	02477209130000	Lot Type 2021	\$	6,876.71	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
922686	02477209140000	Lot Type 2021	\$	6,876.71	\$ 480.00
922687	02477209150000	Lot Type 2021	\$	6,876.71	\$ 480.00
922688	02477209160000	Lot Type 2021	\$	6,876.71	\$ 480.00
922689	02477209170000	Lot Type 2021	\$	6,876.71	\$ 480.00
922690	02477209180000	Lot Type 2021	\$	6,876.71	\$ 480.00
922691	02477209190000	Lot Type 2021	\$	6,876.71	\$ 480.00
922692	02477209200000	Lot Type 2021	\$	6,876.71	\$ 480.00
922693	02477210010000	Lot Type 2021	\$	6,876.71	\$ 480.00
922694	02477210020000	Lot Type 2021	\$	6,876.71	\$ 480.00
922695	02477210030000	Lot Type 2021	\$	6,876.71	\$ 480.00
938598	02477204070000	Lot Type 2022	\$	6,992.10	\$ 480.00
938599	02477204080000	Lot Type 2022	\$	6,992.10	\$ 480.00
938600	02477204090000	Lot Type 2022	\$	6,992.10	\$ 480.00
938601	02477204100000	Lot Type 2022	\$	6,992.10	\$ 480.00
938602	02477204110000	Lot Type 2022	\$	6,992.10	\$ 480.00
938603	02477204120000	Lot Type 2022	\$	6,992.10	\$ 480.00
938604	02477204130000	Lot Type 2022	\$	6,992.10	\$ 480.00
938605	02477204140000	Lot Type 2022	\$	6,992.10	\$ 480.00
938606	02477204150000	Lot Type 2021	\$	6,876.71	\$ 480.00
938607	02477204160000	Lot Type 2022	\$	6,992.10	\$ 480.00
938608	02477204170000	Lot Type 2022	\$	6,992.10	\$ 480.00
938609	02477204180000	Lot Type 2022	\$	6,992.10	\$ 480.00
938610	02477204190000	Lot Type 2022	\$	6,992.10	\$ 480.00
938611	02477204200000	Lot Type 2022	\$	6,992.10	\$ 480.00
938612	02477204210000	Lot Type 2022	\$	6,992.10	\$ 480.00
938613	02477204220000	Lot Type 2022	\$	6,992.10	\$ 480.00
938614	02477204230000	Lot Type 2021	\$	6,876.71	\$ 480.00
938615	02477204240000	Lot Type 2021	\$	6,876.71	\$ 480.00
938616	02477204250000	Lot Type 2022	\$	6,992.10	\$ 480.00
938617	02477204260000	Lot Type 2022	\$	6,992.10	\$ 480.00
938618	02477204270000	Lot Type 2022	\$	6,992.10	\$ 480.00
938619	02477204280000	Lot Type 2022	\$	6,992.10	\$ 480.00
938620	02477204290000	Lot Type 2022	\$	6,992.10	\$ 480.00
938621	02477204300000	Lot Type 2021	\$	6,876.71	\$ 480.00
938622	02477204310000	Lot Type 2021	\$	6,876.71	\$ 480.00
938623	02477204320000	Lot Type 2021	\$	6,876.71	\$ 480.00
938624	02477204330000	Lot Type 2021	\$	6,876.71	\$ 480.00
938625	02477204340000	Lot Type 2021	\$	6,876.71	\$ 480.00
938626	02477204350000	Lot Type 2021	\$	6,876.71	\$ 480.00
938627	02477204360000	Lot Type 2021	\$	6,876.71	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
938628	02477204370000	Lot Type 2021	\$	6,876.71	\$	480.00
938629	02477204380000	Lot Type 2021	\$	6,876.71	\$	480.00
938630	02477204390000	Lot Type 2021	\$	6,876.71	\$	480.00
938631	02477204400000	Lot Type 2021	\$	6,876.71	\$	480.00
938632	02477204410000	Lot Type 2021	\$	6,876.71	\$	480.00
938633	02477204420000	Lot Type 2021	\$	6,876.71	\$	480.00
938634	02477204430000	Lot Type 2021	\$	6,876.71	\$	480.00
938635	02477204440000	Lot Type 2021	\$	6,876.71	\$	480.00
938636	02477204450000	Lot Type 2021	\$	6,876.71	\$	480.00
938637	02477204460000	Lot Type 2021	\$	6,876.71	\$	480.00
938638	02477204470000	Lot Type 2021	\$	6,876.71	\$	480.00
938639	02477204480000	Lot Type 2021	\$	6,876.71	\$	480.00
938640	02477204490000	Lot Type 2021	\$	6,876.71	\$	480.00
938641	02477204500000	Lot Type 2021	\$	6,876.71	\$	480.00
938642	02477204510000	Lot Type 2021	\$	6,876.71	\$	480.00
938643	02477204520000	Lot Type 2021	\$	6,876.71	\$	480.00
938644	02477204530000	Lot Type 2021	\$	6,876.71	\$	480.00
938645	02477204540000	Lot Type 2021	\$	6,876.71	\$	480.00
938646	02477204550000	Lot Type 2021	\$	6,876.71	\$	480.00
938647	02477204560000	Lot Type 2021	\$	6,876.71	\$	480.00
938648	02477204570000	Lot Type 2022	\$	6,992.10	\$	480.00
938649	02477204580000	Lot Type 2021	\$	6,876.71	\$	480.00
938650	02477204590000	Lot Type 2021	\$	6,876.71	\$	480.00
938652	02477205180000	Lot Type 2022	\$	6,992.10	\$	480.00
938653	02477205190000	Lot Type 2022	\$	6,992.10	\$	480.00
938654	02477205200000	Lot Type 2022	\$	6,992.10	\$	480.00
938655	02477205210000	Lot Type 2022	\$	6,992.10	\$	480.00
938656	02477205220000	Lot Type 2022	\$	6,992.10	\$	480.00
938657	02477205230000	Lot Type 2022	\$	6,992.10	\$	480.00
938658	02477205240000	Lot Type 2022	\$	6,992.10	\$	480.00
938659	02477205250000	Lot Type 2022	\$	6,992.10	\$	480.00
938660	02477205260000	Lot Type 2022	\$	6,992.10	\$	480.00
938661	02477205270000	Lot Type 2022	\$	6,992.10	\$	480.00
938662	02477205280000	Lot Type 2022	\$	6,992.10	\$	480.00
938663	02477205290000	Lot Type 2022	\$	6,992.10	\$	480.00
938664	02477205300000	Lot Type 2022	\$	6,992.10	\$	480.00
938665	02477205310000	Lot Type 2021	\$	6,876.71	\$	480.00
938666	02477205320000	Lot Type 2021	\$	6,876.71	\$	480.00
938667	02477205330000	Lot Type 2021	\$	6,876.71	\$	480.00
938668	02477205340000	Lot Type 2021	\$	6,876.71	\$	480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due
				⁽³⁾	1/31/2024 ^{(3), (4)}
938669	02477205350000	Lot Type 2022	\$	6,992.10	\$ 480.00
938670	02477205360000	Lot Type 2021	\$	6,876.71	\$ 480.00
938671	02477205370000	Lot Type 2021	\$	6,876.71	\$ 480.00
938672	02477205380000	Lot Type 2021	\$	6,876.71	\$ 480.00
938673	02477205390000	Lot Type 2021	\$	6,876.71	\$ 480.00
938674	02477205400000	Lot Type 2021	\$	6,876.71	\$ 480.00
938675	02477205410000	Lot Type 2021	\$	6,876.71	\$ 480.00
938676	02477205420000	Lot Type 2022	\$	6,992.10	\$ 480.00
938677	02477205430000	Lot Type 2022	\$	6,992.10	\$ 480.00
938678	02477205440000	Lot Type 2022	\$	6,992.10	\$ 480.00
938679	02477205450000	Lot Type 2022	\$	6,992.10	\$ 480.00
938680	02477205460000	Lot Type 2022	\$	6,992.10	\$ 480.00
938681	02477205470000	Lot Type 2022	\$	6,992.10	\$ 480.00
938682	02477205480000	Lot Type 2022	\$	6,992.10	\$ 480.00
938683	02477205490000	Lot Type 2022	\$	6,992.10	\$ 480.00
938684	02477205500000	Lot Type 2021	\$	6,876.71	\$ 480.00
938685	02477205510000	Lot Type 2021	\$	6,876.71	\$ 480.00
938686	02477205520000	Lot Type 2022	\$	6,992.10	\$ 480.00
938687	02477205530000	Lot Type 2022	\$	6,992.10	\$ 480.00
938688	02477205540000	Lot Type 2022	\$	6,992.10	\$ 480.00
938689	02477205550000	Lot Type 2022	\$	6,992.10	\$ 480.00
938690	02477205560000	Lot Type 2022	\$	6,992.10	\$ 480.00
938691	02477205570000	Lot Type 2022	\$	6,992.10	\$ 480.00
938692	02477205580000	Lot Type 2022	\$	6,992.10	\$ 480.00
938693	02477205590000	Lot Type 2022	\$	6,992.10	\$ 480.00
938694	02477205600000	Lot Type 2022	\$	6,992.10	\$ 480.00
938697	02477209210000	Lot Type 2021	\$	6,876.71	\$ 480.00
938698	02477209220000	Lot Type 2021	\$	6,876.71	\$ 480.00
938699	02477209230000	Lot Type 2021	\$	6,876.71	\$ 480.00
938700	02477209240000	Lot Type 2021	\$	6,876.71	\$ 480.00
938701	02477209250000	Lot Type 2021	\$	6,876.71	\$ 480.00
938702	02477209260000	Lot Type 2021	\$	6,876.71	\$ 480.00
938703	02477209270000	Lot Type 2021	\$	6,876.71	\$ 480.00
938704	02477209280000	Lot Type 2021	\$	6,876.71	\$ 480.00
938705	02477209290000	Lot Type 2021	\$	6,876.71	\$ 480.00
938706	02477209300000	Lot Type 2021	\$	6,876.71	\$ 480.00
938707	02477209310000	Lot Type 2021	\$	6,876.71	\$ 480.00
938708	02477209320000	Lot Type 2021	\$	6,876.71	\$ 480.00
938709	02477209330000	Lot Type 2021	\$	6,876.71	\$ 480.00
938710	02477209340000	Lot Type 2021	\$	6,876.71	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾		Installment Due	
				⁽³⁾	1/31/2024 ^{(3), (4)}	
938711	02477209350000	Lot Type 2021	\$	6,876.71	\$	480.00
938712	02477209360000	Lot Type 2021	\$	6,876.71	\$	480.00
938713	02477209370000	Lot Type 2021	\$	6,876.71	\$	480.00
938714	02477209380000	Lot Type 2021	\$	6,876.71	\$	480.00
938715	02477209390000	Lot Type 2021	\$	6,876.71	\$	480.00
938716	02477209400000	Lot Type 2021	\$	6,876.71	\$	480.00
938717	02477209410000	Lot Type 2021	\$	6,876.71	\$	480.00
938718	02477209420000	Lot Type 2021	\$	6,876.71	\$	480.00
938719	02477209430000	Non-Benefitted Property	\$	-	\$	-
938720	02477209440000	Lot Type 2021	\$	6,876.71	\$	480.00
938721	02477209450000	Lot Type 2021	\$	6,876.71	\$	480.00
938722	02477211010000	Lot Type 2021	\$	6,876.71	\$	480.00
938723	02477211020000	Lot Type 2021	\$	6,876.71	\$	480.00
938724	02477211030000	Lot Type 2021	\$	6,876.71	\$	480.00
938725	02477211040000	Lot Type 2021	\$	6,876.71	\$	480.00
938726	02477211050000	Lot Type 2021	\$	6,876.71	\$	480.00
938727	02477211060000	Lot Type 2022	\$	6,992.10	\$	480.00
938728	02477211070000	Lot Type 2021	\$	6,876.71	\$	480.00
938729	02477211080000	Lot Type 2021	\$	6,876.71	\$	480.00
938730	02477211090000	Lot Type 2021	\$	6,876.71	\$	480.00
938731	02477211100000	Lot Type 2022	\$	6,992.10	\$	480.00
938732	02477211110000	Lot Type 2022	\$	6,992.10	\$	480.00
938733	02477211120000	Lot Type 2022	\$	6,992.10	\$	480.00
938734	02477211130000	Lot Type 2022	\$	6,992.10	\$	480.00
938735	02477211140000	Lot Type 2022	\$	6,992.10	\$	480.00
938737	02477211150000	Lot Type 2022	\$	6,992.10	\$	480.00
938738	02477211160000	Lot Type 2022	\$	6,992.10	\$	480.00
938739	02477211170000	Lot Type 2022	\$	6,992.10	\$	480.00
938740	02477211180000	Lot Type 2022	\$	6,992.10	\$	480.00
938741	02477211190000	Lot Type 2022	\$	6,992.10	\$	480.00
938742	02477211200000	Lot Type 2022	\$	6,992.10	\$	480.00
938743	02477211210000	Lot Type 2022	\$	6,992.10	\$	480.00
938744	02477211220000	Lot Type 2022	\$	6,992.10	\$	480.00
938745	02477211230000	Lot Type 2022	\$	6,992.10	\$	480.00
938746	02477211240000	Lot Type 2022	\$	6,992.10	\$	480.00
938747	02477211250000	Lot Type 2022	\$	6,992.10	\$	480.00
938748	02477211260000	Lot Type 2022	\$	6,992.10	\$	480.00
938749	02477211270000	Lot Type 2022	\$	6,992.10	\$	480.00
938750	02477211280000	Lot Type 2022	\$	6,992.10	\$	480.00
938751	02477211290000	Lot Type 2022	\$	6,992.10	\$	480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾ ⁽³⁾	Installment Due 1/31/2024 ^{(3), (4)}
938752	02477211300000	Lot Type 2022	\$ 6,992.10	\$ 480.00
938753	02477211310000	Non-Benefitted Property	\$ -	\$ -
938754	02477211320000	Non-Benefitted Property	\$ -	\$ -
938756	02477210040000	Lot Type 2021	\$ 6,876.71	\$ 480.00
938757	02477210050000	Lot Type 2021	\$ 6,876.71	\$ 480.00
938758	02477210060000	Lot Type 2021	\$ 6,876.71	\$ 480.00
938759	02477210070000	Lot Type 2021	\$ 6,876.71	\$ 480.00
938760	02477210080000	Lot Type 2021	\$ 6,876.71	\$ 480.00
938761	02477210090000	Lot Type 2022	\$ 6,992.10	\$ 480.00
938762	02477210100000	Non-Benefitted Property	\$ -	\$ -
938763	02477210110000	Lot Type 2022	\$ 6,992.10	\$ 480.00
938764	02477210120000	Lot Type 2022	\$ 6,992.10	\$ 480.00
938765	02477210130000	Lot Type 2022	\$ 6,992.10	\$ 480.00
938766	02477210140000	Lot Type 2021	\$ 6,876.71	\$ 480.00
938767	02477210150000	Lot Type 2021	\$ 6,876.71	\$ 480.00
938768	02477210160000	Lot Type 2021	\$ 6,876.71	\$ 480.00
Total			\$ 7,526,961.64	\$ 567,360.00

Notes:

- ⁽¹⁾ Property IDs based on preliminary Travis County Appraisal District data and may be updated based on certified data when available.
- ⁽²⁾ Outstanding Assessment prior to 1/31/2024 Annual Installment.
- ⁽³⁾ Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- ⁽⁴⁾ The Annual Installment covers the period January 1, 2024 to December 31, 2024 and is due by January 31, 2024.

EXHIBIT B – PROJECTED ANNUAL INSTALLMENT SCHEDULE

Year	Outstanding Principal	Principal	Interest	Annual Collection	Costs	Total Annual Installment
1	\$ 7,102.00	\$ 109.90	\$ 355.10	\$ 15.00	\$ 480.00	
2	\$ 6,992.10	\$ 115.40	\$ 349.61	\$ 15.00	\$ 480.00	
3	\$ 6,876.71	\$ 121.16	\$ 343.84	\$ 15.00	\$ 480.00	
4	\$ 6,755.54	\$ 127.22	\$ 337.78	\$ 15.00	\$ 480.00	
5	\$ 6,628.32	\$ 133.58	\$ 331.42	\$ 15.00	\$ 480.00	
6	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ 15.00	\$ 480.00	
7	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00	
8	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00	
9	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00	
10	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00	
11	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00	
12	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00	
13	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00	
14	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00	
15	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00	
16	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00	
17	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00	
18	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00	
19	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00	
20	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00	
21	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00	
22	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00	
23	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00	
24	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00	
25	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00	
26	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00	
27	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00	
28	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00	
29	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00	
30	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37	
Total	\$ 7,102.00	\$ 6,648.37	\$ 450.00	\$ 14,200.37		

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

EXHIBIT C – BUYER DISCLOSURES

Forms of the homebuyer disclosures for the following Lot Types are found in this exhibit:

- Lot Type 2007
- Lot Type 2008
- Lot Type 2009
- Lot Type 2010
- Lot Type 2011
- Lot Type 2012
- Lot Type 2013
- Lot Type 2014
- Lot Type 2015
- Lot Type 2016
- Lot Type 2017
- Lot Type 2018
- Lot Type 2019
- Lot Type 2020
- Lot Type 2021
- Lot Type 2022
- Lot Type 2023

**ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2007 BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2007 PRINCIPAL ASSESSMENT: \$4,502.04

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2007

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
17	1/31/2024	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2025	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2026	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2027	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2028	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2029	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2030	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2031	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2032	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2033	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2034	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2035	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2036	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2037	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 4,502.04	\$ 1,808.33	\$ 210.00	\$ 6,520.37

**ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2008 BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2008 PRINCIPAL ASSESSMENT: \$4,730.52

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2008

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
16	1/31/2024	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2025	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2026	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2027	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2028	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2029	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2030	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2031	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2032	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2033	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2034	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2035	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2036	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2037	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2038	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 4,730.52	\$ 2,044.85	\$ 225.00	\$ 7,000.37

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2009 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2009 PRINCIPAL ASSESSMENT: \$4,948.11

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2009

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
15	1/31/2024	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2025	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2026	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2027	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2028	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2029	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2030	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2031	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2032	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2033	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2034	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2035	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2036	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2037	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2038	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2039	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 4,948.11	\$ 2,292.26	\$ 240.00	\$ 7,480.37

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2010 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2010 PRINCIPAL ASSESSMENT: \$5,155.34

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2010

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
14	1/31/2024	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2025	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2026	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2027	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2028	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2029	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2030	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2031	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2032	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2033	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2034	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2035	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2036	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2037	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2038	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2039	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2040	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 5,155.34	\$ 2,550.03	\$ 255.00	\$ 7,960.37

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2011 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2011 PRINCIPAL ASSESSMENT: \$5,352.71

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2011

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
13	1/31/2024	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2025	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2026	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2027	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2028	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2029	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2030	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2031	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2032	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2033	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2034	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2035	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2036	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2037	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2038	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2039	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2040	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2041	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 5,352.71	\$ 2,817.66	\$ 270.00	\$ 8,440.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2012 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2012 PRINCIPAL ASSESSMENT: \$5,540.67

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2012

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
12	1/31/2024	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2025	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2026	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2027	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2028	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2029	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2030	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2031	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2032	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2033	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2034	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2035	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2036	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2037	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2038	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2039	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2040	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2041	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2042	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 5,540.67	\$ 3,094.70	\$ 285.00	\$ 8,920.37

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2013 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2013 PRINCIPAL ASSESSMENT: \$5,719.69

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2013

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
11	1/31/2024	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2025	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2026	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2027	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2028	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2029	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2030	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2031	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2032	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2033	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2034	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2035	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2036	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2037	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2038	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2039	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2040	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2041	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2042	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2043	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 5,719.69	\$ 3,380.68	\$ 300.00	\$ 9,400.37

**ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2014 BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2014 PRINCIPAL ASSESSMENT: \$5,890.18

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2014

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
10	1/31/2024	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2025	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2026	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2027	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2028	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2029	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2030	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2031	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2032	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2033	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2034	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2035	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2036	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2037	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2038	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2039	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2040	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2041	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2042	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2043	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2044	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 5,890.18	\$ 3,675.19	\$ 315.00	\$ 9,880.37

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2015 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2015 PRINCIPAL ASSESSMENT: \$6,052.55

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2015

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
9	1/31/2024	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2025	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2026	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2027	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2028	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2029	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2030	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2031	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2032	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2033	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2034	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2035	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2036	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2037	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2038	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2039	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2040	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2041	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2042	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2043	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2044	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2045	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,052.55	\$ 3,977.82	\$ 330.00	\$ 10,360.37

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2016 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2016 PRINCIPAL ASSESSMENT: \$6,207.19

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2016

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
8	1/31/2024	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2025	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2026	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2027	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2028	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2029	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2030	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2031	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2032	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2033	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2034	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2035	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2036	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2037	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2038	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2039	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2040	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2041	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2042	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2043	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2044	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2045	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2046	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,207.19	\$ 4,288.18	\$ 345.00	\$ 10,840.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2017 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2017 PRINCIPAL ASSESSMENT: \$6,354.47

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2017

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
7	1/31/2024	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00
8	1/31/2025	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2026	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2027	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2028	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2029	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2030	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2031	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2032	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2033	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2034	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2035	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2036	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2037	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2038	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2039	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2040	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2041	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2042	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2043	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2044	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2045	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2046	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2047	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,354.47	\$ 4,605.90	\$ 360.00	\$ 11,320.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2018 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2018 PRINCIPAL ASSESSMENT: \$6,494.73

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2018

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
6	1/31/2024	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ 15.00	\$ 480.00
7	1/31/2025	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00
8	1/31/2026	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2027	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2028	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2029	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2030	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2031	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2032	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2033	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2034	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2035	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2036	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2037	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2038	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2039	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2040	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2041	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2042	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2043	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2044	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2045	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2046	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2047	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2048	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,494.73	\$ 4,930.64	\$ 375.00	\$ 11,800.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2019 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2019 PRINCIPAL ASSESSMENT: \$6,628.32

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2019

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
5	1/31/2024	\$ 6,628.32	\$ 133.58	\$ 331.42	\$ 15.00	\$ 480.00
6	1/31/2025	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ 15.00	\$ 480.00
7	1/31/2026	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00
8	1/31/2027	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2028	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2029	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2030	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2031	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2032	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2033	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2034	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2035	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2036	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2037	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2038	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2039	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2040	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2041	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2042	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2043	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2044	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2045	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2046	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2047	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2048	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2049	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,628.32	\$ 5,262.05	\$ 390.00	\$ 12,280.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2020 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2020 PRINCIPAL ASSESSMENT: \$6,755.54

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2020

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
4	1/31/2024	\$ 6,755.54	\$ 127.22	\$ 337.78	\$ 15.00	\$ 480.00
5	1/31/2025	\$ 6,628.32	\$ 133.58	\$ 331.42	\$ 15.00	\$ 480.00
6	1/31/2026	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ 15.00	\$ 480.00
7	1/31/2027	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00
8	1/31/2028	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2029	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2030	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2031	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2032	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2033	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2034	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2035	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2036	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2037	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2038	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2039	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2040	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2041	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2042	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2043	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2044	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2045	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2046	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2047	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2048	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2049	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2050	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,755.54	\$ 5,599.83	\$ 405.00	\$ 12,760.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2021 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2021 PRINCIPAL ASSESSMENT: \$6,876.71

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2021

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
3	1/31/2024	\$ 6,876.71	\$ 121.16	\$ 343.84	\$ 15.00	\$ 480.00
4	1/31/2025	\$ 6,755.54	\$ 127.22	\$ 337.78	\$ 15.00	\$ 480.00
5	1/31/2026	\$ 6,628.32	\$ 133.58	\$ 331.42	\$ 15.00	\$ 480.00
6	1/31/2027	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ 15.00	\$ 480.00
7	1/31/2028	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00
8	1/31/2029	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2030	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2031	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2032	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2033	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2034	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2035	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2036	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2037	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2038	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2039	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2040	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2041	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2042	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2043	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2044	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2045	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2046	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2047	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2048	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2049	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2050	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2051	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,876.71	\$ 5,943.67	\$ 420.00	\$ 13,240.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2022 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2022 PRINCIPAL ASSESSMENT: \$6,992.10

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2022

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
2	1/31/2024	\$ 6,992.10	\$ 115.40	\$ 349.61	\$ 15.00	\$ 480.00
3	1/31/2025	\$ 6,876.71	\$ 121.16	\$ 343.84	\$ 15.00	\$ 480.00
4	1/31/2026	\$ 6,755.54	\$ 127.22	\$ 337.78	\$ 15.00	\$ 480.00
5	1/31/2027	\$ 6,628.32	\$ 133.58	\$ 331.42	\$ 15.00	\$ 480.00
6	1/31/2028	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ 15.00	\$ 480.00
7	1/31/2029	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00
8	1/31/2030	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2031	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2032	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2033	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2034	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2035	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2036	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2037	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2038	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2039	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2040	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2041	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
20	1/31/2042	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ 15.00	\$ 480.00
21	1/31/2043	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2044	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2045	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
24	1/31/2046	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ 15.00	\$ 480.00
25	1/31/2047	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2048	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2049	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2050	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2051	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2052	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 6,992.10	\$ 6,293.27	\$ 435.00	\$ 13,720.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

ROSE HILL PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2023 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2022 PRINCIPAL ASSESSMENT: \$7,102.00

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2023

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
1	1/31/2024	\$ 7,102.00	\$ 109.90	\$ 355.10	\$ 15.00	\$ 480.00
2	1/31/2025	\$ 6,992.10	\$ 115.40	\$ 349.61	\$ 15.00	\$ 480.00
3	1/31/2026	\$ 6,876.71	\$ 121.16	\$ 343.84	\$ 15.00	\$ 480.00
4	1/31/2027	\$ 6,755.54	\$ 127.22	\$ 337.78	\$ 15.00	\$ 480.00
5	1/31/2028	\$ 6,628.32	\$ 133.58	\$ 331.42	\$ 15.00	\$ 480.00
6	1/31/2029	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ 15.00	\$ 480.00
7	1/31/2030	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ 15.00	\$ 480.00
8	1/31/2031	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ 15.00	\$ 480.00
9	1/31/2032	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ 15.00	\$ 480.00
10	1/31/2033	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ 15.00	\$ 480.00
11	1/31/2034	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ 15.00	\$ 480.00
12	1/31/2035	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ 15.00	\$ 480.00
13	1/31/2036	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ 15.00	\$ 480.00
14	1/31/2037	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ 15.00	\$ 480.00
15	1/31/2038	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ 15.00	\$ 480.00
16	1/31/2039	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ 15.00	\$ 480.00
17	1/31/2040	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ 15.00	\$ 480.00
18	1/31/2041	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ 15.00	\$ 480.00
19	1/31/2042	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ 15.00	\$ 480.00
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21	1/31/2044	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ 15.00	\$ 480.00
22	1/31/2045	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ 15.00	\$ 480.00
23	1/31/2046	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ 15.00	\$ 480.00
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25	1/31/2048	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ 15.00	\$ 480.00
26	1/31/2049	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ 15.00	\$ 480.00
27	1/31/2050	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ 15.00	\$ 480.00
28	1/31/2051	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ 15.00	\$ 480.00
29	1/31/2052	\$ 683.56	\$ 430.82	\$ 34.18	\$ 15.00	\$ 480.00
30	1/31/2053	\$ 252.73	\$ 252.73	\$ 12.64	\$ 15.00	\$ 280.37
Total			\$ 7,102.00	\$ 6,648.37	\$ 450.00	\$ 14,200.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Ordinance amending Manor Code of Ordinances, Chapter 3 by adopting Article 3.09 to establish regulations for industrialized housing, establishing a variance procedure, and amending definitions.

BACKGROUND/SUMMARY:

The portion of code related to Industrialized or Modular housing is within the architectural standards of the Zoning Code (Chapter 14). This amendment moves those same codes under a new article (Article 3.09) in our Building Codes (Chapter 3). The regulations remain the same but a variance process that grants the City Council the authority to hear modification to the code as well as definitions related to driveways has been added. By regulating industrialized or modular housing under the Chapter 3 Building Codes, the City Council has more discretion and oversight over the construction of this type of housing.

LEGAL REVIEW: Yes, Paige Saenz, City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance No. 713

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council approve Ordinance No. 713 amending Manor Code of Ordinances, Chapter 3 by adopting Article 3.09 to establish regulations for industrialized housing, establishing a variance procedure, and amending definitions.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

ORDINANCE NO. 713

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, ADOPTING ARTICLE 3.09 TO ESTABLISH REGULATIONS FOR INDUSTRIALIZED HOUSING; ESTABLISHING A VARIANCE PROCEDURE; AMENDING SECTION 3.01.002 TO ESTABLISH DEFINITIONS FOR DRIVE APPROACH AND DRIVEWAY PROVIDING AN EFFECTIVE DATE, SAVINGS, SEVERABILITY, AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

Whereas, the Section 1202.253, Texas Occupations Code authorizes the City of Manor to regulate industrialized housing as set forth herein;

Whereas, the City Council hereby finds and determines that the regulations adopted herein are reasonable and necessary and promote and protect the public health, safety, and welfare;

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

Section 1. Findings. The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and that they are hereby adopted by the City Council and made a part hereof for all purposes.

Section 2. Addition of Definitions for “Drive Approach” and “Driveway” to Article 3.01. Section 3.01.002 of the Code of Ordinances is hereby amended to add definitions for “drive approach” and “driveway” to read as follows:

Drive approach means a paved surface connecting the street to a lot line.

Driveway means the surface connecting a drive approach with a parking space, parking lot, loading dock or garage. Properties of less than two acres shall construct driveways of concrete, asphalt or similar material. Properties of more than two acres shall pave the driveway with all-weather surface.

Section 3. Industrialized Housing Regulations. Chapter 3 of the City of Manor Code of Ordinances is hereby amended to adopt Article 3.09, entitled “Industrialized Housing” to read as follows:

Article 3.09 – Industrialized Housing

Sec. 3.09.001 – Definitions. For the purpose of this article, certain terms, words and phrases shall have the meaning hereinafter ascribed thereto:

Industrialized home means a residential structure that is designed for the occupancy of one or more families, constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site, designed to

be used as a permanent residential structure when the module or modular component is transported to the permanent site and erected or installed on permanent foundation system. Structures include plumbing, heating, air conditioning, and electrical systems. This term does not include housing constructed of a sectional or panelized system that does not use a modular component, or a ready built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for a purpose of selling and moving the home to another location.

Modular component means a structural part of housing or building constructed at a location other than the building site in a manner that prevents the construction from being adequately inspected for code compliance at the building site without:

- (1) Damage; or
- (2) Removal and reconstruction of a part of the housing or building.

Sec. 3.09.002 – Regulations. An industrialized home located in the agricultural (A), single-family estate (SF-E), single-family suburban (SF-1), single-family standard (SF-2), and two-family (TF) districts must meet the following criteria:

- (a) Masonry as applicable in [section 14.02.007\(c\)\(2\)\(A\)](#), which are adopted and incorporated herein by reference for all purpose as if fully stated herein;
- (b) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized home is proposed to be located, as determined by the most recent certified tax appraisal roll of Travis County;
- (c) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized home is proposed to be located;
- (d) Comply with municipal aesthetics standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings, which are adopted and incorporated into this article by reference as if fully stated herein;
- (e) Designed only for erection or installation on a site-built permanent foundation and is not designed to be moved after installation; and

- (f) Designed and manufactured to conform to a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or to the manufacturer's knowledge, is not intended for use other than on a site-built permanent foundation.

Sec. 3.09.003 – Variance. An owner or tenant of the property upon which industrialized housing will be located may request that the City Council grant a variance from the terms of this article. The variance must be requested in writing using the application provided by the City, and an application submitted by the tenant must include the property owner's written consent to the application. The City Council may impose conditions on a variance approval.

Section 4. Effective Date. This Ordinance shall take effect immediately from and after its passage.

Section 5. Amendment of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this Ordinance are hereby amended to the extent of a conflict herewith. In the event of a conflict between another ordinance of the City and this Ordinance, this Ordinance shall control.

Section 6. Savings Clause. All rights and remedies of the City of Manor are expressly saved as to any and all violations of the provisions of any ordinances within the City which have accrued at the time of the effective date of this Ordinance affecting industrialized housing; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 7. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 8. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Tex. Gov't. Code.

ORDINANCE NO. 713

Page 4

PASSED AND APPROVED on this 2nd day of August 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a variance request from Manor Code of Ordinances, Chapter 3, Article 3.09, Section 3.09.002(d).

BACKGROUND/SUMMARY:

This variance request is applicable if the City Council has approved the amendment to Chapter 3 related to industrialized housing. In 2021, the applicant’s home burned down and was a total loss. In 2023, they have moved a modular home onto the property, but the home does not fully comply with the zoning requirements.

They are requesting a variance from the minimum home size and the two-car garage requirement. The new home is approximately 1,700 square feet while the minimum for Single Family (SF-1) is 2,000 sf. The home also does not have an attached or detached enclosed two car garage, but there is a pre-existing carport on the property.

This variance request would have gone to the Board of Adjustments to be heard, but with vacancies and terms that have expired for existing current members the BOA last met in December 2021. The change in Chapter 3 establishing the regulations for industrialized housing, establishing a variance procedure, and amending definitions needed to be addressed before this variance request could be considered.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Variance request
- Photos
- Total Loss Determination
- Property site plan
- Planned home
- New home photos

STAFF RECOMMENDATION:

It is the City Administration’s recommendation that the City Council grant the variance being requested by the petitioner.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

Rezoning/Variance/Waiver Justification

REASONABLE USE:

1. *The zoning regulations applicable to the property do not allow for a reasonable use because:*

The variance is not being requested for a zoning issue.

HARDSHIP:

2. (a) *The hardship for which the variance/waiver is requested is unique to the property in that:*

The property is my homestead. In 2006 I moved to the property and into the home that had been on the property since 1940. (Exhibit A – include photo of house pre fire). On Memorial Day weekend 2021 while I was visiting family in Wisconsin, a storm blew a tree down striking a power line causing a fire that destroyed my home and all of my belongings. (Exhibit B – loss photos) The Manor fire department and my homeowners insurer both declared my home to be a total loss. (Exhibit C reports).

Only a barn/shed, a two-vehicle carport and a gravel driveway remained. (Exhibit D – current photo of barn/shed, carport and gravel drive)

(b) *The hardship is not general to the area in which the property is located because:*

The hardship is not general to the area in which the property is located because it was an extraordinary and devastating fire caused by a storm that destroyed my home. I just want to replace it so that I can occupy my property again.

3. *The zoning change or variance/waiver will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:*

The variance requested will not alter the character of the area adjacent to the property because I am not changing or otherwise altering the property's use. The surrounding area is agricultural in nature. Replacing my home only restores the use of my property to its pre loss state. Significantly, it does not impair the use of adjacent conforming property. Furthermore, granting the variance will not impair the purpose of the regulations of the zoning district because my property is 6 acres and the size of the properties adjacent to me are very large (10-acre homestead, and two agricultural properties of 33.9 acres and 101 acres). Finally, unlike a subdivision where lots are small and homes are virtually next to each other, there is no negative impact on the adjacent properties or the zoning district by granting the variance.



Item 12.

372



Item 12.

373

Item 12.



374

Photo Sheet

Claim Consultant Group
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



51-Living Room

Date Taken: 5/31/2021



52-Living Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



36-Laundry room

Date Taken: 5/31/2021



37-Kitchen

Date Taken: 5/31/2021

This area has burned through to the crawlspace exposing the joists and burned through floor joists.

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

376

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

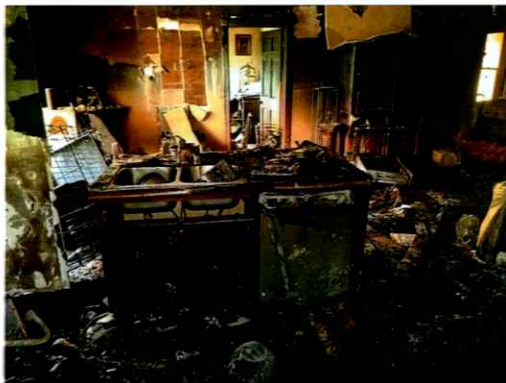
Item 12.



38-Kitchen

Date Taken: 5/31/2021

This area has burned through to the crawlspace exposing the piers and burned through floor joists.



39-Kitchen

Date Taken: 5/31/2021

Sink and dishwasher Island separating the dining area

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

377



41

Item 12.

Date Taken: 5/31/2021



42-Kitchen

Date Taken: 5/31/2021

Photo Sheet

- 21 -

6/8/2021

Photo Sheet

Claim Consultant Group
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

378



43-Dining Room

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



43-Dining Room

Date Taken: 5/31/2021

Kitchen is to the left.



44-Dining Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



19-Left Elevation

Date Taken: 5/31/2021



20-Left Elevation

Date Taken: 5/31/2021

Tree pulled electrical possibly causing short at breaker box.

Photo Sheet

Claim Consultant Group
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert
Claim #: TPC-2021-353
Policy #: TP6704407

Item 12.



64-Bathroom

Date Taken: 5/31/2021



65-Bathroom

Date Taken: 5/31/2021

Item 12.



56-Front Room Attic

Date Taken: 5/31/2021



57-Front Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

382

Photo Sheet

Claim Consultant Group
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert
Claim #: TPC-2021-353
Policy #: TP6704407

Item 12.



68-Bedroom

Date Taken: 5/31/2021



69-Bedroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert
Claim #: TPC-2021-353
Policy #: TP6704407

383

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



88-Primary Closet

Date Taken: 5/31/2021

The insured advised that there had been a wall here however this is over the area where the kitchen floor is also gone.



90-Utility Room

Date Taken: 5/31/2021

Where Breaker Box is located.

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



33-Laundry room

Date Taken: 5/31/2021

To the Kitchen



35-Laundry room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

385

Photo Sheet

Claim Consultant Group

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Lakeway, TX 78734
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Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



2-Risk

Date Taken: 5/31/2021



1-Address Verification

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



33-Laundry room

Date Taken: 5/31/2021

To the Kitchen



35-Laundry room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



36-Laundry room

Date Taken: 5/31/2021



37-Kitchen

Date Taken: 5/31/2021

This area has burned through to the crawlspace exposing the piers and burned through floor joists.

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

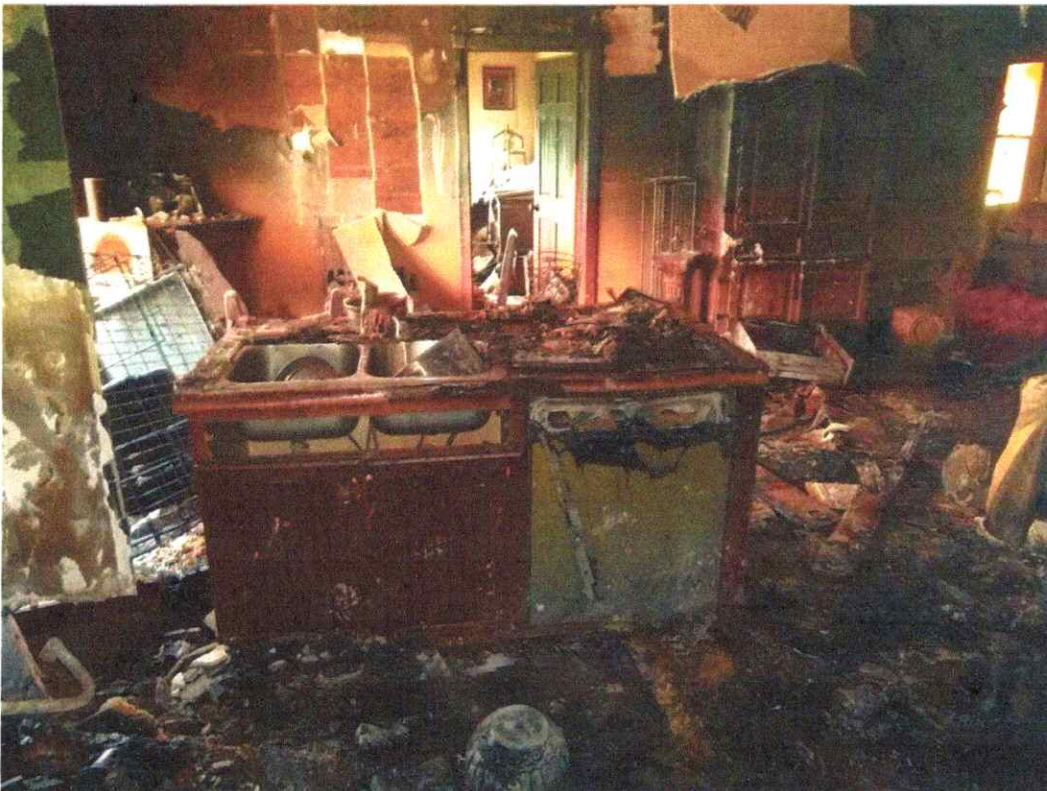
Item 12.



38-Kitchen

Date Taken: 5/31/2021

This area has burned through to the crawlspace exposing the piers and burned through floor joists.



39-Kitchen

Date Taken: 5/31/2021

Sink and dishwasher Island separating the dining area

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



89-Kitchen

Date Taken: 5/31/2021



40-Attic

Date Taken: 5/31/2021

Visible above kitchen area shows burnt and severely charred rafters and decking

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

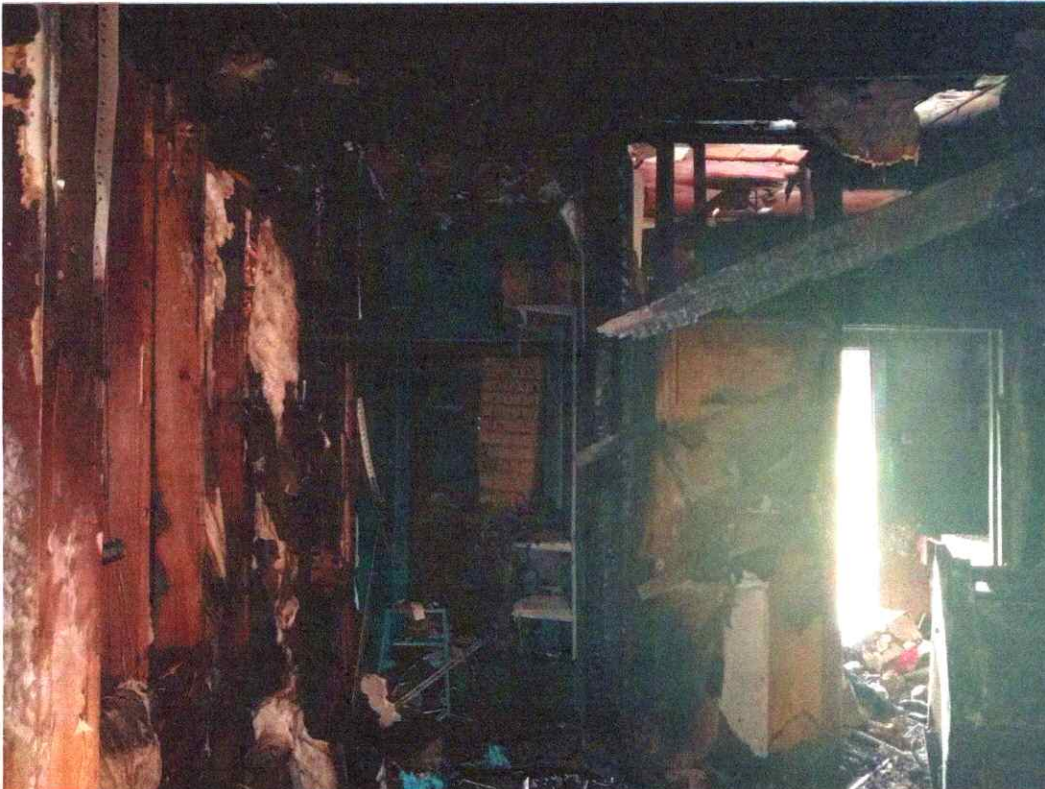
Policy #: TP6704407

Item 12.



41

Date Taken: 5/31/2021



42-Kitchen

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



43-Dkining Room

Date Taken: 5/31/2021

Kitchen is to the left.



44-Dkining Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

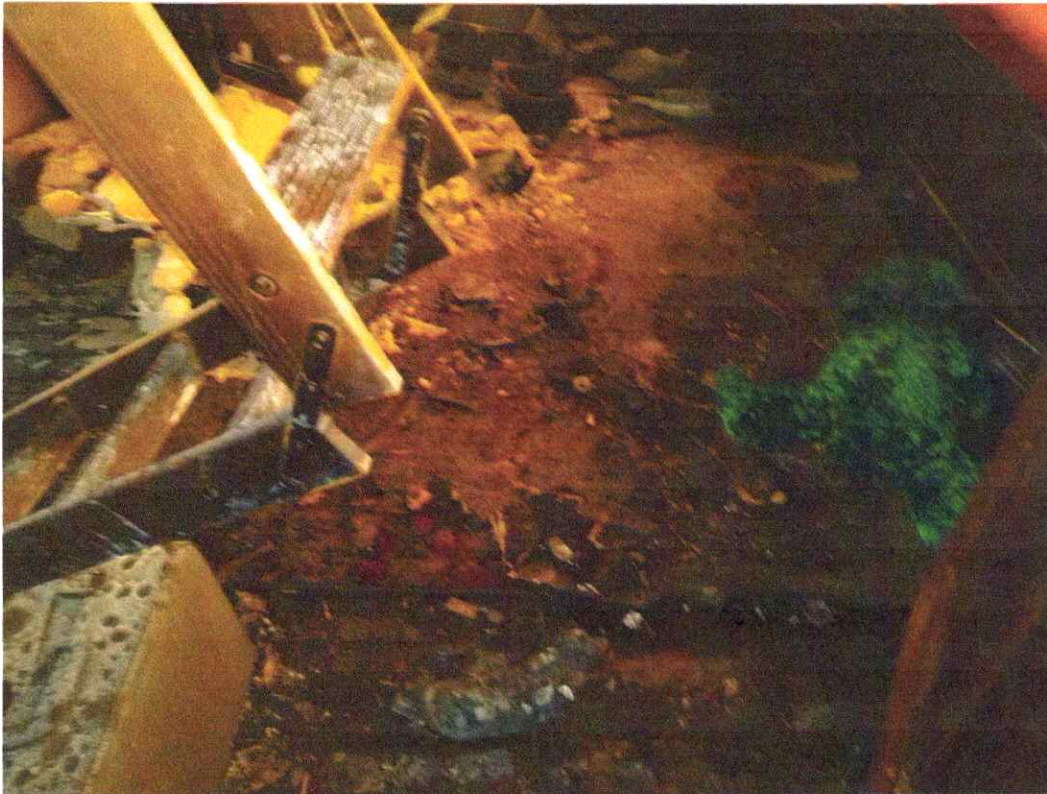
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



55-Front Room

Date Taken: 5/31/2021



80-Front Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

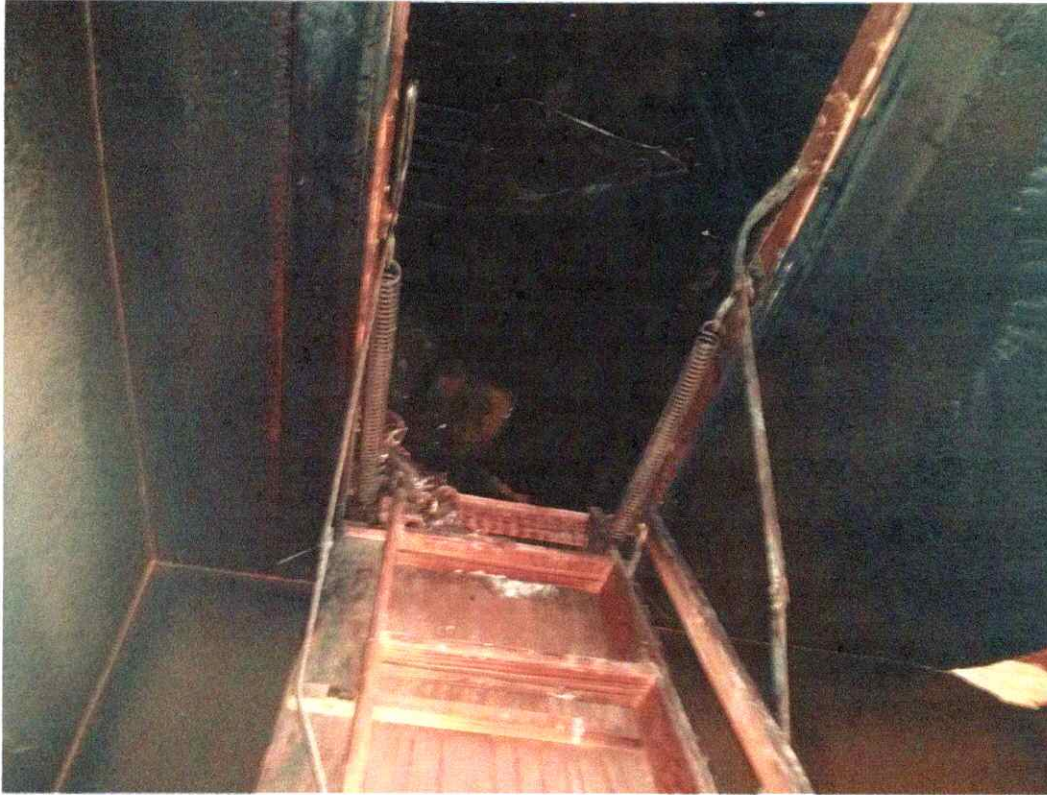
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



56-Front Room Attic

Date Taken: 5/31/2021



57-Front Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

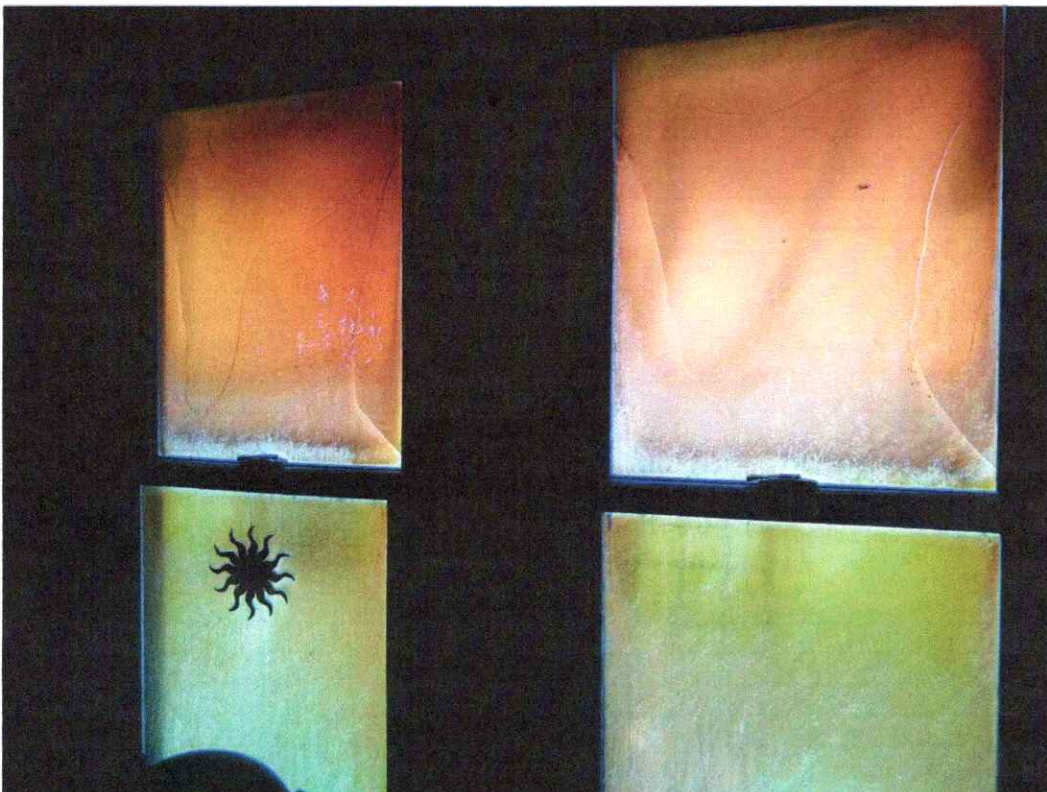
Policy #: TP6704407

Item 12.



58-Front Room

Date Taken: 5/31/2021



59-Front Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



60-Front Room

Date Taken: 5/31/2021



61-Front Room

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

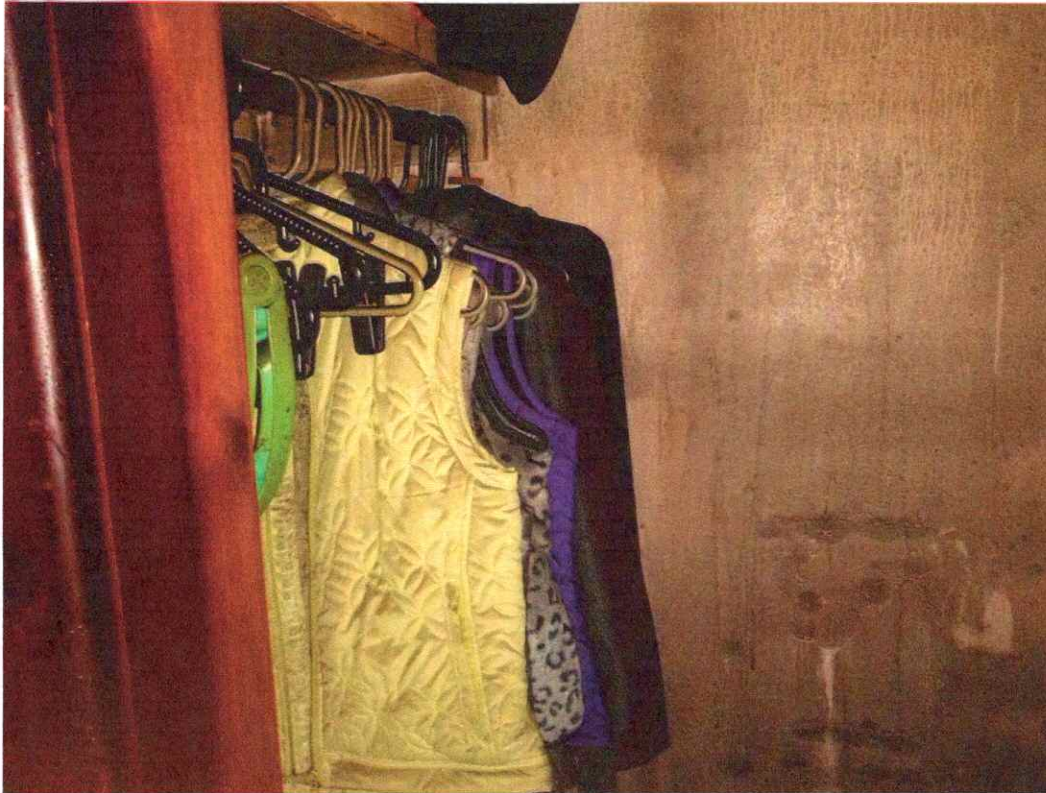
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

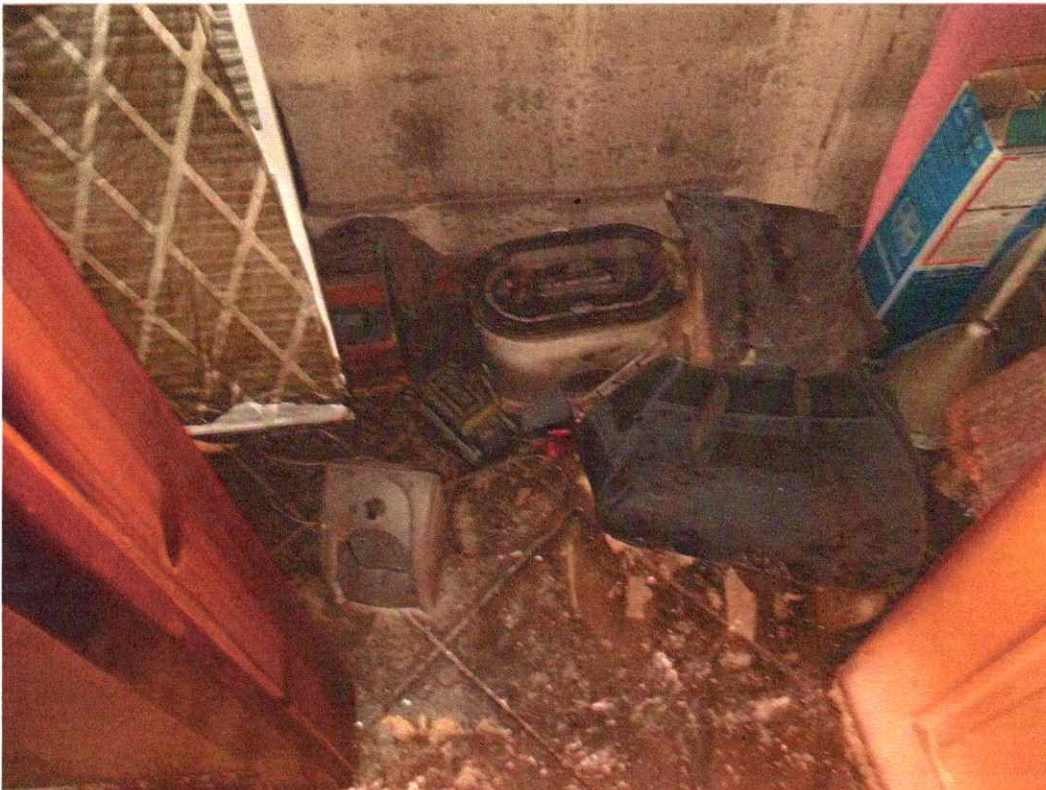
Policy #: TP6704407

Item 12.



62-Closet in Bathroom

Date Taken: 5/31/2021



63-Closet in Bathroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

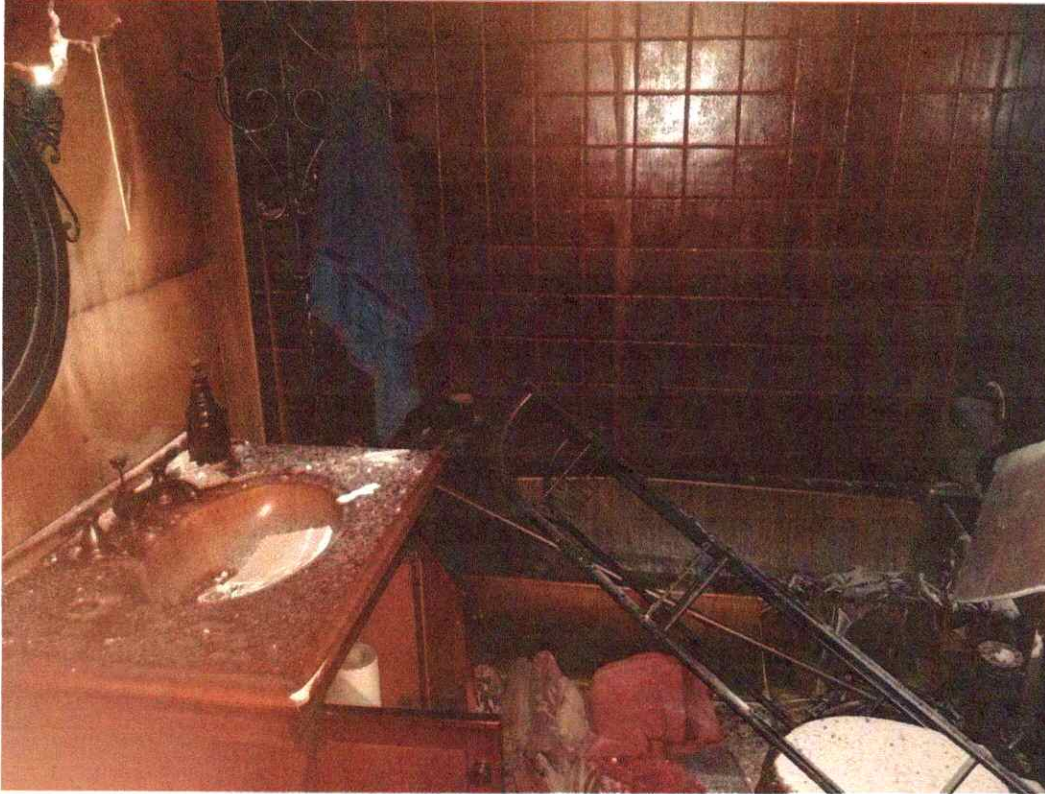
308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



64-Bathroom

Date Taken: 5/31/2021



65-Bathroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

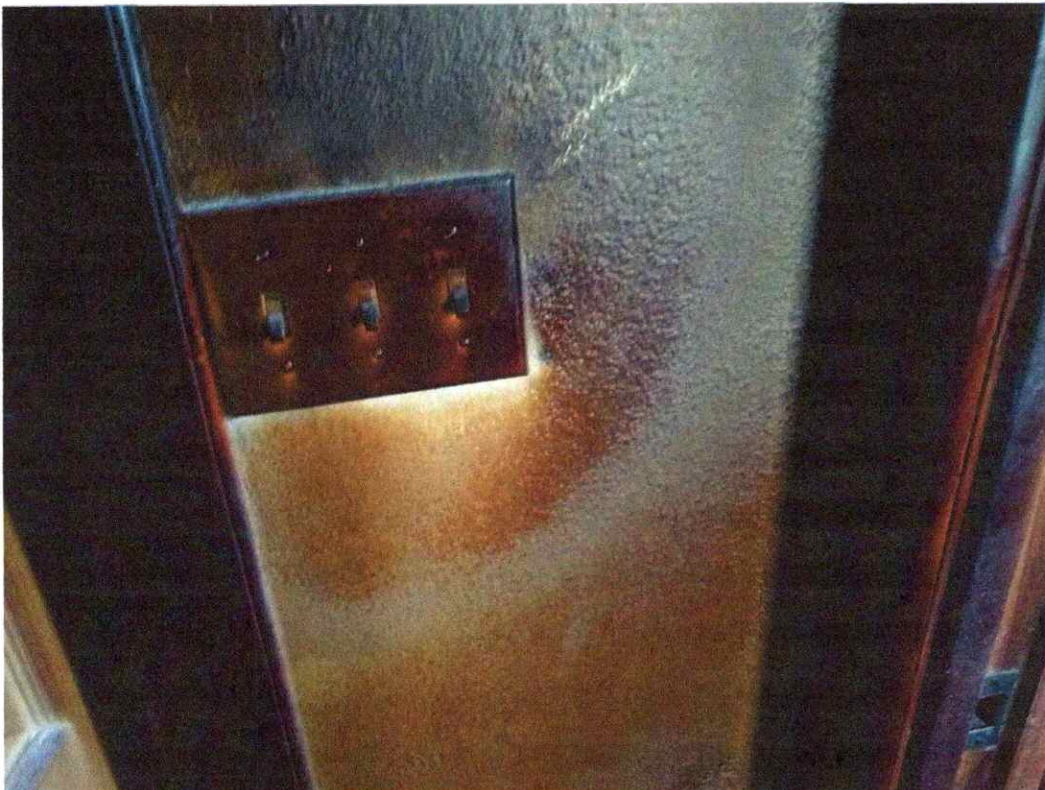
Policy #: TP6704407

Item 12.



66-Bathroom

Date Taken: 5/31/2021



67-Bathroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

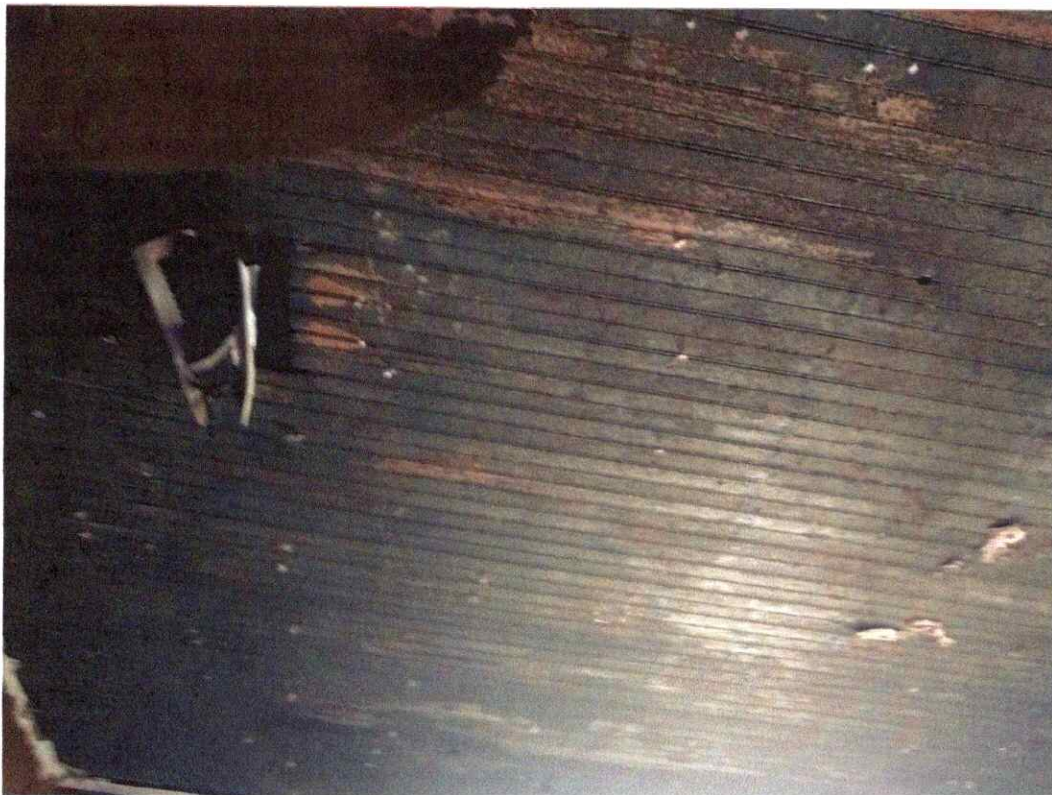
Policy #: TP6704407

Item 12.



68-Bedroom

Date Taken: 5/31/2021



69-Bedroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



70-Bedroom

Date Taken: 5/31/2021



71-Bedroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



72-Bedroom

Date Taken: 5/31/2021



73-Bedroom

Date Taken: 5/31/2021

Photo Sheet

Item 12.

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407



74-Bedroom

Date Taken: 5/31/2021



75-Bedroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

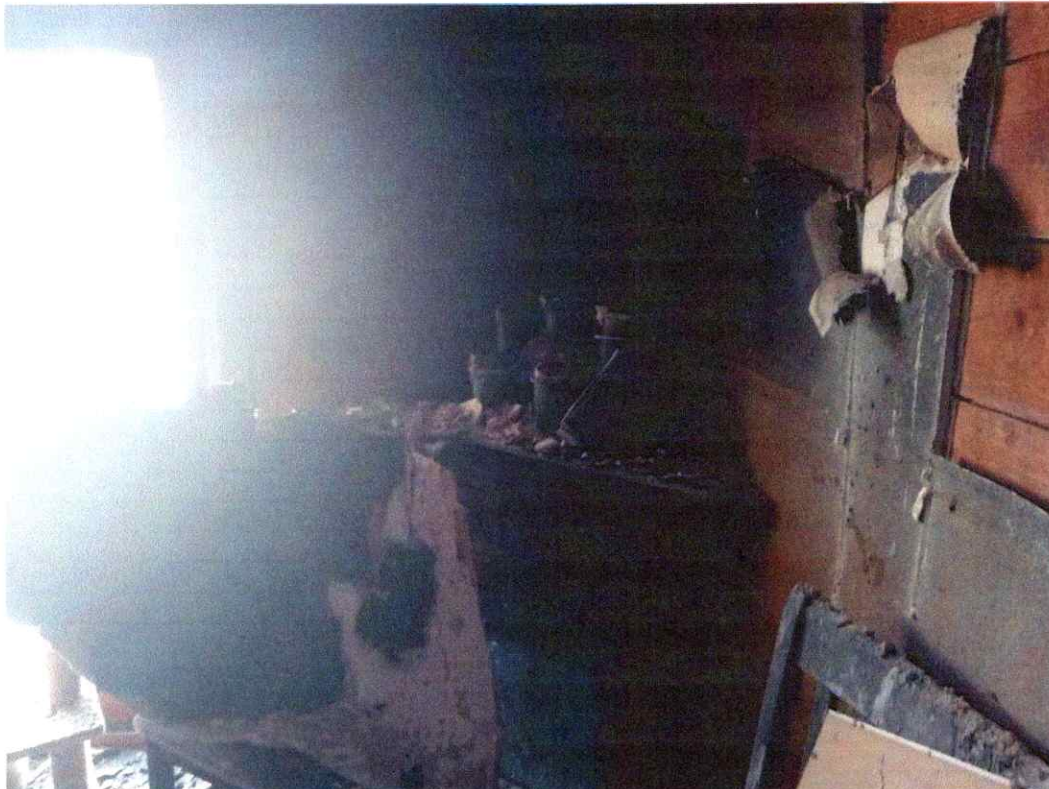
Policy #: TP6704407

Item 12.



76-Bedroom

Date Taken: 5/31/2021



77-Bedroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



88-Primary Closet

Date Taken: 5/31/2021

The insured advised that there had been a wall here however this is over the area where the kitchen floor is also gone.



90-Utility Room

Date Taken: 5/31/2021

Where Breaker Box is located.

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

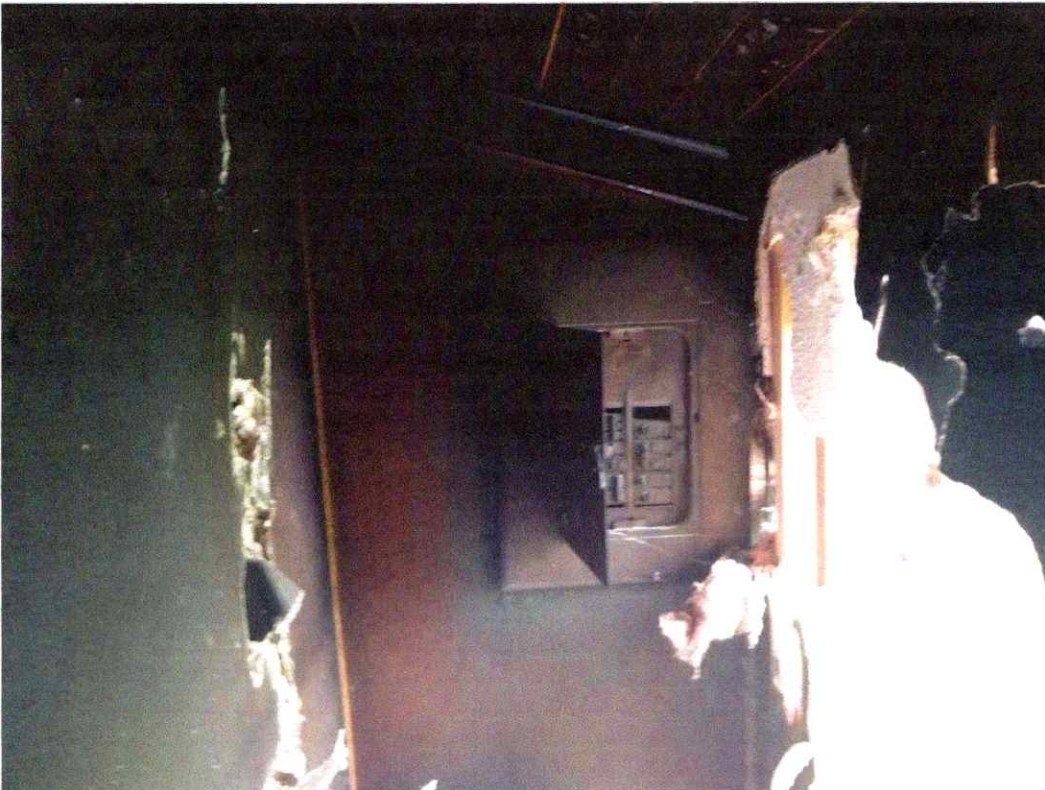
Policy #: TP6704407

Item 12.



91-Utility Room

Date Taken: 5/31/2021



92-Utility Room

Date Taken: 5/31/2021

Where Breaker Box is located.



TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12

PO BOX 846 / 11200 Gregg Lane
Manor, TX 78653
Office: 512-272-4502 Fax: 512-428-5114

Item 12.

RECORD REQUEST

Mail-in ONLY (for mailing purposes: USPS - PO Box 846 UPS/FedEx - 11200 Gregg Ln.)
Fee: \$15.00 check to be attached to this Record Request (no cash and no charge availability at this time)

Date of Request:	06/08/2021	
Name of Requesting Party:	Raymond Smith	
Relationship of requesting party to the incident: <small>ex. property owner, insurance company, person involved in incident, etc.</small>	Independent Insurance Adjuster - Texas Pioneer Farm Mutual Insurance	
Date of Incident:	05/28/2021	
Approximate time of incident:	11:30 pm	
Location of incident:	14230 FM 1100, Manor, Tx 78653	
Nature of Incident:	Fire	
Your Contact Info: Cell:	(817) 909-6794	
Alternate number:		
Email:	Sabre2th_Claims@Yahoo.com	Jason@TPFM.org
Mailing Address:	122 Camp Porter Rd., New Braunfels, Tx 78130	
Print Name:	Raymond G. Smith	
Signature:	<i>R. G. Smith</i>	

Relationship of the Freedom of Information Act to the Privacy Act - The Freedom of Information Act (FOIA) and the Privacy Act both deal with the disclosure of information held by the Federal Government. The FOIA generally gives the public the right to inspect their government's records but has exemptions which permit the withholding of certain limited classes of records, including records which would cause a clearly unwarranted invasion of personal privacy if disclosed.

For TCESD 12 Only:	
Returned by _____	Date _____

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



82-Attic

Date Taken: 5/31/2021



83-Primary Bedroom

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

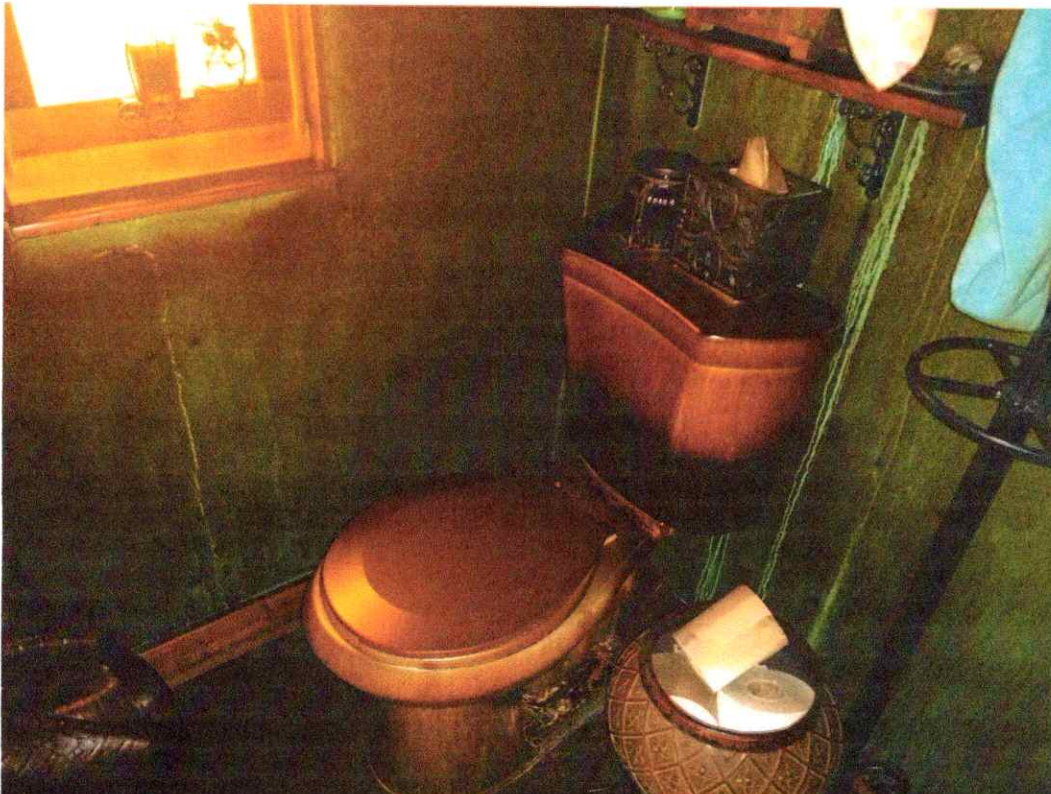
Policy #: TP6704407

Item 12.



84-Primary Bedroom

Date Taken: 5/31/2021



85-Primary Bathroom

Date Taken: 5/31/2021

Photo Sheet

Item 12.

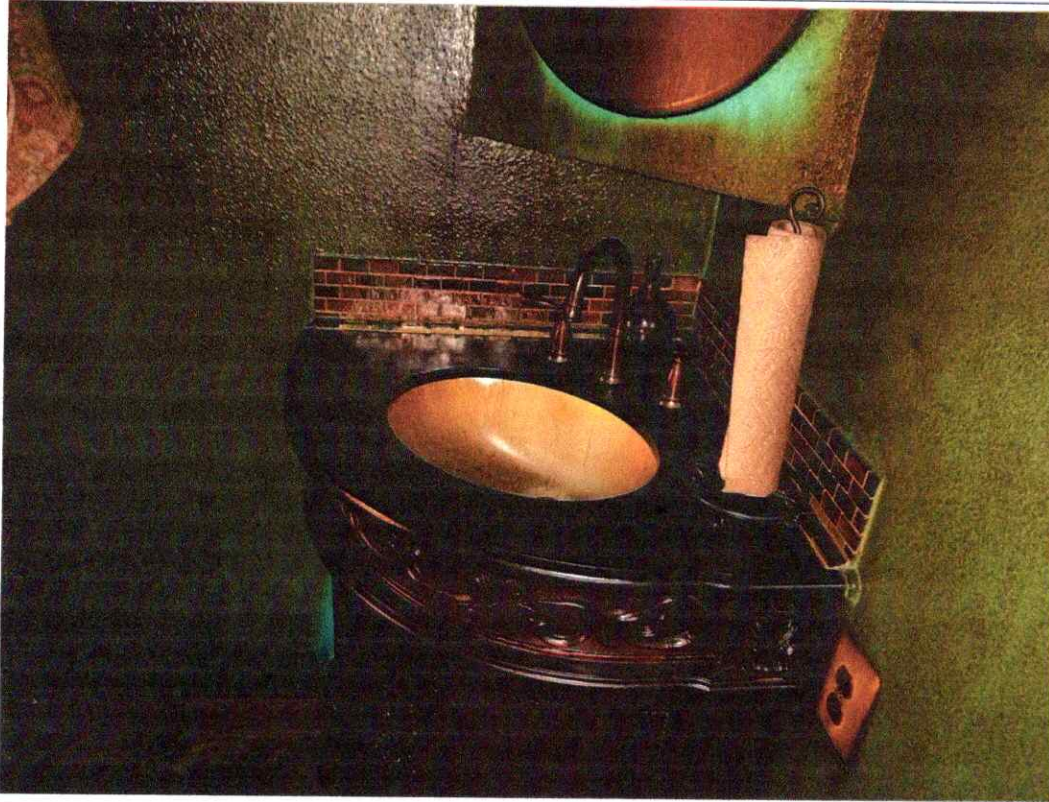
Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407



86-Primary Bathroom

Date Taken: 5/31/2021



87-Primary Closet

Date Taken: 5/31/2021

Photo Sheet

Claim Consultant Group

**308 S. Meadowlark Street
Lakeway, TX 78734**

Office: 888-645-1480

Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street

Lakeway, TX 78734

Office: 888-645-1480

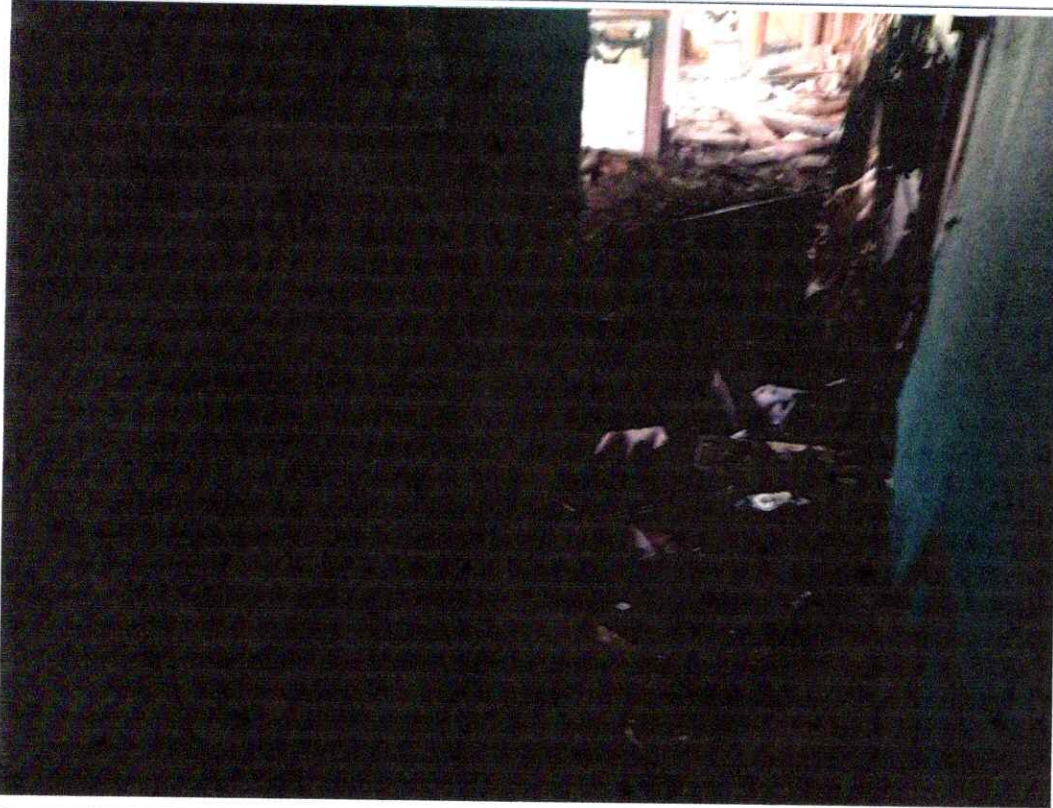
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

Policy #: TP6704407

Item 12.



88-Primary Closet

Date Taken: 5/31/2021

The insured advised that there had been a wall here however this is over the area where the kitchen floor is also gone.



90-Utility Room

Date Taken: 5/31/2021

Where Breaker Box is located.

Photo Sheet

Claim Consultant Group

308 S. Meadowlark Street
Lakeway, TX 78734
Office: 888-645-1480
Fax: 512-650-1033

Insured: Heather Gabert

Claim #: TPC-2021-353

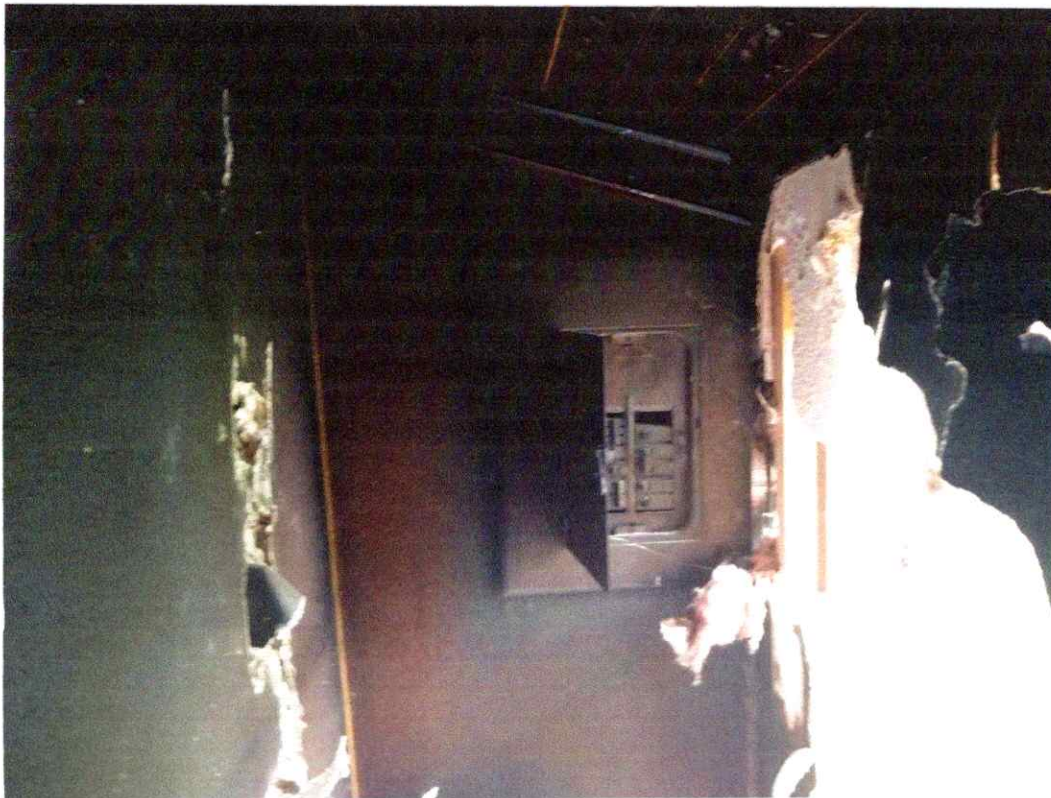
Policy #: TP6704407

Item 12.



91-Utility Room

Date Taken: 5/31/2021



92-Utility Room

Date Taken: 5/31/2021

Where Breaker Box is located.



Item 12.

414

Item 12.



415



Item 12.

416



Item 12.

417



Item 12.

418

A landscape photograph showing a gravel road or driveway leading into a field. The sky is filled with large, dramatic, grey and white clouds. The foreground is a mix of gravel and green grass. In the distance, there are trees and utility poles. The overall mood is overcast and somewhat somber.

Item 12.

419

Item 12.



420

Item 12.



421



Item 12.

 209 West Main
 Round Rock, TX 78664
 800-258-1934
 www.tpfm.org

Date: 07/02/2021

Policy ID: TP-6704407
 Policy Type: Farm Mutual - ACV

CONFIRMATION OF CANCELLATION

Mail To: HEATHER GABERT 14230 FM RD 1100 Manor, TX 78653	Named Insured(s): HEATHER GABERT 14230 FM RD 1100 Manor, TX 78653	Agency: TEXAS PIONEER HOME OFFICE 0001 209 WEST MAIN Round Rock, TX 78664
--	---	---

Policy Term Effective Date: 09/27/2020, 12:01AM Standard Time	Policy Term Expiration Date: 09/27/2021, 12:01AM Standard Time
---	--

This will serve as notice that the above policy "Has Been Cancelled" as of 05/29/2021.

Coverage from this Farm Mutual - ACV policy is no longer in force as of 05/29/2021. You are receiving this notice of cancellation due to "Property was a total loss".

No Other Notice Will Be Sent. We reserve the right to refuse any request for reinstatement after the cancellation date.

Property 1: 14230 FM RD 1100, Manor, TX

President	
<small>SIGNATURE</small> 	<small>DATE</small> 07/02/2021

Notice to Mortgagee or other Interested Parties:

This will serve as your notice based on the terms and conditions of the policy that your interest has been canceled based on the reasons stated above. The date and time of the cancellation was effective as noted above.

A+ FEDERAL CREDIT UNION



Claim Consultant Group
 308 S. Meadowlark Street
 Lakeway, TX 78734
 Office: 888-645-1480
 Fax: 512-650-1033

LOSS REPORT
Final

Reference:

Report #: 0

Catastrophe Number:

Policy Number: TP6704407

Claim Number: TPC-2021-353

Insured: Heather Gabert
 14230 FM Rd 1100
 Manor, TX 78653

Date of Loss: 5/28/2021

Type of Loss: Fire

File Number:

ENCLOSURES:

Statement of Loss

COVERAGE:

Dwelling \$140,000.00

Eff. Dates: From: 9/27/2020 To: 9/27/2021

Mortgagee:

Deductible: \$0.00

Co-Ins. Policy: Yes No

Forms:

NARRATIVE

ASSIGNMENT

This loss was received on 5/30/2021, via email, as a full assignment. Immediate contact was made within 5/30/2021; we introduced ourselves and explained the claims process. Inspection was scheduled for 5/31/2021.

CAUSE OF LOSS

The reported date of loss was 5/28/2021. The cause of loss was reported as Wind/Hail which caused a tree to fall onto the electrical service which it appears to have caused a short in the electrical

Weather was verified through Wunderground.com showing significant winds from 44mph with gusts up to 60mph.

COVERAGE

The insured's policy is written with Dwelling Coverage amount of \$140,000.00. The insured maintains a \$1,400.00 deductible.

The insured's Policy is written with Detached Garage Coverage amount of \$14,000.00.

The policy is subject to the following forms and Endorsements: TPFM POL 1-1-2020, TP119A.

DWELLING DESCRIPTION

The risk is located at 14230 FM Rd 1100, Manor, TX. 78653. The insured risk is 1-story, owneroccupied, single family, wood-framed dwelling clad with wood siding and constructed upon a Pier and beam foundation. The dwelling was built in 1940 and is in good overall condition.

DEPRECIATION DOCUMENTATION

Since the loss exceeds the limit of coverage no depreciation has been applied.

BUILDING VALUATION

Valuation was not requested.

PROPERTY DAMAGE

Roof:

The roof was not accessed due to safety issues.

Exterior

Our inspection revealed smoke and water damage to the exterior where both escaped through the crevices between the wood siding and smoke damage to the soffits.

INTERIOR:

Inspection revealed significant fire damage to all rooms in the home. Home appears to be a total loss.

PERSONAL PROPERTY

Our inspection revealed significant fire, smoke and water damages to the personal property inside the home.

OVERHEAD & PROFIT

The loss exceeds the limit of coverage.

SUBROGATION

The damage was the result of a recent wind event and not due to any third-party negligence.

SALVAGE

Salvage recovery would be associated with used building materials and we do not see potential for

recovery for this claim.

PRIOR CLAIMS

No prior claims noted on the FNOL at time of this report.

CLAIM/INSPECTION SUMMARY WITH IA RECOMMENDATIONS

We have reviewed the scope of damage with no estimates or invoices were provided at time of this report.

We have made no coverage/payment commitments to the insured and have advised the insured that all final decisions and approvals will be made by Texas Pioneer Farm Mutual.

Sincerely,
Raymond Smith
Field Adjuster

STATEMENT OF LOSS:

Item	RCV	Dep	ACV	Limit
Dwelling	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00	\$0.00	

Deductible	\$0.00
Less Prior Payments	\$0.00
Claim Payable	\$0.00
Due Insured	\$0.00

RECOMMENDATIONS:

For Review

	6/10/2021
Raymond Smith	Date

A WP309 TX MM 05 DD 28 YYYY 2021 03 0001850 000 Delete Change NFIRS-2 Fire

FDID ★ State ★ Incident Date ★ Station Incident Number ★ Exposure ★

B Property Details

B1 1 Not Residential
Estimated number of residential living units in building of origin whether or not all units became involved

B2 1 Buildings not involved
Number of buildings involved

B3 . . None Less than one acre
Area burned (acres/feet)

C On-Site Materials or Products None
Complete if there were any significant amounts of commercial, industrial, energy, or agricultural products or materials on the property, whether or not they became involved.
Enter up to three codes. Check one box for each code entered.

On-site material (1) . . .

On-site material (2) . . .

On-site material (3) . . .

On-Site Materials Storage Use

1 Bulk storage or warehousing
2 Processing or manufacturing
3 Packaged goods for sale
4 Repair or service
U Undetermined

1 Bulk storage or warehousing
2 Processing or manufacturing
3 Packaged goods for sale
4 Repair or service
U Undetermined

1 Bulk storage or warehousing
2 Processing or manufacturing
3 Packaged goods for sale
4 Repair or service
U Undetermined

D Ignition

D1 24 kitchen
Area of fire origin ★

D2 UU Undetermined
Heat source ★

D3 UU Undetermined
Item first ignited ★ Check box if fire spread was confined to object of origin.

D4 . .
Type of material first ignited ★ Requested only if item first ignited code is 00 or < 70.

E1 Cause of Ignition ★ Check box if this is an exposure report → Skip to Section G.

1 Intentional
2 Unintentional
3 Failure of equipment or heat source
4 Act of nature
5 Cause under investigation
U Cause undetermined after investigation

E2 Factors Contributing to Ignition ★ None

61 High wind
Factor contributing to ignition (1)

. .
Factor contributing to ignition (2)

E3 Human Factors Contributing to Ignition ★

Check all applicable boxes None

1 Asleep
2 Possibly impaired by alcohol or drugs
3 Unattended person
4 Possibly mentally disabled
5 Physically disabled
6 Multiple persons involved
7 Age was a factor

Estimated age of person involved . .

1 Male 2 Female

F1 Equipment Involved in Ignition

None → If equipment was not involved, skip to Section G.

. .
Equipment involved

Brand . .

Model . .

Serial # . .

Year . .

F2 Equipment Power Source

. .
Equipment Power Source

F3 Equipment Portability

1 Portable
2 Stationary

Portable equipment normally can be moved by one or two persons, as designed to be used at multiple locations, and requires no tools to install.

G Fire Suppression Factors None

Enter up to three codes.

. . .
Fire suppression factor (1)

. . .
Fire suppression factor (2)

. . .
Fire suppression factor (3)

H1 Mobile Property Involved None

1 Not involved in ignition, but burned
2 Involved in ignition, but did not burn
3 Involved in ignition and burned →

. . . .
Mobile property model

. . . .
Year

. . . .
License-Case Number State VIN

H2 Mobile Property Type and Make

. . . .
Mobile property type

. . . .
Mobile property make

Local Use

Pre-Fire Plan Available
Some of the information provided in this section is based upon reports from other agencies.

Arson report attached
 Police report attached
 Coroner report attached
 Other reports attached

Structure fire? Please be sure to complete the Structure Fire form (NFIRS-3).

<p>Structure Type ☆</p> <p>If fire was in an enclosed building or a portable/mobile structure, complete the rest of this form.</p> <p>1 <input checked="" type="checkbox"/> Enclosed building</p> <p>2 <input type="checkbox"/> Portable/mobile structure</p> <p>3 <input type="checkbox"/> Open structure</p> <p>4 <input type="checkbox"/> Air-supported structure</p> <p>5 <input type="checkbox"/> Tent</p> <p>6 <input type="checkbox"/> Open platform (e.g., piers)</p> <p>7 <input type="checkbox"/> Underground structure (work areas)</p> <p>8 <input type="checkbox"/> Connective structure (e.g., fences)</p> <p>0 <input type="checkbox"/> Other type of structure</p>	<p>12 Building Status ☆</p> <p>1 <input type="checkbox"/> Under construction</p> <p>2 <input checked="" type="checkbox"/> In normal use</p> <p>3 <input type="checkbox"/> Idle, not routinely used</p> <p>4 <input type="checkbox"/> Under major renovation</p> <p>5 <input type="checkbox"/> Vacant and secured</p> <p>6 <input type="checkbox"/> Vacant and unsecured</p> <p>7 <input type="checkbox"/> Being demolished</p> <p>0 <input type="checkbox"/> Other</p> <p>U <input type="checkbox"/> Undetermined</p>	<p>13 Building Height ☆</p> <p>Count the roof as part of the highest story.</p> <p><input type="text" value="001"/></p> <p>Total number of stories at or above grade.</p> <p><input type="text" value="00"/></p> <p>Total number of stories below grade.</p>	<p>14 Main Floor Size ☆</p> <p>NFIRS-3 Structure Fire</p> <p><input type="text" value="00"/> , <input type="text" value="001"/> , <input type="text" value="316"/></p> <p>Total square feet</p> <p>OR</p> <p><input type="text"/> , <input type="text"/> BY <input type="text"/> , <input type="text"/></p> <p>Length in feet Width in feet</p>
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<p>J1 Fire Origin ☆</p> <p><input type="text" value="001"/></p> <p>Story of fire origin</p> <p><input type="checkbox"/> Below grade</p>	<p>J3 Number of Stories Damaged by Flame</p> <p>Count the roof as part of the highest story</p> <p><input type="text"/> Number of stories w/minor damage (1 to 24% flame damage)</p> <p><input type="text"/> Number of stories w/significant damage (25 to 49% flame damage)</p> <p><input type="text"/> Number of stories w/heavy damage (50 to 74% flame damage)</p> <p><input type="text"/> Number of stories w/extreme damage (75 to 100% flame damage)</p>	<p>K Type of Material Contributing Most to Flame Spread</p> <p><input type="checkbox"/> Check if no flame spread OR if same as Material First Ignited (Block D4, Fire Module) OR if unable to determine</p> <p><input type="text"/> K1 Item contributing most to flame spread</p> <p><input type="text"/> K2 Type of material contributing most to flame spread Required only if item contributing code is 00 or <70.</p> <p><input type="text"/> Skip to Section L</p>
<p>J2 Fire Spread ☆</p> <p>If fire spread was confined to object of origin, do not check a box (Ref. Block D3, Fire Module).</p> <p>2 <input type="checkbox"/> Confined to room of origin</p> <p>3 <input checked="" type="checkbox"/> Confined to floor of origin</p> <p>4 <input type="checkbox"/> Confined to building of origin</p> <p>5 <input type="checkbox"/> Beyond building of origin</p>		

<p>L1 Presence of Detectors ☆</p> <p>(In area of the fire)</p> <p>N <input type="checkbox"/> None Present <input type="text"/> Skip to Section M</p> <p>1 <input checked="" type="checkbox"/> Present</p> <p>U <input type="checkbox"/> Undetermined</p>	<p>L3 Detector Power Supply</p> <p>1 <input checked="" type="checkbox"/> Battery only</p> <p>2 <input type="checkbox"/> Hardwire only</p> <p>3 <input type="checkbox"/> Plug-in</p> <p>4 <input type="checkbox"/> Hardwire with battery</p> <p>5 <input type="checkbox"/> Plug-in with battery</p> <p>6 <input type="checkbox"/> Mechanical</p> <p>7 <input type="checkbox"/> Multiple detectors & power supplies</p> <p>0 <input type="checkbox"/> Other</p> <p>U <input type="checkbox"/> Undetermined</p>	<p>L5 Detector Effectiveness</p> <p>Required if detector operates</p> <p>1 <input type="checkbox"/> Alerted occupants, occupants responded</p> <p>2 <input type="checkbox"/> Alerted occupants, occupants failed to respond</p> <p>3 <input type="checkbox"/> There were no occupants</p> <p>4 <input type="checkbox"/> Failed to alert occupants</p> <p>U <input type="checkbox"/> Undetermined</p>
<p>L2 Detector Type</p> <p>1 <input checked="" type="checkbox"/> Smoke</p> <p>2 <input type="checkbox"/> Heat</p> <p>3 <input type="checkbox"/> Combination smoke and heat</p> <p>4 <input type="checkbox"/> Sprinkler, water flow detection</p> <p>5 <input type="checkbox"/> More than one type present</p> <p>0 <input type="checkbox"/> Other</p> <p>U <input type="checkbox"/> Undetermined</p>	<p>L4 Detector Operation</p> <p>1 <input type="checkbox"/> Fire too small to activate</p> <p>2 <input type="checkbox"/> Operated <input type="text"/> Complete Block L5</p> <p>3 <input type="checkbox"/> Failed to operate <input type="text"/> Complete Block L6</p> <p>U <input checked="" type="checkbox"/> Undetermined</p>	<p>L6 Detector Failure Reason</p> <p>Required if detector failed to operate</p> <p>1 <input type="checkbox"/> Power failure, shutoff, or disconnect</p> <p>2 <input type="checkbox"/> Improper installation or placement</p> <p>3 <input type="checkbox"/> Defective</p> <p>4 <input type="checkbox"/> Lack of maintenance, includes not cleaning</p> <p>5 <input type="checkbox"/> Battery missing or disconnected</p> <p>6 <input type="checkbox"/> Battery discharged or dead</p> <p>0 <input type="checkbox"/> Other</p> <p>U <input type="checkbox"/> Undetermined</p>

<p>M1 Presence of Automatic Extinguishing System ☆</p> <p>N <input checked="" type="checkbox"/> None Present <input type="text"/> Complete rest of Section M</p> <p>1 <input type="checkbox"/> Present</p> <p>2 <input type="checkbox"/> Partial System Present</p> <p>U <input type="checkbox"/> Undetermined</p>	<p>M3 Operation of Automatic Extinguishing System</p> <p>Required if fire was within designed range.</p> <p>1 <input type="checkbox"/> Operated/effective (go to M4)</p> <p>2 <input type="checkbox"/> Operated/Not effective (go to M5)</p> <p>3 <input type="checkbox"/> Fire too small to activate</p> <p>4 <input type="checkbox"/> Failed to operate (go to M5)</p> <p>0 <input type="checkbox"/> Other</p> <p>U <input type="checkbox"/> Undetermined</p>	<p>M5 Reason for Automatic Extinguishing System Failure</p> <p>Required if system failed or not effective</p> <p>1 <input type="checkbox"/> System shut off</p> <p>2 <input type="checkbox"/> Not enough agent discharged</p> <p>3 <input type="checkbox"/> Agent discharged but did not reach fire</p> <p>4 <input type="checkbox"/> Wrong type of system</p> <p>5 <input type="checkbox"/> Fire not in area protected</p> <p>6 <input type="checkbox"/> System components damaged</p> <p>7 <input type="checkbox"/> Lack of maintenance</p> <p>8 <input type="checkbox"/> Manual intervention</p> <p>0 <input type="checkbox"/> Other</p> <p>U <input type="checkbox"/> Undetermined</p>
<p>M2 Type of Automatic Extinguishing System</p> <p>Required if fire was within designed range of AES.</p> <p>1 <input type="checkbox"/> Wet-pipe sprinkler</p> <p>2 <input type="checkbox"/> Dry-pipe sprinkler</p> <p>3 <input type="checkbox"/> Other sprinkler system</p> <p>4 <input type="checkbox"/> Dry chemical system</p> <p>5 <input type="checkbox"/> Foam system</p> <p>6 <input type="checkbox"/> Halogen-type system</p> <p>7 <input type="checkbox"/> Carbon dioxide (CO₂) system</p> <p>9 <input type="checkbox"/> Other special hazard system</p> <p>U <input type="checkbox"/> Undetermined</p>	<p>M4 Number of Sprinkler Heads Operating</p> <p>Required if system operated.</p> <p><input type="text"/></p> <p>Number of sprinkler heads operating</p>	

Delete Change **NFIRS-10 Personnel**
 WP309 TX MM 05 DD 28 YYYY 2021 03 Station Incident Number 0001850 000 Exposure
 FDID ☆ State ☆ Incident Date ☆

B Apparatus or Resources	Dates and Times		Send <input checked="" type="checkbox"/>	Number of People 1	Apparatus Use		Actions Taken
	<small>Midnight to 6000</small> <small>Check if same date as Alarm date on the Basic Module (Block E1).</small> Month Day Year Hour/Min ↻				<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input checked="" type="checkbox"/> Other		
1 ID E1202 ☆Type 00	Dispatch <input checked="" type="checkbox"/> 2337 Arrival <input checked="" type="checkbox"/> 2353 Clear <input type="checkbox"/> 05 29 2021 0311					87 	

Personnel ID ☆	Name	Rank or Grade	Attend <input checked="" type="checkbox"/>	Action Taken	Action Taken	Action Taken	Action Taken
FD120112	LEONARD CARLSON		<input checked="" type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

2 ID E1203 ☆Type 11	Dispatch <input checked="" type="checkbox"/> 2320 Arrival <input type="checkbox"/> 05 29 2021 0231 Clear <input type="checkbox"/> 05 29 2021 0252	Sent <input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	11 51 12
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Personnel ID ☆	Name	Rank or Grade	Attend <input checked="" type="checkbox"/>	Action Taken	Action Taken	Action Taken	Action Taken
FD120131	AUSTEN HILL		<input checked="" type="checkbox"/>				
FD120527	NATHANIEL CANCLINI		<input checked="" type="checkbox"/>				
FD120154	AUSTIN ROBBINS-PAL...		<input checked="" type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

3 ID S1201 ☆Type 70	Dispatch <input checked="" type="checkbox"/> 2319 Arrival <input checked="" type="checkbox"/> 2329 Clear <input type="checkbox"/> 05 29 2021 0310	Sent <input checked="" type="checkbox"/> 2	<input type="checkbox"/> Suppression <input checked="" type="checkbox"/> EMS <input type="checkbox"/> Other	
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Personnel ID ☆	Name	Rank or Grade	Attend <input checked="" type="checkbox"/>	Action Taken	Action Taken	Action Taken	Action Taken
FD120155	SHAWN MEZA		<input checked="" type="checkbox"/>				
FD120147	BLAKE FRITSCHE		<input checked="" type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

Delete Change **NFIRS-10 Personnel**
WP309 TX **05** **28** **2021** **03** **0001850** **000**
 FDID State Incident Date Station Incident Number Exposure

B Apparatus or Resources	Dates and Times <small>Check if same date as Alarm date on the Basic Module (Block E1). Month Day Year Hour/Min</small>	Sent <input checked="" type="checkbox"/>	Number of People <input type="checkbox"/>	Apparatus Use <small>Check ONE box for each apparatus to indicate its main use at the incident.</small>	Actions Taken <small>List up to 4 actions for each apparatus and each personnel.</small>
1 ID B1201 ☆Type 92	Dispatch <input checked="" type="checkbox"/> [][][][] 2318 Arrival <input checked="" type="checkbox"/> [][][][] 2318 Clear <input type="checkbox"/> 05 29 2021 0311	Sent <input checked="" type="checkbox"/>	1	<input checked="" type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	81 []

Personnel ID ☆	Name	Rank or Grade	Attend <input checked="" type="checkbox"/>	Action Taken	Action Taken	Action Taken	Action Taken
FD120526	ADAM TAPIA		<input checked="" type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

2 ID [][][] ☆Type [][]	Dispatch <input type="checkbox"/> [][][][] Arrival <input type="checkbox"/> [][][][] Clear <input type="checkbox"/> [][][][]	Sent <input type="checkbox"/>	[][]	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	[][] [][]
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Personnel ID ☆	Name	Rank or Grade	Attend <input checked="" type="checkbox"/>	Action Taken	Action Taken	Action Taken	Action Taken
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

3 ID [][][] ☆Type [][]	Dispatch <input type="checkbox"/> [][][][] Arrival <input type="checkbox"/> [][][][] Clear <input type="checkbox"/> [][][][]	Sent <input type="checkbox"/>	[][]	<input type="checkbox"/> Suppression <input type="checkbox"/> EMS <input type="checkbox"/> Other	[][] [][]
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Personnel ID ☆	Name	Rank or Grade	Attend <input checked="" type="checkbox"/>	Action Taken	Action Taken	Action Taken	Action Taken
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				
			<input type="checkbox"/>				

WP309 TX 05 28 2021 03 0001850 000

Delete Change

NFIRS-11 Arson

B Agency Referred To [None] Agency Name, Number, Prefix, Street or Highway, Street Type, Suffix, Their ORI, Post Office Box, Apt./Suite/Room, City, Their Federal Identifier (FID), State, ZIP Code, Agency phone number, Their FID

C Case Status 1 Investigation open, 2 Investigation closed, 3 Investigation inactive, 4 Closed with arrest, 5 Closed with exceptional clearance

D Availability of Material First Ignited 1 Transported to scene, 2 Available at scene, U Unknown

E Suspected Motivation Factors Check up to three factors. 11 Extortion, 12 Labor unrest, 13 Insurance fraud, 14 Intimidation, 15 Void contract/lease, 21 Personal, 22 Hate crime, 23 Institutional, 24 Societal, 31 Protest, 32 Civil unrest, 41 Fireplay/Curiosity, 42 Vanity/Recognition, 43 Thrills, 44 Attention/Sympathy, 45 Sexual excitement, 51 Homicide, 52 Suicide, 53 Domestic violence, 54 Burglary, 61 Homicide concealment, 62 Burglary concealment, 63 Auto theft concealment, 64 Destroy records/evidence, 00 Other suspected motivation, UU Unknown motivation

F Apparent Group Involvement Check up to three factors. 1 Terrorist group, 2 Gang, 3 Anti-government group, 4 Outlaw motorcycle organization, 5 Organized crime, 6 Racial/Ethnic hate group, 7 Religious hate group, 8 Sexual preference hate group, 0 Other group, U Unknown

H Incendiary Devices CONTAINER Select one from each category. 11 Bottle (glass), 12 Bottle (plastic), 13 Jug, 14 Pressurized container, 15 Can (not gas or fuel), 16 Gasoline or fuel can, 17 Box, 00 Other Container, UU Unknown

IGNITION/DELAY DEVICE No device. 11 Wick or fuse, 12 Candle, 13 Cigarette and matchbook, 14 Electronic component, 15 Mechanical device, 16 Remote control, 17 Road flare/fuse, 18 Chemical component, 19 Trailer/Streamer, 20 Open flame source, 00 Other delay device, UU Unknown

G1 Entry Method

FUEL None. 11 Ordinary combustibles, 12 Flammable gas, 14 Ignitable liquid, 15 Ignitable solid, 16 Pyrotechnic material, 17 Explosive material, 00 Other material, UU Unknown

G2 Extent of Fire Involvement on Arrival

I Other Investigative Information Check all that apply. 1 Code violations, 2 Structure for sale, 3 Structure vacant, 4 Other crimes involved, 5 Illicit drug activity, 6 Change in insurance, 7 Financial problem, 8 Criminal/Civil actions pending

J Property Ownership 1 Private, 2 City, town, village, local, 3 County or parish, 4 State or province, 5 Federal, 6 Foreign, 7 Military, 0 Other

K Initial Observations Check all that apply. 1 Windows ajar, 2 Doors ajar, 3 Doors locked, 4 Doors unlocked, 5 Fire department forced entry, 6 Entry forced prior to FD arrival, 7 Security system activated, 8 Security system present (not activated)

L Laboratory Used Check all that apply. 1 Local, 2 State, 3 ATF, 4 FBI, 5 Other Federal, 6 Private

WP309 FDID ☆	TX State ☆	MM 05 Incident Date	DD 28 Incident Date	YYYY 2021 Incident Date	03 Station	0001850 Incident Number ☆	000 Expense ☆	<input type="checkbox"/> Delete <input type="checkbox"/> Change <input type="checkbox"/> No Activity
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ESO-1
Non-NFIRS
Fields

E1 Additional Incident Times

PSAP Received	Month	Day	Year	Hour	Min	Dispatch Notified	Month	Day	Year	Hour	Min
	05	28	2021	22	34		05	28	2021	23	18

B Apparatus or Resources	Dates and Times				Midnight is 0000	5 ID	En Route	District
	Month	Day	Year	Hour/Min				
1 ID E1202 Type	05	28	2021	2337		6 ID	En Route	District
2 ID E1203 Type	05	28	2021	2320		7 ID	En Route	District
3 ID S1201 Type	05	28	2021	2321		8 ID	En Route	District
4 ID B1201 Type	05	28	2021	2318		9 ID	En Route	District

WP309 TX 05 28 2021 03 0001850 000
FDD State Incident Date Station Incident Number Expanse

NFIRS-1 Basic
Delete Change No Agency

B Location Type
Street address
Intersection 14230 Em 1100
In front of
Rear of
Adjacent to
Directions
U.S. National Grid

C Incident Type
111 Building fire
Incident Type

E1 Dates and Times
Month Day Year Hour Min
Alarm 05 28 2021 2318
Arrival 2318
Controlled
Last Unit Cleared 05 29 2021 0311

E2 Shifts and Alarms
Local Option
Shift or Alarm District 120

E3 Special Studies
Local Option
Special Study ID# Special Study Value

D Aid Given or Received
Mutual aid received
Auto. aid received
Mutual aid given
Auto. aid given
Other aid given

F Actions Taken
Extinguishment by fire service personnel
Incident command
Investigate

G1 Resources
Apparatus Personnel
Suppression
EMS
Other

G2 Estimated Dollar Losses and Values
LOSSES: Property \$ 000, 140, 000
Contents \$ 000, 056, 000
PRE-INCIDENT VALUE: Property \$ 000, 140, 000
Contents \$ 000, 056, 000

Completed Modules
Fire-2
Structure Fire-3
Civilian Fire Cas.-4
Fire Service Cas.-5
EMS-6
HazMat-7
Wildland Fire-8
Apparatus-9
Personnel-10
Arson-11

H1 Casualties
Deaths Injuries
Fire Service Civilian
H2 Detector
Detector alerted occupants
Detector did not alert them
Unknown

H3 Hazardous Materials Release
Natural gas: slow leak, no evacuation or HazMat actions
Propane gas: <21-lb tank (as in home BBQ grill)
Gasoline: vehicle fuel tank or portable container
Kerosene: fuel burning equipment or portable storage
Diesel fuel/fuel oil: vehicle fuel tank or portable storage
Household solvents: home/office spill, cleanup only
Motor oil: from engine or portable container
Paint: from paint cans totaling <55 gallons
Other: special HazMat actions required or spill > 55 gal

Mixed Use Property
Assembly use
Education use
Medical use
Residential use
Row of stores
Enclosed mall
Business & residential
Office use
Industrial use
Military use
Farm use
Other mixed use

J Property Use
Church, place of worship
Restaurant or cafeteria
Bar/Tavern or nightclub
Elementary school, kindergarten
High school, junior high
College, adult education
Nursing home
Hospital
Clinic, clinic-type infirmary
Doctor/Dentist office
Prison or jail, not juvenile
1- or 2-family dwelling
Multifamily dwelling
Rooming/Boarding house
Commercial hotel or motel
Residential, board and care
Dormitory/Barracks
Food and beverage sales
Vacant lot
Graded/Cared for plot of land
Lake, river, stream
Railroad right-of-way
Other street
Highway/Divided highway
Residential street/driveway
Household goods, sales, repairs
Gas or service station
Motor vehicle/boat sales/repairs
Business office
Electric-generating plant
Laboratory/Science laboratory
Manufacturing plant
Livestock/Poultry storage (barn)
Non-residential parking garage
Warehouse
Construction site
Industrial plant yard

Person/Entity Involved

Local Option

Business Name (if applicable)

Area Code

Phone Number

Check this box if same address as incident location (Section B). Then skip the three duplicate address lines.

Mr. Ms. Mrs. First Name MI Last Name Suffix
 Number Prefix Street or Highway Street Type Suffix
 Post Office Box Apt./Suite/Room City
 State ZIP Code



More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

K2 Owner

Local Option

Same as person involved? Then check this box and skip the rest of this block.

Business Name (if applicable)

Area Code

Phone Number

Check this box if same address as incident location (Section B). Then skip the three duplicate address lines.

Mr. Ms. Mrs. First Name MI Last Name Suffix
 Number Prefix Street or Highway Street Type Suffix
 Post Office Box Apt./Suite/Room City
 State ZIP Code



L

Remarks:

NATHANIEL CANCLINI - ENG1203
 May 29, 2021 15:45:43

E1203 was dispatched with Squad 1201, BAT1201, and Elgin Fire Department to a structure fire. E1203 arrived on scene and found a single story residential structure with light to moderate smoke coming from the Bravo side entrance. E1203 was assigned fire attack, made entry from the bravo side with a 1 3/4 handline. Conditions upon entry were moderate smoke with floor collapse approx. 4 feet into structure in the kitchen area. Collapsed area is approx. 8x6 ft in diameter with debris piled up in the collapsed area. E1203 performed a right hand search of the structure looking for the seat of the fire. After completing search found that heat is concentrated toward the delta side of the house. No active flame present, temperatures in the house at 170F degrees, per TIC. Began pulling ceiling looking for extension. E1203 pulled attic ladder for access to ladder and utilized water suppression to cool/extinguish attic hot spots. Temperature in house cooled to approx 130F degrees. E1203 was relieved, cycled out of structure for rehab and bottle exchange. E1203 was assigned to continue checking for fire extension, heat and smoke in house building. Making entry through the alpha side, E1203 used chainsaw to pilot hole walls to look for source of heat and smoke, walls are shiplap wood covered with sheetrock, ceiling is plywood, making search for extension challenging. E1203 relieved assigned to rehab and bottle exchange.

More remarks? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary.

M Authorization

Check box if same as Officer in charge <input type="checkbox"/>	FD120526	Signature	Battalion	Assignment	05	31	2021
	Officer in charge ID		Position or rank		Month	Day	Year
<input checked="" type="checkbox"/>	FD120527	Signature	Lieutenant	Assignment			
Member making report ID			Position or rank		Month	Day	Year

3 Supplemental Special Studies

Local Option

NFIRS-1S
Supplemental

1	Special Study ID#	Special Study Value	2	Special Study ID#	Special Study Value	3	Special Study ID#	Special Study Value	4	Special Study ID#	Special Study Value
5	Special Study ID#	Special Study Value	6	Special Study ID#	Special Study Value	7	Special Study ID#	Special Study Value	8	Special Study ID#	Special Study Value

L

Remarks:

Local Option

e. E1203 performed a 360 locating crawl space access and finding that debris piled under house was smoldering producing smoke and heat that was dissipating into structure. E1203 assigned with Squad 1201 to clear debris from kitchen in order to extinguish smoldering materials. E1203 entered the alpha side entrance of the structure and began pulling debris, microwave, oven, spice racks, chests, and misc. items from collapsed floor area. E1203 recycled to exterior for rehab/ bottle exchange. E1203 assigned to extinguish remaining hot spots, entered alpha side extinguished under the crawl space. E1203 assisted with ventilation and then assigned back to rehab bottle exchange. E1203 LT assigned to safety utilized the 4-gas monitor in structure and determined safe levels of CO in order to allow investigators in structure. E1203 began clean up and reset. E1203 cleared by BAT 1201. E1203 cleared the scene and returned to station 1201 to refill bottles. E1203 returned to service. LT Canclini, Nathaniel TCESD12 #527 Nothing Follows.

ADAM TAPIA - BAT1201

May 31, 2021 14:08:42

Batt1201 was initially dispatched to a HOLD call for a request from Elgin VFD requesting an engine response for a structure fire. Batt1201 was cancelled by dispatch and cleared the call. Batt1201 continued code 1 due to the location of the call being on the border of ESD12 and ESD13.

Batt1201 arrived on scene to a small 1 story residence with smoke showing on the Bravo/ Charlie Corner. Elgin already had 2 Engines and 2 Tenders on scene. Batt1201 made contact with Command. McDade fire had just arrived when Batt1201 contacted command. Command stated that they requested an engine from ESD12 but were told from Dispatch that there were no units available to send. Three engines, 1 squad and 1 Batt units were all AVST at the time of Dispatch.

Batt1201 went to check the map to determine jurisdiction, Address was located in ESD12. McDade fire cleared scene due to calls in their district. No Actions taken By McDade fire on scene. Batt1201 requested response from E1203, Sq1201, FM1202 and a FTAC Channel patched to Bastrop TAC601 . Once E1203 arrived on scene Batt1201 assumed command. E1203 assigned Fire Attack on the Bravo/Charlie corner. Sq1201 arrived on scene and assigned to back up on the Alpha side.

Encore Energy On scene 23:39:42

FM1202 arrived on scene.

3 Supplemental Special Studies
Local Option

NFIRS-1S
Supplemental

1	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value	2	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value	3	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value	4	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value
5	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value	6	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value	7	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value	8	<input type="text"/> Special Study ID#	<input type="text"/> Special Study Value

L
Remarks:
Local Option

Fire Under control at 00:06:51 and Fire Ground Monitoring Ceased.

Extensive overhaul due to attempt to located extension of fire into structure. E1203 assigned to check Levels with gas monitor. Structure clear for Investigation to take place. Command working demobilization plan. All Suppression units cleared. FM1202 investigating. No further actions taken. All units cleared. ADT

ADAM TAPIA
May 31,2021 15:53:34

ESD 12 responded to a structure fire in ESD 12's district. Originally called into the Bastrop County and dispatched to Elgin VFD. Batt1201 was initially dispatched to a HOLD call for a request from Elgin VFD requesting an engine response for a structure fire. Batt1201 was cancelled by dispatch and cleared the call. Batt1201 continued code 1 due to the location of the call being on the border of ESD12 and ESD13. call reopened when Batt1201 requested additional response to the call. ADT

LEONARD CARLSON - FM1202
June 2,2021 11:12:52

This structure fire was originally called into the Travis County 911 Dispatch Center. Due to a severe weather event no fire department units were available for immediate response. Due to its proximity to the call the Elgin Fire Department was requested to respond as mutual aid. Battalion 1201 was later added to the call who then requested my response.

This is a 1316 s.f. residential structure. No one was home at the time of the fire. High winds caused a large tree in the front of the home to fall over striking the overhead power lines running to the house electrical weather head. The area of greatest fire damage is the kitchen with extensive smoke and heat damage throughout the rest of the structure. The was a pet in the home that did not survive the fire. The electrical service was turned off at the exterior panel by FRI of Elgin and the propane gas was turned off by Battalion 1201.

PLAN NO.:
CSTM-2879

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14230 F.M. 1100
MANNER TX, 78653

A Plan By:
Brown's Designs
757 Albert St.
New Braunfels, TX, 78130
830-221-6668

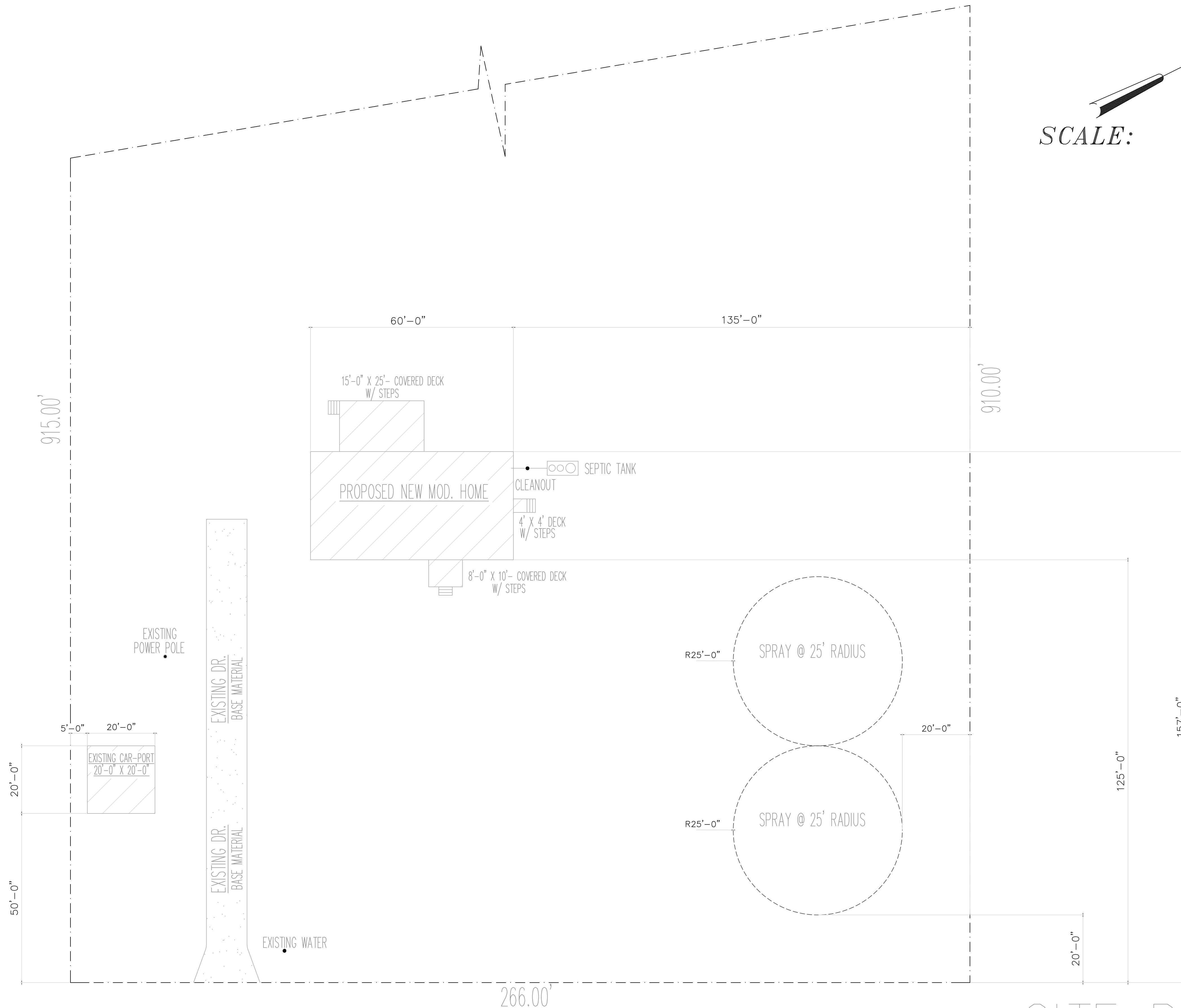
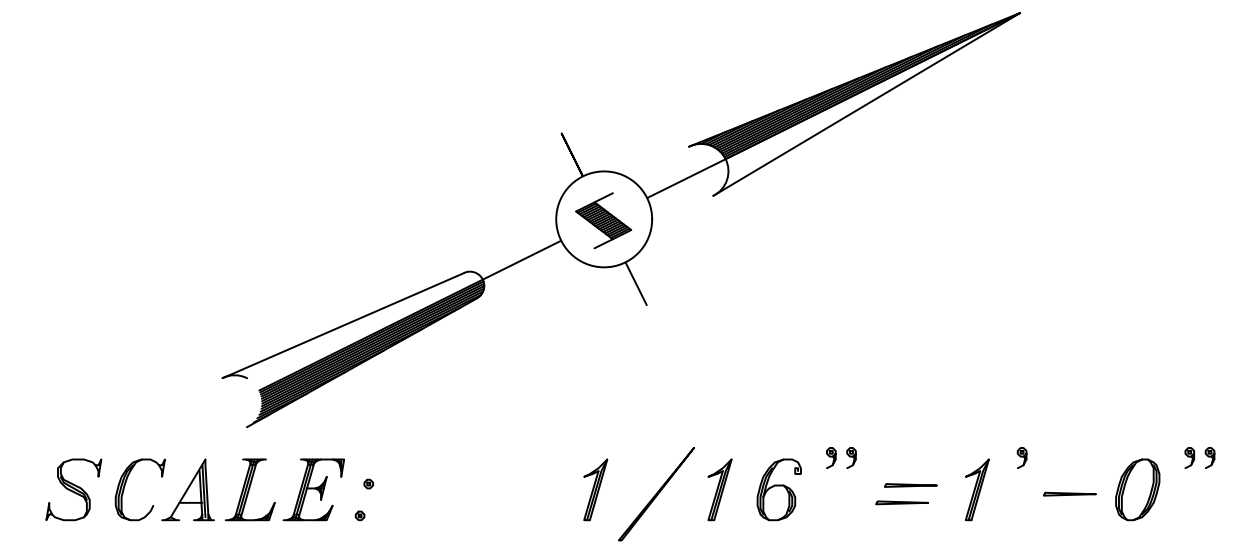
REVISIONS:

DRAWN BY:
A. BROWN

DATE:

SHEET NO.:

1 OF 1

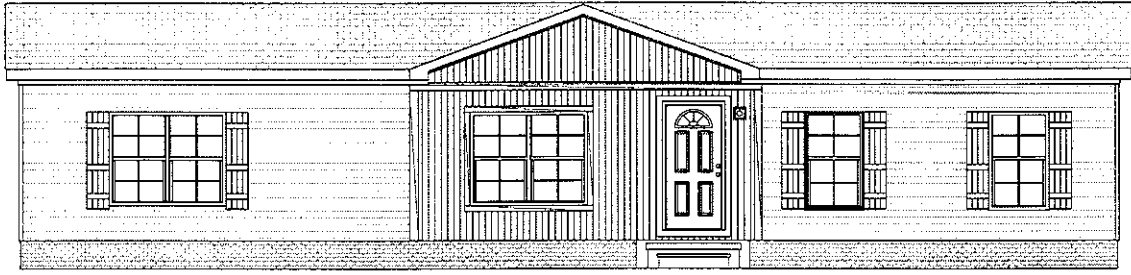
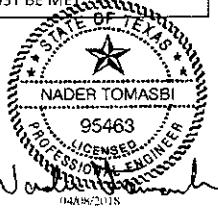


SITE PLAN

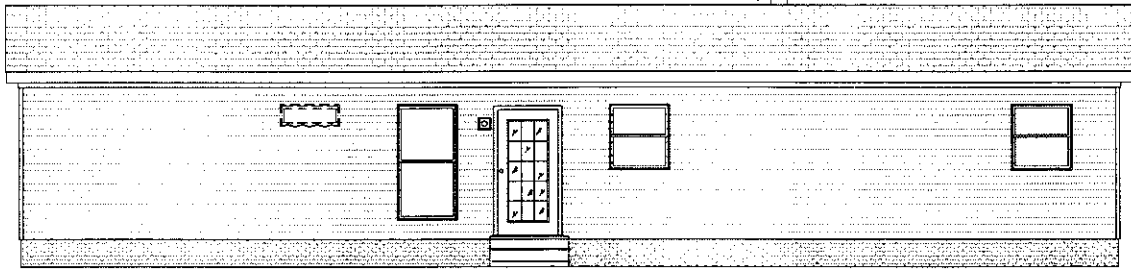
14230 F.M. 1100
MANNER TX, 78653
SCALE: 1/16"=1'-0"

CENTER LINE OF F.M. 1100
60' ROW

ELEVATIONS SHOWN ON THIS PAGE REPRESENT BASIC COMPONENTS AND ARE NOT INTENDED TO BE ALL INCLUSIVE, NOR DO THESE ELEVATIONS DETAIL EVERY CODE REQUIRED ASPECT OF THIS BUILDING. SITE BUILT STOOPS, STEPS, DECKS, PORCHES, HANDRAILS AND/OR SIMILAR ITEMS MUST BE PROVIDED BY OTHERS ON SITE FOR COMPLIANCE WITH APPLICABLE CODES. COMPLIANCE WITH ALL APPLICABLE CODES PER LOCAL AUTHORITY HAVING JURISDICTION, WHETHER DETAILED IN THIS SET OR NOT, MUST BE MET.

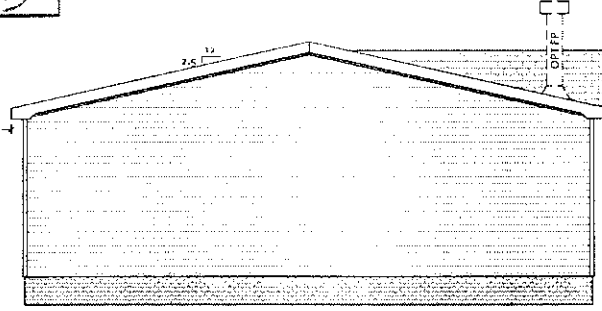


FRONT ELEVATION

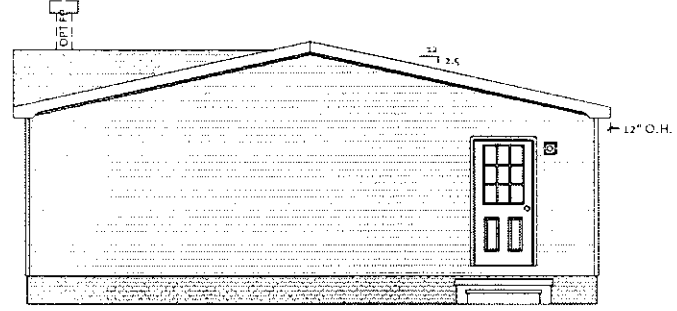


REAR ELEVATION

Texas Industrialized Building Code Council
 ISC IRC X
 Approval Date 4/9/2013
 Approved
 NTA, Inc.
 -DRA-11



LEFT ELEVATION



RIGHT ELEVATION

- NOTES**
- ALL ITEMS ARE COMPLETED BY THE MANUFACTURING FACILITY UNLESS NOTED OTHERWISE.
 - NOTHING IS TO BE SHIPPED LOOSE FOR ON-SITE INSTALLATION UNLESS NOTED OTHERWISE.
 - HANGERS, STIFFERS, STAIRS, GUTTERS, DOWNSPOUTS, VENTING, HATCHES, ETC. ARE TO BE PROVIDED BY OTHERS.
 - AUTOMATIC SHUTTERS ARE TO BE PROVIDED AND INSTALLED BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES.
 - ALL GLAZING MATERIALS ARE TO BE SHOWN WITH A 1/8" TO 3/16" GAP BETWEEN GLAZING AND WINDOW FRAME AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - ALL CRACKS AND WASTE DEBRIS SHALL BE REPAIRED AND WORK SHALL BE REINSPECTED BY THE LOCAL AUTHORITY.
 - ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 1191.
 - SHUTTERS ARE TO BE INSTALLED ON THE EXTERIOR AND MUST BE 1/2" ABOVE THE HIGHEST POINT WHERE THE SHUTTER MEETS THE ROOF AND A MINIMUM OF 2" ABOVE THE FINISH FLOOR.
 - TERMINAL FINISHES OF METAL CHIMNEYS SHALL BE 1/2" ABOVE THE HIGHEST POINT WHERE THE CHIMNEY MEETS THE ROOF AND A MINIMUM OF 2" ABOVE THE FINISH FLOOR.
 - ATTIC VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
 - ROOF FINISHES SHALL MEET THE REQUIREMENTS OF ASTM D 1191.
 - GLAZING AREAS ARE TO BE 1/8" TO 3/16" BELOW THE FINISH FLOOR.
 - ALL CRACKS AND WASTE DEBRIS SHALL BE REPAIRED AND WORK SHALL BE REINSPECTED BY THE LOCAL AUTHORITY.
 - ITEMS INSTALLED ON-SITE BY OTHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
 - ALL CRACKS AND WASTE DEBRIS SHALL BE REPAIRED AND WORK SHALL BE REINSPECTED BY THE LOCAL AUTHORITY.

REVISIONS			
FRANKLIN HOMES		W. DAVIES	NTS
		03/27/18	MOD
TYPICAL EXTERIOR ELEVATION			
FRANKLIN STRUCTURES, LLC 10655 HWY 43 SOUTH RUSSELLVILLE, ALABAMA 36653		1008-02-13-22	A.07
14594	1-1-2018		





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance amending Manor Code of Ordinances, Chapter, 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, Ordinance 263B, Exhibit A for the amendment of Article I General, Section 1 Definitions, and Article III Design Standards for Improvements, Section 48 Park Land Dedication.

BACKGROUND/SUMMARY:

This amendment to our Subdivision Code repeals and replaces in its entirety our Park Land Dedication requirements as well updating definitions related to that section.

Major changes include:

- Increases the park land dedication from 1 acre per 66 dwelling units to 1 acre per 50 dwelling units
- Increases park land fees-in-lieu from \$550 per dwelling unit to \$50,000 an acre
 - The Park Land Dedication fee for residential developments requiring a Site Development Permit (such as multi-family) is increased from \$550 per unit to \$700. Can be reduced to \$0 if land is required to be dedicated instead of the fee.
- Adds a Park Land Development Fee of \$600 per dwelling unit
 - Residential developments requiring a Site Development Permit have a sliding scale from \$600 - \$0 for the Park Land Development Fee based on the number of amenities they construct.
- Updated definitions
- Clearer guidelines on the types of land that can dedicated and how parks are constructed
 - Detention can longer be counted as Park Land unless designed with recreation facilities, amenities, site furnishings, and landscaping
 - At the discretion of the Parks Committee, Planning and Zoning Commission, and City Council floodplains can be counted on a 3:1 basis where 3 acres of floodplain equals 1 acre of Park Land.
 - A minimum 25% of the land shall abut a public street
 - No more than 2 sides of the park may abut the rear of homes
 - Water and wastewater connections are required to be provided
- Provided development criteria for different types of Park Land including: Pocket Parks, Neighborhood Parks, Community Parks, Greenbelt/Trail Parks, and general standards applicable to all parks.
- Adds Parks Committee recommendations on proposed Park Land Dedications before it's considered by the Planning and Zoning Commission and City Council. The Parks Committee also has review of site plans for park improvements.

LEGAL REVIEW: Yes, Audrey Guthrie
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance No. 714

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve Ordinance No. 714 amending Manor Code of Ordinances, Chapter, 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, Ordinance 263B, Exhibit A for the amendment of Article I General, Section 1 Definitions, and Article III Design Standards for Improvements, Section 48 Park Land Dedication.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

ORDINANCE NO. 714

AN ORDINANCE OF THE CITY OF MANOR, TEXAS AMENDING CHAPTER 10, SUBDIVISION REGULATION, ARTICLE 10.02 SUBDIVISION ORDINANCE, ORDINANCE 263B, EXHIBIT A, AS AMENDED, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS PROVIDING FOR THE AMENDMENT OF ARTICLE I, GENERAL, SECTION I, DEFINITIONS, AND ARTICLE III, DESIGN STANDARDS FOR IMPROVEMENTS, SECTION 48, PARK LAND DEDICATION, PROVIDING A SEVERABILITY CLAUSE, PROVIDING SAVINGS, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES, AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home-rule City authorized to regulate subdivisions within its city limits and extraterritorial jurisdiction; and

WHEREAS, the City Council of the City of Manor, Texas (the “City Council”) reviews the City’s subdivision regulations from time to time to consider amendments to the City’s subdivision ordinance; and

WHEREAS, the City finds it necessary to amend the subdivision ordinance and adopt the amendments set forth in this ordinance;

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

SECTION 1. Findings. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

SECTION 2. Amendment of Section 1 Definitions. The City Council hereby adds, deletes, and modifies Chapter 10, Subdivision Regulation, Article 10.02 Subdivision Ordinance, Ordinance 263B, Exhibit A of the Manor Code of Ordinances (the “Subdivision Ordinance”) to amend Article I, General, Section I, Definitions, to reflect the text found in Exhibit A. Any definitions found in Article I, Section I, of the Subdivision Ordinance that are not included in Exhibit A are not modified by this ordinance.

SECTION 3. Amendment of Section 48 Park Land Dedication. The City Council hereby repeals and replaces the Subdivision Ordinance Article III, Design Standards for Improvements, Section 48, Park Land Dedication, in its entirety to reflect the text in attached Exhibit B.

SECTION 4. Conflicting Ordinances. The Manor Code of Ordinances is amended as provided herein. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

SECTION 5. Savings Clause. All rights and remedies of the City of Manor are expressly saved as to any and all violations of the provisions of any ordinances affecting subdivision within the City which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code and the City Charter.

SECTION 7. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 8. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on this 2nd day of August 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

Exhibit A Definitions

Amenity, Private means private recreational facilities located in private parks, including but not limited to neighborhood swimming pools, clubhouses, tennis courts, basketball courts, practice fields with irrigation, and trails.

Amenity, Public means public recreational facilities located on public parkland or within a private park in which a public access easement is dedicated to the City and is open to the general public, including but not limited to, playground, tennis court, basketball court, multi-purpose regulation sports fields, and trails.

~~City Park means land area dedicated to the City of Manor for general public use. The park land area must consist of a minimum of five acres. The park may contain public drainage easements or drainage facilities designed to meet development regulations for the park only. For purposes of park land dedication, public/private drainage easements, detention ponds, nature preserves, open spaces, utility easements or other similar dedicated public uses designed to serve areas outside the park shall not be included in calculating park land dedication requirements. City Parks must have a minimum of three-quarters of an acre open space, shaded areas for picnic tables and other public gathering areas with seating. Other amenities may include or provide for future locations for restrooms, drinking fountains, lighting, sport courts, ballfields, playscapes, and hike and bike trails. City Parks should be located such that the overall park land may be increased with dedication of park land from development on adjacent properties. Areas in a City Park designed to accommodate public venues, including vendors, sound amplification and lighting shall be buffered from adjacent residential properties by a combination of landscaping and setbacks.~~

Greenbelt means a series of connected open spaces that may follow natural features such as creeks or streams.

Hike and bike trail means a strip of land that is dedicated for a trail or pathway for pedestrian circulation, alternative transportation and recreational uses, that is not less than ten feet in width, and that has installed, or is planned to have installed, certain improvements, including but not limited to an all-weather concrete trail or pathway that is not less than eight feet in width, designed and constructed in compliance with standards and specifications adopted and maintained by the city

Open Space means an area or tract of undeveloped land which is intended to remain generally in its natural state, except for those uses allowed under the provisions of this Chapter.

Park means an area devoted towards open space and recreation not otherwise defined by this chapter. This definition includes, but is not limited to trails, structures and uses that are designed for recreation, educational and sport activities. Inclusive of private parks and public park or parkland

~~Nature Preserves means land reserved for passive enjoyment generally established to maintain~~

~~existing habitat for wildlife. This area may include natural waterways and designated floodplain, floodway or topography, unique to the area. No improvements shall be made in a Nature Preserve. Nature preserve area shall not be used to calculate Park Land dedication requirements but may be used in calculating Open Space Requirements. Nature preserves may be dedicated to the City of Manor.~~

Park, Community means parkland totaling a minimum of ten (10) acres or more, which may include an assortment of public facilities, including but not limited to, a playground, trail, restrooms, and sports and recreational facilities.

Park Development Agreement means a park development agreement is a legally binding contract between a property owner or developer and the city which details special terms of agreement which are authorized, but not fully specified in the regulatory text. This provides the property owner/developer with flexibility in meeting the terms and conditions of the regulations yet provides the city with the specificity needed to determine conformance with the purpose and intent of the provisions authorizing it. The legally binding contract provides the city with a mechanism to enforce the specifications of future improvements which will occur much later after the decisions have been made.

Park Development Fee means a development fee associated with residential developments' responsibility to provide payments to the City, for the construction of Public Amenities within Public Parkland from time to time, that represent the development's impact on the public parkland system.

Park Fund means a special fund established by the City to retain monies paid by developers in accordance with the payment in lieu of park land dedication and park development provisions of these regulations and to be used for the purchase of park land or improvements in the vicinity of the subdivided property for which funds have been collected.

Park, Neighborhood means parkland totaling a minimum of three (3) acres or more, which may include an assortment of public facilities, including but not limited to, a playground, trail, restrooms, and sports and recreational facilities.

Park, Pocket means parkland generally one-half acres (1/2) to three (3) acres in size, which may include an assortment of public facilities, including but not limited to, a playground, trail, restrooms, and sports and recreational facilities.

Park, Private means land, located within a subdivision, owned and maintained by a private entity such as a property owner's association and to which use of the facility is restricted to the residents of that subdivision. This definition may include an amenity center.

Park, Public means land dedicated, owned and operated by the City, a Municipal Utility District, a Water Control and Improvement District, or the County, and which is available to the general public for use as a park or recreational purposes

ORDINANCE NO. 714

Page 5

~~Playscape means any structure permanently anchored to the ground that is designed for recreational purposes. Sports courts such as basketball or tennis courts are not considered playscapes.~~

Playground means a facility, typically located within a public or private park, which provides equipment for children to play on or around. Typically includes amenities such as climbing structures, swing sets, slides, and other site furnishings.

Public Park Facilities means singular or a group of uses within a public park, owned by the City or another government agency, that provides for passive and/or active amenities and appurtenances including, but not to, playground equipment, sports fields, restrooms, pavilions, amphitheater, parking, trails, garden, orchard, campgrounds, etc.

~~Pocket Park — Park area established for use by residents of the subdivision where the park is located. The Pocket Park shall be owned and maintained by the Homeowners' Association. Pocket Parks may be located within the interior of the subdivision. A Pocket Park may not be used for any purpose other than those allowed within a residential neighborhood except as provided below. Neighborhood Parks may not be used to hold events designed to invite participation of the general public more than twice annually. Semi-annual events shall be sponsored by the Neighborhood Association and subject to the park use policies of the City of Manor. A Pocket Park area may be used to calculate overall park land dedication up to ten percent of the total park land dedication required.~~

Site furnishings mean benches, trash receptacles, bike racks, landscape beds, lighting, and signage.

Exhibit B

Section 48 Park Land Dedication

Section 48 - Park Land Dedication.

- (a) *Purpose.* It is hereby declared by the Manor City Council that public park, conservation, and greenway areas are valuable assets that advance the public's health, safety, and welfare. This Section is adopted to provide active and passive recreational areas in the form of park facilities as a function of subdivision and site development in the City of Manor and its Extraterritorial Jurisdiction (ETJ). This Section is enacted in accordance with the home rule powers of the City of Manor granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by way of limitation, Texas Local Government Code Chapter 212 as may be amended from time to time.

This Section recognizes that park land dedication is a fair, reasonable, and uniform method of financing these assets that does not impose an unfair burden on new or existing development. The intent is to require new development to pay its proportionate costs that are associated with providing new, expanded, and renovated parks, so they are borne by the new residents who are responsible for creating the additional demand. This is done by integrating such requirements into the procedure for planning and developing of property or subdivisions in the City and its ETJ, whether such development consists of new construction on vacant land or rebuilding, remodeling of multi-family dwellings that results in an increase in the number of dwelling units on existing residential property, and developing property on or along a Trail or Greenway Path as shown in the City's Parks, Recreation, and Open Space Master Plan.

The intent of these assets is to provide a variety of outdoor recreational opportunities for new residents within reasonable proximity of their homes. The primary cost of purchasing, developing, or improving parks should be borne by the landowners of property who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities.

Park land dedication is consistent with, and furthers the objectives and policies of, the City's Comprehensive Plan and the Parks, Recreation, and Open Space Master Plan to protect the health, safety, and general welfare of the public. It is coordinated with other city policies, ordinances, and resolutions by which the City seeks to ensure the provision of adequate park facilities in conjunction with the development of land.

Further, it is stated that the purpose of this Section is to:

- 1) Ensure the City creates a comprehensive network of trails that provides links to parks, homes, schools, and community facilities and to ensure multi-modal access throughout the City and its Extraterritorial Jurisdiction.
- 2) Provide for pedestrian corridors with the integration of hike and bike trails within floodplain areas.

- 3) Preserve environmentally sensitive and ecologically diverse areas.
- 4) Maintain and achieve a contiguous hierarchy of public parks and facilities, open space, and hike and bike trails that serve the recreational needs of all residents, employees, and visitors to the City.
- 5) Establish public park land design and physical characteristic policies consistent with the Parks, Recreation and Open Space Master Plan.
- 6) Establish policies for the conveyance of public park land.
- 7) Focus on the development of public community parks that ultimately serve the population equitably in order to serve a diverse demographic and expanding population.
- 8) Expand the community and regional park system.
- 9) Maintain, enhance or exceed existing level of service in accordance with the City's Parks, Recreation, and Open Space Master Plan.

(b) *Applicability.*

- 1) This Section applies to a landowner who develops land with residential units and/or land included in Parks, Recreation, and Open Space Master Plan that contains a Trail or Greenway Path, and is located within the City or within its ETJ. Whenever a subdivision is also subject to regulations by a County or a special district, or both, and such regulations include park land and open space standards, the most stringent standards, whether the City's, the County's, or the special district's requirements, shall apply.
- 2) The Park land dedication and park development fees required by this Section are waived for any unit that qualifies as new, affordable, housing to be sold to low-and moderate income households, as defined by the current U.S. Department of Housing and Urban Development Income Limits or that has partnered with the Manor Public Facilities Corporation.
- 3) This article does not apply to activities involving the remodeling, rehabilitation or other improvements to an existing residential structure, or to the rebuilding of a damaged structure, unless additional dwelling units are added.
- 4) If a dedication requirement arose prior to enactment or amendment of this article, subsequent development for the subject tract to which the dedication requirement applies may be subject to vesting as set forth in V.T.C.A., Local Government Code ch. 245. Additional dedication may be required if there is an increase in the number of dwelling units from what was originally proposed.
- 5) Residential developments requiring a Site Development Permit shall be required to pay Park Land Dedication Fees and Park Land Development Fees in lieu of dedicating land unless, at the recommendation of the Parks Committee and approved by the City Council, land is required to be dedicated. Park Land Development Fees may be credited based on the number of private amenities constructed and in accordance with Subsection (s)(2).

(c) *Comprehensive Plan Considerations.* The City's Parks, Recreation, and Open Space Master Plan is intended to provide the Parks Committee and Planning and Zoning

Commission with a guide upon which to base their recommendations and the City Council a basis for approvals. Because of the need to consider specific characteristics in the site selection process and future development, the park locations indicated on the Plan are general. The actual locations, sizes, and number of parks will be determined when development occurs or when sites are acquired by the City, including by donations.

(d) *Requirements.*

1) General.

The City Manager or their designee shall administer this Section with certain review, recommendation, and approval authorities being assigned to the Parks Committee, Planning and Zoning Commission, City Council, and various City departments as specified herein.

Generally, the developer of a property must address the following requirements pursuant to this Section: dedication of land for park use or payment of a fee in lieu thereof, and payment of a development fee for park improvements necessary to transform the land into a useable park. Requirements herein are based on actual dwelling units for an entire development and/or proximity to a Trail or Greenway Path as shown in the Parks, Recreation, and Open Space Mater Plan. Increases or decreases in final unit count may require an adjustment in fees paid or land dedicated. If the actual number of dwelling units exceeds the original estimate, additional park land and additional park development fees may be required in accordance with the requirements in this Section.

The schedule of fees and required land dedications are identified in Subsection (s) "Park Land Dedication and Development Fees".

2) Land Dedication.

- i. The amount of land to be dedicated for park purposes shall be 1 acre per 50 dwelling units.
 - ii. The total amount of land dedicated for the development shall be dedicated to the City in fee simple:
 - (a) Prior to the issuance of any building permits,
 - (b) Concurrently with the final plat for each phase of the development, or
 - (c) In accordance with the terms of a valid Development Agreement associated with the property.
- 3) If land dedication is to occur in future phases of a multiple-phase development, the developer shall provide the City with financial security against the current dedication requirements by providing a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit in the amount equal to the number of acres park land required and, in a form acceptable to the City. The amount of the financial guarantee shall be the amount of fee in lieu of land dedication and improvements as set forth in Subsection (s) "Park Land Dedication and Development Fees". The financial guarantee will be released to the developer, without interest, upon the filing

of the final plat for the subsequent phase that dedicates the required park land and payment of the fee for the required improvements.

- 4) Since residents living in the ETJ are likely to use the City's park facilities, they should contribute to the cost of providing them. As a result of the difficulty faced by the City in maintaining property outside its corporate limits, the City will generally require a fee in lieu rather than the dedication of land. Alternatively, the dedication requirements of this Section may be met through the creation of private park land in the same amount required as public park land provided the developer enters into a written agreement that all such private park land be dedicated to the City at the time of full purpose annexation into the City and provided that any plat related to such development is inscribed with a notation regarding same. If the private park land option is chosen, a provision acceptable to the City for private upkeep of the facilities shall be made.
- (e) *Park Land Guidelines and Requirements.* Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the City, protect public safety, and minimize conflict with adjacent land uses. The following guidelines and requirements shall be used in designing parks and adjacent development.
- 1) The dedicated land shall form a single parcel or tract of land at least five (5) acres in size unless the Parks Committee, Planning and Zoning Commission, and City Council determine that more than one tract or a smaller tract would be in the public interest. For developments whose required dedication is less than five (5) acres, the City Council may approve a smaller tract, a smaller tract and fee in lieu, or only a fee in lieu of land.
 - 2) Must be located within one mile from all residences and the distance should be uninterrupted by roads or free from physical barriers that would prohibit walkable access to the park.
 - 3) Any land dedicated to the City under this Section must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The City Manager or their designee shall determine whether any encumbrances interfere with park use. Minerals may be reserved from the conveyance provided that there is a complete waiver of the surface use by all mineral owners and lessees. A current title report must be provided with the land dedication. The property owner shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Travis Central Appraisal District shall be submitted with the dedication or plat.
 - 4) Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain as long as, due to its elevation, it is suitable for park improvements. Sites should not be severely sloping or have unusual topography which would render the land unusable for recreational activities.
 - 5) At the discretion of the Parks Committee, Planning and Zoning Commission, and City Council, land in floodplains will be considered on a three (3) for one (1) basis. Three (3) acres of floodplain will be equal to one (1) acre of park land.
 - 6) Where feasible, park sites should be located adjacent to greenways and/or schools in order to encourage shared facilities and joint development of new sites.

- 7) Unless intended to serve a larger area, park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them. Furthermore, park sites should not be encumbered by overhead utility lines or easements which may limit the opportunity for park development.
- 8) Park land shall be oriented in a way that maximizes internal pedestrian and bicycle connectivity to residential areas and to other off-site connections like a greenway system.
- 9) Where appropriate, sites with existing trees or other scenic elements are preferred.
- 10) Where park sites are adjacent to greenways, schools, or existing or proposed subdivisions, access ways may be required to facilitate public access to parks.
- 11) At least 25 percent, or proportionate to the size of the park, of the perimeter of a park shall abut a public street with the park entrance visible to the public.
- 12) Park must be adjacent to a street for ease of pedestrian, bike or parking accommodations.
- 13) No more than two sides of the park may abut the rear of homes.
- 14) The following physical land characteristics are considered unsuitable for public park land dedication unless the Parks Committee, Planning and Zoning Commission, and City Council finds that the land has recreational value that warrants its acceptance as public park land or open space and is consistent with the Parks, Recreation, and Open Space Master Plan. This includes:
 - i. Drainage ditches,
 - ii. Detention or retention ponds (unless designed with recreational facilities, amenities, site furnishings, and landscaping) and with an accompanying License and Maintenance Agreement using the City's form for the detention or retention facilities,
 - iii. Narrow strips of land (unless a minimum of twenty (20) feet. in width and used to maximize pedestrian and bicycle connectivity),
 - iv. Steep slopes equal to or greater than fifteen (15) percent (unless located along a watercourse or other acceptable special area, but at no time can more than 50 percent of the land exceed 15 percent slope),
 - v. Powerline easements (unless approval has been received to construct a connecting trail segment),
 - vi. Other easements or environmental hazards which may restrict the city's ability to construct park improvements, and any other areas which may not provide for conducive use of recreational areas.
- 15) The following utility connections shall be completed by the developer, and such connections shall not count as a credit toward park land or park development fee or park land dedication requirements:
 - i. Water meter. A two-inch metered water supply located 12 feet behind the curb in a location determined by the Public Works Department.

- ii. Waste-water stub. A six-inch gravity-feed waste-water (sewer) stub or two-inch pressurized sewer line and electricity line located 10 feet behind the curb in a location determined by the Public Works Department.
- (f) *Fee in Lieu of Land.* In lieu of dedicating land for parks, a developer may request to meet some or all of the land dedication requirements through payment of a fee in lieu thereof in the amounts set forth in Subsection (s) "Park Land Dedication and Development Fees". Such fees shall be due at the same time as fees are due for final platting or for issuance of a building permit, based on the type of residential development.
- (g) *City Final Approval.* The City Council shall have the final authority in determining what proportion of land or fee may be accepted in lieu of required land dedication after receiving recommendations from the Parks Committee and Planning and Zoning Commission. The City Council may, from time to time, require that a fee be submitted in lieu of land dedication in amounts as set forth in Subsection (s) "Park Land Dedication and Development Fees" for the park land dedication. Likewise, the City Council may, from time to time, require that land be dedicated in amounts as set forth in Subsection (d) and that no fee in lieu of land will be accepted.
- (h) *Approval Process for Park Land Dedication.*
- i. For a land dedication to be accepted by the City, the landowner must, in the following order:
 - a. Obtain approval from City staff that the proposed dedication meets the minimum requirements,
 - b. Obtain a recommendation from the Parks Committee,
 - c. Obtain a recommendation from the Planning and Zoning Commission pursuant to the Procedures of this Chapter, and
 - d. Obtain City Council approval pursuant to the Procedures of this Chapter.
 - ii. The City Council shall consider the recommendation from the Parks Committee and Planning and Zoning Commission but may make a decision contrary to their recommendation by majority vote.
 - iii. The City of Manor will generally not accept dedications of land for parks that are less than five (5) acres, as maintaining small parks is inefficient and too costly for the City to sustain over the long-term. However, the City Council may accept and approve land dedications of less than five (5) acres if the following criteria are met:
 - a. The proposed dedication provides a sufficient amount of park land in the vicinity of the proposed development for required park land dedication, or such land provides a valuable link to the greater park system;
 - b. The proposed dedication has especially attractive park features, as determined by the City Council;
 - c. Where the proposed dedication is insufficient for a park site under existing park design standards, some or all of the dedication requirements may be in

the form of a fee in amounts as set forth in Subsection (s) "Park Land Dedication and Development Fees"; and

d. The proposed development of the park is consistent with Manor's Parks, Recreation, and Open Space Master Plan, as may be amended from time to time.

iv. In making their decision, the City Council may consider recommendations from the Parks Committee and Planning and Zoning Commission but may make a decision contrary to any recommendation in accordance with the criteria set forth herein.

(i) *Developer's warranty*

1) Prior to the City accepting the dedication and conveyance of any public park land, the Developer shall warrant in writing that the land to be dedicated to the City as public park land is:

- i. Free of fill material; unless the Public Works Director and the City Engineer approve of the placement of fill material in writing.
- ii. Free of construction debris or other refuse.
- iii. Free of any physical disturbance, including soil excavation, site grading, or removal or damage to vegetation unless the Public Works and the City Engineer approve of such physical disturbance in writing.
- iv. Free of any easements or other dedications, encumbrances, restrictions, or title defects not approved in writing by the Administrator; and
- v. Free of all hazardous substances and underground storage tanks (U.S.T.'s).

2) The City reserves the right to refuse acceptance of any land that the City finds to be not in conformance with the purposes or other requirements of this Section.

3) The Developer shall complete all public improvements (e.g. utility extensions, sidewalks, trails, streetyard trees with irrigation systems) within the park land or post fiscal security in the amount of 110 percent of the estimated cost of the public improvements prior to dedication or conveyance of the park land. The form of the fiscal security shall be approved by the Development Services Director.

(j) *Conveyance Requirements.* Public park land shall be dedicated as public park land by plat and, ultimately, conveyed by general or special warranty deed, as approved by the City. The Developer shall provide acceptable evidence of clear title and payment of all property taxes prior to or at the same time of final plat recordation. The Developer shall pay all costs of transferring title of the park land to the City, including the costs of:

1) A phase one environmental assessment, which meets the current American Society of Testing and Materials (ASTM), certified to the City. The phase one environmental assessment may not contain any recommendations for clean-up or other remediation and may not be dated earlier than the 120th day before the conveyance of the public park land to the City;

- 2) A category 1(a) land title survey certified to the City shall be provided. The survey shall be prepared by a Texas registered professional licensed surveyor and the survey shall be sealed by the surveyor no earlier than the 120th day before the conveyance of the public park land of the City;
 - 3) A title commitment with copies of all schedule B and C documents;
 - 4) A general or special warranty deed, subject to approval to form;
 - 5) Owner's Title Insurance, which is due within 90 days of closing;
 - 6) A certified tax certificate showing full payment of taxes;
 - 7) Payment of all property taxes through the conveyance date;
 - 8) Recording fees;
 - 9) Charges or fees collected by the title company; and
 - 10) All fees associate with curing all encumbrances or exceptions to the title that preclude the land's use as public park land.
- (k) *Conveyance of Public Park land by Deed.* The conveyance of public park land by deed may occur before or contemporaneously with the recordation of the final plat. The Developer shall be responsible for all costs necessary to transfer title to the City (or governing political subdivision) in accordance with Subsection (j) and shall provide a copy of the title policy within 90 days of conveyance. The following items shall be reviewed by the City prior to the conveyance of public park land.
- 1) An environmental site assessment without any further recommendations for clean-up, certified to the City not earlier than the 120th day before the closing date;
 - 2) Draft of general or special warranty deed approved by the City Attorney, and if applicable, a list of any proposed exceptions to title provided as an exhibit included within the deed. If the legal description is provided by metes and bounds, a survey sketch shall also be provided to accompany the metes and bounds description within the recorded deed;
 - 3) A title commitment with copies of all documents reflected on the associated schedules B and C;
 - 4) A certified tax certificate showing full payment of taxes;
 - 5) HUD Settlement Statement; and
 - 6) Confirmation that Developer's Warranty requirements of Subsection (i) have been satisfied.
- (l) *Park Development Fee.* In addition to the land dedication requirements for parks, there are also park development fees established herein sufficient to develop parks in ways that meet the Parks, Recreation, and Open Space Master Plan, city standards, and this Section. The amount of development fees assessed to a developer subject to this Section for parks is as shown in Subsection (s) "Park Land Dedication and Development Fees". The process for the approval and collection of development fees shall be the same as for the park land dedication

requirements to which the development relates, and shall be processed simultaneously with the park land dedication requirements.

(m) *Construction of Park Improvements in Lieu of Park Development Fee.* A developer may elect to construct park improvements in lieu of paying the associated development fees as set forth herein. In such event:

- 1) A park site plan, developed in cooperation with city staff, must be submitted and approved by city staff, or their designees, and the Parks Committee upon submission of final plat or upon application for a site plan and/or building permit, whichever is applicable.
- 2) Detailed plans and specifications for park improvements hereunder shall be due and processed in accordance with the procedures and requirements pertaining to public improvements for final plats, site plans, and for building permits issuance, whichever is applicable.
- 3) All plans and specifications shall meet or exceed the Criteria for Park Improvement in effect at the time of submission.
- 4) When private parks are considered, they shall be similar or comparable to what would be required to meet public park standards and recreational needs as set forth in Subsection (e) "Park Land Guidelines and Requirements".
- 5) Private facilities, when eligible for credit, are those outdoor amenities typically found in city public parks, which will substitute for the improvements otherwise funded by a dedication fee to meet the outdoor recreation needs of residents.
- 6) If the improvements are constructed on land that has already been dedicated to and/or is owned by the City, then the Developer must post payment and performance bonds equal to park development fees to guarantee the payment to subcontractors and suppliers and to guarantee the developer completes the work in accordance with the approved plans, specifications, ordinances, and other applicable laws.
- 7) The construction of all improvements must be completed in accordance with the requirements relating to the construction of public improvements for final plats, site plans, and issuance of building permits, whichever is applicable. This includes the guaranteeing of performance in lieu of completing the park improvements prior to final plat approval. Notwithstanding any other applicable ordinances, park improvements should be completed within two (2) years from the date of the approval, unless varied by a park development agreement.
- 8) Completion and Acceptance. Park development will be considered complete and a Certificate of Completion will be issued after the following requirements are met:
 - i. Improvements have been constructed in accordance with the approved plans,
 - ii. All park land upon which the improvements have been constructed has been dedicated as required under this Section; and

- iii. All manufacturers' warranties have been provided for any equipment installed in the park as part of these improvements.
- 9) Upon issuance of a Certificate of Completion, the developer warrants the improvements for a period of one (1) year as set forth in the requirements in Subsection (r) "Warranty Required".
- 10) The developer shall be liable for any costs required to complete park development if:
 - i. Developer fails to complete the improvements in accordance with the approved plans; or
 - ii. Developer fails to complete any warranty work.

(n) *Construction of Public Amenities in Public Parks – Criteria for Approval*

- 1) As an alternative to paying the Park Development Fee, or a portion thereof, the Developer may make a request to the Parks Committee for a recommendation to the Planning and Zoning Commission for final authorization by the City Council to construct public amenities on public park land, in accordance with the Criteria for Park Improvements and city standards. If the development is governed by a park development agreement, a request under this section must also be approved by the City Council.
- 2) Design, specification, and construction of the improvements shall be subject to review by City Staff and, upon recommendations from City Staff, approved by the Parks Committee. Construction of the amenities for the portion required for the final plat(s) approval must be completed within the time period prescribed in the development agreement; or, within two (2) years of the City's approval of the first final plat of the subdivision, when the applicant has not entered into a park development agreement. Fiscal security for the construction of amenities shall be provided in the amount required for the Park Development Fee, in a form acceptable to the City.
- 3) All park amenities shall meet all federal, state, and local regulations and guidelines as required by the Americans with Disabilities Act (ADA) and Texas Accessibility Standards (TAS), as well as guidelines established by the Commercial Park Advisory Council (CPAC) and the National Playground Safety Institute (NPSI).
- 4) Non-creditable items: shrubs, sod, re-vegetation, swimming pools, subdivision signage, administrative, professional, engineering or legal costs, development application fees, and any public improvement otherwise required through the subdivision process may not be credited toward the Park Development Fee.

(o) *Construction of Private Amenities in Private Parks – Criteria for Approval*

- 1) In accordance with the Criteria for Park Improvements, privately owned and maintained parks with non-exclusive private amenities and privately owned and maintained parks where public access is unrestricted may receive up to one hundred (100) percent credit towards fulfilling the requirements of the Park Development Fee, upon approval by the City Council.
- 2) In accordance with the Criteria for Park Improvements, privately owned and maintained parks with exclusive private amenities within developments that consist of a density of twelve (12) dwelling units per acre or greater, excluding residential developments that require a Site Development Permit, may receive up to one hundred (100) percent credit towards fulfilling the requirements of the Park Development Fee, upon approval of the City Council with the following conditions and requirements:
 - i. Fiscal security for the construction of private amenities shall be provided in the amount required for the Park Development Fee, in a form acceptable to the City.
 - ii. Regardless of whether the amenity is exclusive or non-exclusive, private amenities included within private parks approved to be credited towards meeting the requirements of this subsection and in accordance with the Criteria for Park Improvements may remain exclusive.
 - iii. Restrictive Covenants. Private parks shall be managed by a mandatory homeowner's association servicing a development subject to restrictive covenants that:
 - a. Requires each property owner within the subdivision encumbered by the restrictive covenants to pay dues and special assessments for the maintenance of the private park; and
 - b. Prohibits the dissolution of the private park until such time as the declarant cedes control of the homeowner's association to purchasers of properties within the subdivision, and then only upon amendment of the restrictive covenants, which has to be approved by $\frac{3}{4}$ of the members of the homeowner's association.
 - iv. The private amenities, which receive credit for the Park Development Fee, shall be located contiguous to existing or proposed public park land, where practicable.
 - v. All private amenities shall be privately maintained.
 - vi. Yards, court areas, setbacks, and other open areas required to be maintained under the City's development regulations, and other regulations, shall not be included in the credit computation.

- 3) For residential developments that require a Site Development Permit with private park land and private amenities, as required by Section 14.02.062(14)-(15) or Section 14.02.064(18)-(19), may receive up to one hundred (100) percent credit towards fulfilling the requirements of the Park Development Fee based on the number of private amenities provided, as shown in Subsection (s) "Park Land Dedication and Development Fees".

(p) *Combination Public Park land and Construction of Public Amenities*

- 1) A combination of public park land and public amenities may also be considered by the Parks Committee, Planning and Zoning Commission, and approved by the City Council through alternative compliance. However, in no event may the addition of private amenities be credited toward satisfying the public park land dedication or park land fee in-lieu of dedication requirement.
- 2) In accordance with the Criteria for Park Improvements, the applicant may seek recommendations from the Parks Committee and Planning and Zoning Commission with City Council for approval for a reduction in the amount of required public park land by providing additional public amenities equal to the value of the land that would have dedicated to the City. If the development is governed by a park development agreement, a request under this section must also be approved by City Council.

(q) *Criteria for Park Improvements.*

- 1) Design, specification and construction. Design, specification, and construction of the improvements shall be subject to review and approval by the Parks Committee. So that park land design is purposeful regarding accessibility, safety, level of comfort, sociability, activation, and future maintenance it shall be in conformance with related federal, national, state or local codes including but not limited to the following:
 - i. International Play Equipment Manufacturer's Association (IPEMA);
 - ii. Consumer Product Safety Commission (CPSC) Handbook for Public Safety;
 - iii. American Society for Testing and Materials (ASTM and ASTM F08);
 - iv. Accessibility Standards for Play Areas through the ADA Accessibility Guidelines (ADAAG);
 - v. Illuminating Engineering Society of North American (IESNA RP-6-01); and
 - vi. Sports Turf Management Association (STMA).
- 2) Special design considerations for pocket parks.
 - i. Each pocket park shall be centrally located within every phase of a parcel proposed for development so that all lots or units are located no greater than ¼-mile from the edge of a privately-owned pocket park, or other privately owned/public park land. The ¼-mile distance shall be measured using walking distance along sidewalks and trails.

- ii. The pocket park shall take access from a local street and be no smaller than the average lot size of the lots platted in that phase of the subdivision, or ½-acre, whichever is larger.
 - iii. At a minimum, the pocket park shall include an ADA-compliant trail connecting all amenities to the sidewalk, a shaded children's play area (ages 2—12), swings, a shade pavilion with a minimum of one (1) picnic table, social seating, fitness activity, and other site furnishing typical of a pocket park.
 - iv. In addition, each pocket park shall include at least one (1) of the following: mini-sports court, community garden, open grass play area, enclosed off-lease area for dogs, or other amenity approved by the Park Committee.
- 3) Special design considerations for neighborhood parks.
- i. Each neighborhood park should be centrally located within the parcel proposed for development to maximize access to as many residents as possible.
 - ii. The neighborhood park shall take access from local or collector street and be no smaller than three (3) acres in size.
 - iii. At a minimum, the neighborhood park shall include the same minimum requirements as a pocket park, as defined in subsections (2)(iii) and (2)(iv), above.
 - iv. In addition, each neighborhood park shall include an ADA-compliant loop trail and three (3) of the following additional amenities: neighborhood serving pool, full sports court or field and if necessary with fencing, community garden, enclosed off-leash area for dogs, shaded picnic pavilion with at least two (2) picnic tables, or other neighborhood-scaled amenity approved by Parks Committee.
- 4) Special design considerations for community parks.
- i. Each community park should be centrally located within the parcel proposed for development to maximize access to as many residents as possible, unless other land within the development is more suitable based on the Park Land Guidelines and Development criteria.
 - ii. The community park shall take access from collector street or higher classification roadway and be no smaller than ten (10) acres in size.
 - iii. At a minimum, the community park shall include the same minimum requirements as a neighborhood park, as defined in subsections (3)(iii) and (3)(iv) above.
 - iv. In addition, each community park shall include at least two (2) ADA-compliant looping trails and three (3) of the following additional amenities: community serving pool, full sports court or field and if necessary with fencing, community garden, enclosed off-leash area for dogs with a dog wash station, shaded picnic

pavilion with at least two (5) picnic tables, restrooms, or other community-scaled amenity approved by Parks Committee.

- 5) Special design considerations for trail development. When a parcel proposed for development, including non-residential development, includes a Greenway Trail or Path, as identified on the Parks, Recreation, and Open Space Master Plan, or trail development in general, the property owner/developer shall be responsible for constructing and extending the trail segments across the property, as may be applicable, the placement, construction, and dedication of trails shall comply with the following:
- i. For greenway trails located in floodplains, this requires dedication of the property to the City and construction of the trail to city specifications.
 - ii. For multiuse paths (i.e., oversized sidewalks along priority corridors to facilitate citywide recreational and transportation connections), this requires construction to city specifications and dedication as part of future right-of-way.
 - iii. This also requires the placement and construction of appropriate neighborhood connector trails throughout the parcel proposed for development so that adequate access is provided to the greenway trail and path system. These connectors shall be protected by permanent 20-foot access easements.
 - iv. When a parcel proposed for development abuts off-site floodplain which is identified as a priority trail corridor, the property owner/developer shall ensure connection to the off-site greenway trail corridor by dedicating one (1) or more 20-foot access easements which provide access to the property.
 - v. In no instance may a property owner/developer prohibit, through the use of subdivision of lots or other improvements, the future development of the city's regional trail system.
 - vi. Areas within the parcel proposed for development which include connector trails to the City's existing or proposed greenway system shall be owned and managed in perpetuity as part of common property of a property owners association, or dedicated, as may be set out in the Park Development Agreement.
 - vii. All trail development used to meet the requirements of these regulations shall be developed per the Parks, Recreation, and Open Space Master Plan and other city specifications and have a 20-foot minimum public access easement based on the centerline of the trail.
 - viii. At a minimum, all trails need to include site furnishings. When not provided elsewhere within the parcel proposed for development, the trail system shall be further amenitized meeting the same minimum requirements as a pocket park, as defined in subsections (2)(iii) and (2)(iv), above.

(r) *Warranty Required.*

- 1) All materials and equipment provided to the City shall be new unless otherwise approved in advance by the City Manager or their designee and all work shall be of good quality, free from faults and defects, and in conformance with the designs, plans, specifications, and drawings, and recognized industry standards. This warranty, any other warranties express or implied, and any other consumer rights, shall inure to the benefit of the City only and are not made for the benefit of any party other than the City.
- 2) All work by the developer or landowner not conforming to these requirements, including but not limited to unapproved substitutions, may be considered defective.
- 3) This warranty is in addition to any rights or warranties expressed or implied by law.
- 4) Where more than a one (1) year warranty is specified in the applicable plans, specifications, or submittals for individual products, work, or materials, the longer warranty shall govern.
- 5) This warranty obligation may be covered by any performance or payment bonds tendered in compliance with this Section.
- 6) If any of the work performed by the developer or landowner is found or determined to be either defective, including obvious defects, or otherwise not in accordance with this Section, the designs, plans, drawings or specifications within one (1) year after the date of the issuance of a Certificate of Final Completion of the work or a designated portion thereof, whichever is longer, or within one (1) year after acceptance by the City of designated equipment, or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this ordinance, developer shall promptly correct the defective work at no cost to the City.
- 7) During the applicable warranty period and after receipt of written notice from the City to begin corrective work, developer shall promptly begin the corrective work. The obligation to correct any defective work shall be enforceable under this Code of Ordinances. The guarantee to correct the defective work shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to the terms of either the warranty or the guarantee.
- 8) If within twenty (20) calendar days after the City has notified developer of a defect, failure, or abnormality in the work, developer has not started to make the necessary corrections or adjustments, the City is hereby authorized to make the corrections or adjustments, or to order the work to be done by a third party. The cost of the work shall be paid by developer.
- 9) The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for the replacement or repair of parts and for correction of defects shall be paid by developer, its contractors, or subcontractors or by the surety.
- 10) The guarantee shall be extended to cover all repairs and replacements furnished, and the term of the guarantee for each repair or replacement shall be one (1) year after the installation or completion. The one (1) year warranty shall cover all work, equipment, and materials that are part of the improvements made under this Section of the ordinance.

(s) *Park Land Dedication and Development Fees.*

- 1) The park land dedication fee in-lieu is established at \$50,000.00 per acre, or a portion thereof, for the value of platted land to be developed for residential uses that would otherwise be dedicated and conveyed to the City as public park land. The fee in lieu of park land dedication is based upon the fair market value of the land, that is developable for single family use and that would otherwise be required to be dedicated as public park land for the proposed development, with all utilities extended to and through the property and situated outside of the 100-year floodplain. The fee may be evaluated on an annual basis by the Parks Committee and Planning and Zoning Commission. Any recommendation for amending the established fee amount shall be forwarded to the City Council for approval. The price per acre for fair market value may be modified upon submittal of an appraisal satisfying the property value criteria outlined above in this Subsection. The appraisal may not be more than six months old.
 - i. For residential developments that require a Site Development Permit, the park land dedication fee in lieu shall be \$700.00 per dwelling unit. The total park land dedication fee may be proportionally reduced using the above per acre rate if the City Council requires a land dedication in lieu of a fee.
- 2) The park development fee is established at \$600.00 per dwelling unit.
 - i. For residential developments that require a Site Development Permit, the park development fee is as follows:

Number of Amenities	Park Development Fee per Unit
0	\$600
1	\$500
2	\$400
3	\$300
4	\$200
5	\$100
6+	\$0

- ii. The number of amenities from the table above are prescribed in Section 14.02.062(14)-(15) and Section 14.02.064(18)-(19). Only those amenities that are equivalent to those found in public parks qualify to reduce the Park Development Fee. For example, a swimming pool would qualify as an amenity but a kitchen available for resident use would not.

- iii. Residential developments that require a Site Development Permit that construct more than the prescribed number of amenities from Section 14.02.062(14)-(15) or Section 14.02.064(18)-(19) that qualify under this Section can reduce the Park Development Fee in accordance with the table.
- (t) *Submitting Fee.* Any fees required to be paid pursuant to this Section shall be remitted:
 - 1) Prior to the issuance of any building permits; or
 - 2) Upon the submission of each final plat.
- (u) *Use of Fees.* Fees may be used only for the acquisition, development, and/or improvement of park facilities to which they relate; fees shall not be used for maintenance purposes.
- (v) *Reimbursement for City Acquired Park Land.* The City may from time to time acquire land for parks in advance of actual or potential development. If the City does take such action, then it may require subsequent dedications to be in fee in lieu of land only. The fees will serve to reimburse the City for the cost(s) of acquisition.
- (w) *Special Fund; Right to Refund.* The City shall account for all fees in lieu of land and all development fees paid under this Section with reference to the individual plat(s) involved. Any fees paid for such purposes must be encumbered or expended by the City within 10 years from the date received by the City for acquisition, development, and/or improvement of a park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If the funds are not so encumbered by contract of purchase order or expended, then the owners of the property on the last day of the 10-year period will be entitled to a refund of the unexpended sum upon request. The owners of the property as shown on the current tax roll or proven by other instrument, must request a refund within one year of the expiration of the 10-year period. The request must be made in writing to the Development Services Director.
- (x) *Appeals.*
 - 1) The property owner or applicant for new development may appeal the following decisions to the Development Services Director, or their designee:
 - i. The applicability of the land dedication, fee in lieu, or development fee;
 - ii. The amount of the land dedication or fee due;
 - iii. The determination of credit for private property amenities; and/or
 - iv. The amount of the refund due, if any.
 - 2) All appeals shall be taken within 30 days of notice of the action from which the appeal is taken. The burden of proof shall be on the appellant to demonstrate that the amount of the dedication, fee, refund, or credit was not calculated according to the requirements of this ordinance. The appellant may appeal the decision of the Development Services Director to the City Council. A notice of appeal to the Council must be filed by the applicant with the City Secretary within 30 days following the Director's decision. The filing of an appeal shall not stay the collection of the fee due. If the notice of appeal is

accompanied by a payment in an amount equal to the fee due as calculated by the City, the plat or building permit application shall be processed.

- (y) *Prior Dedication or Absence of Prior Dedication.* If a dedication requirement arose prior to enactment or amendment of this Section, subsequent development for the subject tract to which the dedication requirements applies may be subject to vesting as set forth in Chapter 245 Texas Local Government Code. Depending on the circumstances, additional dedication may be required for the increase in dwelling units or bedrooms from what was originally proposed.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on housing policies and regulations.

BACKGROUND/SUMMARY:

This item is to provide direction to city staff and consultants on updating the PID Policy, Zoning Code and other city codes, and direction on a potential Housing Policy.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- PID Policy

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council provide direction on housing policies and regulations.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



Public Improvement District (PID) Policy

A Public Improvement District (“PID”) in accordance with Texas Local Government Code Chapter 372, provides the City of Manor (“the City”) an economic development tool that finances the costs of public improvements that benefit a definable part of the City or its ETJ. A PID may be located either within the City’s corporate limits or within its extra-territorial jurisdiction. PIDs allow the costs of public improvements to be borne by those who receive special benefits from the improvements.

The purpose of this PID policy is to outline the policies and procedures the City will use to consider whether creation of a PID, the levy of PID assessments, and issuance of PID bonds is in the best interest of the City. Any aspect not specifically addressed by this policy will be considered on an individual project basis.

The City may, on a case-by-case project basis, waive a requirement of this policy if it does not conflict with state or federal law. Any requirements waived shall be noted in the resolution approving the PID petition, or other relevant document, and must include a finding that the waiver is in the best interest of the City.

Location

The City will consider a petition for formation of a PID within the City’s corporate limits and within its extra-territorial jurisdiction (“the ETJ”). For projects within the ETJ:

1. a development agreement must be entered into prior to the levy of assessments requiring (i) compliance with the City’s development standards, (ii) City building permits, and (iii) easements over City streets to enable the City to collect franchise fees;
2. a maintenance assessment will be required to maintain roads funded by the PID at the City’s standards only if such roads are not maintained to City standards by another public jurisdiction; and
3. a separate services assessment for police and/or fire services may be required if the City determines it is in its best interest unless such services are being provided by another public jurisdiction.

Application Fee and Professional Services Reimbursement Agreement

A non-refundable application fee of \$15,000.00 is required at the time a petition is filed. If the City determines it is in its best interest to establish a PID, a Professional Services Reimbursement Agreement will be entered into with the developer. The Professional Services Reimbursement Agreement will require the developer to initially deposit funds in the amount of \$45,000 (in addition to the amounts already required to pay for the City's costs for staff including the City Attorney, City Engineer and City Planning staff) to pay for third party consultants including, but not limited to, Bond Counsel, Financial Advisor, PID Administrator, Trustee, Underwriter, Appraiser, and Market Study Analysts. An additional \$25,000 deposit will be required to be deposited by the developer when the deposit balance reaches \$10,000. The unused balance will be returned to the developer. The developer may recover the professional fee deposit at bond closing.

Development Standards

The City will consider petitions for PID projects that support real estate developments which confer benefits to the City to a degree that is superior to benefits typically generated by projects that do not involve PID financing.

1. The project must include improvements that enhance the City's master plan, including the City's thoroughfare plan and water and wastewater plans (improvements must exceed current subdivision regulations) and advance the City's trail and park plans.
2. Any improvements that are offsite or are part of the City's master plans must obtain approval from the City Engineer prior to being included in the PID.
3. Preference will be given to high quality projects that exceed the City's subdivision requirements for overall design, building standards and amenities with enhanced landscaping and appealing architecture throughout.
4. Preference will be given to mixed use projects that include a mix of residential and commercial uses.
5. Preference will be given to projects where an average home price is expected to exceed other surrounding new home community pricing by \$65,000.
6. Preference will be given to projects within the ETJ that voluntarily annex into the City's corporate limits.
7. At City Council's discretion, a payment of a community benefit fee of five percent (5%) up to thirty percent (30%) of bond par shall be paid to the City three (3) days prior to bond closing based on the degree that project improvements confer benefits that enhance the City's master plan and/or exceed City's subdivision requirements.

Collection of Assessments

Prior to the levy of assessments, the City will enter into an agreement with Travis County to include the annual PID installments on the Travis County Tax Bill.

Disclosure to Homeowners

To satisfy disclosure to homeowners, the City will require the petitioner to comply with the following:

1. Landowner's Agreement to be recorded in the Official Public Records of Travis County.
2. Signage at major entryways and exits.
3. Signage and information flyers in any sales centers within the PID that include:
 - a. Frequently Asked Questions
 - b. Total Assessment

- c. Average Annual Installment
 - d. Equivalent Tax Rate
4. Homebuyer disclosure documents in accordance with Section 5.014 of the Texas Property Code to be signed both at contract signing and at closing with such agreements maintained on file by each homebuilder and available for inspection by the City
 5. Developer contracts with homebuilders must require the homebuilder to disclose the PID on any MLS listing.

City Consultants

The City will independently select a Bond Counsel, Financial Advisor, PID Administrator, Trustee and Market Study Analyst. With input by the Developer, the City will select an Underwriter and Appraiser. The City's PID Administrator, in conjunction with the developer's PID Consultant, will draft the Service and Assessment Plan and prepare all annual updates.

Maximum Assessment

The annual PID installment shall be the lesser of a combined tax rate of \$3.26 or a PID rate of \$0.30 per \$100 of assessed value. A true-up calculation will be performed at each bond issuance and upon filing of a final plat to ensure that the maximum assessment is not exceeded, which may result in a mandatory prepayment from the developer.

Assessment Term/Bond Term

The maximum term of a PID assessment is not to exceed 30 years and the assessment term must equal the bond term.

PID Bonds

The following performance standards shall apply to PID bonds:

1. Minimum appraised value to lien ratio of 3:1.
2. All improvements to be funded with PID bonds must be fully engineered and bid. A competitive bidding process with at least three bids will be required.
3. Developer is required to demonstrate committed capital in the form of cash deposit, proof of bank financing and/or equity capital, or letter of credit to the City with an amount confirmed by an engineer's opinion of probable cost, which represents the difference between budgeted cost to complete the public improvements assumed to be complete in the appraisal and the net proceeds of the PID bonds. The form of committed capital (cash deposit, letter of credit or bank/equity commitment) will be determined by the City on a case-by-case basis on advice from its Financial Advisor.

Dissolution Agreement

A dissolution agreement must be entered into at the time the City considers creation of the PID authorizing dissolution of the PID if assessments are not levied within three (3) years after the creation of the PID.

Applicability

This amended PID Policy shall apply to PID applications filed after May 4, 2022.

CITY OF MANOR, TEXAS
By: [Signature]
Dr. Christopher Harvey, Mayor

Date: May 4, 2022

ATTEST:

[Signature]
Lluvia T. Almaraz, City Secretary





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Water Service Area Transfer Agreement.

BACKGROUND/SUMMARY:

The property owner is requesting water service from the City of Manor and the attached Water Service Area Transfer Agreement addresses transferring water service of a 24.810 acre tract of land for the Manor Downs Apartment project from Manville Water Supply Corporation to the City of Manor which will then be submitted to the Public Utility Commission for approval.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT:
PRESENTATION:
ATTACHMENTS: Yes

- Agreement

STAFF RECOMMENDATION:

Staff recommends approval of the Water Service Area Transfer Agreement.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

WATER SERVICE AREA TRANSFER AGREEMENT

This Water Service Area Transfer Agreement (the “Agreement”) is made and entered into as of _____, 2023 (the “Effective Date”) by and between the Manville Water Supply Corporation (“Manville”), a retail public utility and Texas corporation and the City of Manor (“City” or “Manor”), a Texas home rule municipal corporation. Manville and the City are each a “Party” and collectively, “Parties.”

RECITALS

WHEREAS, the Parties are retail public utilities as defined in Texas Water Code (TWC) Section 13.002 (19) providing water and sewer service under authorizations issued by the Public Utility Commission of Texas or its predecessors (“PUC”);

WHEREAS, Manville holds water certificate of convenience and necessity (“CCN”) No. 11144. Manville’s primary service area under the CCN is within Travis County;

WHEREAS, the City holds CCN No. 10947 and serves certain areas within Travis County;

WHEREAS, TWC § 13.248 authorizes contracts between retail public utilities designating areas to be served and customers to be served by those retail public utilities, when approved by the Public Utility Commission (“PUC”) after public notice and hearing;

WHEREAS, CH DOF I-RANGEWATER MF AUSTIN MANOR, L.P. (CH DOF) owns approximately 24.810 acres of land within the Manor corporate limits (“Property. A detailed description of the approximately 24.810 acres is provided in Exhibit A to this Agreement;

WHEREAS, approximately 13.41 acres of the Property is within Manville’s CCN service area and approximately 11.03 acres is within the City’s CCN service area;

WHEREAS, CH DOF proposes to develop the Property with multifamily housing. The development is designated the “Manor Downs Multifamily Project” (“Project”) and the address for the Project is 9910 Hill Lane, Manor, Texas;

WHEREAS, Owner has requested that the City provide water service to the Property and the City is willing and has the infrastructure in place to provide water service, which will include fire protection capability;

WHEREAS, Manville desires to transfer to Manor the approximately 13.41 acres of service area (“Transfer Area”). The Transfer Area is illustrated on the General Location map and the Detailed map in Exhibit B of this Agreement;

WHEREAS, the City desires to accept such Transfer Area into its service area under CCN 10947;

WHEREAS, no existing customers or facilities are being transferred as part of this Agreement.

NOW THEREFORE, for the good and valuable consideration contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

AGREEMENT

- 1. Purpose.** This Agreement shall be a “contract” designating areas and customers to be served by the Parties in accordance with TWC § 13.248.
- 2. Manville Board Action.** During the duly noticed monthly meeting convened February 9, 2023, the Manville Board of Directors considered the request of CH DOF that Manville agree to have approximately 13.41 acres of its CCN service area transferred to Manor’s CCN service area. The Board granted the request. A copy of the meeting agenda is provided in Exhibit C to this Agreement.
- 3. Approved Minutes.** The Board approved the minutes of the February 9, 2023 meeting during the duly noticed monthly meeting convened March 9, 2023. A copy of the February 9 meeting minutes is provided in Exhibit D to this Agreement.
- 4. Affidavit.** The affidavit of Tony Graf, Manville General Manager, attesting to the provision of notice for the February 9, 2023 Board meeting and approval given for the transfer is provided in Exhibit E.
- 5. Transfer of the Service Area.** Manville transfers and conveys to the City, and the City accepts from Manville, the Transfer Area of approximately 13.41 acres and the Parties thereby agree to modification of the boundaries of their water CCNs accordingly. The Parties further agree that the City will submit all the documentation required by the PUC for the modification of the boundaries of the Parties’ respective CCNs at the City’s sole expense.
- 6. No Compensation Required.** Manville did not require compensation from CH DOF to transfer the approximately 13.41 acres to Manor CCN No. 10947.
- 7. No Continuing Obligation to Serve.** The Parties agree that, upon PUC approval of the application(s) to move the Transfer Area from Manville to the City, Manville shall have no further obligation to provide retail water service to the Transfer Area.
- 8. Applicable Law.** This Agreement shall be governed by, and construed in accordance with, the Constitution and the laws of the State of Texas.
- 9. Entire Agreement.** This Agreement, along with any exhibits, reflects the entire agreement and supersedes all prior and contemporaneous agreements and understandings, both written and oral, between the Parties with respect to the subject matter thereof.

10. Notice. The following notice requirements shall apply with regard to notice by the Parties to each other, except with regard to other or additional requirements that may apply to documents served on all parties as provided in 16 Tex. Admin Code §§ 22.74 and 24.239. When this Agreement requires the Parties to provide notice to each other, the notice shall be in writing. Notices must be addressed, hand-delivered, or emailed only to the person designated for receipt of notice. A mailed notice shall be considered delivered three (3) business days after postmarked if sent by U.S. Postal Service Certified or Registered Mail, Return Receipt Requested, postage prepaid. Hand-delivered notices are considered delivered only when the addressee receives those notices. Notices delivered by e-mail are considered delivered three (3) business days after transmittal or when received by the addressee whichever is earlier. The Parties may make routine communications by first class mail, email, or other commercially accepted means. Notices and routine communications to the City and Manville shall be addressed as follows:

City:

City of Manor
 Attn: Scott Moore
 City Manager
 105 Eggleston Street
 Manor, Texas, 78653
 Phone: (512) 272-5555
 smoore@cityofmanor.org

with a copy to:

The Knight Law Firm, LLP
 Attn: Paige H. Saenz
 223 West Anderson Lane, Suite A-105
 Austin, Texas 78752
 Phone: (512) 323-5778
 Email: paige@cityattorneytexas.com

Manville:

Manville Water Supply Corporation
 Attn: Tony Graf, General Manager
 P.O. Box 248
 Coupland, Texas, 78615
 Phone: (512) 856-2488
 Email: Tonygraf@manvillewsc.org

11. Successors and Assigns. This Agreement shall bind the Parties and their legal successors but shall not otherwise be assignable by any Party without prior written consent of the other Party, whose consent shall not be unreasonably withheld. All of the respective obligations of each Party shall bind that Party and shall apply to and bind any successors or assigns of that Party.

12. Venue. Actions taken by either Party in connection with this Agreement shall be deemed to have occurred in Travis County, Texas.

13. Recitals. The above recitals are true and correct and are incorporated into this Agreement for all purposes.

14. Multiple Originals. This Agreement may be executed in a number of counterparts, each of which shall be for all purposes deemed to be an original, and all such counterparts shall together constitute and be one and the same instrument.

15. Authority. The Parties represent that the individuals named below are duly authorized to execute this Agreement on behalf of their respective Party.

16. Enforceability. The Parties agree that this Agreement constitutes the legal, valid, and binding obligation of each Party hereto, enforceable in accordance with its terms, and that each Party is entering into this Agreement in reliance upon the enforceability of this Agreement.

[Signature Page Follows]

IN WITNESS THEREOF, the Parties have executed this Agreement in multiple copies, each of which shall constitute an original, effective on the Effective Date provided above.

MANVILLE WATER SUPPLY CORPORATION
a Texas corporation

By: Tony Graf
Name: Tony Graf
Title: General Manager

CITY OF MANOR, TEXAS
a municipal corporation

By: _____
Name: Dr. Christopher Harvey.
Title: Mayor

ATTEST:

By: _____
Name: Lluvia T. Almaraz
Title: City Secretary

EXHIBIT A

Special Warranty Deed

2020 ADELANTE LLC, Grantor

to

CH DOF I-RANGEWATER MF AUSTIN MANOR, L.P, Grantee

(with property description for the approximately 24.810 acres)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Ra

Rebecca Guerrero, County Clerk
Travis County, Texas

May 25, 2022 01:06 PM Fee: \$42.00

2022094205

Electronically Recorded

NOTICE OF CONFIDENTIALITY RIGHTS - IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, 2020 ADELANTE, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by CH DOF I-RANGEWATER MF AUSTIN MANOR, L.P., a Delaware limited partnership ("Grantee"), whose address is: 5605 Glenridge Drive NE, Suite 775 Atlanta, Georgia 30342, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Travis County, Texas, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures, if any, currently attached to and located thereon (the "Property").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions.

GRANTOR WILL warrant and forever defend the right and title to the Property unto the Grantee against the claims of all persons claiming, owning or holding by, through or under Grantor (and not otherwise) subject to, but without by implication expanding the limited warranty of title referenced herein, the title matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

EXCEPT AS PROVIDED IN THAT CERTAIN PURCHASE AND SALE AGREEMENT BY AND BETWEEN GRANTOR AND GRANTEE (AS SUCCESSOR BY ASSIGNMENT), DATED AS OF JULY 13, 2021, GRANTOR HAS MADE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, UPON WHICH GRANTEE HAS RELIED, AS TO THE CONDITION OF THE PROPERTY, THE FITNESS OF THE PROPERTY FOR ANY INTENDED USE OR PURPOSE, THE EXISTENCE OF ANY HAZARDOUS OR TOXIC MATERIALS IN OR ON THE PROPERTY OR ANY OTHER ENVIRONMENTAL CONDITION OF THE PROPERTY, THE AVAILABILITY OF UTILITIES OR OTHER SERVICES TO THE PROPERTY, OR THE PRESENT OR FUTURE INCOME THAT MAY BE GENERATED FROM THE PROPERTY, EXCEPT FOR THE WARRANTY OF TITLE SET FORTH IN THIS DEED. GRANTEE ACKNOWLEDGES THAT IT IS RELYING SOLELY UPON ITS INVESTIGATION AND EXAMINATION OF THE PROPERTY AND IS SATISFIED WITH THE CONDITION THEREOF, AND AGREES THAT THE PROPERTY IS BEING CONVEYED TO GRANTEE "AS IS", "WHERE IS" AND "WITH ALL FAULTS," WITH ANY AND ALL LATENT AND PATENT DEFECTS, EXCEPT FOR THE WARRANTY OF TITLE SET FORTH IN THIS DEED.

[The remainder of this page is intentionally blank.]

EXECUTED to be effective the 24th day of May, 2022.

GRANTOR:

2020 ADELANTE LLC,
a Texas limited liability company

By: A.A.
Name: Alex Altamirano
Title: Manager

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on May 20, 2022, by Alex Altamirano the Manager of 2020 ADELANTE, LLC, a Texas limited liability company, on behalf of said limited liability company.



Stephanie Huff
Notary Public in and for the State of Texas

After Recording, Return to:

Exhibit "A"

Legal Description

Being all of that certain tract or parcel of land containing 24.810 acres, more or less, situated in the Sumner Bacon Survey No. 62, Travis County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A-1" attached hereto and made a part hereof.

Exhibit A-1

Metes and Bounds Legal Description

**A. METES AND BOUNDS
DESCRIPTION OF A
24.810 ACRE TRACT OF LAND**

BEING a 24.810 acre (1,080,733 square feet) tract of land situated in the Sumner Bacon Survey No. 62, Abstract No. 63 Travis County, Texas; containing all of that certain 24.811 acre tract of land described in instrument to 2020 Adelante, LLC recorded in Document No. 2020246195 of the Official Public Records of Travis County; being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the northeasterly right-of-way line of Hill Lane (variable width public R.O.W.) marking the southwest corner of that certain 24.7833 acre tract of land described in instrument to The Most Reverend John McCarthy, Bishop of the Diocese of Austin and his successors, recorded in Volume 13327, Page 702 of the Real Property Records of Travis County;

THENCE, along the northeasterly right-of-way line of said Hill Lane and along southwesterly line of said 24.811 acre tract the following two (2) courses and distances;

1. North 53°55'39" West, 2.43 feet to a 3/4-inch iron rod found for corner;
2. North 63°15'44" West, 815.66 feet to a 1/2-inch iron rod found marking the southeast corner of that certain 25.08 acre tract of land described in instrument to Manor Downs recorded in Volume 10884, Page 862 of the Real Property Records of Travis County;

THENCE, North 27°30'47" East, 1265.71 feet, departing the northeasterly right-of-way line of said Hill Lane and along the southeasterly line of said 25.08 acre tract, to a 1/2-inch iron rod found for marking the northwest corner of said 24.811 acre tract, the northeast corner of said 25.08 acre tract, the southeast corner of that certain 81.7260 acre tract of land described in instrument to YAJAT LLC, recorded in Document No. 2005143055, and the southwest corner of that certain 64.5417 acre tract of land described in instrument to Manor ISD, recorded in Document No. 2001144922 of the Official Public Records of Travis County;

THENCE, along the southwesterly line of said 64.5417 acre tract the following two (2) courses and distances;

1. South 72°11'23" East, 807.93 feet to a 1/2-inch iron rod found for corner;
2. South 70°21'29" East, 11.30 feet to a 1/2-inch iron rod found marking the northeast corner of said 24.811 acre tract, same point being the northwest corner of aforesaid 24.7833 acre tract, and a point on southwesterly line of said 64.5417 acre tract;

THENCE, South 27°05'05" West, 1392.78 feet along the northwesterly line of said 24.7833 acre tract to the **POINT OF BEGINNING** and containing 24.810 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD 83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881. This document was prepared in the office of Kinley-Horn and Associates, Inc. in San Antonio, Texas.

Exhibit B

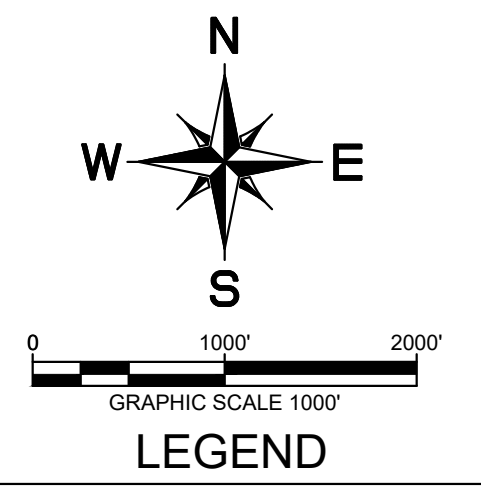
Permitted Exceptions

1. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.
2. A water pipeline easement granted to Manville Water Supply Corporation, by instrument dated November 16, 1972, recorded in Volume 4823, Page 2030 of the Deed Records of Travis County, Texas.
3. A pipeline and appurtenances easement granted to Koch Refining Company, by instrument dated November 20, 1989, recorded in Volume 11071, Page 1011 of the Real Property Records of Travis County, Texas, as further affected by those Assignment and Assumption Agreements recorded under Document Nos. 2011042154 and 2011147986 of the Official Public Records of Travis County, Texas.
4. Matters shown on that certain survey dated March 8, 2021, last revised May 4, 2022, prepared by John G. Mosier, Registered Professional Land Surveyor No. 6330, Project No. 069267303.

EXHIBIT B

Transfer Area Maps
General Location Map
Detailed Map

Manville (CCN No.11144) to City of Manor (CCN No.10947)



LEGEND

- CITY OF MANOR LIMITS
- REQUESTED AREA TO TRANSFER



Manor Downs Multifamily

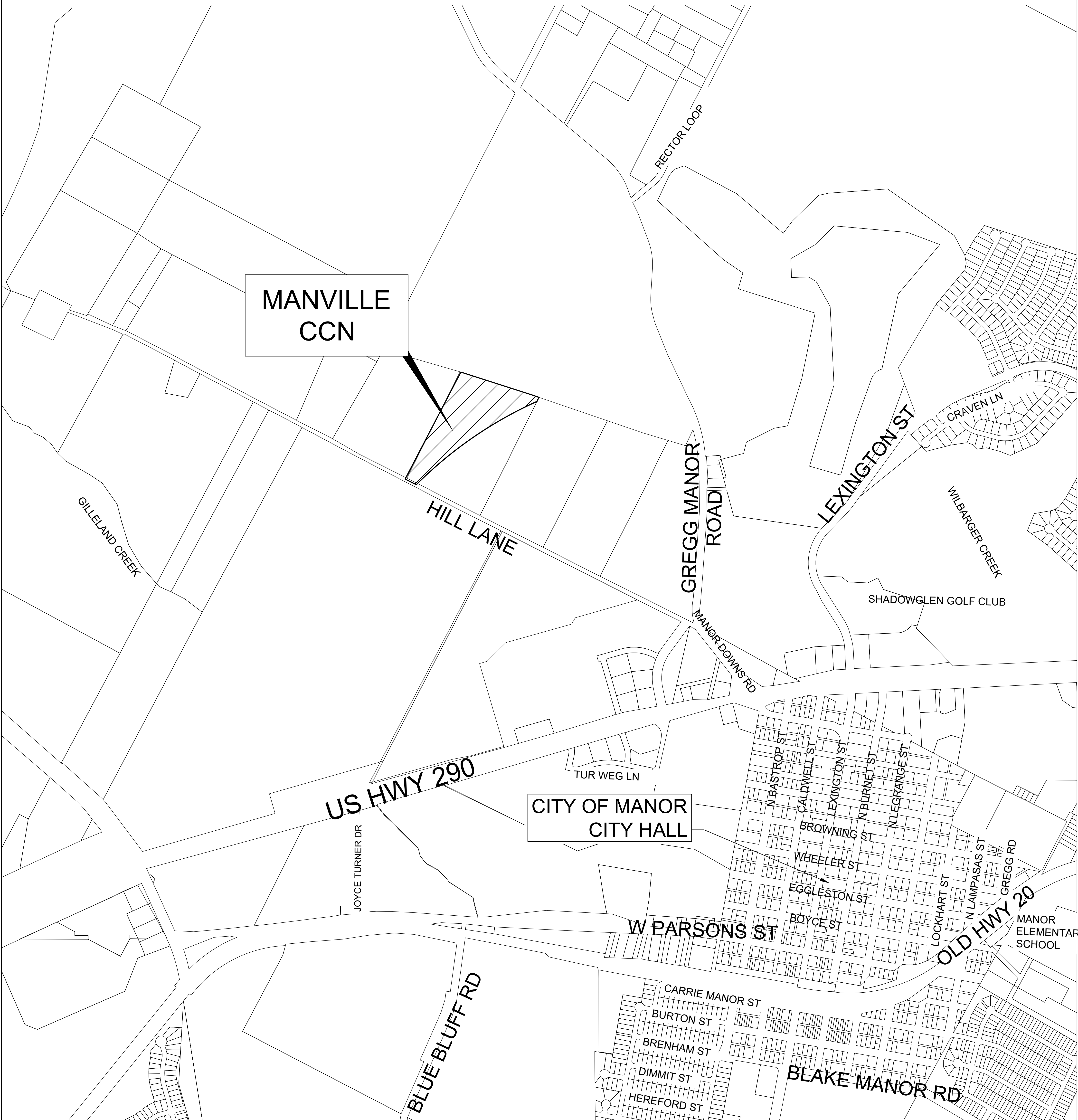
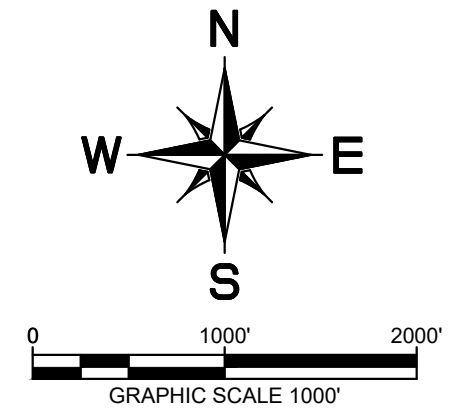
GENERAL LOCATION MAP

Manor, Texas
May 2023



10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

Manville (CCN No.11144) to City of Manor (CCN No.10947)



MANVILLE
CCN

CITY OF MANOR
CITY HALL

MANOR
ELEMENTARY
SCHOOL

Manor Downs Multifamily

DETAILED MAP

Manor, Texas
May 2023



10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

EXHIBIT C

**Manville Water Supply Corporation
Notice of Public Meeting on February 9, 2023
Dated February 6, 2023**

MANVILLE WATER SUPPLY CORPORATION

P. O. Box 248
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488
Fax (1-888) 856-2242 • (512) 856-2029

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Manville Water Supply Corp. Board of Directors will meet for a regular monthly meeting at the Manville Water Supply office at 13805 South SH 95 in Coupland, Texas at 6:00 P.M., on Thursday, February 9, 2023.

1. Call Meeting to Order
2. Approval of Minutes
3. Citizens Communication
4. Manager's Report – Tony Graf
 - Report on:
 - Monthly System Activities
5. Brief Board on Recent Meetings and Committee Report(s)- No action, report only
6. Discuss and Take Action
 - a. Consider CCN Decertification Request – CH DOF I-Rangewater MF Austin Manor, L.P., 9910 Hill Lane, Manor, 24.81 Acres with approximately 13.41 Acres Manville's CCN
 - b. Consider CCN Decertification Request - Okra Land Inc, 1448 Old Manor-Taylor Road, Manor 136.343 Acres
 - c. Consider Approval of Proposed Wholesale Water Rate Increase - Dave Yanke, NewGen Strategies and Solutions
 - d. Approve Bid and Consider Awarding Contract - Cele 350 KW Generator Upgrade to 750 KW & Relocate 350 KW to Blue Well #7
 - e. Approve Bid and Consider Awarding Contract – Type 500,000 Ground Storage Tank & Improvements
 - f. Financial Report – Sharon Kreidel
 - Approve Balance Sheet and Income Statement
 - Discuss LUE and Committed Funds Report
 - g. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report, Meters Set Report and Delinquent Accounts – Rexanne Pilkenton
7. Engineer's Report – Jerry Fontaine
 - a. Report on Construction Projects
 - b. Report on 36" Water Line Project
8. Next Board Meeting – Thursday, March 9, 2023
9. Adjourn

Rexanne Pilkenton

Rexanne Pilkenton Assistant General Manager – February 6, 2023

EXHIBIT D

Minutes of the February 9, 2023

Public Meeting

Minutes Approved March 9, 2023

MANVILLE WATER SUPPLY CORPORATION

P. O. Box 248
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488
Fax (1-888) 856-2242 • (512) 856- 2029

A meeting of the Manville Water Supply Corporation Board of Directors was held on February 9, 2023, at Manville's office in Coupland.

Meeting Minutes

Board of Directors present:

Jack Atterstrom, President
George Tolleson, Vice President
Larry Hodde, Secretary
Tracy Spellings, Treasurer
Steve Mares
Joe Coffey
Sam Jones
Jeff Monzingo
Larry Bradley

Manville Representatives and Staff present:

Tony Graf, General Manager
Rexanne Pilkenton, Assistant GM
Erik Prinz – Assistant GM
Sharon Kreidel, Finance Specialist
Jerry Fontaine - Engineer

Visitors: Dave Yanke, NewGen Strategies & Solutions, ,
Justin Cooley, Ranger, Rachel Shanks, Sotol Ventures,
Jesse Pena, Quiddity Engineering, Jared Whittier,
Westwood

- 1 1. Call Meeting to Order
- 2 Jack Atterstrom, President, called the meeting to order at 6:05 p.m.
- 3 2. Approval of Minutes
- 4 George Tolleson made a motion to approve the minutes as submitted to the Directors. Jeff Monzingo
- 5 seconded the motion; motion carried.
- 6 3. Citizens Communication
- 7 None
- 8 4. Manager's Report – Tony Graf
- 9 Report on:
- 10 • Monthly System Activities
- 11 Tony reported that the system had minor issues during the recent ice storm. He added that
- 12 Manville did have various generator failures however all customers had water throughout the
- 13 event. Erik noted that the Lockwood site lost power, which caused some customers to have
- 14 low pressure in the Manor area for a short time. Tony stated that the final Manville trailer, that
- 15 was stolen during the holidays, has been recovered by police Manville received notification
- 16 from the towing company, that the trailer had been impounded. The trailer was loaded with
- 17 stolen equipment from an automotive & tire company. Erik was able to contact them, and the
- 18 equipment has been returned. Tony reported that Rexanne sent in a request to Lost Pines today
- 19 to renew the operating permits for Blue Wells 5 & 6 and approval has been received. He
- 20 also spoke with Jim Totten, GM of Lost Pines, about the Manville application for additional
- 21 water. Jim noted that they had numerous applications, and the hydrologist should be getting to
- 22 the application soon. He mentioned that there are some discrepancies in the application that
- 23 will need to be addressed. Rexanne reported that 31 easements have been obtained by EAS. EAS
- 24 has ordered appraisals on the remaining tracts to send out final offer letters (FOL's). As the
- 25 appraisals are being received the FOL's are being sent out. Tony added that he received a call
- 26 from Tim Timmerman about scheduling a meeting to discuss groundwater the LCRA has in
- 27 Bastrop County. Erik noted that he received a request from Hutto to schedule a meeting to
- 28 discuss a joint effort in obtaining water sources.
- 29

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2
3 5. Brief Board on Recent Meetings and Committee Report(s)- No action, report only

4 Jack reported that the committee was scheduled last week to meet with the attorneys to discuss the
5 Gatehouse proposed draft contract. The meeting was postponed due to the weather and has been
6 rescheduled for next week.

7 6. Discuss and Take Action

- 8 a. Consider CCN Decertification Request – CH DOF I- Rangewater MF Austin Manor, L.P.,
9 9910 Hill Lane, Manor, 24.81 Acres with approximately 13.41 Acres Manville’s CCN

10 Jeff Monzingo made a motion to Approve the CH DOF I- Rangewater MF Austin Manor, L.P., 9910
11 Hill Lane Decertification Request for the 24.81 Acres Tract with approximately 13.41 Acres in Manville’s
12 CCN, Applicants Responsible for CCN Decertification with the PUC. Sam Jones seconded the motion;
13 motion carried.

- 14 b. Consider CCN Decertification Request - Okra Land Inc, 1448 Old Manor-Taylor Road,
15 Manor 136.343 Acres
16 Tabled

- 17 c. Consider Approval of Proposed Wholesale Water Rate Increase - Dave Yanke, NewGen
18 Strategies and Solutions

19 Joe Coffey made a motion to Approve the NewGen Strategies & Solutions Recommended Wholesale Rate
20 Increase of .50 per 1000, effective as soon as possible. George Tolleson seconded the motion; motion
21 carried.

- 22 d. Approve Bid and Consider Awarding Contract - Cele 350 KW Generator Upgrade to 750
23 KW & Relocate 350 KW to Blue Well #7

24 Larry Bradley made a motion to Approve the Bid and Award the Contract for the Cele 350 KW Generator
25 Upgrade to 750 KW & Relocate 350 KW to Blue Well #7 project to the low bidder, Merrigan Electric, for
26 \$340,000. George Tolleson seconded the motion; motion carried.

- 27 e. Approve Bid and Consider Awarding Contract – Type 500,000 Ground Storage Tank &
28 Improvements

29 George Tolleson made a motion to Approve the Bid and Award the Contract for the Type 500,000 Ground
30 Storage Tank & Improvements to the low bidder, TTE, LLC, for \$1,728,000. Larry Hodde seconded the
31 motion; motion carried.

- 32 f. Financial Report – Sharon Kreidel

- 33 • Approve Balance Sheet and Income Statement
34 • Discuss LUE and Committed Funds Report

35 Sharon presented the above noted reports which were distributed to the Board.

36 Larry Hodde made a motion to accept the Financial Reports as presented. Jeff Monzingo seconded the
37 motion; motion carried.

- 38
39 g. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report, Meters Set Report
40 and Delinquent Accounts – Rexanne Pilkenton

41 Rexanne presented the above noted reports which were distributed to the Board.

42 7. Engineer’s Report – Jerry Fontaine

- 43 a. Report on Construction Projects

44 Jerry reported that the Eastwood plant can pumps have been received by the contractor and
45 installation will begin soon. This project is on schedule to be completed the first of May. The
46 Gregg-Manor Phase 2 project is nearing completion with a bore of the gas plant pending,

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as well as clean up and testing. The Type Tank contractors are working on the interior piping and the tie-in to fill the tank for testing that should be completed soon. The contractor will resume work this month to complete the SWWC master meter facilities.

b. Report on 36” Water Line Project

Jerry stated that the construction plans for the 36” water line is on schedule with the easement alignment. Negotiations continue for property for the transfer station on Steger Lane. Jerry noted that he and Sean are working with Steve K and Bluebonnet on the electrical for the Blue Well Field and the treatment plant design.

8. Next Board Meeting – Thursday, March 9, 2023

9. Adjourn

Larry Hodde made a motion the meeting adjourn. Jeff Monzingo seconded the motion, meeting adjourned.

EXHIBIT E

Affidavit of Tony Graf

General Manager

Manville Water Supply Corporation

STATE OF TEXAS §
COUNTY OF Williamson §

AFFIDAVIT

1. "My name is Tony Graf. I am the General Manager for Manville Water Supply Corporation ("Manville") a retail public utility providing utility services in Travis County. I am over the age of 18 years and reside in Travis County. I am of sound mind and fully competent to make this affidavit. I have personal knowledge of the facts stated herein, and they are true and correct.

2. During a public meeting held on February 9, 2023, the Manville Board of Directors (Board) considered various matters including the request of the CH DOF I Rangewater MF Austin (CH DOF) to transfer 13.41 acres of service area ("Transfer Area") from Manville's water certificate of convenience and necessity (CCN) No. 11144 to City of Manor (Manor) water CCN No. 10947.

3. I attest that proper notice of the February 9, 2023, Board meeting was issued as required under Texas Open Meetings Act, Government Code Chapter 551.

4. The 13.41 acres of service area covers part of an approximately 24.810 acre tract of land (Property) owned by CH DOF, a developer interested in constructing multifamily units and other improvements on the Property. CH DOF desires to have Manor serve the Property.

5. The Board approved CH DOF's request to transfer the approximately 13.41 acres of service area from Manville's CCN to Manor and did not request compensation for the transfer.

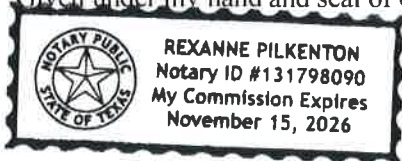
6. Further affiant further sayeth not."

Tony Graf
Tony Graf, General Manager
Manville Water Supply Corporation

STATE OF TEXAS §
COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Tony Graf, as the General Manager of Manville Water Supply Corporation, known to me to be the person whose name is subscribed on this document and acknowledged to me that he executed the same for the purposes and consideration herein expressed, in the capacity therein stated and he is authorized to do so.

Given under my hand and seal of office this 18 day of July, 2023.



Rexanne Pilkenton
Notary Public in and for the State of Texas



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Third Amendment to the EntradaGlen Development Agreement.

BACKGROUND/SUMMARY:

This item has been requested to be pulled by the applicant.

The item was postponed at the July 19th regular council meeting, and it's being presented for the record to be removed.

This amendment is being proposed by Transpak and is related to one of their building architectural standards. As they are moving through the building permit process, one of our architectural standards that requires 10% fenestration (windows) on primary facades (those facing public streets, parks, or major drive aisles) is being requested to be reduced to 5% fenestration as they have encountered a hardship in fully meeting the requirement. On their Hill Lane façade on the north building and the façade facing the commercial area on the south building they comply with the 10%, but the facades facing Entrada Blvd have 5% fenestration because those facades extend back into the warehousing/production spaces. Windows there would not be practical and potentially dangerous with the movement of heavy equipment.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: No

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council take no action on the Third Amendment to the EntradaGlen Development Agreement.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Tracey Vasquez, Director
DEPARTMENT: Human Resources

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible adoption of a Resolution to adopt a uniform compensation system for all City of Manor employees; repealing conflicting policies; providing a savings clause.

BACKGROUND/SUMMARY:

The Compensation System is designed to provide transparency and uniformity in the compensation structure of the City. Studies have shown that competitive and transparent compensation practices attract a higher quality workforce and increase employee retention. The attached Compensation System is designed to make it the policy of the City to administer uniform employee compensation with salaries and benefits based on external competitiveness and internal equity while staying within the financial limits established. The System provides for all aspects of compensation including titles, salary schedules, adjustments, promotions, compression, demotions, transfers, pay grade evaluations, and market analysis.

LEGAL REVIEW: Yes, Audrey Guthrie
FISCAL IMPACT: Yes, FY 2023-2024
PRESENTATION:
ATTACHMENTS:

- Resolution No. 2023-29
- Compensation Council Policy

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve Resolution No. 2023-29 adopting a uniform compensation system for all City of Manor employees; repealing conflicting policies; providing a savings clause.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

RESOLUTION NO. 2023-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS ADOPTING A UNIFORM COMPENSATION SYSTEM FOR ALL CITY OF MANOR EMPLOYEES; REPEALING CONFLICTING POLICIES; PROVIDING A SAVINGS CLAUSE.

WHEREAS, The City of Manor employs an increasingly large and diverse workforce to provide services to the public and meet the needs of a rapidly expanding city;

WHEREAS, the City Council for the City of Manor desires to attract and maintain qualified and reliable employees;

WHEREAS, competitive and transparent compensation practices help attract high-quality prospective employees and reduces workforce reduction;

WHEREAS, the City Council desires to adopt a uniform employee compensation system to ensure equal treatment and opportunities to all employees.

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made part hereof for all purposes as findings of fact.

Section 2. Adoption. The City does hereby adopt the Compensation System and Salary Schedule attached hereto as Exhibit A.

Section 3. Repealing of conflicting policies. Any policies of the City of Manor in conflict with the attached and adopted Compensation Study and Salary Schedule are hereby repealed.

Section 4. Savings Clause. The City Council of the City of Manor, Texas, hereby declares that if any section, subsection, paragraph, sentence, clause, phrase, work, or portion of the attached and adopted Exhibit A is declared invalid, or unconstitutional by a court of competent jurisdiction, that, in such event that it would have passed and adopted any and all remaining portions of Exhibit A without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of Exhibit A dependent upon the validity of any portion thereof, and that said remaining portions shall continue in full force and effect.

<Signatures on Next Page>

PASSED AND APPROVED on the 2nd day of August 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia Almaraz
City Secretary

EXHIBIT A
Compensation Policy



COMPENSATION SYSTEM

Compensation System

It is the Policy of the City to administer a uniform employee Compensation System. The salary and benefits provided by the City to its employees are for the purpose of obtaining and retaining competent individuals to perform services which the City is either required to or discretionarily provides to its residents. The City will provide salaries and benefits based on external competitiveness and internal equity and within the financial limits established.

a. Position Placement on the Salary Schedule

All positions within the City Salary Schedule shall be placed on the Salary Schedule based as identified by a third-party consultant using the external market rate of similar positions, point factoring, compression between positions, and based upon internal equity.

b. Position Titles

All positions within the City Salary Schedule are assigned an official title. All position requests are expected to conform to the identified titles. New or modified titles shall be approved only by the Human Resources Director and reflected on the Salary Schedule.

All employees are to utilize the official assigned title when representing the City as an employee performing their duties. This reduces the potential for misrepresentation of authority and potential liability.

c. Salary Administration

1. New Hires for All Pay Grades

Placement of new hires with the minimum skills and qualifications will normally be hired at the Minimum Rate. A new hire may be hired up to Step 4 subject to the approval of the Human Resources Director, under the following conditions:

- a). The new hire has a level of experience or skill set immediately usable upon hire.
- b). The market conditions demand a higher starting wage.

It is discouraged to start a new hire at the Market Rate, and considerations of other current employees within the salary range and classification must be considered before approval at the Market Rate occurs.

A new hire should not be brought in above the Market Rate unless there are extenuating circumstances. Any new hire requested to be brought in above the Market Rate will require the approval of the Human Resources Director and City Manager.

2. Salary Schedule Adjustments

Salary Schedule Adjustments shall be applied to the Salary Schedule upon approval of the City Council. Schedule Adjustments shall generally be considered on an annual basis. The Schedule will be adjusted based on consideration of (a) Consumer Price Index; and (b) Social security COLA; (c) Inflation; (d) City's ability to pay. Any recommended Schedule Adjustments shall be recommended by the City Manager for final approval by resolution to the City Council.

3. Annual Adjustments

The Compensation System is designed to link employee work performance to the strategic plan and mission of the City and their respective departments, as well as motivate employees to develop and contribute to the maximum of their ability by compensating those employees based on job performance.

Employees shall receive an annual increase, with acceptable performance, on the first full payroll in October of the fiscal year, up to the Maximum Rate, unless the employee is on a Performance Improvement Plan. The maximum annual increase amount allowed each year with adequate performance will be determined by the City Manager, based upon the City's ability to pay.

4. Director and Senior Level Pay Grades

All director, senior and secondary positions within the City Salary Schedule are considered executive levels which will require special consideration of educational degrees along with extended knowledge and experience. All executive level job descriptions will include the verbiage to ensure that qualifications are being met as required by Council.

Council shall allow a current executive level employee to maintain their position without a degree at market rate only. Council may require a minimal degree to be obtained in a reasonable amount of time, along with the appropriate certifications for that specific department.

5. Market Adjustment

When it is determined by the Human Resources Director that a Classification is placed on the appropriate Pay Grade, but insufficiently compensated based on such factors as external comparable, the Human Resources Director and City Manager may authorize a Market Adjustment within the Pay Grade for that Classification.

d. Promotions

A promotion is the movement of an employee from a position in one Pay Grade to a different position in a higher Pay Grade.

The effective date for pay increases because of a promotion shall be the first date of work in the new position.

A promoted employee may be placed within the new Pay Grade at the rate of pay that provides up to a 3% increase, or the Minimum Rate, whichever is greater. The Human Resources Director may authorize an amount of up to a 10% increase if necessary for compression purposes. However, consideration of other current employees within the Salary Range and Classification must also be considered to avoid In-Range compression.

When promoted, an employee should not be brought in above the Market Rate unless there are extenuating circumstances. Any promotions requested to be brought in above the Market Rate will require the approval of the Human Resources Director and City Manager.

e. Compression

There may be occasions when either a new hire or promoted employee may make less than a subordinate employee or employees with greater tenure within the City. The Salary Schedule is designed so there is some overlap in pay. In this circumstance, an adjustment of pay may be considered by the Human Resources Director if the adjustment does not take a new hire/promotion above the established Market Rate. There will be situations in which a new hire or promoted employee will earn less than others. However, through merit and time, the situation will rectify itself.

The effective date of any adjustment of pay authorized due to compression shall be prospective only.

f. Demotion

Demotion is the movement of an employee from one Pay Grade to a lower Pay Grade resulting from a disciplinary measure, as a request for voluntary demotion, or in response to position/department changes.

Salary Schedule placement for demotions shall be as follows:

1. For demotions that occur because of position changes, position consolidations, or an administrative reason (not based on the performance of the employee), the salary will be placed at the rate closest to their current rate in the new Salary Range for a maximum of one (1) year.
2. For demotions that occur because the employee voluntarily applied for and accepted a position in a lower Pay Grade, the salary will be reduced within the new Salary Range to the current placement (For example, a Pay Grade 55, moving to a Pay Grade 45) and place at the rate closest to their current rate in the new Salary Range, based on qualifications and service time. The salary shall be "red circled" and frozen at that level until the Salary Range of the ne Pay Grade catches up to the employee's salary.
3. For demotions that is a result of the employee's performance or discipline, the employee's salary is decreased to within the Salary Range of the new Pay Grade, as determined by the Human Resources Director.

g. Transfer

A transfer is the movement of an employee from one position to another in the same Pay Grade. Whenever an employee transfers to another position, there shall be no salary adjustment.

h. Pay Grade Adjustment

Pay Grade Adjustment is movement of an employee from one Pay Grade to another Pay Grade outside the promotional process. Pay Grade Adjustments can occur in two (2) ways:

1. An employee meets additional education, certification, and/or experience required for a higher level of their current position as outlined in department policy.

Employees who qualify for a higher Pay Grade in this manner shall be placed on the higher Pay Grade at their current salary, provided they have been placed at the Minimum Rate of the new Pay Grade.

The effective date shall be first day of the new pay period following written approval of a higher Pay Grade.

2. A position's Pay Grade is evaluated by a third-party consultant. A Pay Grade Evaluation may occur for two (2) reasons:

a). Human Resources Initiation for a Pay Grade Evaluation

The Human Resources Director may determine a position needs to be evaluated because of City initiated position and/or program changes, organizational structure changes, recurring minimal modification to a position that over time may result in substantive change in a position, or recruitment/retention challenges. The Human Resources Director shall be responsible for the coordination of the Pay Grade Evaluation with the Consultant.

The effective date of a Pay Grade change due to a human resources initiation will be determined based on the following:

- i. If the change in position is current, the effective date shall be the first day of the next pay period following the written determination by the Consultant and shall be prospective only.
- ii. If the change in position is at a future date, the effective date shall be determined by the Human Resources Director and Department Head for a prospective date.

The Pay Grade determination of the third-party consultant is final.

b). Department Director Request for a Pay Grade Evaluation

A Department Director may request a Pay Grade evaluation for any position in their Department, via procedures identified by the Human Resources Director. The request must be in writing, including job duty changes or other circumstances that have precipitated the evaluation, and the old job description along with either a new job description or a document that illustrates the changes. The Human Resources Director will meet with the parties and discuss the changes. The Human Resources Director shall be responsible for the coordination of the Pay Grade Evaluation with the Consultant.

The effective date of a Pay Grade change due to a Department Director request will be determined based on the following:

- i. If the change in position is current, the effective date shall be the first day of the next pay period following the written determination by the Consultant and shall be prospective only.

- ii. If the change in position is at a future date, the effective date shall be determined by the Human Resources Director and Department Head for a prospective date.

The Pay Grade determination of the third-party consultant is final.

d). Market Analysis

The City will evaluate each position against market conditions and internal comparable data at least once every three (3) to five (5) years. The Human Resources Director shall be responsible for the coordination of the Market Analysis with the Consultant.

All Pay Grade changes resulting from market analysis shall be made effective on the first full payroll of the following fiscal year.

The Pay Grade determination of the third-party consultant is final.

e). Salary Placement

If, after a Pay Grade Evaluation, it is determined the employee's current salary is below the Minimum Rate of the new Pay Grade, the employee shall be placed at the Minimum Rate of the new Pay Grade. If the employee's current salary is within the new Salary Range, there will be no additional compensation to the current salary.

If, after a Pay Grade Evaluation, it is determined the employee's current salary exceeds the Maximum Rate of the new Pay Grade, the employee's salary shall be "red circled" and frozen at that level until the Salary Range of the new Pay Grade catches up to the employee's salary.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 2, 2023
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on proposed bond propositions.

BACKGROUND/SUMMARY:

On June 21st, the City Council held a workshop that discussed needs assessment for City Hall, Library facility, Police Department, Recreation Center, Warehouse facility, and Economic Development initiatives.

Based on the discussion the City Council had on the city’s need for future facilities for our projected population growth of 35,000 to 100,000, the following three (3) propositions were the consensus areas:

- Proposition - City/Library Complex
- Proposition – Recreation Center
- Proposition – Economic Development

The City Council will be asked to set the estimated dollar amount for each proposition and call for the Special Election on August 16th. Public meetings and community survey will be utilized to gather citizen input on the construction of future facilities. The City of Manor is posed to attract additional commercial and retail development and expanding our facilities and city service options would be achievable as the community reaches another growth tier here in the region.

LEGAL REVIEW: Yes
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Bond Election Proposition

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the City Council set the estimated dollar amount for the proposed bond propositions.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

Statutory Considerations for the Drafting of Bond Election Propositions

City of Manor City Hall
105 E. Eggleston Street
Manor, Texas 78653

Wednesday, June 21, 2023

Drafting Propositions Before 2019

Prior to certain statutory changes brought by the 86th Legislative Session, a municipality could draft a bond proposition to include as few or as many projects as it deemed appropriate.

The 2019 Legislature was intent on limiting the power of local governments to issue debt and took several different measures to do this. One of them was to pass legislation that set parameters for what types of projects could go under a single proposition. These parameters are still in effect and will apply to an upcoming November 2023 election.

Proposition Drafting Under the 2019 Legislation

As a result of the changes brought on by the 2019 bills, a proposition may include the financing of multiple facilities if the facilities serve the same “single specific purpose.” The term “single specific purpose,” here refers to multiple facilities that serve “*substantially the same purpose*”. As such, for multiple facilities to come under the same proposition, those facilities must serve substantially the same purpose.

“Substantially the Same Purpose”

There is no statutory definition for “substantially the same purpose.” The Attorney General has advised however that a local government may look to the statute that authorizes the use of bonds for the facility type in question to make that determination. Moreover, if two facilities are under two different statutes as regards bond financing, then it probably can be assumed that the facilities serve two different purposes.

For municipalities, it is not always useful to look at the financing statutes for guidance. This is because some purposes are treated under separate statutes, e.g. utilities and airports, and then there are also statutes that lump facilities that would seem to have different purposes together, e.g., entertainment venues and “other municipal building[s]”. That is, the financing statutes are not always consistent with what common sense might suggest.

In these cases, it is also useful to look at the statutes that grant municipalities the authority to carry out different functions, apart from the ability to finance those functions. Examples of this include:

1. Civic centers
2. Parks and cultural resources
3. Public safety facilities
4. Public health facilities
5. Water and other utilities and
6. Transportation.

There is a potential for ambiguity, for example, in categories 2 and 5 above. Where there is ambiguity, it is always advisable to ask the Attorney General’s Public Finance Division for guidance on specific questions.

A Building Serving Multiple Functions May be Under a Single Ballot

The Attorney General has advised that “political subdivisions [except for certain school districts] are not required to use separate bond propositions when seeking to construct one facility that serves multiple functions. Generally, construction of one facility serving multiple functions may constitute a single specific purpose.” As such, there can be a single proposition for a building serving as a City Hall and a library, for example.

Economic Development Bonds

If the Charter’s authorization for the issuance of debt extends to the issuance of bonds for economic development purposes, bonds may be issued to finance Chapter 380 programs. These bonds must be approved at an election however, and most likely would need to be under a separate proposition.

City of Manor Proposition No. 1

“SHALL the City Council of the City of Manor, Texas, be authorized to issue general obligation bonds of the City in the principal amount of \$____,000,000 for promoting economic development throughout the City, through planning, designing, constructing, improving, maintaining, extending, and expanding public streets, utility, and other infrastructure facilities, including the acquisition of land therefor, and through the City’s programs for economic development, including the acquisition of improved and unimproved properties, the demolition of existing structures, making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, health care, residential and mixed-use development, neighborhood development and revitalization projects, and mixed income development; such bonds to mature serially or otherwise over a period not to exceed _____ () years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise and not exceed the maximum rate prescribed by law) as shall be determined within the discretion of the City Council at the time of issuance or sale of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?

City of Manor Proposition No. 2

“SHALL the City Council of the City of Manor, Texas, be authorized to issue general obligation bonds of the City in the principal amount of \$____,000,000 for permanent public improvements and public purposes, to wit: planning, designing, renovating, constructing, developing, improving, expanding, furnishing, maintaining, and equipping park and recreation facilities; planning, designing, constructing, maintaining, and improving parking lots, trails, roads, sports fields and facilities, public squares, water features, playgrounds, other supportive infrastructure facilities at or integrated into park and recreation facilities; and acquiring any needed land and rights-of-way for constructing, developing, and improving, park and recreation facilities; such bonds to mature serially or otherwise over a period not to exceed _____ () years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise and not exceed the maximum rate prescribed by law) as shall be determined within the discretion of the City Council at the time of issuance or sale of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?”

City of Manor Proposition No. 3

“SHALL the City Council of the City of Manor, Texas, be authorized to issue general obligation bonds of said City in an amount not to exceed \$____,000,000 for the purpose of paying contractual obligations to be incurred for designing, planning,

constructing, improving, and equipping a single facility that will serve as a City Hall and Public Library and the acquisition of a site therefor; such bonds to mature serially or otherwise over a period not to exceed _____ () years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise and not exceed the maximum rate prescribed by law) as shall be determined within the discretion of the City Council at the time of issuance or sale of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?"

CITY OF MANOR PROPOSITION NO. 1

FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$_____,000 FOR PROMOTING ECONOMIC DEVELOPMENT THROUGHOUT THE CITY; AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS.

AGAINST

CITY OF MANOR PROPOSITION NO. 2

FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$_____,000 FOR CITY PARK PROJECTS; AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS.

AGAINST

CITY OF MANOR PROPOSITION NO. 3

FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$_____,000 FOR CONSTRUCTING AND EQUIPPING A SINGLE FACILITY TO SERVE AS A CITY HALL AND PUBLIC LIBRARY AND THE ACQUISITION OF A SITE THEREFOR; AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS.

AGAINST