



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 21, 2024 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.cityofmanor.org/page/livestream>

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.

PUBLIC HEARINGS

- 1.** Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, Texas.
Applicant: Kimley-Horn & Associates
Owner: RHOF LLC
Submitted by: Scott Dunlop, Development Services Director
- 2.** Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, Texas.
Applicant: Kimley-Horn
Owner: Kenneth and Suanna Tumlinson
Submitted by: Scott Dunlop, Development Services Director

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.

- 3.** Consideration, discussion, and possible action to approve the City Council Minutes.
Submitted by: Lluvia T. Almaraz, City Secretary
 - July 17, 2024, City Council Regular Meeting;
 - August 5, 2024, City Council Workshop; and
 - August 7, 2024, City Council Regular Meeting
- 4.** Consideration, discussion, and possible action on accepting the July 2024 City Council Monthly Reports.
Submitted by: Scott Moore, City Manager
- 5.** Consideration, discussion, and possible action on accepting the July 2024 Departmental Reports.
Submitted by: Scott Moore, City Manager
 - Finance – Belen Peña, Finance Director
 - Police – Ryan Phipps, Chief of Police
 - Travis County ESD No. 12 – Chris McKenzie, Interim Fire Chief
 - Economic Development – Scott Jones, Economic Development Director
 - Development Services – Scott Dunlop, Development Services Director
 - Community Development – Yalondra V. Santana, Heritage & Tourism Manager
 - Municipal Court – Sofi Duran, Court Administrator
 - Public Works – Matt Woodard, Director of Public Works
 - Human Resources – Tracey Vasquez, HR Manager

- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

6. Consideration, discussion, and possible action on an Amendment to Sidewalk, Trail, and Recreational Easement.

Submitted by: Scott Dunlop, Development Services Director

REGULAR AGENDA

7. Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, Texas.

Applicant: Kimley-Horn & Associates

Owner: RHOF LLC

Submitted by: Scott Dunlop, Development Services Director

8. Consideration, discussion, and possible action on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, Texas.

Applicant: Kimley-Horn

Owner: Kenneth and Suanna Tumlinson

Submitted by: Scott Dunlop, Development Services Director

9. Consideration, discussion, and possible action on a change order to the construction contract for the FY2022 Capital Metro Pavement Improvements project.

Submitted by: Pauline M. Gray, P.E., City Engineer

10. Consideration, discussion, and possible action on authorizing a project closeout letter to Capital Metro for the One-Time Capital Metro BCT Funded Paving Improvements Project.

Submitted by: Pauline M. Gray, P.E., City Engineer

11. Consideration, discussion, and possible action on a change order to the construction contract for the One-Time BCT Funded Paving Improvements project.

Submitted by: Pauline M. Gray, P.E., City Engineer

12. Consideration, discussion, and possible action on selecting the FY 2024 CIP project option for 2023 Certificates of Obligation funding and commencement.

Submitted by: Frank T. Phelan, P.E., City Engineer

13. Consideration, discussion, and possible action on a Statement of Work No. 31 to the Master Services Agreement with George Butler Associates, Inc. for the East Travis Regional Wastewater Treatment Plant Permit Application.

Submitted by: Frank T. Phelan, P.E., City Engineer

- 14. Consideration, discussion, and possible action on a Statement of Work No. 32 to the Master Services Agreement with George Butler Associates, Inc. for the Wilbarger Creek Wastewater Treatment Plant TCEQ permit renewal.**
Submitted by: Pauline M. Gray, P.E., City Engineer
- 15. Consideration, discussion, and possible action on a Statement of Work No. 33 to the Master Services Agreement with George Butler Associates, Inc. for the Cottonwood Creek Wastewater Treatment Plant TCEQ permit renewal.**
Submitted by: Pauline M. Gray, P.E., City Engineer
- 16. Consideration, discussion, and possible action on an Ordinance approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2024 Annual Installments.**
Submitted by: Scott Moore, City Manager
- 17. Consideration, discussion, and possible action on an Ordinance approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2024 Annual Installments.**
Submitted by: Scott Moore, City Manager
- 18. Consideration, discussion, and possible action on a resolution supporting a Submission of a U.S. Economic Development Administration (EDA) - Public Works Assistance Grant Application.**
Submitted by: Scott Moore, City Manager

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 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property;
- Sections 551.071 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Shadowglen PUD;
- Section 551.071 Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Hibbs Lane Parcel; and
- Section 551.074 Personnel matters to discuss duties of the City Manager

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.

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, August 16, 2024, 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 NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, Texas.

Applicant: Kimley-Horn & Associates

Owner: RHOF LLC

BACKGROUND/SUMMARY:

Originally approved in November 2018, this amendment to the Concept Plan is updating Phase 6 of the project to be consistent with the updated PUD. The updated PUD was approved in October 2023, and it modified a 9.30-acre area from Open Space to C-2 Medium Commercial. In addition to relabeling a portion of Phase 6 to C2, the land use and square footage tables were also updated. Notes 25 and 26 were also added to the concept plan to be consistent with the notes approved on the revised PUD.

The Planning and Zoning Commission voted 4-0 to approve.

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

- Concept Plan Redline
- Concept Plan
- PUD Zoning Ord 721

- Aerial location image
- Engineer Comments
- Conformance Letter
- Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

CITY OF MANOR, TRAVIS COUNTY, TEXAS
November 2018

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

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

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

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY,
ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION
OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS
RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS
COUNTY, TEXAS

157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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

BM #103 "X" SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 "X" SET ON BACK OF CURB ON NORTHWEST CORNER OF
CHARLES ABRAHAM AND MARY OZBURN.
ELEV.=543.45'

* PUD MEDIUM DENSITY (10 UNITS/ACRE) (.7 LUE/UNIT)
 **COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)
 *** CITY PARKLAND (6 LUE's)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

TRAFFIC

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ____ DAY OF _____, 20__

BY: _____
LAKESHA SMALL, CHAIRPERSON



Notes:

- A) AM and PM rates correspond to peak hour of generator
- B) Land use was removed in Trip Generation, 10th Edition. Trip Generation data from the ITE Trip Generation, 9th Edition
- C) Trip Generation data from ITE Trip Generation, 10th Edition
- D) AM/PM rates correspond to peak of adjacent street traffic (if data available)
- E) Includes weekend day rates only
- F) Total trips include pass-by trips w/ no internal capture
- G) Pass-by trips from ITE Trip Generation Handbook, 3rd Edition
- H) Internal capture rates from ITE Trip Generation Handbook, 3rd Edition
- I) Trip Generation is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition
- J) End data in shaded cells of column A
- K) Cook's correlation of 0.88 for all data are assumed to be part of mixed use and will be used in calculation of internal capture.

1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, F COVERED REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR BEFORE THE COMMENCEMENT OF REMOVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY

SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAN SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.

LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:

1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.

SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.

SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.

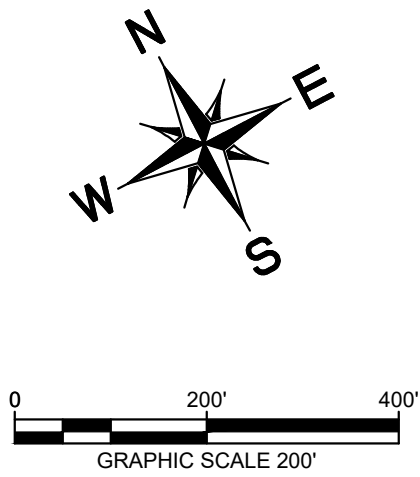
OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.

EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.

LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.

16. NO DUPLICATIONS ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHALL ALLOW FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF AUTHORITY OF A SIMILAR LANGUAGE THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
25. THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN 14-02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THIS PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

1



LEGEND

PUD BOUNDARY

TRAIL

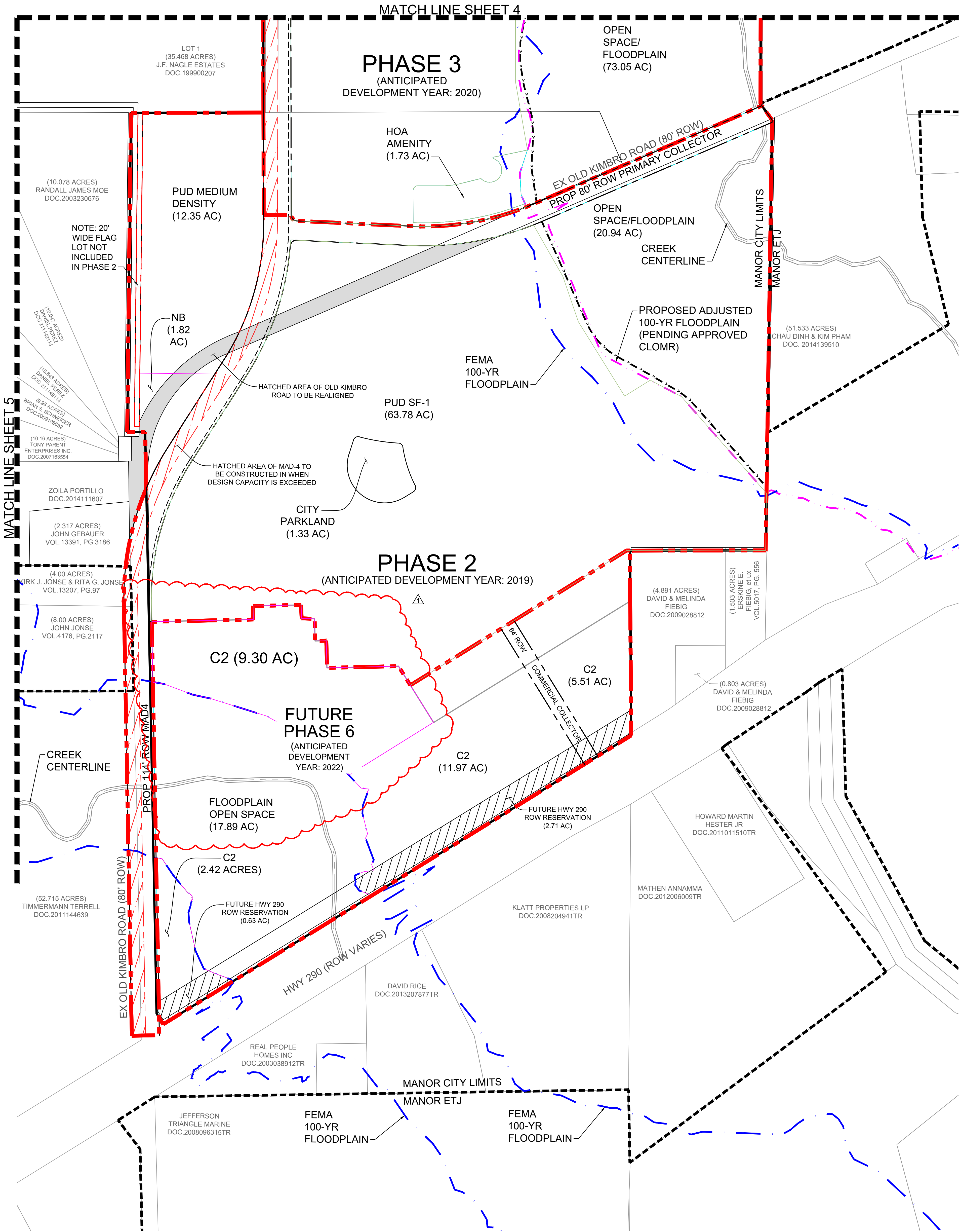
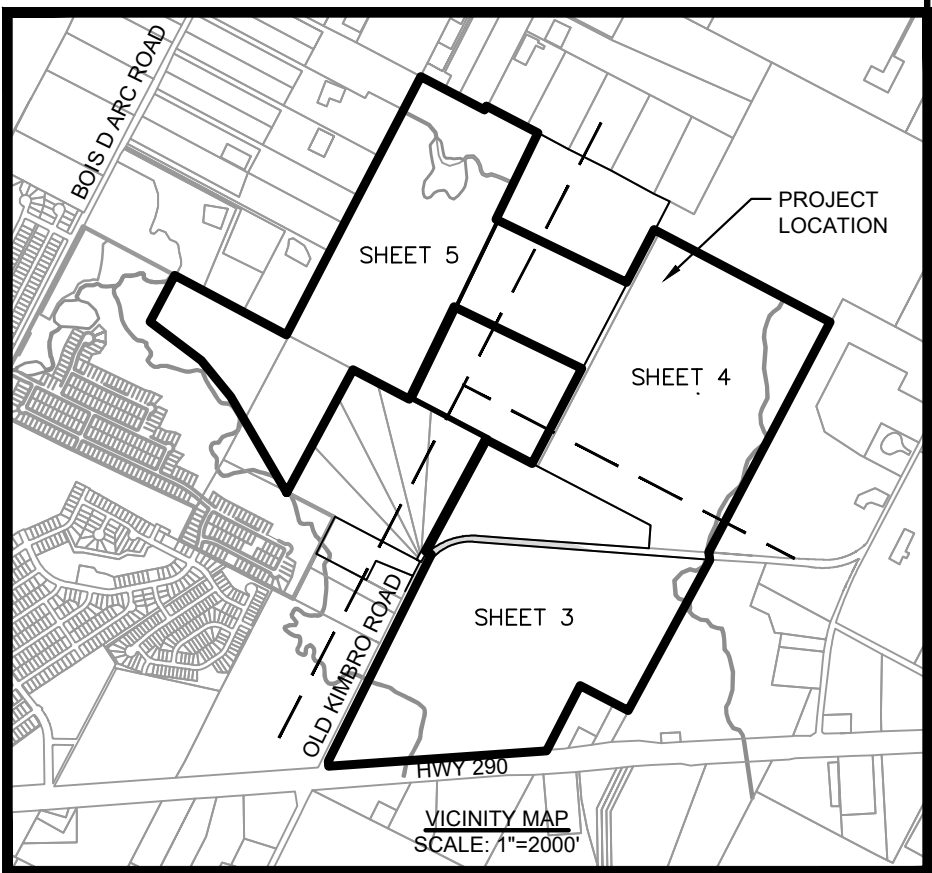
SHARED USE PATH

PHASE LINE

PROPOSED RIGHT OF WAY

FEMA 100-YR FLOODPLAIN

PROPOSED 100-YR FLOODPLAIN



	DESCRIPTION	DATE	BY
△	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	09/13/23	SFS

CITY OF MANOR, TRAVIS COUNTY, TEXAS
FEBRUARY 2024

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 **COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)
 *** CITY PARKLAND (6 LUE's)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

TRAFFIC

Land Uses			
Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING
AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY
RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ____ DAY OF _____, 20__

BY: _____
FELIZ PAIZ, CHAIRPERSON



Notes:

A	AM and PM rates correspond to peak hour of generator
B	Land use was removed in Trip Generation, 10 th Edition. Trip Generation data from the ITE Trip Generation, 9 th Edition
C	Trip Generation data from ITE Trip Generation, 10 th Edition
D	AM/PM rates correspond to peak of adjacent street traffic (data available)
E	Includes weekly day rates only
F	Total trips include pass-by trips w/ no internal capture
G	Pass-by trips from ITE Trip Generation Handbook, 3 rd Edition
H	Internal capture rates from ITE Trip Generation Handbook, 3 rd Edition
I	Workplace is intended as a planning tool. Verify results w/ ITE Trip Generation 9 th Edition
J	Enter data in shaded cells of column A
K	Code worksheet on of 8 planning tools are assumed to be part of mixed use and will be used in calculation of internal capture.

1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION WHERE THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, TREE COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
6. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
7. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
8. THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR BEFORE THE COMMENCEMENT OF THE SALE OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY

SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3,300 SQUARE FEET WITHIN LOT-MEDIUM DENSITY.

LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:

1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE GRADELINE OF WAY, AND 50 FEET FOR FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.

SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.

SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.

OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WOULD MEET CITY OF AUSTIN'S PARKING CALCULATION TABLES REQUIREMENTS.

EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUFFICIENT FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.

LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BARRIERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.

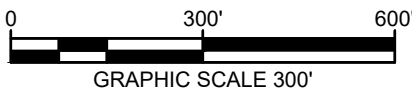
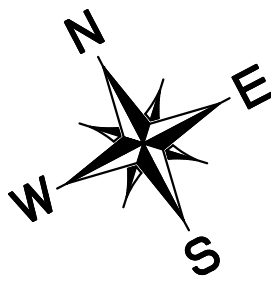
16. NO DUPLEXES ARE ALLOWED IN THIS PUD.
17. THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
18. MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 1% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
20. THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
21. PUBLIC TRAILS SHALL SHOW ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
22. THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
23. HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARCH) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
24. LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
25. THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02 018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
26. 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

501 SOUTH AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TX 78626
PH. (512) 418-1771
CONTACT: ALEX GRANADOS, P.E.

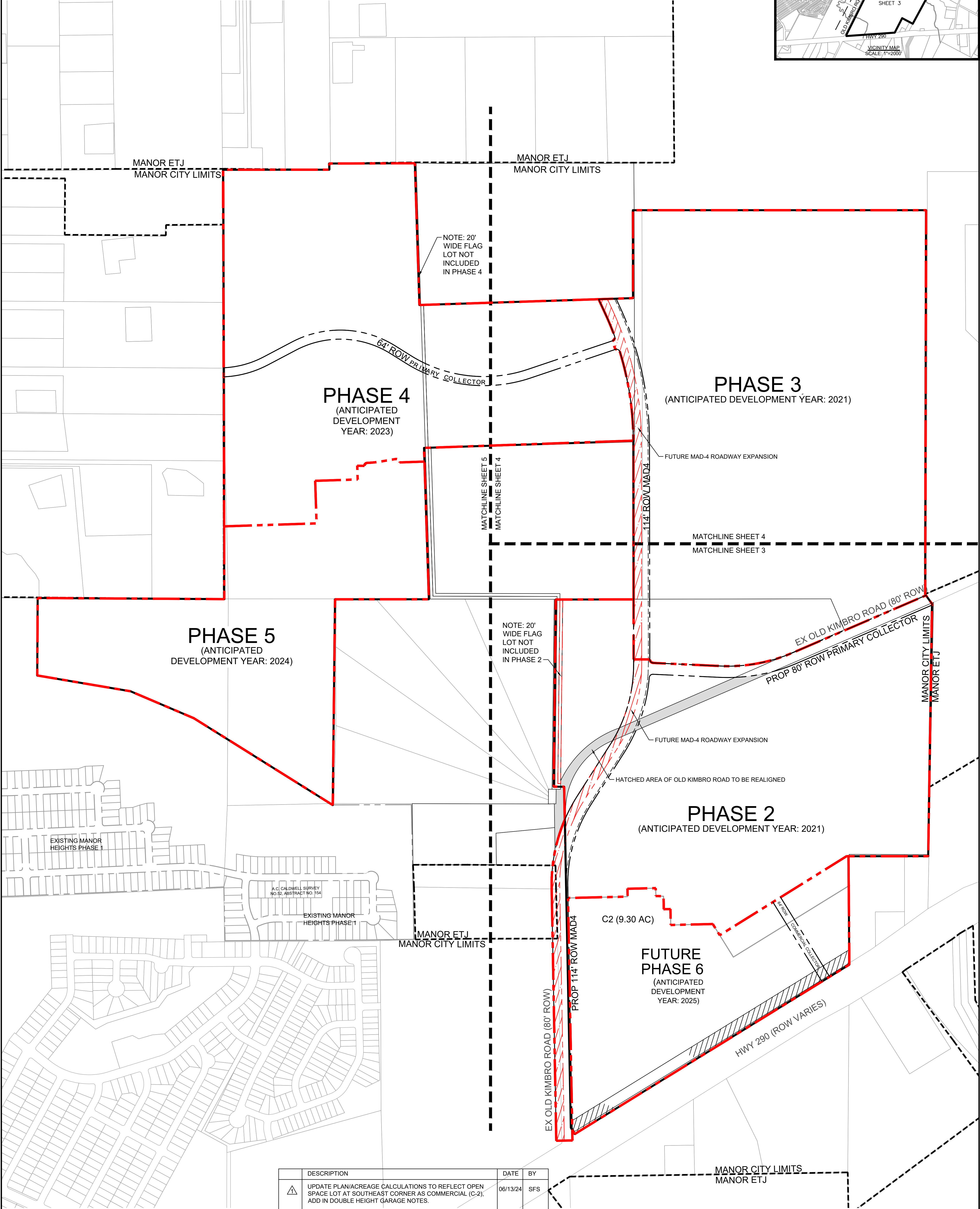
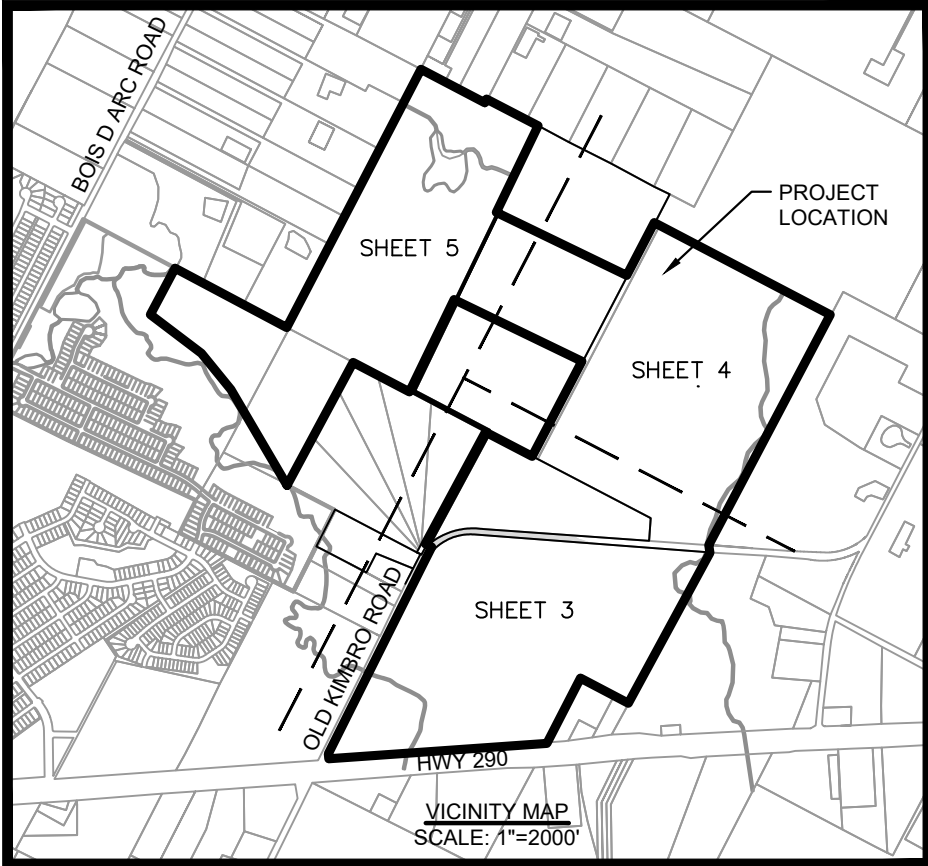
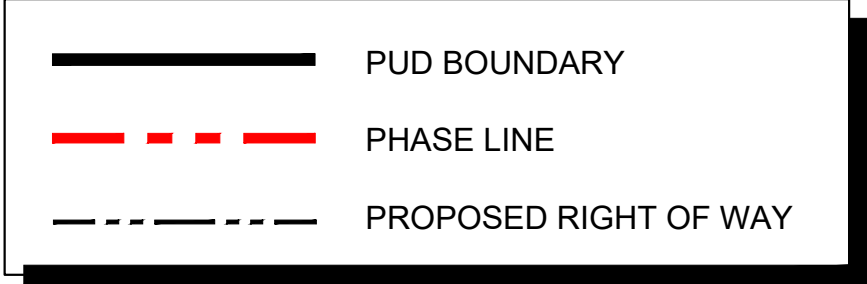
SKY VILLAGE KIMBRO ESTATES LLC,
2730 TRANSIT ROAD
WEST SENECA, NEW YORK 14224-2523
CONTACT: GORDON REGER

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

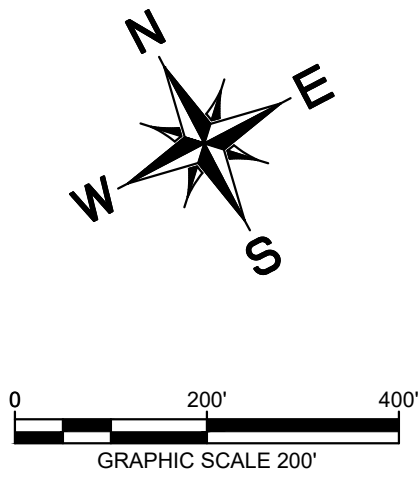
Kimley»Horn



LEGEND

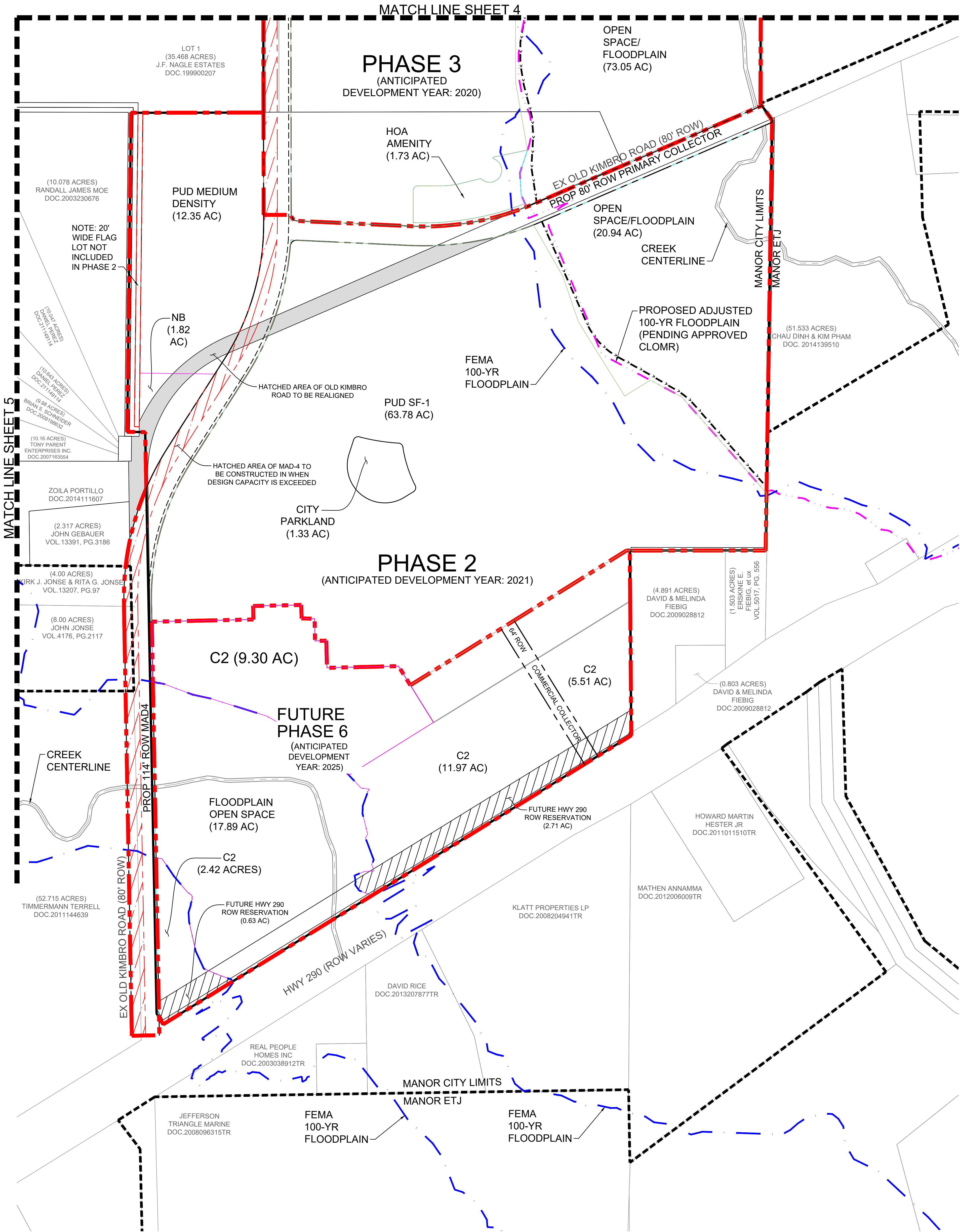
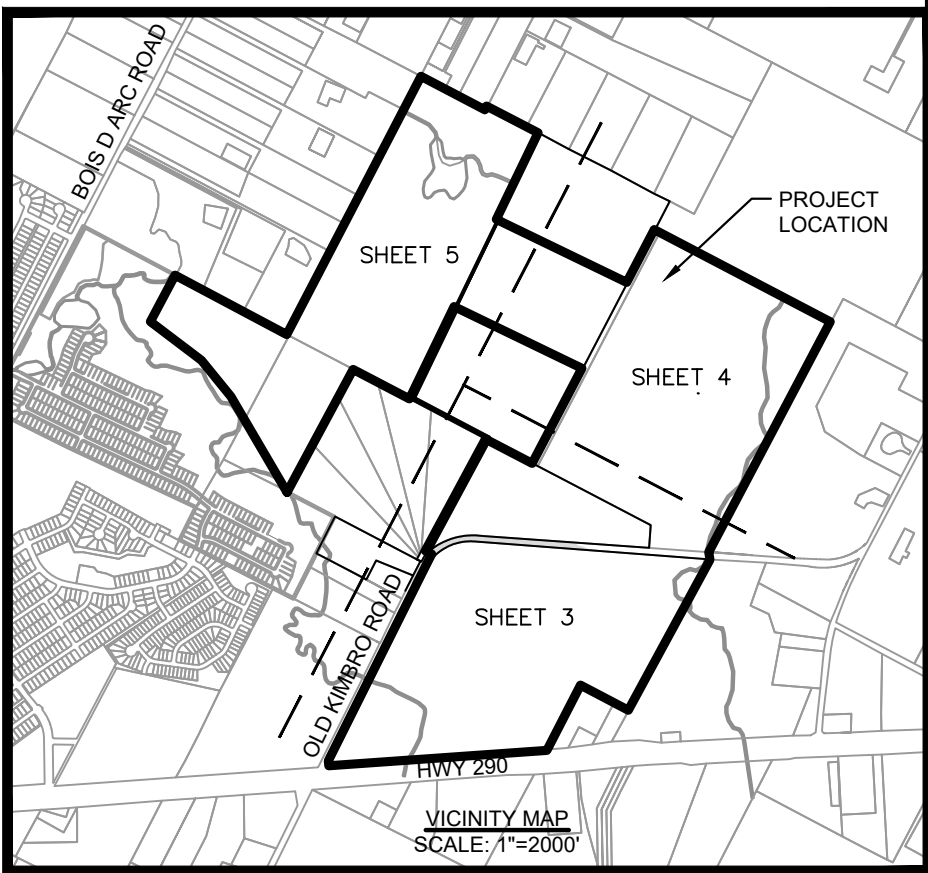


	DESCRIPTION	DATE	BY
⚠	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS

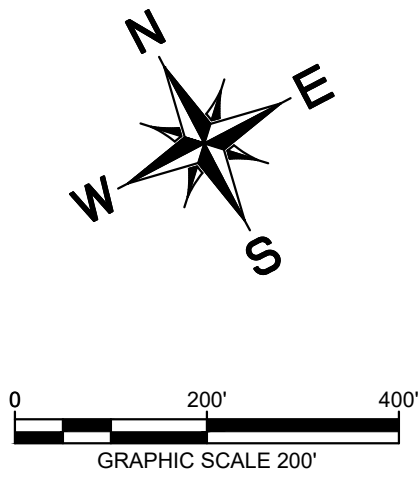


LEGEND

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN

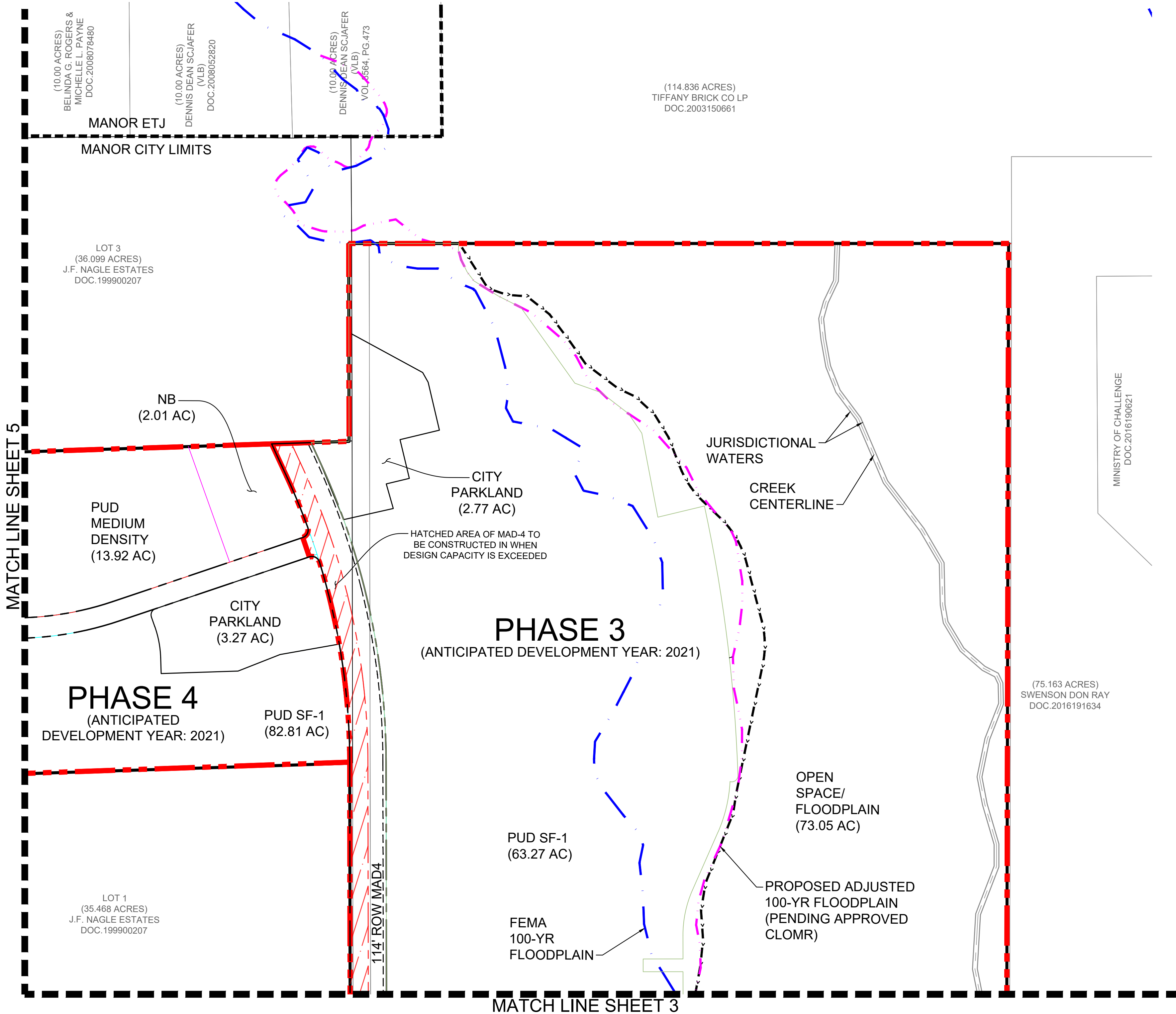
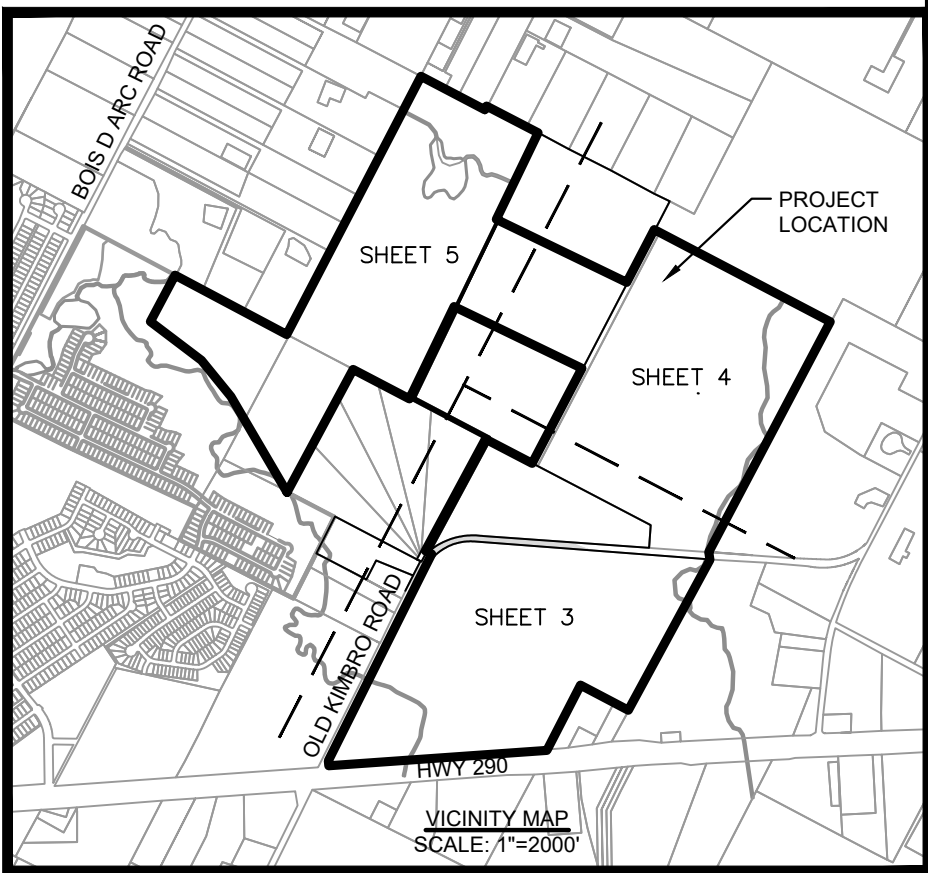


	DESCRIPTION	DATE	BY
△	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS

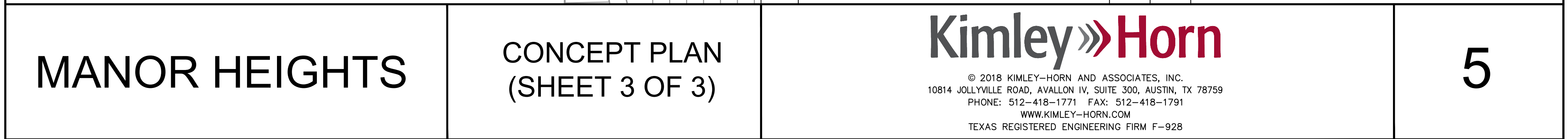


LEGEND

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



	DESCRIPTION	DATE	BY
	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS



ORDINANCE NO. 721

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 534 TO MODIFY THE PLANNED UNIT DEVELOPMENT LAND USE PLAN FOR THE MANOR HEIGHTS DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City of Manor, Texas (the "City") has initiated that the property described hereinafter in Exhibit "A" attached hereto and incorporated herein as if fully set forth (the "Property") be rezoned from zoning district Planned Unit Development (PUD) to zoning district Planned Unit Development (PUD);

Whereas, Ordinance No. 534 was adopted by the City of Manor, Texas City Council (the "City Council") on November 14, 2018;

Whereas, the City has initiated an amendment to Ordinance No. 534 in order to modify the Planned Unit Development Land Use Plan for the Manor Heights Subdivision Planned Unit Development;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired.

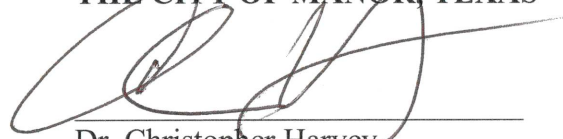
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

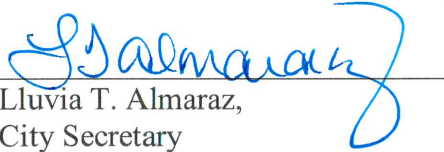
Section 2. Amendment of Ordinance. Ordinance No. 534 is hereby modified and amended by replacing Exhibit "B" in its entirety and replacing with a new Exhibit "B" which is attached hereto and incorporated herein as if fully set forth as Exhibit "B" to include the modified Planned Unit Development Land Use Plan for the Manor Heights Planned Unit Development.

Section 3. Amendment of Conflicting Ordinances. Exhibit "B" of the City's Ordinance No. 534 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 4. Open Meetings. That 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, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO. 721**Page 2****PASSED AND APPROVED FIRST READING** on this the 20th day of September 2023.**PASSED AND APPROVED SECOND AND FINAL READING** on this the 2nd day of October 2023.**THE CITY OF MANOR, TEXAS**

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary



EXHIBIT "A"**Property Legal Description:**

90.089 acres out of the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being the tracts of land conveyed to RHOF, LLC, a Texas Limited Liability Company, per deed recorded as document No.2017194263 of the official public records of Travis County, Texas

44.0347 acres of land located in the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being a portion of that certain called 180.83 acres of land conveyed to Alma Juanita Meier, as described in Volume 11376, Page 676, Official Public Records of Travis County, Texas

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

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

Westernmost 20 feet of LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

3.469 acres of land located in the Lemuel Kimbro Survey, Abstract Number 456, Travis County, Texas and being a portion of that certain tract of land conveyed to Sky Village Kimbro Estates, LLC, as recorded in 2017157471 of the official Records of Travis County, Texas

157.9603 acres out of the A.C. Caldwell survey No.52, Abstract 154 and the Lemuel Kimbro Survey No.64, Abstract 456, and being the tracts of land conveyed to Kimbro Road Estates, LP per deed recorded as document No.201780865 of the official public records of Travis County, Texas

ORDINANCE NO. 721

Page 4

EXHIBIT “B”

Planned Unit Development Land Use Plan
[attached]



Front Facades
Page 3

Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the facade and park is not a front facade. Both street-facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetscape Variety. The same elevation can be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 25 lots.

Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, breezeways, porte-cochères, canopies, ornamental corners, ornamental and bay windows, vertical "dentation" off-set, peaked roof forms, arched, architectural details such as tile work or moldings integrated into the facade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.



Front-loaded Garage - Flush with Facade
Page 3

Garage doors flush with the street-facing facade require design features on the facade that de-emphasize the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead cave or porte-cochère extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.



Front Entries
Page 4

On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.



Front-loaded Garage - Projecting
Page 4

Garages projecting in front of the street-facing building facade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage facades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof



Exteriors of Residential Buildings
Page 5

Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementitious-fiber planking and board and batten (not painted), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%; masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be consistent around the primary building; the percentage of design elements, materials and detailing may vary from facade to facade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.



Garage Door Articulation
Page 5

Stain or paint colors for garage doors shall be compatible with the color palette of the building facade siding or trim of the home to de-emphasize the garage door and emphasize the architectural building facade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.



Front-loaded Garage - Living Area Forward
Page 5

A garage door recessed from the face of the front facade that emphasizes the living area of the home from the street is a permitted garage type.



Roofs and Overhead Structures
Page 6

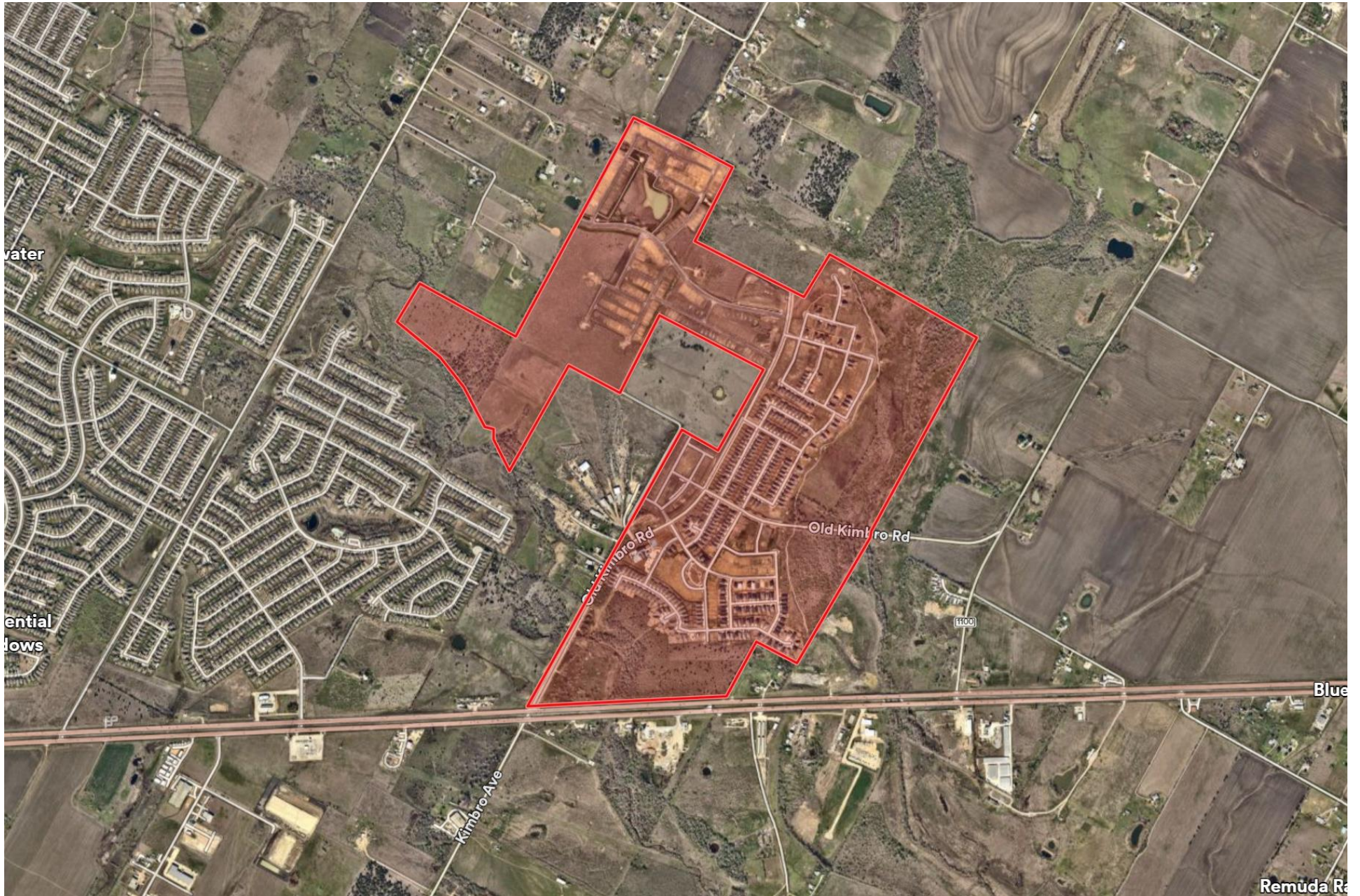
Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead cave or porte-cochère may extend above the face of the garage door in front of the garage door face. The overhead cave or the porte-cochère may extend five feet into the building setback line.

DESCRIPTION	DATE	BY
UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AND COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/02/22	SFS

 <p>MEDIUM DENSITY RESIDENTIAL</p> <p>All guidelines set forth in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:</p> <p>Architectural style A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.</p> <p>Form and mass A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.</p> <p>Long walls and facades Up to six attached dwellings may be attached in a single row as a group.</p> <p>Windows and transparency All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.</p> <p>Medium Density Residential</p>	<p>The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.</p> <p>All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.</p> <p>Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.</p> <p>Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.</p> <p>Common Open Space</p>									
 <p>Building roofs On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.</p> <p>Mechanical equipment screening Roof-top mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.</p> <p>Solar panels and rain collection devices are exempt from mechanical equipment screening standards.</p> <p>Medium Density Residential</p>	<p>A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.</p> <p>Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.</p> <p>House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.</p> <p>Design Review and Enforcement</p>									
 <p>DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)</p>	 <p>DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)</p>									
<p>MANOR HEIGHTS</p>	<p>EXHIBIT B PUD DESIGN STANDARDS</p>	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.</td> <td>06/30/20</td> <td>SPS</td> </tr> </tbody> </table> <p>Kimley»Horn</p> <p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JULYVILLE ROAD, AUSTIN, TX 78758 PHONE: 512-418-1771 FAX: 512-418-1781 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	DESCRIPTION	DATE	BY	UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/20	SPS	<p>TBG</p>	<p>4</p>
DESCRIPTION	DATE	BY								
UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/20	SPS								





Date: Wednesday, November 29, 2023

Sarah Starkey
 Kimley-Horn & Associates
 501 South Austin Ave, Suite 1310
 Georgetown TX 78626
 sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP
 Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

Staff has completed its review of plans for the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment that is to be located at OLD KIMBRO RD, MANOR 78653. Comments from this review follow.

City Planning Review

The following comments have been provided by Michael Burrell. Should you have any questions or require additional information regarding any of these comments, please contact Michael Burrell by telephone at (512) 215-8158 or by email at mburrell@manortx.gov.

- Include a lot count for the sections being changed.
- Submit a new plan set for this amendment. An accurate sheet count, current dates, and only the sheets with changes being made are what should be uploaded.
- Ensure that the mailout list is accurate. Only three property owners are listed.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Review of this submittal does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 215-8158, or by e-mail at mburrell@manortx.gov.

Thank you,

11/29/2023 11:48:11 AM
Manor Heights PH. 2,3,4,5,6 Concept Plan
Amendment
2023-P-1594-CP
Page 2

Michael Burrell
Development Services



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, April 22, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP
Job Address: OLD KIMBRO RD, MANOR, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment (*Concept Plan*) submitted by Kimley-Horn & Associates and received on June 24, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
- ii. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures. Existing utilities in this area.
- iii. Update anticipated timing of proposed phases of development.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, July 11, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP
Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

We have conducted a review of the concept plan for the above-referenced project, submitted by Sarah Starkey and received by our office on June 24, 2024, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.
Lead AES
GBA



7/31/2024

City of Manor Development Services

Notification for a Subdivision Concept Plan Amendment

Project Name: Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment

Case Number: 2023-P-1594-CP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan Amendment for Manor Heights PH. 2,3,4,5,6 being located at the northeast intersection of US HWY 290 W and Old Kimbro Rd., Manor, TX. Subdivision Concept Plan Amendments that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: RHOF LLC

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

JONSE JOHN & RITA
PO BOX 21
MANOR, TX 78653

BERUMEN ARMANDO JR & AMELIA J
13300 MILLEDGE PASS
MANOR, TX 78653

RANGEL FRANCISCO CASTR
20303 LONE PEAK PASS
MANOR, TX 78653

GUERRA CHRISTINA & ALEJANDRO
20305 LONE PEAK PASS
MANOR, TX 78653

NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

CALDWELL CHARLES K
20309 LONE PEAK PASS
MANOR, TX 78653

ELLINGTON AARON & SHANNON
20515 LONE PEAK PASS
MANOR, TX 78653

NAVA KEVIN JORDAN & DAHAJIRA
IVETTE L
20406 LONE PEAK PASS
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

HERNANDEZ ALEISHA JEAN & JOSE
LEON
20412 LONE PEAK PASS
MANOR, TX 78653

PERNESKY MATTHEW & TRACY
20307 LONE PEAK PASS
MANOR, TX 78653

LE BRIAN & HUYEN THI MINH NGUYEN
20308 LONE PEAK PASS
MANOR, TX 78653

JUN SARAH & JASON J
20506 LONE PEAK PASS
MANOR, TX 78653

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746

GEBAUER JOHN JR
13330 OLD KIMBRO RD
MANOR, TX 78653

KARCHER CHRISTOPHER RYAN
1001 CASHEW LN
CEDAR PARK, TX 78613

CORDOVA CRISTAL & MARICELA
CORDOVA
20300 LONE PEAK PASS
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

HERNANDEZ JOSE M & MA SALUSTIA
ALICIA
20304 LONE PEAK PASS
MANOR, TX 78653

GEBRE GULILAT GIRMA
20306 LONE PEAK PASS
MANOR, TX 78653

RANGANATHAN SURESH BERI
20500 LONE PEAK PASS
MANOR, TX 78653

HUYNH TRUC LE MINH & PHUONG TU
HAN
20403 PHEBE FOSTER ST
MANOR, TX 78653

ROSEMOND KERRICK JR & WHITNEY
13302 MILLEDGE PASS
MANOR, TX 78653

GUZMAN FRANKLIN PERLA SR &
DANIEL ANTHONY BIS
13308 MILLEDGE PASS
MANOR, TX 78653

GEBRELULE KIDANE ASGEDE &
NATSNET SIMON KESE
13310 MILLEDGE PASS
MANOR, TX 78653

VALLADARES VICTOR R & SUSANA
VALLADERES
13300 LONE PEAK CV
MANOR, TX 78653

FENNIX TURRAN CORTEZ
20403 LONE PEAK PASS
MANOR, TX 78653

MORONFOLU QUWIYAT FOLAWUMI
20402 LONE PEAK PASS
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

JONSE KIRK J & CATHY W
13326 OLD KIMBRO RD
MANOR, TX 78653

PARKS CATHERINE & GREG
13304 MILLEDGE PASS
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

GUERRERO ALAN
20509 LONE PEAK PASS
MANOR, TX 78653

Item 1.

FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

HIGGINS JON TERRENCE & DEMETRA
RENEE WILLIAMS & SAM CALLOWAY
HIGGI
20508 LONE PEAK PASS
MANOR, TX 78653
LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653

NGUYEN DUSTIN & CHAN HONG PHAM
& KATHY NGUYEN
9888 CASTELLI WAY
ELK GROVE, CA 95757

PADRON LEONARDO SANCHEZ SR &
ANA KARINA LEURA R
20409 LONE PEAK PASS
MANOR, TX 78653

DZURISIN CARA & ERIC
13306 LONE PEAK CV
MANOR, TX 78653

JEIZAN ELHAM
2900 CENTURY PARK BLVD APT 303
AUSTIN, TX 78727

BALBOA JESSICA THALIA & JOSE LUIS
RODRIGUE
20408 LONE PEAK PASS
MANOR, TX 78653

ROBERTS RICHARD JUMBOSEBIETOMA
& DESIREE MICHELLE L
20401 LONE PEAK PASS
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA &
BENIGNO TORRES ROSS Y
20400 LONE PEAK PASS
MANOR, TX 78653

PENA DANY ARIEL & YARETH BARRIOS
RODRIGUEZ
20513 LONE PEAK PASS
MANOR, TX 78653

WHITFIELD SHARON
20510 LONE PEAK PASS
MANOR, TX 78653

RHOF LLC
2730 TRANSIT RD
WEST SENECA, NY 14224

NGUYEN LE FAMILY TRUST THE
808 HEDGESTONE WAY
MODESTO, CA 95355

CUADRADO DAIRON LABARGA
20302 LONE PEAK PASS
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

HO STEVEN A & KATIE LAM-HO
20311 LONE PEAK PASS
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PASS
MANOR, TX 78653

PADRON ALMA BEATRIZ MEDRANO &
JESHUA MEDRANO MON
20401 PHEBE FOSTER ST
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, Texas.

Applicant: Kimley-Horn

Owner: Kenneth and Suanna Tumlinson

BACKGROUND/SUMMARY:

This Concept Plan has been approved by our engineers. Multi-family zoning for this property was approved by Ordinance 737 in March 2024. The developer has partnered with the city's Public Facilities Corporation (PFC) to provide the units at a subsidized rate. The development is proposed to have 324 units and through the TIA and development agreement, there are proposed turn lane improvements at the site driveway, a realignment of Suncrest and Tower Road, and a signal at Suncrest and FM 973.

The Planning and Zoning Commission voted 4-0 to approve.

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

- Concept Plan
- Aerial Location Image
- Conformance Letter
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

Plotted By: Henry, Deon Date: July 29, 2024 05:52:35pm File Path: K:\SAU_Civil\069264311 - Dominion Manor\Concept Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

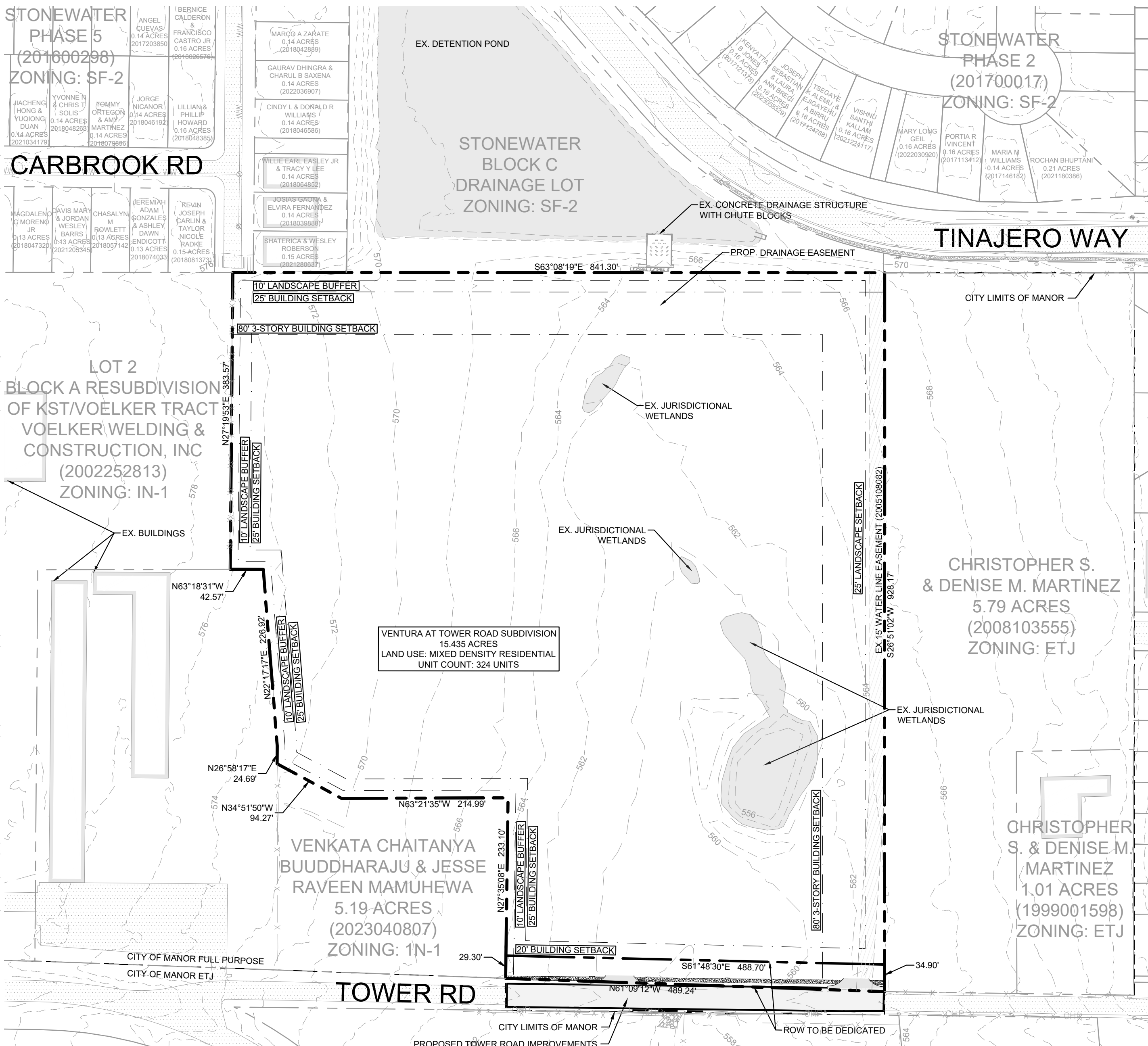


Table 2 – 2025 Site Trip Generation

Land Uses	Quantity	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) ¹	324 DU	220	2,153	30	94	124	101	59	160
TOTAL TRIPS			2,153	30	94	124	101	59	160

- Notes:
- Multifamily Housing (Low-Rise)
 - Daily: $T = 6.41(X) + 75.31$
 - AM: $T = 0.31(X) + 22.85$
 - PM: $T = 0.43(X) + 20.55$

0 100' 200'

GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- OHP
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT

VICINITY MAP

SCALE: 1" = 2,000'

SITE SUMMARY

PROJECT NAME: VENTURA AT TOWER ROAD

SITE ADDRESS: 12100 TOWER RD

CURRENT ZONING: MF-2

DEVELOPER: MANOR LEASED HOUSING DEVELOPMENT I, LLC
C/O DOMINIUM
MARK S. MOOREHOUSE
AND NEAL M. ROUTE
2905 NORTHWEST BLVD., PLYMOUTH, MN

OWNER: KENNETH R. & SUSAN M TUMLINSON
PO BOX 869
LEXINGTON, TX 78947

ENGINEER / OWNER'S AGENT: ANDREW GRAHAM, P.E.
5301 SOUTHWEST PARKWAY BLDG 2, SUITE 100
AUSTIN, TX 78735
PHONE (737) 787-7268

SURVEYOR: DANIEL R. ARTHUR, R.P.L.S. (TX)
400 N OKLAHOMA DR STE 105, CELINA, TX 75009
PHONE (469) 501-2172

LEGAL DESCRIPTION: ABS 315 SUR 63 GATES G ACR 15.4872 (1-D-1)

FLOODPLAIN: NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

NOTES
LAND USE = MIXED DENSITY NEIGHBORHOOD
UNIT COUNT = 324 UNITS
REQUESTED WATER LUE'S = 165 LUE'S
REQUESTED WASTEWATER LUE'S = 165 LUE'S
ANTICIPATED TRAFFIC GENERATION = REF. TABLE 2 THIS SHEET AND TIA DATED MAY 3, 2024

SUBMITTAL LOG:
FIRST CITY SUBMITTAL: WEDNESDAY MAY 22, 2024
SECOND CITY SUBMITTAL: MONDAY JULY 29, 2024

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____

CHAIRPERSON: _____ CITY SECRETARY: _____

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20__ A.D.

BY: _____ ATTEST: _____

MAYOR OF THE CITY OF MANOR, TEXAS: _____ CITY SECRETARY: _____

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

07/29/2024

KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069264311	JULY 2024	AS SHOWN	ABG	ARP	ABG

CONCEPT PLAN

VENTURA AT TOWER ROAD
CITY OF MANOR
TRAVIS COUNTY, TEXAS

Item 2.

31





1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, June 28, 2024

Andy Graham
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1657-CP
Job Address: 12100 Tower Rd, Manor 78653

Dear Andy Graham,

We have conducted a review of the concept plan for the above-referenced project, submitted by Andy Graham and received by our office on June 03, 2024, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



7/31/2024

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Ventura At Tower Road Apartments Concept Plan

Case Number: 2024-P-1657-CP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan for the Ventura at Tower Road Apartments being located near the intersection of Tower Rd. and Suncrest Rd., specifically at 12100 Tower Rd, Manor, TX. Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

Applicant: Kimley-Horn

Owner: Kenneth and Suanna Tumlinson

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

BHATNAGAR APARNA & VISHAL
11913 RIPARIAN RD
MANOR TX 78653-2055

JONES KENYATTA B
11917 RIPARIAN RD
MANOR TX 78653-2055

BRECI JOSEPH SEBASTIAN &
11921 RIPARIAN RD
MANOR TX 78653-2055

ALEMU TSEGAYE K
11925 RIPARIAN RD
MANOR TX 78653-2055

KALLAM VISHNU SANTHI
24300 SW HIDDEN VALLEY RD
PECULIAR MO 64078-8879

GEIL MARY LONG
11933 RIPARIAN RD
MANOR TX 78653-2055

VINCENT PORTIA R
11937 RIPARIAN RD
MANOR TX 78653-2055

WILLIAMS MARIA M
12001 RIPARIAN RD
MANOR TX 78653-2056

BHUPTANI ROCHAN
752 SPRINGFIELD DR
CAMPBELL CA 95008-0912

RESENDEZ RAFAELA
12009 RIPARIAN RD
MANOR TX 78653-2056

KIMARARUNGU FIDELE & ODETTE
NYABIRORI KWIZERA
12013 RIPARIAN RD
MANOR TX 78653-2056

SPARKS DOUGLAS E & GLENDA G
12017 RIPARIAN RD
MANOR TX 78653-2056

WAN CHOR HONG & EMILY LY
11936 RIPARIAN RD
MANOR TX 78653-2055

WALCOTT PIA CARA ANGELA VELARDE &
JASON E
11932 RIPARIAN RD
MANOR TX 78653-2055

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN TX 78729-1190

ROBERSON SHATERICA & WESLEY
ROBERSON
ESTUARY RD
MANOR TX 78653-2066

GAONA JOSIAS & ELVIRA FERNANDEZ
14405 ESTUARY RD
MANOR TX 78653-2066

EASLEY WILLIE EARL JR
14409 ESTUARY RD
MANOR TX 78653-2066

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN TX 78729-1190

WILLIAMS CINDY L & DONALD R
14413 ESTUARY RD
MANOR TX 78653-2066

DHINGRA GAURAV
2688 COREY PL
SAN RAMON CA 94583-2405

CALDERON BERNICE
11737 CAMBRIAN RD
MANOR TX 78653-3442

CUEVAS ANGEL
11733 CAMBRIAN RD
MANOR TX 78653-3442

HOLOMON ALISSA
820 MODRELL BLVD
ELKHART IN 46514-3419

RODRIGUEZ VERONICA M
11725 CAMBRIAN RD
MANOR TX 78653-3442

MUJICA MORALES RIGOBERTO
11721 CAMBRIAN RD
AUSTIN TX 78653-3442

HOWARD LILLIAN & PHILLIP
11740 CARBROOK RD
MANOR TX 78653-2065

NICANOR JORGE
11736 CARBROOK RD
MANOR TX 78653-2065

ORTEGON TOMMY & AMY MARTINEZ
11732 CARBROOK RD
MANOR TX 78653-2065

SOLIS YVONNE N & CHRISTOPHER T
11728 CARBROOK RD
MANOR TX 78653-2065

HONG JIACHENG
1436 CABRILLO AVE
BURLINGAME CA 94010-4709

VOELKER WELDING & CONSTRUCTION
14401 FM 973 N
MANOR TX 78653

BUDDHARAJU VENKATA CHAITANYA
1401 WEST AVE STE B
AUSTIN TX 78701-1527

TUMLINSON KENNETH R & SUANNA M
PO BOX 869
LEXINGTON TX 78947

MARTINEZ CHRISTOPHER S
12200 TOWER RD
MANOR TX 78653-4540

CHUNG BENJAMIN TAEHOON
PO BOX 812
MANOR TX 78653-0812

CHUNG BENJAMIN TAEHOON
PO BOX 812
MANOR TX 78653-0812

ALVARADO EMEHUL & MARIA G
12101 TOWER ROAD
MANOR TX 78653-4541

MARTINEZ CHRISTOPHER S
12200 TOWER RD
MANOR TX 78653-4540

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Lluvia T. Almaraz, City Secretary
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

- July 17, 2024, City Council Regular Meeting;
- August 5, 2024, City Council Workshop; and
- August 7, 2024, City Council Regular Meeting

BACKGROUND/SUMMARY:

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

- July 17, 2024, City Council Regular Meeting Minutes;
- August 5, 2024, City Council Workshop Minutes; and
- August 7, 2024, City Council Regular Meeting Minutes

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the meeting minutes presented.

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



**CITY COUNCIL
WORKSHOP SESSION MINUTES
AUGUST 5, 2024**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1 (Absent)
Anne Weir, Place 2
Maria Amezcua, Place 3 (arrived at 6:44 p.m.)
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6 (Absent)

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Ryan Phipps, Chief of Police
Tracey Vasquez, HR Director
Scott Jones, Economic Development Director
Belen Peña, Finance Director
Matt Woodard, Public Works Director
Yalondra V. Santana, Heritage & Tourism Manager
Frank T. Phelan, P.E., City Engineer
Pauline Grey, P.E., City Engineer

WORKSHOP SESSION – 6:00 P.M.

With a quorum of the Council Members present, the workshop session of the Manor City Council was called to order by Mayor Harvey at 6:07 p.m. on Monday, August 5, 2024, in the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

A. Discussion of the Proposed FY24-25 Annual Budget

City Manager Moore presented the attached proposed budget.

City Engineer Frank Phelan and Pauline Grey discussed the attached PowerPoint presentation.

**City Council Workshop Minutes
August 5, 2024**

The topic of discussion:

- Wastewater Master Plan 2024

Finance Director Peña discussed the proposed tax rate.

A discussion was held regarding a tax rate increase vs the use of impact fees for tax fees.

Mayor Harvey and Council Members present concurred that a tax rate increase would be recommended.

There was no action taken.

ADJOURNMENT

The Manor City Council Workshop Session Adjourned at 8:24 p.m. on Monday, August 5, 2024.

The Manor City Council approved these minutes on August 21, 2024.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



PROPOSED BUDGET

FISCAL YEAR 2024-2025

PREPARED BY: FINANCE DEPARTMENT

WORKSHOP 7/31/2024

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FY 2024-2025 Proposed Annual Budget

Item 3.

10 -GENERAL FUND FINANCIAL SUMMARY

REVENUE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	50.00 % OF YEAR COMPLETE		Proposed	Annual BUDGET FY 2024-25
				Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
ADMINISTRATION							
TAXES	10,665,656	12,574,806	13,927,200	12,225,431	87.78	1,701,769	15,643,100
MISCELLANEOUS	3,268,638	(121,657)	31,810	38,359	120.59	(6,549)	36,900
PERMITS/LICENSES	3,975	420	6,290	60	0.95	6,230	6,300
OTHER	157,345	1,731,667	1,242,646	882,606	71.03	360,040	1,485,000
TOTAL ADMINISTRATION	14,095,614	14,185,236	15,207,946	13,146,456	86.44	2,061,490	17,171,300
STREET							
MISCELLANEOUS	105,018	586,479	187,474	8,752	4.67	178,722	174,000
SANITATION CHARGES	1,470,042	1,663,397	1,120,000	885,773	79.09	234,227	1,775,000
TOTAL STREET	1,575,059	2,249,876	1,307,474	894,525	68.42	412,949	1,949,000
DEVELOPMENT SERVICES							
MISCELLANEOUS	51,078	53,299	54,310	20,182	37.16	34,128	42,000
PERMITS/LICENSES	3,550,779	2,476,132	2,374,211	1,928,130	81.21	446,081	2,303,100
TOTAL DEVELOPMENT SERVICES	3,601,857	2,529,430	2,428,521	1,948,313	80.23	480,208	2,345,100
PARKS/RECREATIONS							
MISCELLANEOUS	40,000	40,000	0	0	0.00	0	-
TOTAL PARKS/RECREATION	40,000	40,000	0	0	0.00	0	-
COURT							
MISCELLANEOUS	2,294	2,236	1,400	1,860	132.86	(460)	2,000
COURT FEES	523,039	529,897	419,037	466,603	111.35	(47,566)	531,200
TOTAL COURT	525,333	532,133	420,437	468,463	111.42	(48,026)	533,200

FY 2024-2025 Proposed Annual Budget

Item 3.

POLICE

MISCELLANEOUS	66,004	97,331	42,513	44,193	103.95	(1,680)	35,000
POLICE CHARGES/FEES	74,953	62,377	76,138	163,732	215.05	(87,594)	72,000
TOTAL POLICE	140,956	159,707	118,651	207,925	175.24	(89,274)	107,000

ECONOMIC DEV. SERVICES

TAXES	1,132	0	0	0	0.00	0	-
TOTAL ECONOMIC DEV. SERVICES	1,132	0	0	0	0.00	0	-

COMMUNITY DEV. SERV.

PERMITS/LICENSES	0	0	0	0	0.00	0	8,000
TOTAL COMM. DEV. SERVICES	0	0	0	0	0.00	0	8,000

NON-DEPARTMENTAL

TRANSFERS	0	0	315,105	0	0.00	315,105	-
TOTAL NON-DEPARTMENTAL	0	0	315,105	0	0.00	315,105	-

TOTAL REVENUES	19,979,952	19,696,382	19,798,134	16,665,682	84	3,132,452	22,113,600
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

10 -GENERAL FUND REVENUES

		50.00 % OF YEAR COMPLETE					Proposed	Annual Budget
		FY 2021-22	FY 2022-23	FY 2023-24	Y-T-D ACTUAL	% OF	BUDGET	FY 2024-25
		ACTUAL	ACTUAL	CURR. BUDGET	AS OF 03/31/2024	BUDGET	BALANCE	REQUESTED
ADMINISTRATION REVENUES								2024-25 BUDGET
TAXES								
10-4100-40-40000	AD VALOREM TAXES - CURRENT	7,254,552	8,787,133	10,271,817	10,217,836	99.47	53,981	11,682,073
10-4100-40-40010	AD VALOREM TAXES - PRIOR	81,418	13,158	35,000	12,245	34.99	22,755	25,000
10-4100-40-40015	RENDITION PAYMENTS	-	-	-	-	-	-	0
10-4100-40-40016	VEHICLE DEALER INVENTORY	13,291	7,188	7,188	-	-	7,188	2,000
10-4100-40-40020	AD VALOREM TAXES P&I	73,682	31,374	50,000	33,760	67.52	16,240	50,000
10-4100-40-40025	SALES TAX COMPTROLLER	2,381,579	2,808,340	2,561,190	1,458,947	56.96	1,102,243	2,900,000
10-4100-40-40040	FRANCHISE TAX-ELECTRIC	354,850	409,658	430,000	262,309	61.00	167,691	430,000
10-4100-40-40043	FRANCHISE TAX-CABLE TE	134,899	100,060	96,000	45	0.05	95,955	96,000
10-4100-40-40044	FRANCHISE PEG TAX - CABLE TV	26,644	13,689	13,700	35,731	260.81	(22,031)	13,700
10-4100-40-40045	FRANCHISE TAX-GAS/PROP	40,544	59,684	60,000	15,130	25.22	44,870	60,000
10-4100-40-40047	FRANCHISE TAX-TELEPHONE	17,192	67,311	60,000	54,128	90.21	5,872	60,000
10-4100-40-40050	FRANCHISE TAX-SOLID WASTE	265,003	245,414	318,000	129,137	40.61	188,863	300,000
10-4100-40-40051	SIGN KIOSK FEES	3,285	3,750	4,000	2,695	67.38	1,305	4,000
10-4100-40-40060	MIXED BEVERAGE TAXES	15,469	26,638	18,000	2,021	11.23	15,979	18,000
10-4100-40-40061	OPEN RECORD FEES	3,250	1,410	2,305	1,445	62.71	860	2,327
TOTAL TAXES		10,665,656	12,574,806	13,927,200	12,225,431	87.78	1,701,769	15,643,100
MISCELLANEOUS								
10-4100-42-42070	CITY MERCH	2,750	2,084	2,000	199	9.95	1,801	2,000
10-4100-42-42099	MISCELLANEOUS	3,265,888	(135,081)	20,000	33,570	167.85	(13,570)	25,000
10-4100-42-42100	GRANTS	-	-	-	-	-	-	0
10-4100-42-42200	VERIZON LEASE AGREEMENT	-	11,340	9,810	4,590	46.79	5,220	9,900
10-4100-42-42500	DONATIONS	-	-	-	-	-	-	0
10-4100-42-48100	UNCLAIMED PROPERTY	-	-	-	-	-	-	0
TOTAL MISCELLANEOUS		3,268,638	(121,657)	31,810	38,359	120.59	(6,549)	36,900

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

PERMITS/LICENSES

10-4100-45-42010	PERMITS-PET	100	30	440	-	-	440	450
10-4100-45-42020	HEALTH PERMITS	-	-	-	-	-	-	0
10-4100-45-42040	PERMITS- CITY MISC	-	40	150	-	-	150	150
10-4100-45-42050	LICENSES- ALCHOLIC BEV	3,875	350	5,700	60	1.05	5,640	5,700
TOTAL PERMITS/LICENSES		3,975	420	6,290	60	0.95	6,230	6,300

OTHER

10-4100-48-42050	NOTARY FEES	322	162	129	-	-	129	130
10-4100-48-48000	INTEREST INCOME	157,023	1,731,505	1,242,517	882,606	71.03	359,911	1,484,870
TOTAL OTHER		157,345	1,731,667	1,242,646	882,606	71.03	360,040	1,485,000

TOTAL ADMINISTRATION REVENUES		14,095,614	14,185,236	15,207,946	13,146,456	86.44	2,061,490	17,171,300
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		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
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MISCELLANEOUS

10-4225-42-42098	CAP METRO BCT	84,500	84,500	169,000	-	-	169,000	169,000
10-4225-42-42099	MISCELLANEOUS	20,518	501,979	18,474	8,752	47.37	9,722	5,000
TOTAL MISCELLANEOUS		105,018	586,479	187,474	8,752	4.67	178,722	174,000

SANITATION CHARGES

10-4225-44-44010	SOLID WASTE REVENUE	1,445,928	1,637,789	1,100,000	871,604	79.24	228,396	1,750,000
10-4225-44-44025	LATE FEES TRASH	24,113	25,608	20,000	14,169	70.85	5,831	25,000
TOTAL SANITATION CHARGES		1,470,042	1,663,397	1,120,000	885,773	79.09	234,227	1,775,000

TOTAL STREET REVENUES		1,575,059	2,249,876	1,307,474	894,525	68.42	412,949	1,949,000
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
DEVELOPMENT SERVICES REVENUES								
MISCELLANEOUS								
10-4300-42-42090	TECHNOLOGY FEES	40,530.00	31,939	34,000	16,020	47.12	17,980	34,000
10-4300-42-42091	ONLINE PAYMENT FEE	5,028.00	5,260	4,310	2,964	68.77	1,346	5,000
10-4300-42-42092	FILMING PROJECT FEES	100.00	-	-	-	-	-	0
10-4300-42-42099	MISCELLANEOUS	5,000.00	15,000	15,000	1,198	7.99	13,802	2,000
10-4300-42-42100	RETURN CHECK FEE	420.00	1,100	1,000	-	-	1,000	1,000
TOTAL MISCELLANEOUS		51,078	53,299	54,310	20,182	37.16	34,128	42,000
PERMITS/LICENSES								
10-4300-45-42040	PERMITS-CITY MISC.	-	-	-	-	-	-	0
10-4300-45-44095	SIGN PERMITS	1,686	3,423	3,083	1,802	58.44	1,281	3,000
10-4300-45-44096	SITE PLAN	28,061	31,384	26,936	28,661	106.40	(1,725)	30,000
10-4300-45-44097	NOTIFICATIONS	7,975	11,285	7,525	4,730	62.86	2,795	8,000
10-4300-45-45000	DEVELOPER FUNDINGS	-	-	-	-	-	-	0
10-4300-45-45050	PLAT AND PLAN FEES	171,739	95,195	160,000	82,195	51.37	77,805	125,000
10-4300-45-45075	BLDG. PLAN REVIEW	-	-	100	-	-	100	0
10-4300-45-45076	SUBDIVISION TEST & INSP	542,181	552,681	565,000	525,795	93.06	39,205	475,000
10-4300-45-45077	ZONING	8,130	15,088	9,217	3,356	36.41	5,861	9,000
10-4300-45-45100	BUILDING PERMITS	1,985,122	1,102,307	1,000,000	922,505	92.25	77,495	1,000,000
10-4300-45-45101	R.O.W. PERMITS	1,800	1,500	2,250	637	28.29	1,613	1,500
10-4300-45-45102	GAMING MACHINES	-	-	-	1,600	-	(1,600)	1,600
10-4300-45-45200	BUILDINGS INSPECTION FEES	799,085	663,269	600,000	356,850	59.48	243,150	600,000
10-4300-45-45500	PROFESSIONAL DEPOSIT FEES	-	-	100	-	-	100	0
10-4300-45-45501	W/WW FEASIBILITY STUDY	5,000	-	-	-	-	-	50,000
TOTAL PERMITS/LICENSES		3,550,779	2,476,132	2,374,211	1,928,130	81.21	446,081	2,303,100
TOTAL DEVELOPMENT SERVICES REVENUES		3,601,857	2,529,430	2,428,521	1,948,313	80.23	480,208	2,345,100

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

PARKS/RECREATION		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
MISCELLANEOUS								
10-4400-42-42101	PARK LAND MAINT PMNTS	40,000	40,000	-	-	-	-	0
TOTAL MISCELLANEOUS		40,000	40,000	-	-	-	-	0
TOTAL PARKS REVENUES		40,000	40,000	-	-	-	-	0

COURT REVENUES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
10-4500-42-42090	ONLINE PAYMENT FEES	2,294	2,236	1,400	1,860	132.86	(460)	2,000
TOTAL MISCELLANEOUS		2,294	2,236	1,400	1,860	132.86	(460)	2,000

COURT FEES								
10-4500-46-46100	COURT TECHNOLOGY FEE	6,842	7,142	12,000	6,912	57.60	5,088	12,000
10-4500-46-46200	COURT BUILDING SECURITY	7,815	8,292	8,600	8,259	96.03	341	9,000
10-4500-46-46300	COURT COSTS EARNED	501,178	506,584	393,028	443,178	112.76	(50,150)	500,000
10-4500-46-46301	JUVENILE CASE MGR FUND	7,063	7,724	5,303	8,092	152.60	(2,789)	10,000
10-4500-46-46302	JURY FUND	141	155	106	162	152.59	(56)	200
TOTAL COURT FEES		523,039	529,897	419,037	466,603	111.35	(47,566)	531,200
TOTAL COURT REVENUES		525,333	532,133	420,437	468,463	111.42	(48,026)	533,200

POLICE REVENUES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
MISCELLANEOUS								
10-4600-42-41015	GRANT PROCEEDS - POLIC	1,064	5,380	22,513	-	-	22,513	5,000
10-4600-42-42099	MISCELLANEOUS	64,940	91,951	20,000	44,193	220.97	(24,193)	30,000
TOTAL MISCELLANEOUS		66,004	97,331	42,513	44,193	103.95	(1,680)	35,000

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

POLICE CHARGES/FEES

10-4600-47-47000	ASSET SEIZURES	-	-	1,250	-	-	1,250	0
10-4600-47-47009	ALARM PERMIT	7,780	5,985	7,000	3,410	48.71	3,590	5,000
10-4600-47-47010	POLICE REPORTS	6	-	-	-	-	-	0
10-4600-47-47011	FINGER PRINTING	350	165	190	10	5.26	180	190
10-4600-47-47110	MOTOR VEHICLE DISB	14,958	16,888	12,288	8,155	66.37	4,133	15,810
10-4600-47-47200	WARRANT AND FTA FEES	31	62	2,410	112	4.66	2,298	8,000
10-4600-47-47310	IMPOUNDS	24,420	25,725	23,000	33,165	144.20	(10,165)	23,000
10-4600-47-47325	AUCTIONS	-	-	-	99,563	-	(99,563)	5,000
10-4600-47-47400	POLICE CAR RENTAL INCO	27,407	13,551	30,000	19,316	64.39	10,684	15,000
TOTAL POLICE CHARGES/FEES		74,953	62,377	76,138	163,732	215.05	(87,594)	72,000

TOTAL POLICE REVENUES	140,956	159,707	118,651	207,925	175.24	(89,274)	107,000
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	FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2020-21 CURR. BUDGET	YTD ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
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TAXES

10-4800-40-40040	EVENT FEES	1,132	-	-	-	-	0
TOTAL ECONOMIC DEV. SERVICES		1,132	-	-	-	-	-

TOTAL ECONOMIC DEV. SVCS REVENUE	1,132	-	-	-	-	-	0
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	FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
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PERMITS/LICENSES

10-4811-45-42040	VENDORS FEES	-	-	-	-	-	8,000
TOTAL PERMITS/LICENSES		-	-	-	-	-	8,000

TOTAL COMMUNITY DEV. SVCS REVENUE	-	-	-	-	-	-	8,000
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
NON-DEPARTMENTAL								
TRANSFERS								
10-4999-49-50005	TRANSFERS IN	-	-	315,105	-	-	315,105	0
10-4999-49-50010	TRANSFERS FROM CPF	-	-	-	-	-	-	0
10-4999-49-59000	TRANSFERS FROM UF	-	-	-	-	-	-	0
TOTAL TRANSFERS		-	-	315,105	-	-	315,105	0
TOTAL NON-DEPARTMENTAL REVENUES		-	-	315,105	-	-	315,105	0
TOTAL REVENUES		19,979,952	19,696,382	19,798,134	16,665,682	84.18	3,132,452	22,113,600

FY 2024-2025 Proposed Annual Budget

Item 3.

10 -GENERAL FUND FINANCIAL SUMMARY

EXPENDITURE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	50.00 % OF YEAR COMPLETE		BUDGET BALANCE	Proposed
				Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET		Annual BUDGET FY 2024-25 REQUESTED 2024-25 BUDGET
<u>COUNCIL</u>							
PERSONNEL	0	0	0	0	0.0	0	260,938
OPERATING	0	0	360,000	0	0.0	360,000	353,000
TOTAL COUNCIL	0	0	360,000	0	0.0	360,000	613,938
<u>ADMINISTRATION</u>							
PERSONNEL	298,109	389,016	498,583	287,518	57.7	211,065	571,529
OPERATING	253,534	636,457	437,799	141,834	32.4	295,965	118,500
REPAIRS & MAINTENANCE	29,394	44,322	38,600	2,165	5.6	36,435	38,600
CONTRACTED SERVICES	647,448	1,421,326	1,052,300	709,613	67.4	342,687	1,044,264
TOTAL ADMINISTRATION	1,228,485	2,491,121	2,027,282	1,141,131	56.3	886,151	1,772,893
<u>FINANCE</u>							
PERSONNEL	530,095	589,774	761,499	204,887	26.9	556,612	917,165
OPERATING	239,647	276,799	237,680	118,130	49.7	119,550	154,190
REPAIRS & MAINTENANCE	1,060	11,371	3,000	6,934	231.1	(3,934)	5,000
CONTRACTED SERVICES	60,220	46,278	63,200	5,476	8.7	57,724	69,300
DEBT PAYMENTS	0	5,052	20,000	12,097	60.5	7,903	25,000
TOTAL FINANCE	831,022	929,272	1,085,379	347,524	32.0	737,855	1,170,655
<u>STREET</u>							
PERSONNEL	376,747	469,062	675,637	294,559	43.6	381,078	728,873
OPERATING	248,156	272,988	248,670	165,942	66.7	82,728	261,200
REPAIRS & MAINTENANCE	241,471	153,677	190,000	31,262	16.5	158,738	192,000
CONTRACTED SERVICES	2,351,517	2,345,380	2,782,800	1,807,786	65.0	975,014	2,805,000
DEBT PAYMENTS	86,169	711,029	235,302	204,614	87.0	30,688	85,000
CAPITAL OUTLAY < \$5K	5,353	230,244	10,000	1,362	13.6	8,638	10,000
CAPITAL OUTLAY > \$5K	34,150	7,362	10,000	0	0.0	10,000	170,000
TOTAL STREET	3,343,562	4,189,741	4,152,409	2,505,525	60.3	1,646,884	4,252,073

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DEVELOPMENT SERVICES

PERSONNEL	468,677	642,965	948,227	383,431	40.4	564,796	965,702
OPERATING	169,618	163,611	219,915	42,875	19.5	177,040	204,100
REPAIRS & MAINTENANCE	1,216	12,562	4,400	632	14.4	3,768	4,000
CONTRACTED SERVICES	355,283	544,221	310,000	160,949	51.9	149,051	440,000
DEBT PAYMENTS	6,458	11,676	28,500	25,304	88.8	3,196	28,500
TOTAL DEVELOPMENT SERVICES	1,001,252	1,375,035	1,511,042	613,191	40.6	897,851	1,642,302

PARKS

PERSONNEL	322,340	474,016	606,628	290,887	48.0	315,741	630,953
OPERATING	38,408	39,926	54,650	28,794	52.7	25,856	85,000
REPAIRS & MAINTENANCE	467,959	150,413	341,000	21,363	6.3	319,637	344,000
CONTRACTED SERVICES	1,518	15,457	12,000	0	0.0	12,000	86,000
DEBT PAYMENTS	32,371	6,458	54,518	6,458	11.8	48,060	75,300
GRANT EXPENDITURES	0	0	10,000	0	0.0	10,000	10,000
CAPITAL OUTLAY < \$5K	716	5,774	8,250	1,135	13.8	7,115	8,200
CAPITAL OUTLAY > \$5K	209,951	13,393	25,000	0	0.0	25,000	50,000
TOTAL PARKS	1,073,263	705,436	1,112,046	348,636	132.5	763,410	1,289,453

COURT

PERSONNEL	223,998	250,224	351,113	105,712	30.1	245,401	317,335
OPERATING	41,256	24,743	52,245	25,741	49.3	26,504	63,000
CONTRACTED SERVICES	189,505	197,352	181,198	84,071	46.4	97,127	209,500
CAPITAL OUTLAY < \$5K	0	0	1,620	0	0.0	1,620	-
CAPITAL OUTLAY > \$5K	0	7,890	13,307	0	0.0	13,307	-
TOTAL COURT	454,758	480,209	599,483	215,524	36.0	383,959	589,835

POLICE

PERSONNEL	3,354,040	3,735,317	4,963,923	2,216,425	44.7	2,747,498	5,599,762
OPERATING	436,095	569,353	709,878	221,782	31.2	488,096	731,300
REPAIRS & MAINTENANCE	191,292	129,424	111,500	76,328	68.5	35,172	211,500
CONTRACTED SERVICES	284,674	324,980	393,349	370,771	94.3	22,578	456,000
DEBT PAYMENTS	410,105	622,995	565,500	159,410	28.2	406,090	565,500
CAPITAL OUTLAY < \$5K	865	1,052	1,000	250	25.0	750	1,000
CAPITAL OUTLAY > \$5K	48,583	265,509	323,659	335,298	103.6	(11,639)	459,000
TOTAL POLICE	4,725,654	5,648,628	7,068,809	3,380,263	47.8	3,688,546	8,024,062

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INFORMATION TECHNOLOGY (I.T.)

PERSONNEL	174,122	251,597	310,448	156,630	50.5	153,818	325,858
OPERATING	221,183	221,145	251,600	130,460	51.9	121,140	298,400
REPAIRS & MAINTENANCE	4,514	6,611	5,000	4,408	88.2	592	15,000
CONTRACTED SERVICES	217,781	279,299	274,371	149,479	54.5	124,892	439,000
DEBT PAYMENTS	0	0		2,868	0.0	(2,868)	
CAPITAL OUTLAY < \$5K	72,394	51,019	45,000	4,483	10.0	40,517	50,000
CAPITAL OUTLAY > \$5K	16,794	30,205	109,884	74,063	67.4	35,821	115,000
TOTAL I.T	706,788	839,874	996,303	522,392	52.4	473,911	1,243,258

ECONOMIC DEV. SVCS

PERSONNEL	175,499	155,381	174,112	74,337	42.7	99,775	166,446
OPERATING	134,022	26,849	86,300	29,919	34.7	56,381	130,500
CONTRACT SERVICES	11,175	28,100	406,000	60,286	14.8	345,715	375,000
TOTAL ECONOMIC DEV SVCS	320,696	210,330	666,412	164,542	24.7	501,870	671,946

HUMAN RESOURCES

PERSONNEL	124,619	176,157	230,871	105,388	45.6	125,483	232,905
OPERATING	21,756	59,762	65,600	19,981	30.5	45,619	63,100
CONTRACTED SERVICES	0	1,770	5,000	2,508	50.2	2,493	5,000
TOTAL HUMAN RESOURCES	146,375	237,689	301,471	127,876	42.4	173,595	301,005

COMMUNITY DEV. SVCS

PERSONNEL	814	93,630	120,649	18,241	15.1	102,408	101,857
OPERATING	0	121,730	156,850	167,144	106.6	(10,294)	440,323
TOTAL COMMUNITY DEV	814	215,360	277,499	185,385	66.8	92,114	542,180

TOTAL EXPENDITURES	13,832,671	17,322,697	19,798,135	9,551,989	48.25	10,246,146	22,113,600
REVENUES OVER/(UNDER) EXPENDITURES	6,147,282	2,373,685	(1)	7,113,693		(7,113,694)	0

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10 -GENERAL FUND DEPARTMENTAL EXPENDITURES

		50.00 % OF YEAR COMPLETE					Proposed	Annual Budget FY 2024-25
		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
COUNCIL EXPENDITURES								
PERSONNEL								
10-5175-50-50010	SALARIES	-	-	-	-	-	-	222,000
10-5175-50-50200	EMPLOYER PAID TAXES	-	-	-	-	-	-	16,983
10-5175-50-50255	WORKERS' COMPENSATION	-	-	-	-	-	-	955
10-5175-50-50521	COUNCIL EDUCATION	-	-	-	-	-	-	21,000
TOTAL PERSONNEL		-	-	-	-	-	-	260,938
OPERATING								
10-5175-51-51018	COMMUNITY PROGRAMS	-	-	-	-	-	-	300,000
10-5175-51-51160	ELECTION EXPENSES	-	-	-	-	-	-	20,000
10-5175-51-51480	MEETING EXPENSES	-	-	-	-	-	-	7,500
10-5175-51-51746	SUPPLIES-OFFICE	-	-	-	-	-	-	500
10-5175-51-51790	COUNCIL TRAVEL	-	-	-	-	-	-	25,000
TOTAL OPERATING		-	-	-	-	-	-	353,000
TOTAL COUNCIL EXPENSES		-	-	-	-	-	-	613,938

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		50.00 % OF YEAR COMPLETE						REQUESTED 2024-25 BUDGET
ADMINISTRATION EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	
<u>PERSONNEL</u>								
10-5100-50-50010	SALARIES	209,421	287,563	352,040	220,186	62.55	131,854	438,435
10-5100-50-50050	OVERTIME	589	-	708	-	-	708	1,092
10-5100-50-50075	LONGEVITY	1,000	700	1,000	800	80.00	200	1,200
10-5100-50-50200	EMPLOYER PAID TAXES	15,560	22,406	27,319	13,637	49.92	13,682	33,716
10-5100-50-50255	WORKERS' COMPENSATION	156	168	170	1,067	627.43	(897)	1,807
10-5100-50-50325	HEALTH INSURANCE	24,481	31,040	45,185	17,269	38.22	27,916	41,396
10-5100-50-50335	HEALTH ASSISTANCE	-	-	260	4,500	1,730.77	(4,240)	4,500
10-5100-50-50410	EMPLOYER RETIREMENT CO	18,234	24,693	30,155	13,281	44.04	16,874	34,883
10-5100-50-50520	EMPLOYEE EDUCATION	2,703	4,588	5,360	1,898	35.42	3,462	7,000
10-5100-50-50521	COUNCIL EDUCATION	21,866	10,659	22,886	9,066	39.61	13,820	0
10-5100-50-50650	VEHICLE ALLOWANCE	4,098	7,200	13,000	5,815	44.73	7,185	7,500
10-5100-50-50700	REIMBURSABLE UNEMPLOYM	-	-	500	-	-	500	0
TOTAL PERSONNEL		298,109	389,016	498,583	287,518	57.67	211,065	571,529
<u>OPERATING</u>								
10-5100-51-51010	ADVER/NOTIFICATION/PUBLIC HEA	22,429	9,933	14,500	5,104	35.20	9,396	14,500
10-5100-51-51011	PRE-EMPLO SCREENING	67	1	50	1	2.00	49	50
10-5100-51-51012	ADMIN RENT	5,517	5,510	3,800	3,000	78.95	800	6,000
10-5100-51-51018	COMMUNITY PROGRAMS	-	94,396	300,000	15,092	5.03	284,908	0
10-5100-51-51043	CITY EVENTS	15,595	10,907	15,000	1,087	7.25	13,913	0
10-5100-51-51044	AUTHORIZE.NET FEES	151	330	210	120	57.14	90	210
10-5100-51-51160	ELECTION EXPENSES	47,690	20,792	7,000	24,618	351.68	(17,618)	0
10-5100-51-51335	INSURANCE-PROPERTY, CA	990	1,106	1,110	1,191	107.30	(81)	8,000
10-5100-51-51339	INSURANCE-SPECIAL EVENTS	-	424	180	-	-	180	180
10-5100-51-51480	MEETING EXPENSES	8,491	6,578	7,500	3,223	42.98	4,277	3,000
10-5100-51-51485	MISCELLANEOUS	79,783	437,528	45,000	68,566	152.37	(23,566)	45,000
10-5100-51-51602	PENALTIES & INTEREST	-	-	150	70	46.69	80	150
10-5100-51-51603	PERIODICALS AND PUBLIC	422	81	200	1,670	834.75	(1,470)	200
10-5100-51-51625	POSTAGE/DELIVERY	652	622	500	186	37.10	315	500
10-5100-51-51634	EDC BEAUTIFICATION	10,500	-	-	-	-	-	0
10-5100-51-51635	PROFESSIONAL & MEMBERS	15,395	18,214	9,500	2,736	28.80	6,764	9,500
10-5100-51-51746	SUPPLIES-OFFICE	10,607	4,180	7,562	2,945	38.94	4,617	7,562

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10-5100-51-51747	COVID 19 SUPPLIES	8,670	1,420	-	-	-	-	0
10-5100-51-51780	STAFF TRAVEL	6,999	6,366	2,100	2,612	124.37	(512)	5,000
10-5100-51-51790	COUNCIL TRAVEL	-	-	5,000	-	-	5,000	0
10-5100-51-51813	UTILITIES-ELECTRIC BLU	12,007	11,947	11,522	5,543	48.11	5,979	11,522
10-5100-51-51817	UTILITIES-NATURAL GAS	1,273	1,420	1,415	993	70.16	422	1,626
10-5100-51-52110	OFFICE EQUIPMENT LEASE	6,296	4,705	5,500	3,078	55.97	2,422	5,500
TOTAL OPERATING		253,534	636,457	437,799	141,834	32.40	295,965	118,500

REPAIRS & MAINTENANCE

10-5100-52-52010	BUILDING REPAIRS & MAINT	25,714	40,622	35,000	95	0.27	34,905	35,000
10-5100-52-52012	CLEANING & MAINTENANCE	3,680	3,700	3,600	2,070	57.51	1,530	3,600
TOTAL REPAIRS & MAINTENANCE		29,394	44,322	38,600	2,165	5.61	36,435	38,600

CONTRACTED SERVICES

10-5100-54-51165	ENG/PLAN LEGAL SERVICES	158,589	373,766	180,000	128,891	71.61	51,109	180,000
10-5100-54-51440	LEGAL FEES	66,203	168,782	65,000	29,344	45.14	35,656	65,000
10-5100-54-51441	JUSTFOIA	4,303	3,625	5,000	8,171	163.42	(3,171)	9,835
10-5100-54-51442	MEETING/AGENDA MANAGEMENT	5,767	3,800	3,800	-	-	3,800	3,800
10-5100-54-51443	LASERFISCHE/CDI	-	-	80,000	84,997	106.25	(4,997)	67,629
10-5100-54-51502	SALES TAX REBATE GREENV	207,002	272,889	360,000	-	-	360,000	360,000
10-5100-54-51503	AD VALOREM REBATE GREENV	79,026	79,444	153,000	-	-	153,000	153,000
10-5100-54-51504	MUNICODE	2,248	11,392	15,000	-	-	15,000	15,000
10-5100-54-51520	R.O.W. PURCHASE	67,127	342,470	100,000	409,094	409.09	(309,094)	100,000
10-5100-54-51590	DOCUMENT STORAGE/DESTRUCTI	3,842	976	4,500	874	19.43	3,626	4,000
10-5100-54-51760	TAXING DISTRICT FEES	47,330	57,521	56,000	37,838	67.57	18,162	56,000
10-5100-54-51998	NEEDS ASSESMENT	3,012	90,661	10,000	3,904	39.04	6,096	10,000
10-5100-54-51999	GRANT WRITER SERVICE	3,000	16,000	20,000	6,500	32.50	13,500	20,000
TOTAL CONTRACTED SERVICES		647,448	1,421,326	1,052,300	709,613	67.43	342,687	1,044,264

TOTAL ADMINISTRATION EXPENDITURES		1,228,485	2,491,121	2,027,282	1,141,131	56.29	886,151	1,772,893
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FY2024-2025 PROPOSED ANNUAL BUDGET

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FINANCE EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
10-5150-50-50010	SALARIES	413,800	451,273	562,544	155,959	27.72	406,585	698,081
10-5150-50-50050	OVERTIME	1,180	1,492	8,000	668	8.35	7,332	4,413
10-5150-50-50075	LONGEVITY	4,100	4,300	5,000	2,500	50.00	2,500	3,800
10-5150-50-50200	EMPLOYER PAID TAXES	30,806	33,929	43,726	9,733	22.26	33,993	54,031
10-5150-50-50255	WORKERS' COMPENSATION	430	486	600	1,205	200.84	(605)	13,399
10-5150-50-50325	HEALTH INSURANCE	43,474	57,953	84,111	21,683	25.78	62,428	83,473
10-5150-50-50410	EMPLOYER RETIREMENT CO	35,533	38,930	47,018	13,089	27.84	33,929	54,967
10-5150-50-50520	EMPLOYEE EDUCATION	773	1,411	5,000	50	1.00	4,950	5,000
10-5150-50-50650	VEHICLE ALLOWANCE	-	-	5,500	-	-	5,500	0
TOTAL PERSONNEL		530,095	589,774	761,499	204,887	26.91	556,612	917,165
OPERATING								
10-5150-51-51010	ADVER/POSTING/PUBLIC HEARING	2,665	326	4,500	40	0.90	4,460	4,500
10-5150-51-51011	PRE-EMPLOYMENT SCREEN	3	-	100	1	1.00	99	100
10-5150-51-51042	CREDIT CARD MERCHANT SVCS	150,256	178,952	150,000	75,198	50.13	74,802	75,000
10-5150-51-51080	CASH SHORT & OVER	(692)	206	500	-	-	500	100
10-5150-51-51335	INSURANCE-PROPERTY, CA	2,563	2,875	3,305	1,306	39.52	1,999	3,300
10-5150-51-51338	INSURANCE LIABILITY	83	80	110	534	485.73	(424)	1,000
10-5150-51-51480	MEETING EXPENSES	287	562	500	-	-	500	500
10-5150-51-51485	MISCELLANEOUS	492	705	1,250	229	18.35	1,021	1,250
10-5150-51-51602	PENALTIES & INTEREST	-	-	600	-	-	600	600
10-5150-51-51603	PERIODICALS AND PUBLIC	-	681	100	704	703.50	(604)	1,000
10-5150-51-51625	POSTAGE/DELIVERY	68,023	81,492	60,000	34,842	58.07	25,158	50,000
10-5150-51-51635	PROFESSIONAL & MEMBERS	-	179	240	-	-	240	240
10-5150-51-51746	SUPPLIES-OFFICE	4,429	2,825	3,500	1,026	29.31	2,474	3,500
10-5150-51-51780	TRAVEL	1,279	876	5,000	494	9.89	4,506	5,000
10-5150-51-52110	OFFICE EQUIPMENT LEASE	5,405	3,814	3,475	2,098	60.38	1,377	3,600
10-5150-51-52340	VEHICLE FUEL & OIL	4,854	3,226	4,500	1,657	36.83	2,843	4,500
TOTAL OPERATING		239,647	276,799	237,680	118,130	49.70	119,550	154,190

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REPAIRS & MAINTENANCE

10-5150-52-52320	VEHICLE REPAIRS & MAINT	1,060	11,371	3,000	6,934	231.12	(3,934)	5,000
TOTAL REPAIRS & MAINTENANCE		1,060	11,371	3,000	6,934	231.12	(3,934)	5,000

CONTRACTED SERVICES

10-5150-54-51000	ACCOUNTING & AUDITING	43,469	43,752	55,000	-	-	55,000	55,000
10-5150-54-51315	PAYROLL SERVICE	9,930	-	-	4,794	-	(4,794)	6,000
10-5150-54-51440	LEGAL FEES	5,700	885	6,500	-	-	6,500	6,500
10-5150-54-51590	DOCUMENT STORAGE	1,121	1,641	1,700	682	40.14	1,018	1,800
TOTAL CONTRACTED SERVICES		60,220	46,278	63,200	5,476	8.66	57,724	69,300

DEBT PAYMENTS

10-5150-55-52310	VEHICLE LEASE EXPENSE	-	5,052	20,000	12,097	60.49	7,903	25,000
TOTAL DEBT PAYMENTS		-	5,052	20,000	12,097	60.49	7,903	25,000

TOTAL FINANCE EXPENDITURES		831,022	929,272	1,085,379	347,524	32.02	737,855	1,170,655
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FY2024-2025 PROPOSED ANNUAL BUDGET

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STREET EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
10-5225-50-50010	SALARIES	256,034	323,941	474,066	208,199	43.92	265,867	515,510
10-5225-50-50050	OVERTIME	12,803	16,046	14,222	3,529	24.82	10,693	14,552
10-5225-50-50075	LONGEVITY	4,700	5,100	5,700	1,100	19.30	4,600	6,700
10-5225-50-50200	EMPLOYER PAID TAXES	20,452	25,752	37,790	15,950	42.21	21,840	41,062
10-5225-50-50255	WORKERS' COMPENSATION	12,992	14,431	14,000	10,624	75.88	3,376	30,649
10-5225-50-50325	HEALTH INSURANCE	43,479	53,113	84,111	36,760	43.70	47,351	75,126
10-5225-50-50410	EMPLOYER RETIREMENT CO	23,199	28,822	40,248	17,473	43.41	22,775	41,774
10-5225-50-50520	EMPLOYEE EDUCATION	3,087	1,856	3,500	924	26.40	2,576	3,500
10-5225-50-50700	REIMB UNEMPLOYMENT	-	-	2,000	-	-	2,000	0
TOTAL PERSONNEL		376,747	469,062	675,637	294,559	43.60	381,078	728,873
OPERATING								
10-5225-51-51011	PRE-EMPLOYMENT SCREENING	-	1	200	2	1.00	198	200
10-5225-51-51335	INSURANCE-PROPERTY, CA	4,760	10,710	4,800	5,249	109.34	(449)	10,000
10-5225-51-51338	INSURANCE LIABILITY	1,901	1,672	1,910	1,298	67.96	612	2,500
10-5225-51-51610	LICENSES	213	300	-	97	-	(97)	200
10-5225-51-51620	PHYSICALS/DRUG TESTING	63	101	200	-	-	200	200
10-5225-51-51740	SUPPLIES-MATERIALS	60,823	69,231	45,000	42,714	94.92	2,286	45,000
10-5225-51-51741	SUPPLIES-CHEMICALS	-	-	4,000	271	6.77	3,729	4,000
10-5225-51-51746	SUPPLIES OFFICE	19	-	500	-	-	500	500
10-5225-51-51780	TRAVEL	-	-	100	30	30.07	70	500
10-5225-51-51800	UNIFORMS & ACCESSORIES	3,415	3,646	6,960	1,739	24.99	5,221	8,100
10-5225-51-51813	UTILITIES-ELECTRIC BLU	114,335	139,784	120,000	84,976	70.81	35,024	120,000
10-5225-51-51815	UTILITIES-ELECTRIC TX	14,473	14,641	20,000	10,336	51.68	9,664	20,000
10-5225-51-52340	FUEL & OIL	31,391	25,621	25,000	14,825	59.30	10,175	30,000
10-5225-51-52440	EQUIPMENT RENTAL	-	330	5,000	555	11.11	4,445	5,000
10-5225-51-54020	STREET SIGNS	16,764	6,951	15,000	3,850	25.67	11,150	15,000
TOTAL OPERATING		248,156	272,988	248,670	165,942	66.73	82,728	261,200

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

REPAIRS & MAINTENANCE

10-5225-52-52010	BUILDING REPAIRS & MAINT	12,115	1,010	10,000	-	-	10,000	10,000
10-5225-52-52320	VEH REPAIRS & MAINTENANCE	20,841	18,052	20,000	6,056	30.28	13,944	20,000
10-5225-52-52430	MACHINERY EQUIP-REPAIR	11,351	12,196	10,000	7,004	70.04	2,996	12,000
10-5225-52-54010	STREET REPAIRS & MAINT	197,163	122,418	150,000	18,202	12.13	131,798	150,000
TOTAL REPAIRS & MAINTENANCE		241,471	153,677	190,000	31,262	16.45	158,738	192,000

CONTRACTED SERVICES

10-5225-54-51165	ENGINEERING/PLANNING S	84,552	168,791	169,000	950,696	562.54	(781,696)	125,000
10-5225-54-51166	STREET CONTRACTED REPAIRS	823,932	420,381	800,000	6,810	0.85	793,190	800,000
10-5225-54-51167	DRAINAGE STUDY	21,746	31,895	213,800	3,218	1.50	210,583	200,000
10-5225-54-54100	TRASH COLLECTION FEES	1,421,286	1,724,313	1,600,000	847,063	52.94	752,937	1,680,000
TOTAL CONTRACTED SERVICES		2,351,517	2,345,380	2,782,800	1,807,786	64.96	975,014	2,805,000

DEBT PAYMENTS

10-5225-55-52310	VEHICLE LEASE EXPENSE	45,115	159,001	119,899	193,300	161.22	(73,401)	65,000
10-5225-55-52410	MACHINERY EQUIPMENT LE	41,054	552,028	115,403	11,314	9.80	104,089	20,000
TOTAL DEBT PAYMENTS		86,169	711,029	235,302	204,614	86.96	30,688	85,000

CAPITAL OUTLAY < \$5K

10-5225-57-52400	MACHINERY EQUIPMENT-PU	-	227,545	5,000	-	-	5,000	5,000
10-5225-57-52450	TOOLS	5,353	2,699	5,000	1,362	27.24	3,638	5,000
TOTAL CAPITAL OUTLAY < \$5K		5,353	230,244	10,000	1,362	13.62	8,638	10,000

CAPITAL OUTLAY > \$5K

10-5225-58-52400	MACHINERY EQUIPMENT-PU	34,150	7,362	10,000	-	-	10,000	170,000
TOTAL CAPITAL OUTLAY > \$5K		34,150	7,362	10,000	-	-	10,000	170,000

TOTAL STREET EXPENDITURES		3,343,562	4,189,741	4,152,409	2,505,525	60.34	1,646,884	4,252,073
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

DEVELOPMENT SERVICES EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
10-5300-50-50010	SALARIES	370,194	499,182	720,835	291,716	40.47	429,119	746,129
10-5300-50-50050	OVERTIME	211	249	3,253	47	1.46	3,206	5,468
10-5300-50-50075	LONGEVITY	2,300	3,100	4,100	2,500	60.98	1,600	4,700
10-5300-50-50200	EMPLOYER PAID TAXES	27,013	36,875	55,706	21,307	38.25	34,399	57,857
10-5300-50-50255	WORKERS' COMPENSATION	443	500	500	3,573	714.62	(3,073)	4,617
10-5300-50-50325	HEALTH INSURANCE	35,075	57,528	93,456	37,479	40.10	55,977	83,473
10-5300-50-50410	EMPLOYER RETIREMENT CO	31,531	42,085	59,777	24,328	40.70	35,449	58,859
10-5300-50-50520	EMPLOYEE EDUCATION	1,910	3,445	4,600	2,481	53.93	2,119	4,600
10-5300-50-50650	VEHICLE ALLOWANCE	-	-	5,500	-	-	5,500	0
10-5300-50-50700	REIMB UNEMPLOYMENT	-	-	500	-	-	500	0
TOTAL PERSONNEL		468,677	642,965	948,227	383,431	40.44	564,796	965,702
OPERATING								
10-5300-51-51011	PRE-EMPLOYMENT SCREENING	63	5	100	-	-	100	100
10-5300-51-51042	CREDIT CARD MERCHANT	68,237	56,259	66,500	22,288	33.52	44,212	66,500
10-5300-51-51330	BLDG INSPECTION FEES	52,240	50,630	75,000	4,830	6.44	70,170	75,000
10-5300-51-51331	SUB DIV & INSP. FEES	6,744	-	10,000	-	-	10,000	10,000
10-5300-51-51332	OVERPAYMENT/REFUNDS	15,984	7,618	10,500	-	-	10,500	0
10-5300-51-51335	INSURANCE-PROPERTY, CA	1,248	1,407	1,248	776	62.15	472	1,500
10-5300-51-51338	INSURANCE LIABILITY	689	619	690	1,031	149.48	(341)	1,500
10-5300-51-51485	MISCELLANEOUS	5,069	16,607	16,282	91	0.56	16,191	5,000
10-5300-51-51603	POSTING & NOTIFICATION	5,184	12,997	9,000	1,466	16.28	7,534	15,000
10-5300-51-51610	PERMITS & LICENSES	-	-	120	55	45.83	65	0
10-5300-51-51611	TRAVIS CO RECORDATION FEES	-	1,000	2,500	2,000	80.00	500	2,500
10-5300-51-51625	POSTAGE/DELIVERY	1,049	2,460	1,475	113	7.66	1,362	1,500
10-5300-51-51635	PROF/MEMBERSHIP DUES	940	1,973	2,000	804	40.20	1,196	2,000
10-5300-51-51746	SUPPLIES-OFFICE	2,557	6,034	3,000	3,237	107.91	(237)	4,000
10-5300-51-51780	TRAVEL	1,925	-	7,000	1,431	20.44	5,569	7,000
10-5300-51-51800	UNIFORMS & ACCESSORIES	184	73	2,000	765	38.25	1,235	1,500
10-5300-51-52110	OFFICE EQUIP LEASES	-	-	2,500	840	33.62	1,660	1,000
10-5300-51-52340	VEHICLE FUEL & OIL	7,505	5,929	10,000	3,148	31.48	6,852	10,000
TOTAL OPERATING		169,618	163,611	219,915	42,875	19.50	177,040	204,100

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

REPAIRS & MAINTENANCE

10-5300-52-52320	VEHICLE REPAIRS & MAIN	1,216	12,562	4,400	632	14.35	3,768	4,000
TOTAL REPAIRS & MAINTENANCE		1,216	12,562	4,400	632	14.35	3,768	4,000

CONTRACTED SERVICES

10-5300-54-51165	ENG/PLANNING SERVICES	285,348	328,778	200,000	151,455	75.73	48,545	250,000
10-5300-54-51166	FEE SCHEDULE STUDY	4,420	17,480	10,000	-	-	10,000	0
10-5300-54-51440	LEGAL FEES	65,515	62,963	50,000	9,494	18.99	40,506	60,000
10-5300-54-51450	COMPREHENSIVE PLANNING SVC	-	135,000	50,000	-	-	50,000	130,000
TOTAL CONTRACTED SERVICES		355,283	544,221	310,000	160,949	51.92	149,051	440,000

DEBT PAYMENTS

10-5300-55-52310	VEHICLE LEASE EXPENSE	6,458	11,676	28,500	25,304	88.79	3,196	28,500
TOTAL DEBT PAYMENTS		6,458	11,676	28,500	25,304	88.79	3,196	28,500

TOTAL DEVELOPMENT SERVICES EXPENDITURES		1,001,252	1,375,035	1,511,042	613,191	40.58	897,851	1,642,302
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

PARKS EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
10-5400-50-50010	SALARIES	229,515	328,592	427,452	207,974	48.65	219,478	448,948
10-5400-50-50050	OVERTIME	5,882	14,724	12,824	3,130	24.41	9,694	13,140
10-5400-50-50075	LONGEVITY	3,800	2,900	3,600	900	25.00	2,700	4,900
10-5400-50-50200	EMPLOYER PAID TAXES	17,834	26,351	33,956	16,121	47.48	17,835	35,725
10-5400-50-50255	WORKERS' COMPENSATION	6,492	7,215	7,220	3,945	54.63	3,275	15,971
10-5400-50-50325	HEALTH INSURANCE	38,444	65,069	84,111	41,444	49.27	42,667	75,126
10-5400-50-50410	EMPLOYER RETIREMENT CO	20,295	28,901	36,165	17,373	48.04	18,793	36,343
10-5400-50-50520	EMPLOYEE EDUCATION	77	264	800	-	-	800	800
10-5400-50-50700	REIMB UNEMPLOYMENT	-	-	500	-	-	500	0
TOTAL PERSONNEL		322,340	474,016	606,628	290,887	47.95	315,741	630,953
OPERATING								
10-5400-51-51011	PRE-EMPLOYMENT SCREENING	265	2	20	1	5.00	19	20
10-5400-51-51335	INSURANCE - PROPERTY, CA	48	-	-	3,143	-	(3,143)	12,000
10-5400-51-51338	INSURANCE-LIABILITY	-	-	-	316	-	(316)	1,200
10-5400-51-51485	MISCELLANEOUS	76	-	100	-	-	100	100
10-5400-51-51610	LICENSES	-	-	100	-	-	100	100
10-5400-51-51620	PHYSICALS/DRUG TESTING	-	1	200	-	-	200	200
10-5400-51-51635	PROFESSIONAL & MEMBERSHIP DL	-	-	-	-	-	-	0
10-5400-51-51640	DUES & SUBSCRIPTIONS	(35)	-	-	-	-	-	0
10-5400-51-51740	SUPPLIES-CHEMICAL & MATERIALS	23,769	15,447	30,000	10,723	35.74	19,277	30,000
10-5400-51-51780	TRAVEL	-	-	100	1,096	1,095.76	(996)	100
10-5400-51-51800	UNIFORMS & ACCESSORIES	2,577	3,867	7,830	3,142	40.12	4,688	9,000
10-5400-51-51813	UTILITIES-ELECTRIC BLU	1,142	1,184	1,200	624	51.99	576	1,200
10-5400-51-52340	FUEL & OIL	9,480	19,196	13,000	9,713	74.72	3,287	19,580
10-5400-51-52440	EQUIPMENT RENTAL	536	-	1,500	-	-	1,500	1,500
10-5400-51-54020	PARKS SIGNS	550	230	600	36	6.00	564	10,000
TOTAL OPERATING		38,408	39,926	54,650	28,794	52.69	25,856	85,000

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

REPAIRS & MAINTENANCE

10-5400-52-52010	BUILDING REPAIRS & MAI	1,885	397	5,000	220	4.40	4,780	5,000
10-5400-52-52320	VEH REPAIRS & MAINTENA	2,784	5,388	6,000	2,560	42.66	3,440	7,000
10-5400-52-52430	MACHINERY EQUIP-REPAIR	9,588	13,202	10,000	7,477	74.77	2,523	12,000
10-5400-52-54015	PARK REPAIRS /MAINTENAN	374,557	109,865	300,000	4,606	1.54	295,394	300,000
10-5400-52-54016	CEMETARY REPAIRS/MAINTENANC	6,660	12,000	20,000	6,500	32.50	13,500	20,000
10-5400-52-54017	TIMMERMAN REPAIRS/MAINTENA	72,485	9,562	-	-	-	-	0
TOTAL REPAIRS & MAINTENANCE		467,959	150,413	341,000	21,363	6.26	319,637	344,000

CONTRACTED SERVICES

10-5400-54-51165	ENGINEERING/PLANNING S	1,518	10,132	11,000	-	-	11,000	81,000
10-5400-54-51440	LEGAL FEES	-	5,325	1,000	-	-	1,000	5,000
TOTAL CONTRACTED SERVICES		1,518	15,457	12,000	-	-	12,000	86,000

DEBT PAYMENTS

10-5400-55-52310	VEHICLE LEASE EXPENSE	32,371	6,458	45,000	6,458	14.35	38,542	75,300
10-5400-55-52410	MACHINERY EQUIPMENT LE	-	-	9,518	-	-	9,518	0
TOTAL DEBT PAYMENTS		32,371	6,458	54,518	6,458	11.85	48,060	75,300

GRANT EXPENDITURES

10-5400-56-58000	GRANT EXPENDITURES	-	-	10,000	-	-	10,000	10,000
TOTAL GRANT EXPENDITURES		-	-	10,000	-	-	10,000	10,000

CAPITAL OUTLAY < \$5K

10-5400-57-52400	MACHINERY EQUIPMENT-PU	184	4,758	7,500	912	12.16	6,588	7,500
10-5400-57-52450	TOOLS	532	1,016	750	223	29.74	527	700
TOTAL CAPITAL OUTLAY < \$5K		716	5,774	8,250	1,135	13.76	7,115	8,200

CAPITAL OUTLAY > \$5K

10-5400-58-52400	MACHINERY EQUIPMENT-PU	209,951	13,393	25,000	-	-	25,000	50,000
TOTAL CAPITAL OUTLAY > \$5K		209,951	13,393	25,000	-	-	25,000	50,000

TOTAL PARKS EXPENDITURES		1,073,263	705,436	1,112,046	348,636	31.35	763,410	1,289,453
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

MUNICIPAL COURT EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
10-5500-50-50010	SALARIES	144,164	157,225	241,407	62,415	25.85	178,992	212,696
10-5500-50-50050	OVERTIME	5,670	6,568	2,414	5,603	232.12	(3,189)	1,501
10-5500-50-50075	LONGEVITY	1,500	1,900	2,200	-	-	2,200	600
10-5500-50-50150	MUNICIPAL JUDGES SALAR	23,287	28,733	27,192	14,466	53.20	12,726	27,874
10-5500-50-50200	EMPLOYER PAID TAXES	12,877	14,676	18,821	6,167	32.77	12,654	18,564
10-5500-50-50255	WORKERS' COMPENSATION	342	389	389	198	50.82	191	995
10-5500-50-50325	HEALTH INSURANCE	22,644	25,689	37,383	11,291	30.20	26,092	33,389
10-5500-50-50410	EMPLOYER RETIREMENT CO	12,828	13,844	17,807	5,572	31.29	12,235	16,717
10-5500-50-50520	EMPLOYEE EDUCATION	685	1,200	3,000	-	-	3,000	5,000
10-5500-50-50700	REIMB UNEMPLOYMENT	-	-	500	-	-	500	0
TOTAL PERSONNEL		223,998	250,224	351,113	105,712	30.11	245,401	317,335
OPERATING								
10-5500-51-51011	PRE-EMPLOYMENT SCREENING	-	1	25	1	4.00	24	25
10-5500-51-51042	COURT TECHNOLOGY EXPEN	28,526	15,028	36,300	16,969	46.75	19,331	40,000
10-5500-51-51080	CASH SHORT (OVER)	-	-	100	-	-	100	150
10-5500-51-51485	MISCELLANEOUS	3,560	1,717	1,500	4,948	329.90	(3,448)	3,000
10-5500-51-51603	PERIODICALS & PUBLICAT	-	-	100	-	-	100	100
10-5500-51-51625	POSTAGE/DELIVERY	1,535	1,767	3,600	662	18.39	2,938	3,600
10-5500-51-51635	PROFESSIONAL & MEMBERS	165	165	320	165	51.56	155	400
10-5500-51-51746	SUPPLIES-OFFICE	3,379	2,282	4,500	1,010	22.45	3,490	5,000
10-5500-51-51780	TRAVEL	733	1,036	1,500	15	0.98	1,485	5,000
10-5500-51-52100	COURT SECURITY	1,001	401	1,900	-	-	1,900	1,900
10-5500-51-52110	OFFICE EQUIPMENT LEASE	2,356	2,346	2,400	1,970	82.09	430	3,825
TOTAL OPERATING		41,256	24,743	52,245	25,741	49.27	26,504	63,000

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

CONTRACTED SERVICES

10-5500-54-51440	LEGAL FEES	31,581	28,438	37,000	8,400	22.70	28,600	37,000
10-5500-54-51595	COLLECTION FEES	32,788	38,414	32,000	11,846	37.02	20,154	32,000
10-5500-54-56010	STATE COURT COST	125,136	130,464	111,698	63,825	57.14	47,874	140,000
10-5500-54-56425	JURY EXPENSE	-	36	500	-	-	500	500
TOTAL CONTRACTED SERVICES		189,505	197,352	181,198	84,071	46.40	97,127	209,500

CAPITAL OUTLAY < \$5K

10-5500-57-56105	CAP OUTLAY-COURT SECUR	-	-	1,620	-	-	1,620	0
TOTAL CAPITAL OUTLAY < \$5K		-	-	1,620	-	-	1,620	0

CAPITAL OUTLAY > \$5K

10-5500-58-56105	CAP OUTLAY-COURT SECUR	-	7,890	6,000	-	-	6,000	0
10-5500-58-56108	CAP OUTLAY-COURT TECH	-	-	7,307	-	-	7,307	0
TOTAL CAPITAL OUTLAY > \$5K		-	7,890	13,307	-	-	13,307	0

TOTAL MUNICIPAL COURT EXPENSES		454,758	480,209	599,483	215,524	35.95	383,959	589,835
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

POLICE EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
10-5600-50-50010	SALARIES	2,409,134	2,565,644	3,523,077	1,556,872	44.19	1,966,205	3,997,994
10-5600-50-50011	COVID 19 SALARIES	3,267	-	-	-	-	-	0
10-5600-50-50012	HB2073 PD PAY	8,784	1,830	-	-	-	-	10,896
10-5600-50-50050	OVERTIME	149,199	262,102	202,824	99,805	49.21	103,019	231,852
10-5600-50-50075	LONGEVITY PAY	24,316	21,840	18,100	17,656	97.55	444	22,200
10-5600-50-50200	EMPLOYER PAID TAXES	192,075	213,893	286,416	124,205	43.37	162,211	325,282
10-5600-50-50255	WORKERS' COMPENSATION	45,282	56,860	85,000	48,255	56.77	36,745	175,713
10-5600-50-50325	HEALTH INSURANCE	261,168	306,025	467,913	200,226	42.79	267,687	434,061
10-5600-50-50326	TEAM BUILDING	-	85	4,300	-	-	4,300	0
10-5600-50-50335	HEALTH ASSISTANCE	-	10,500	-	-	-	-	0
10-5600-50-50410	EMPLOYER RETIREMENT CO	219,583	236,844	305,793	142,122	46.48	163,671	331,764
10-5600-50-50520	EMPLOYEE EDUCATION	41,232	59,693	70,000	27,284	38.98	42,716	70,000
10-5600-50-50700	REIMB UNEMPLOYMENT	-	-	500	-	-	500	0
TOTAL PERSONNEL		3,354,040	3,735,317	4,963,923	2,216,425	44.65	2,747,498	5,599,762
OPERATING								
10-5600-51-51010	ADVER/RECRUITING	-	-	20,000	251	1.26	19,749	20,000
10-5600-51-51335	INSURANCE-PROPERTY, CA	12,640	23,303	23,303	20,684	88.76	2,619	23,303
10-5600-51-51338	INSURANCE LIABILITY	76,818	55,875	55,875	27,550	49.31	28,325	56,197
10-5600-51-51485	MISCELLANEOUS	6,296	105,917	10,000	5,467	54.67	4,533	15,000
10-5600-51-51603	PERIODICALS & PUBLICAT	324	161	500	140	28.02	360	1,000
10-5600-51-51610	PERMITS & LICENSING	452	773	500	378	75.54	122	500
10-5600-51-51620	PHYSICALS/DRUG TESTING	6,406	5,292	6,000	1,490	24.83	4,510	5,000
10-5600-51-51625	POSTAGE/DELIVERY	1,781	1,637	4,000	297	7.43	3,703	4,000
10-5600-51-51635	PROFESSIONAL & MEMBERS	1,714	980	5,500	465	8.45	5,035	5,500
10-5600-51-51746	SUPPLIES-OFFICE	12,191	15,071	15,000	7,056	47.04	7,944	17,500
10-5600-51-51748	SUPPLIES-POLICE SPECIAL	11,853	15,629	25,000	3,732	14.93	21,268	30,000
10-5600-51-51780	TRAVEL	24,419	25,160	45,000	16,285	36.19	28,715	50,000
10-5600-51-51781	COMMUNITY PROGRAMS	-	4,849	5,000	4,443	88.86	557	10,000
10-5600-51-51782	SOCIAL RESOURCE MISCELLANEOU	-	370	5,000	383	7.67	4,617	5,000

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

10-5600-51-51783	ANIMAL CONTROL MISCELLANEOU	-	19	15,000	38	0.25	14,962	20,000
10-5600-51-51784	K-9	-	-	80,000	26	0.03	79,974	50,000
10-5600-51-51785	CTRS	-	-	60,000	17	0.03	59,983	60,000
10-5600-51-51798	CRIME LAB	5,894	5,752	7,500	732	9.76	6,768	13,800
10-5600-51-51799	CID SPECIALTY EQUIPMENT	17,429	59,123	62,500	13,434	21.49	49,066	45,500
10-5600-51-51800	UNIFORMS & ACCESSORIES	53,735	49,521	50,000	26,448	52.90	23,552	50,000
10-5600-51-51801	SAFETY & ACCESSORIES	6,798	6,861	7,000	6,237	89.10	763	10,000
10-5600-51-51802	AMMO/RANGE	8,427	41,209	40,000	59	0.15	39,942	40,000
10-5600-51-51803	HONOR GUARD		100	4,000	213	5.32	3,787	4,000
10-5600-51-51804	CITIZEN POLICE ACADEMY	4,153	4,371	7,500	64	0.86	7,436	7,500
10-5600-51-51805	POLICE BANQUET	3,067	4,910	5,000	2,283	45.65	2,717	7,500
10-5600-51-51806	TRAFFIC SPECIALTY EQUIP	5,931	10,558	25,000	4,989	19.96	20,011	25,000
10-5600-51-51813	UTILITIES-ELECTRIC BLU	9,358	9,114	12,000	4,666	38.89	7,334	12,000
10-5600-51-52110	OFFICE EQUIPMENT LEASE	7,645	8,640	16,500	4,335	26.27	12,165	16,500
10-5600-51-52340	FUEL & OIL	157,593	113,601	96,000	68,620	71.48	27,380	125,000
10-5600-51-57400	WRECKER SERVICE	1,170	558	1,200	1,001	83.42	199	1,500
TOTAL OPERATING		436,095	569,353	709,878	221,782	31.24	488,096	731,300
REPAIRS & MAINTENANCE								
10-5600-52-52010	BUILDING REPAIRS & MAI	26,462	8,959	17,500	3,760	21.48	13,740	20,000
10-5600-52-52012	CLEANING & MAINTENANCE	3,003	2,829	4,000	1,298	32.45	2,702	4,000
10-5600-52-52240	SOFTWARE ANNUAL FEES	-	-	-	-	-	-	67,500
10-5600-52-52320	VEHICLE REPAIRS & MAIN	92,715	98,176	75,000	62,866	83.82	12,134	95,000
10-5600-52-52321	VEHICLE DAMAGE	69,112	19,460	15,000	8,405	56.03	6,595	25,000
TOTAL REPAIRS & MAINTENANCE		191,292	129,424	111,500	76,328	68.46	35,172	211,500
CONTRACTED SERVICES								
10-5600-54-51440	LEGAL FEES	270	1,050	5,000	1,307	26.13	3,694	5,000
10-5600-54-51502	CONSULTING SERVICES	-	858	1,000	3,850	385.00	(2,850)	1,000
10-5600-54-51590	DESTRUCTION SERVICES	300	96	1,000	192	19.20	808	1,000
10-5600-54-57001	RRS EMERGENCY RADIO SYS	13,897	12,238	29,000	8,073	27.84	20,927	38,000
10-5600-54-57350	EMERGENCY DISPATCH SER	270,207	310,738	357,349	357,349	100.00	-	411,000
TOTAL CONTRACTED SERVICES		284,674	324,980	393,349	370,771	94.26	22,578	456,000

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

DEBT PAYMENTS

10-5600-55-52310	VEHICLE LEASE EXPENSE	410,105	622,995	565,500	159,410	28.19	406,090	565,500
TOTAL DEBT PAYMENTS		410,105	622,995	565,500	159,410	28.19	406,090	565,500

CAPITAL OUTLAY < \$5K

10-5600-57-57100	ANIMAL CONTROL EQUIPMENT	476	-	-				
10-5600-57-57101	OFFICE EQUIP PURCHASE	389	1,052	1,000	250	25.00	750	1,000
TOTAL CAPITAL OUTLAY < \$5K		865	1,052	1,000	250	25.00	750	1,000

CAPITAL OUTLAY > \$5K

10-5600-58-52101	PD CONSTRUCTION SITE	-	-	1,000	-	-	1,000	1,000
10-5600-58-52330	POLICE SPECIALTY EQUIP	20,390	244,938	227,189	170,298	74.96	56,891	283,110
10-5600-58-57300	POLICE COMMUNICATION E	26,063	367	86,000	165,000	191.86	(79,000)	174,890
10-5600-58-58000	GRANT EXPENDITURES	2,130	20,204	9,470	-	-	9,470	0
TOTAL CAPITAL OUTLAY > \$5K		48,583	265,509	323,659	335,298	103.60	(11,639)	459,000

TOTAL POLICE EXPENDITURES		4,725,654	5,648,628	7,068,809	3,380,263	47.82	3,688,546	8,024,062
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FY2024-2025 PROPOSED ANNUAL BUDGET

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IT EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
10-5700-50-50010	SALARIES	135,128	192,604	229,987	119,787	52.08	110,200	253,473
10-5700-50-50050	OVERTIME	852	2,802	3,483	1,376	39.51	2,107	1,220
10-5700-50-50075	LONGEVITY PAY	900	400	700	200	28.57	500	1,100
10-5700-50-50200	EMPLOYER PAID TAXES	9,786	14,507	17,914	8,428	47.05	9,486	19,568
10-5700-50-50255	WORKERS' COMPENSATION	192	222	300	146	48.58	154	1,049
10-5700-50-50325	HEALTH INSURANCE	14,248	21,691	28,037	14,054	50.13	13,983	25,042
10-5700-50-50410	EMPLOYER RETIREMENT CO	11,601	16,344	19,527	9,945	50.93	9,582	19,907
10-5700-50-50520	EMPLOYEE EDUCATION	1,415	3,026	4,500	2,692	59.82	1,808	4,500
10-5700-50-50650	VEHICLE ALLOWANCE	-	-	5,500	-	-	5,500	0
10-5700-50-50700	REIMB UNEMPLOYMENT	-	-	500	-	-	500	0
TOTAL PERSONNEL		174,122	251,597	310,448	156,630	50.45	153,818	325,858
OPERATING								
10-5700-51-51485	MISCELLANEOUS	15	379	500	219	43.71	281	500
10-5700-51-51625	POSTAGE/DELIVERY	-	-	100	-	-	100	100
10-5700-51-51635	PROFESSIONAL/MEMBERSHIP	430	314	1,900	-	-	1,900	3,800
10-5700-51-51746	SUPPLIES-OFFICES	2,128	3,564	3,000	923	30.76	2,077	6,000
10-5700-51-51769	INTERNET SERVICE	92,599	96,629	110,000	18,165	16.51	91,835	150,000
10-5700-51-51770	TELEPHONE COMMUNICATION	7,405	9,749	5,100	28,981	568.26	(23,881)	7,000
10-5700-51-51775	WIRELESS COMMUNICATION	118,367	108,223	125,000	82,172	65.74	42,828	125,000
10-5700-51-51780	TRAVEL	240	2,287	6,000	-	-	6,000	6,000
TOTAL OPERATING		221,183	221,145	251,600	130,460	51.85	121,140	298,400
REPAIRS & MAINTENANCE								
10-5700-52-52000	COMPUTER R & M	232	16	-	-	-	-	0
10-5700-52-52011	BUILDING SECURITY	4,282	6,595	5,000	4,408	88.16	592	15,000
TOTAL REPAIRS & MAINTENANCE		4,514	6,611	5,000	4,408	88.16	592	15,000
CONTRACTED SERVICES								
10-5700-54-51440	LEGAL FEES	-	-	-	-	-	-	5,000
10-5700-54-51501	IT CONSULTING SERVICES	7,475	8,654	25,000	-	-	25,000	29,629
10-5700-54-52005	EMERGENCY NOTIFICATION	4,371	4,371	4,371	4,371	100.00	0	4,371
10-5700-54-52240	SOFTWARE ANNUAL FEES	205,935	266,274	245,000	145,108	59.23	99,892	400,000
TOTAL CONTRACTED SERVICES		217,781	279,299	274,371	149,479	54.48	124,892	439,000

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

DEBT PAYMENTS

10-5700-57-52310	VEHICLE LEASE EXPENSE	-	-	-	2,868	-	(2,868)	6,000
TOTAL DEBT PAYMENTS		-	-	-	2,868	-	(2,868)	6,000

CAPITAL OUTLAY <\$5K

10-5700-57-52200	COMPUTER EQUIPMENT	72,394	51,019	45,000	4,483	9.96	40,517	50,000
TOTAL CAPITAL OUTLAY<\$5K		72,394	51,019	45,000	4,483	9.96	40,517	50,000

CAPITAL OUTLAY >\$5K

10-5700-58-52200	COMPUTER EQUIPMENT	16,794	30,205	109,884	74,063	67.40	35,821	115,000
TOTAL CAPITAL OUTLAY>5K		16,794	30,205	109,884	74,063	67.40	35,821	115,000

TOTAL IT EXPENDITURES		706,788	839,874	996,303	522,392	52.43	473,911	1,243,258
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
ECONOMIC DEV. SVCS								
PERSONNEL								
10-5800-50-50010	SALARIES	144,792	120,578	125,565	63,453	50.53	62,112	131,861
10-5800-50-50075	LONGEVITY PAY	300	-	200	200	100.00	-	300
10-5800-50-50200	EMPLOYER PAID TAXES	11,140	9,934	9,621	4,884	50.76	4,737	10,110
10-5800-50-50255	WORKERS' COMPENSATION	82	100	200	53	26.56	147	542
10-5800-50-50325	HEALTH INSURANCE	4,303	7,327	9,346	283	3.03	9,063	8,347
10-5800-50-50410	EMPLOYER RETIREMENT CO	12,354	10,812	10,695	5,234	48.94	5,461	10,285
10-5800-50-50520	EMPLOYEE EDUCATION	1,235	1,831	12,985	45	0.35	12,940	5,000
10-5800-50-50650	VEHICLE ALLOWANCE	1,292	4,800	5,500	185	3.36	5,315	0
TOTAL PERSONNEL		175,499	155,381	174,112	74,337	42.69	99,775	166,446
OPERATING								
10-5800-51-51001	SESQUICENTENIAL EXPENSE	73,215	-	-	-	-	-	-
10-5800-51-51010	ADVERTISING	2,180	6,668	35,000	21,653	61.86	13,347	35,000
10-5800-51-51020	INCENTIVES	-	-	-	-	-	-	47,500
10-5800-51-51043	CITY EVENTS	44,531	-	-	-	-	-	0
10-5800-51-51480	MEETING EXPENSES	2,898	2,000	3,000	387	12.89	2,613	5,000
10-5800-51-51625	POSTAGE/DELIVERY	58	226	3,500	113	3.23	3,387	1,500
10-5800-51-51630	SUBSCRIPTIONS	1,967	8,085	5,800	2,544	43.86	3,256	6,500
10-5800-51-51635	PROFESSIONAL/MEMBERSHIP	1,774	5,385	25,000	3,686	14.74	21,314	25,000
10-5800-51-51746	SUPPLIES-OFFICES	2,381	2,086	3,000	415	13.83	2,585	3,000
10-5800-51-51780	TRAVEL	5,019	2,389	10,000	1,122	11.22	8,878	5,000
10-5800-51-51800	UNIFORMS & ACCESSORIES	-	10	1,000	-	-	1,000	2,000
TOTAL OPERATING		134,022	26,849	86,300	29,919	34.67	56,381	130,500
CONTRACTED SERVICES								
10-5800-54-51440	LEGAL FEES	-	-	50,000	-	-	50,000	50,000
10-5800-54-51501	CONSULTING SERVICES	11,175	28,100	356,000	60,286	16.93	295,715	325,000
TOTAL		11,175	28,100	406,000	60,286	14.85	345,715	375,000
TOTAL ECONOMIC DEV SVCS EXPENDITURES		320,696	210,330	666,412	164,542	24.69	501,870	671,946

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FY2024-2025 PROPOSED ANNUAL BUDGET

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		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
HUMAN RESOURCES								
<u>PERSONNEL</u>								
10-5810-50-50010	SALARIES	84,065	129,446	160,166	81,059	50.61	79,107	168,224
10-5810-50-50050	OVERTIME	32	838	1,532	691	45.09	841	1,610
10-5810-50-50075	LONGEVITY PAY	-	1,300	1,500	1,000	66.67	500	1,700
10-5810-50-50200	EMPLOYER PAID TAXES	6,059	10,709	12,485	6,096	48.83	6,389	13,122
10-5810-50-50255	WORKERS' COMPENSATION	-	-	200	26	12.96	174	703
10-5810-50-50325	HEALTH INSURANCE	40	16,702	18,691	9,353	50.04	9,338	16,695
10-5810-50-50410	EMPLOYER RETIREMENT CO	7,053	11,668	13,297	7,163	53.87	6,134	13,350
10-5810-50-50411	HR REQUIRED EDUCATION	25,325	1,795	10,000	-	-	10,000	10,000
10-5810-50-50520	EMPLOYEE EDUCATION	2,046	3,699	7,500	-	-	7,500	7,500
10-5810-50-50650	VEHICLE ALLOWANCE	-	-	5,500	-	-	5,500	0
TOTAL PERSONNEL		124,619	176,157	230,871	105,388	45.65	125,483	232,905
<u>OPERATING</u>								
10-5810-51-51010	EMPLOYMENT ADVERTISING	-	-	2,500	438	17.50	2,063	3,000
10-5810-51-51011	PRE-EMPLOYMENT SCREENING	-	-	100	-	-	100	100
10-5810-51-51041	EMPLOYEE APPRECIATION	12,026	18,044	25,000	16,544	66.18	8,456	30,000
10-5810-51-51060	MARKETING MATERIALS	-	-	15,000	1,086	7.24	13,914	10,000
10-5810-51-51480	MEETING EXPENSES	100	132	1,500	28	1.85	1,472	1,000
10-5810-51-51485	MISCELLANEOUS	5,138	31,228	3,500	47	1.33	3,453	3,500
10-5810-51-51603	PERIODICALS & PUBLICATIONS	-	29	2,500	-	-	2,500	2,000
10-5810-51-51635	PROFESSIONAL/MEMBERSHIP	934	1,641	5,000	340	6.80	4,660	3,000
10-5810-51-51746	SUPPLIES-OFFICES	2,275	5,002	3,000	1,481	49.38	1,519	3,000
10-5810-51-51780	TRAVEL	1,284	3,686	7,500	17	0.23	7,483	7,500
TOTAL OPERATING		21,756	59,762	65,600	19,981	30.46	45,619	63,100
<u>CONTRACTED SERVICES</u>								
10-5810-54-51440	LEGAL FEES	-	1,770	5,000	2,508	50.15	2,493	5,000
TOTAL CONTRACTED SERVICES		-	1,770	5,000	2,508	50.15	2,493	5,000
TOTAL HUMAN RESOURCES EXPENDITURES		146,375	237,689	301,471	127,876	42.42	173,595	301,005

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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

		FY 2021-22 ACTUAL	FY 2022-23 ACTUAL	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
COMMUNITY DEV. SVCS								
PERSONNEL								
10-5811-50-50010	SALARIES	814	70,937	89,124	13,636	15.30	75,488	77,600
10-5811-50-50075	LONGEVITY PAY	-	-	-	-	-	-	100
10-5811-50-50200	EMPLOYER PAID TAXES	-	6,130	6,818	1,043	15.30	5,775	5,944
10-5811-50-50255	WORKERS' COMPENSATION	-	-	100	13	12.96	87	319
10-5811-50-50325	HEALTH INSURANCE	-	5,857	8,346	2,446	29.30	5,900	8,347
10-5811-50-50410	EMPLOYER RETIREMENT CO	-	6,709	7,261	1,103	15.19	6,158	6,047
10-5811-50-50520	EMPLOYEE EDUCATION	-	675	3,500	-	-	3,500	3,500
10-5811-50-50650	VEHICLE ALLOWANCE	-	3,323	5,500	-	-	5,500	0
TOTAL PERSONNEL		814	93,630	120,649	18,241	15.12	102,408	101,857
OPERATING								
10-5811-51-51001	SESQUICENTENNIAL EXP	-	570	-	-	-	-	-
10-5811-51-51010	ADVERTISING	-	2,701	20,000	28,210	141.05	(8,210)	69,700
10-5811-51-51011	SMALL BUSINESS RENTAL ASST	-	-	25,000	-	-	25,000	0
10-5811-51-51043	CITY EVENTS	-	115,224	100,000	137,969	137.97	(37,969)	313,198
10-5811-51-51480	MEETING EXPENSES	-	1,079	2,500	-	-	2,500	2,500
10-5811-51-51625	POSTAGE/DELIVERY	-	-	500	-	-	500	200
10-5811-51-51635	PROFESSIONAL/MEMBERSHIP	-	350	1,850	75	4.05	1,775	23,525
10-5811-51-51746	SUPPLIES-OFFICES	-	1,238	2,000	891	44.53	1,109	2,000
10-5811-51-51747	LEADERSHIP PROGRAM	-	78	-	-	-	-	22,200
10-5811-51-51780	TRAVEL	-	491	5,000	-	-	5,000	7,000
TOTAL OPERATING		-	121,730	156,850	167,144	106.56	(10,294)	440,323
TOTAL COMMUNITY DEV SVCS EXPENDITURES		814	215,360	277,499	185,385	66.81	92,114	542,180
TOTAL EXPENDITURES		13,832,671	17,322,697	19,798,135	9,551,989	48.25	10,246,146	22,113,600
REVENUES OVER/(UNDER) EXPENDITURES		6,147,282	2,373,685	(1)	7,113,693		(7,113,694)	0

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FY 2024-2025 Proposed Annual Budget

Item 3.

20 -UTILITY FUND FINANCIAL SUMMARY

Proposed

Annual BUDGET
FY 2024-25

	FY 2021-22	FY 2022-23	FY 2023-24	50.00 % OF YEAR COMPLETE			
REVENUE SUMMARY	#REF!	ACTUAL	CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
WATER							
MISCELLANEOUS	0	493,926	525	45,610	8,687.62	(45,085)	10,000.00
WATER/SEWER CHARGES	3,678,433	3,914,721	3,527,371	2,047,171	58.04	1,480,200	4,149,190.00
TRANSFERS	0	0	0	0	-	0	-
TOTAL WATER	3,678,433	4,408,647	3,527,896	2,092,781	59.32	1,435,115	4,159,190.00
WASTEWATER							
WATER/SEWER CHARGES	3,138,623	4,018,766	3,059,651	1,832,050	59.88	1,227,602	3,535,000.00
TOTAL WASTEWATER	3,138,623	4,018,766	3,059,651	1,832,050	59.88	1,227,602	3,535,000.00
STORMWATER							
STORMWATER CHARGES	0	0	0	0	-	0	643,730.00
	0	0	0	0	-	0	643,730.00
TOTAL REVENUES	6,817,056	8,427,413	7,564,758	3,924,831	51.88	3,639,927	8,337,920.00

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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

**20 -UTILITY FUND
REVENUES**

		50.00 % OF YEAR COMPLETE					Proposed	Annual Budget FY 2024-25
		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
WATER REVENUES								
WATER CHARGES								
20-4250-42-42099	MISCELLANEOUS	0	493,926	525	45,610	8,687.62	(45,085)	10,000
TOTAL MISCELLANEOUS		0	493,926	525	45,610	8,687.62	-45,085	10,000
20-4250-43-42099	CREDIT CARD PAYMENT FEE	88,609	96,656	75,000	58,350	77.80	16,650	95,000
20-4250-43-43000	ADJUSTMENTS	0	0	0	0	-	0	0
20-4250-43-43010	WATER SALES	3,082,848	3,379,621	3,034,014	1,789,984	59.00	1,244,030	3,600,000
20-4250-43-43015	BULK WATER SALES	0	0	92	0	-	92	0
20-4250-43-43025	LATE FEES WATER	65,596	66,089	56,500	40,357	71.43	16,143	85,000
20-4250-43-43028	RETURN CHECK FEES	1,050	1,610	1,015	980	96.55	35	2,000
20-4250-43-43075	WATER TAP FEES	334,500	272,250	280,000	98,250	35.09	181,750	280,000
20-4250-43-43076	WATER METER FEE	0	98,495	250	0	-	250	250
20-4250-43-43080	CONNECTION CHARGES	105,830	0	80,500	59,250	73.60	21,250	86,940
TOTAL WATER CHARGES		3,678,433	3,914,721	3,527,371	2,047,171	58.04	1,480,200	4,149,190
TRANSFERS								
20-4250-49-50010	TRANSFER FROM CPF	0	0	0	0	-	0	0
TOTAL TRANSFERS		0	0	0	0	-	0	0
TOTAL WATER REVENUES		3,678,433	4,408,647	3,527,896	2,092,781	59.32	1,435,115	4,159,190
WASTEWATER REVENUES								
SEWER CHARGES								
20-4275-43-43110	SEWER SERVICE	2,750,154	3,640,891	2,774,651	1,614,498	58.19	1,160,154	3,200,000
20-4275-43-43125	LATE FEES SEWER	55,469	53,125	35,000	30,052	85.86	4,948	60,000
20-4275-43-43175	SEWER TAP FEES	333,000	324,750	250,000	187,500	75.00	62,500	275,000
TOTAL SEWER CHARGES		3,138,623	4,018,766	3,059,651	1,832,050	59.88	1,227,602	3,535,000
TOTAL WASTEWATER REVENUES		3,138,623	4,018,766	3,059,651	1,832,050	59.88	1,227,602	3,535,000

FY2024-2025 PROPOSED ANNUAL BUDGET

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NON-DEPARTMENTAL REVENUES		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
TRANSFERS								
20-4275-49-50010	TRANSFER FROM CPF	0	0	977,211	0	-	977,211	0
TOTAL TRANSFERS		0	0	977,211	0	-	977,211	0
TOTAL NON-DEPARTMENTAL REVENUES		0	0	977,211	0	-	977,211	0
STORMWATER REVENUES								
STORMWATER CHARGES								
20-4285-45-43010	STORMWATER FEES	0	0	0	0	0.0	0	625,000
20-4285-45-43025	LATE FEES STORMWATER	0	0	0	0	0.0	0	18,730
TOTAL STORMWATER CHARGES		0	0	0	0	-	0	643,730
TOTAL REVENUES		6,817,056	8,427,413	7,564,758	3,924,831	51.88	3,639,927	8,337,920

FY 2024-2025 Proposed Annual Budget

Item 3.

						Proposed	Annual BUDGET FY 2024-25
				50.00 % OF YEAR COMPLETE			
	FY 2021-22	FY 2022-23	FY 2023-24	Y-T-D ACTUAL	% OF	BUDGET	REQUESTED
EXPENDITURE SUMMARY	ACTUAL	ORIG. BUDGET	CURR. BUDGET	AS OF 03/31/2024	BUDGET	BALANCE	2024-25 BUDGET
<u>PUBLIC WORKS</u>							
PERSONNEL	485,446	483,604	619,396	285,803	46.14	333,592	843,918
OPERATING	10,946	21,307	29,702	13,258	44.64	16,444	43,113
REPAIRS & MAINTENANCE	21,269	13,756	41,500	2,976	7.17	38,524	26,500
CONTRACTED SERVICES	34,064	120,893	31,445	15,093	48.00	16,352	55,345
TOTAL PUBLIC WORKS	551,725	647,193	731,543	330,389	45.16	401,154	995,876
<u>WATER</u>							
PERSONNEL	228,675	264,166	603,164	134,625	22.32	468,539	581,587
OPERATING	277,357	1,064,284	438,039	160,046	36.54	277,993	530,078
REPAIRS & MAINTENANCE	89,039	204,819	102,500	786,499	767.32	(683,999)	223,853
WATER/WASTEWATER	1,884,712	2,012,419	2,267,750	1,218,721	53.74	1,049,029	2,567,750
CONTRACTED SERVICES	9,361	115,048	138,300	40,864	29.55	97,436	100,500
DEBT PAYMENTS	81,618	61,295	129,308	66,137	51.15	63,172	132,630
CAPITAL OUTLAY < \$5K	1,727	8,705	8,000	473	5.91	7,527	78,425
CAPITAL OUTLAY > \$5K	28,009	331,944	848,058	8,700	1.03	839,358	119,200
TOTAL WATER	2,600,497	4,062,680	4,535,119	2,416,064	53.27	2,119,055	4,334,023
<u>WASTEWATER</u>							
PERSONNEL	162,265	205,304	468,982	226,602	48.32	242,380	633,347
OPERATING	495,209	427,288	533,412	382,775	71.76	150,637	585,520
REPAIRS & MAINTENANCE	43,305	224,792	92,000	193,647	210.49	(101,647)	199,000
WATER/WASTEWATER	253,803	71,507	80,500	44,621	55.43	35,879	87,500
CONTRACTED SERVICES	309,500	911,581	835,248	346,293	41.46	488,955	1,035,248
DEBT PAYMENTS	0	0	20,000	6,640	33.20	13,360	20,000
CAPITAL OUTLAY < \$5K	0	0	5,000	0	-	5,000	34,452
CAPITAL OUTLAY > \$5K	13,081	0	262,955	251,941	95.81	11,014	262,955
TOTAL WASTEWATER	1,277,163	1,840,471	2,298,097	1,452,519	63.21	845,578	2,858,022
<u>STORMWATER</u>							
CONTRACTED SERVICES	0	0	0	0	-	0	150,000
TOTAL STORMWATER	0	0	0	0	-	0	150,000
TOTAL EXPENDITURES	4,429,386	6,550,344	7,564,759	4,198,972	55.51	3,365,787	8,337,920
REVENUES OVER/(UNDER) EXPENDITURES	2,387,670	1,877,069	(0)	(274,141)		274,141	(0)

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FY2024-2025 PROPOSED ANNUAL BUDGET

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20 -UTILITY FUND EXPENDITURES

		Proposed						Annual Budget FY 2024-25
		50.00 % OF YEAR COMPLETE						
PUBLIC WORKS EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
20-5200-50-50010	SALARIES	389,636	388,899	475,806	217,418	45.69	258,388	641,236
20-5200-50-50050	OVERTIME	0	0	743	8,889	1,195.92	(8,146)	2,517
20-5200-50-50075	LONGEVITY	4,600	2,600	3,100	1,800	58.06	1,300	4,300
20-5200-50-50200	EMPLOYER PAID TAXES	30,138	28,293	36,693	17,180	46.82	19,513	49,576
20-5200-50-50255	WORKERS' COMPENSATION	292	333	400	1,232	308.00	(832)	26,076
20-5200-50-50325	HEALTH INSURANCE	21,496	26,390	56,074	19,644	35.03	36,430	66,779
20-5200-50-50326	TEAM BUILDING	0	0	2,000	340	16.98	1,660	2,500
20-5200-50-50335	HEALTH ASSISTANCE	0	0	0	0	-	0	0
20-5200-50-50410	EMPLOYER RETIREMENT CO	33,945	32,876	39,079	18,800	48.11	20,279	50,435
20-5200-50-50520	EMPLOYEE EDUCATION	540	4,212	5,000	500	10.00	4,500	
20-5200-50-50650	VEHICLE ALLOWANCE	4,800	0	0	0	-	0	0
20-5200-50-50700	REIMBURSABLE UNEMPLOYMEN	0	0	500	0	-	500	500
TOTAL PERSONNEL		485,446	483,604	619,396	285,803	46.14	333,592	843,918
OPERATING								
20-5200-51-51010	ADVERTISING/POSTING/NOTIFIC	419	3,970	1,100	889	80.85	211	1,500
20-5200-51-51011	PRE-EMPLOYMENT SCREENING	2	0	65	0	-	65	65
20-5200-51-51012	SAFETY & ACCESSORIES	1,927	2,263	2,000	1,782	89.10	218	2,500
20-5200-51-51040	BAD DEBTS	0	0	0	0	-	0	0
20-5200-51-51480	MEETING EXPENSES	0	55	500	0	-	500	1,500
20-5200-51-51485	MISCELLANEOUS	1,809	2,167	2,000	1,401	70.05	599	2,000
20-5200-51-51610	PERMITS & LICENSES	0	156	200	100	50.00	100	200
20-5200-51-51620	PHYSICALS/DRUG TESTING	0	0	85	0	-	85	85
20-5200-51-51625	POSTAGE/DELIVERY	72	191	200	42	20.98	158	200
20-5200-51-51635	PROFESSIONAL & MEMBERS	0	1,010	2,000	0	-	2,000	2,500
20-5200-51-51743	SUPPLIES-EQUIPMENT	0	0	0	0	-	0	4,000
20-5200-51-51746	SUPPLIES-OFFICE	4,761	6,706	6,000	5,457	90.94	544	7,000
20-5200-51-51780	TRAVEL	-217	882	300	274	91.43	26	600
20-5200-51-51800	UNIFORMS & ACCESSORIES	495	552	1,500	115	7.70	1,385	7,700
20-5200-51-51813	UTILITIES-ELECTRIC BLU	0	0	5,489	0	-	5,489	5,000
20-5200-51-52110	OFFICE EQUIPMENT LEASE	1,678	3,355	8,263	3,198	38.70	5,066	8,263
TOTAL OPERATING		10,946	21,307	29,702	13,258	44.64	16,444	43,113

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

REPAIRS & MAINTENANCE

20-5200-52-52010	BUILDING REPAIRS & MAINT	16,471	9,726	35,000	897	2.56	34,103	20,000
20-5200-52-52012	CLEANING & MAINTENANCE	4,798	4,031	6,500	2,079	31.98	4,421	6,500
TOTAL REPAIRS & MAINTENANCE		21,269	13,756	41,500	2,976	7.17	38,524	26,500

CONTRACTED SERVICES

20-5200-54-51001	CONSULTANT FEES - RATE STUDY	33,406	116,378	27,345	8,256	30.19	19,089	27,345
20-5200-54-51165	ENGINEERING/PLANNING SVCS	0	0	3,500	6,063	173.23	(2,563)	27,000
20-5200-54-51440	LEGAL FEES	658	4,515	600	773	128.89	(173)	1,000
TOTAL CONTRACTED SERVICES		34,064	120,893	31,445	15,093	48.00	16,352	55,345

DEBT PAYMENTS

20-5200-55-52310	VEHICLE LEASE EXPENSE	0	7,633	9,500	13,259	139.57	(3,759)	27,000
TOTAL DEBT PAYMENTS		0	7,633	9,500	13,259	139.57	(3,759)	27,000

TOTAL PUBLIC WORKS EXPENDITURES		551,725	647,193	731,543	330,389	45.16	401,154	995,876
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

WATER EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
20-5250-50-50010	SALARIES	153,801	163,591	423,610	79,443	18.75	344,167	413,136
20-5250-50-50050	OVERTIME	17,607	31,844	25,000	18,551	74.20	6,449	16,193
20-5250-50-50075	LONGEVITY PAY	1,000	1,300	1,600	1,200	75.00	400	1,400
20-5250-50-50200	EMPLOYER PAID TAXES	13,096	15,104	27,008	7,540	27.92	19,468	32,951
20-5250-50-50255	WORKERS' COMPENSATION	7,492	8,325	10,070	3,945	39.18	6,125	19,382
20-5250-50-50325	HEALTH INSURANCE	18,900	27,174	74,765	13,176	17.62	61,589	58,431
20-5250-50-50410	EMPLOYER RETIREMENT CO	14,730	16,528	36,111	8,153	22.58	27,958	31,021
20-5250-50-50520	EMPLOYEE EDUCATION	2,049	300	5,000	2,618	52.36	2,382	8,572
20-5250-50-50700	REIMB UNEMPLOYMENT	0	0	0	0	-	0	500
TOTAL PERSONNEL		228,675	264,166	603,164	134,625	22.32	468,539	581,587
OPERATING								
20-5250-51-51011	PRE-EMPLOYMENT SCREENING	2	0	200	0	-	200	200
20-5250-51-51335	INSURANCE-PROPERTY, CA	10,743	19,884	15,844	20,060	126.61	(4,217)	28,200
20-5250-51-51338	INSURANCE LIABILITY	3,293	2,872	4,640	1,802	38.83	2,838	4,640
20-5250-51-51485	MISCELLANEOUS	548	491,516	500	0	-	500	500
20-5250-51-51610	PERMITS & LICENSES	9,707	9,707	11,000	13,001	118.19	(2,001)	13,500
20-5250-51-51620	PHYSICALS/DRUG TESTING	0	0	200	0	-	200	200
20-5250-51-51635	PROFESSIONAL & MEMBERS	0	375	600	150	25.00	450	600
20-5250-51-51740	SUPPLIES - CHEMICALS & MATER	46,286	256,653	95,000	83,819	88.23	11,181	167,638
20-5250-51-51743	SUPPLIES-EQUIPMENT	10,087	38,669	40,000	0	-	40,000	40,000
20-5250-51-51747	METER PURCHASE	110,487	129,449	125,000	535	0.43	124,465	125,000
20-5250-51-51780	TRAVEL	0	227	1,000	2,136	213.57	(1,136)	1,000
20-5250-51-51800	UNIFORMS & ACCESSORIES	2,741	2,330	5,220	2,698	51.69	2,522	8,100
20-5250-51-51809	R.O.W FEES	689	14,388	25,000	1,425	5.70	23,575	25,000
20-5250-51-51810	UTILITIES-ELECTRIC AUS	39,921	34,468	45,000	13,913	30.92	31,087	45,000
20-5250-51-51813	UTILITIES-ELECTRIC BLU	24,149	17,701	23,335	6,783	29.07	16,552	20,000
20-5250-51-52340	FUEL & OIL	13,300	12,046	15,000	10,240	68.27	4,760	20,000
20-5250-51-52440	EQUIPMENT RENTAL	479	0	500	0	-	500	500
20-5250-51-53010	TESTING WATER	4,927	34,001	30,000	3,484	11.61	26,516	30,000
TOTAL OPERATING		277,357	1,064,284	438,039	160,046	36.54	277,993	530,078

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

REPAIRS & MAINTENANCE

20-5250-52-52010	BUILDING REPAIRS & MAI	1,013	0	15,000	0	-	15,000	20,000
20-5250-52-52320	VEHICLE REPAIRS & MAIN	7,723	10,064	7,500	7,076	94.35	424	10,000
20-5250-52-52430	MACHINERY EQUIPMENT-RE	10,830	2,918	20,000	5,035	25.18	14,965	20,000
20-5250-52-52460	REPAIRS-WELLS,PUMPS,MO	69,472	191,838	60,000	774,388	1,290.65	(714,388)	173,853
TOTAL REPAIRS & MAINTENANCE		89,039	204,819	102,500	786,499	767.32	(683,999)	223,853

WATER

20-5250-53-53030	WATER FEES-AUSTIN	353	417	500	237	47.42	263	500
20-5250-53-53040	WATER FEES-MANVILLE	495,974	560,859	532,250	215,906	40.56	316,344	532,250
20-5250-53-53050	WATER FEES-BLUEWATER	1,356,462	1,425,248	1,700,000	997,548	58.68	702,452	2,000,000
20-5250-53-53060	WELL ROYALTIES-FOWLER	22,876	17,498	25,000	4,082	16.33	20,918	25,000
20-5250-53-53070	WELL ROYALTIES-LEE	9,048	8,397	10,000	948	9.48	9,052	10,000
TOTAL WATER/WASTEWATER		1,884,712	2,012,419	2,267,750	1,218,721	53.74	1,049,029	2,567,750

CONTRACTED SERVICES

20-5250-54-51165	ENGINEERING/PLANNING S	9,349	115,048	137,500	40,489	29.45	97,011	100,000
20-5250-54-51440	LEGAL FEES	0	0	0	375	-	(375)	500
20-5250-54-51595	MVBA UTIL COLLECTION	12	0	800	0	-	800	0
TOTAL CONTRACTED SERVICES		9,361	115,048	138,300	40,864	29.55	97,436	100,500

DEBT PAYMENTS

20-5250-55-52310	VEHICLE LEASE EXPENSE	31,265	29,902	57,630	13,259	23.01	44,371	57,630
20-5250-55-52410	MACHINERY EQUIPMENT LE	50,352	31,392	71,679	52,878	73.77	18,801	75,000
TOTAL DEBT PAYMENTS		81,618	61,295	129,308	66,137	51.15	63,172	132,630

CAPITAL OUTLAY < \$5K

20-5250-57-52400	MACHINERY EQUIPMENT-PU	0	3,031	5,000	0	-	5,000	74,425
20-5250-57-52450	TOOLS	1,727	5,674	3,000	473	15.76	2,527	4,000
TOTAL CAPITAL OUTLAY < \$5K		1,727	8,705	8,000	473	5.91	7,527	78,425

CAPITAL OUTLAY > \$5K

20-5250-58-52400	MACHINERY EQUIPMENT-PU	28,009	98,104	49,000	8,700	17.76	40,300	119,200
20-5250-58-58004	WATER TANK PURCHASE	0	233,840	799,058	0	-	799,058	0
TOTAL CAPITAL OUTLAY > \$5K		28,009	331,944	848,058	8,700	1.03	839,358	119,200

TOTAL WATER EXPENDITURES		2,600,497	4,062,680	4,535,119	2,416,064	53.27	2,119,055	4,334,023
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

WASTEWATER EXPENDITURES		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
PERSONNEL								
20-5275-50-50010	SALARIES	111,969	108,874	310,841	156,624	50.39	154,217	447,509
20-5275-50-50050	OVERTIME	6,893	40,622	35,747	9,137	25.56	26,610	18,336
20-5275-50-50075	LONGEVITY PAY	1,100	1,300	1,700	1,300	76.47	400	2,600
20-5275-50-50200	EMPLOYER PAID TAXES	8,880	11,570	26,644	12,774	47.94	13,870	35,836
20-5275-50-50255	WORKERS' COMPENSATION	2,992	3,330	3,600	3,026	84.06	574	21,080
20-5275-50-50325	HEALTH INSURANCE	18,936	23,850	56,074	28,924	51.58	27,150	66,779
20-5275-50-50410	EMPLOYER RETIREMENT CO	10,226	12,685	28,377	13,709	48.31	14,667	35,207
20-5275-50-50520	EMPLOYEE EDUCATION	1,269	3,074	5,500	1,109	20.16	4,391	5,500
20-5275-50-50700	REIMB UNEMPLOYMENT	0	0	500	0	-	500	500
TOTAL PERSONNEL		162,265	205,304	468,982	226,602	48.32	242,380	633,347
OPERATING								
20-5275-51-51011	PRE-EMPLOYMENT SCREENING	72	64	100	1	1.00	99	100
20-5275-51-51335	INSURANCE-PROPERTY, CA	15,097	16,911	20,000	12,735	63.67	7,265	20,000
20-5275-51-51338	INSURANCE LIABILITY	2,059	1,867	1,900	1,135	59.74	765	2,000
20-5275-51-51603	PERIODICALS & PUBLICAT	0	0	100	0	-	100	100
20-5275-51-51610	PERMITS & LICENSES	7,593	7,558	7,542	8,069	106.99	(527)	8,100
20-5275-51-51620	PHYSICALS/DRUG TESTING	0	0	120	2	1.67	118	120
20-5275-51-51635	PROFESSIONAL & MEMBERS	0	0	600	150	25.00	450	600
20-5275-51-51740	SUPPLIES CHEMICALS & MATERI	209,278	117,497	200,000	204,355	102.18	(4,355)	250,000
20-5275-51-51746	SUPPLIES-OFFICE	0	0	0	54	-	(54)	200
20-5275-51-51780	TRAVEL	0	0	500	0	-	500	500
20-5275-51-51800	UNIFORMS & ACCESSORIES	529	959	6,300	944	14.98	5,356	6,300
20-5275-51-51809	R.O.W. FEES	689	0	750	1,425	190.00	(675)	2,000
20-5275-51-51813	UTILITIES-ELECTRIC BLU	244,384	268,327	275,000	143,666	52.24	131,334	275,000
20-5275-51-51815	UTILITIES-ELECTRIC TX	9,444	11,844	15,000	6,804	45.36	8,196	15,000
20-5275-51-52340	FUEL & OIL	6,066	2,261	5,500	3,436	62.47	2,064	5,500
TOTAL OPERATING		495,209	427,288	533,412	382,775	71.76	150,637	585,520
REPAIRS & MAINTENANCE								
20-5275-52-52010	BUILDING REPAIRS & MAI	4,000	9,584	15,000	14,520	96.80	480	20,000
20-5275-52-52320	VEHICLE REPAIRS & MAIN	670	2,717	2,000	3,340	167.02	(1,340)	4,000
20-5275-52-52430	MACHINERY EQUIPMENT-RE	12,869	23,747	25,000	3,439	13.76	21,561	25,000
20-5275-52-52460	REPAIRS-LIFTSTATION,PUMPS,M	25,766	188,744	50,000	172,348	344.70	(122,348)	150,000
TOTAL REPAIRS & MAINTENANCE		43,305	224,792	92,000	193,647	210.49	(101,647)	199,000

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

WASTEWATER

20-5275-53-53010	TESTING WASTEWATER	49,947	47,450	65,000	40,349	62.07	24,651	72,000
20-5275-53-53040	WATER FEES-MANVILLE	34,715	24,057	15,500	4,272	27.56	11,228	15,500
20-5275-53-53160	WASTEWATER FEES-AUSTIN	169,141	0	0	0	-	0	0
TOTAL WATER/WASTEWATER		253,803	71,507	80,500	44,621	55.43	35,879	87,500

CONTRACTED SERVICES

20-5275-54-51165	ENGINEERING/PLANNING S	133,893	490,696	604,000	127,385	21.09	476,615	604,000
20-5275-54-51440	LEGAL FEES	0	1,248	1,248	0	-	1,248	1,248
20-5275-54-53150	SLUDGE DISPOSAL	175,607	419,636	230,000	218,908	95.18	11,092	430,000
TOTAL CONTRACTED SERVICES		309,500	911,581	835,248	346,293	41.46	488,955	1,035,248

DEBT PAYMENTS

20-5275-55-52310	VEHICLE LEASE EXPENSE	0	0	20,000	6,640	33.20	13,360	20,000
TOTAL DEBT PAYMENTS		0	0	20,000	6,640	33.20	13,360	20,000

CAPITAL OUTLAY < \$5K

20-5275-57-52400	MACHINERY EQUIPMENT-PURCH	0	0	5,000	0	-	5,000	34,452
TOTAL CAPITAL OUTLAY < \$5K		0	0	5,000	0	-	5,000	34,452

CAPITAL OUTLAY > \$5K

20-5275-58-52400	MACHINERY EQUIPMENT-PU	0	0	247,955	251,941	101.61	(3,986)	247,955
20-5275-58-52410	CAPITAL OUTLAY	13,081	0	15,000	0	-	15,000	15,000
TOTAL CAPITAL OUTLAY > \$5K		13,081	0	262,955	251,941	95.81	11,014	262,955

TOTAL WASTEWATER EXPENDITURES		1,277,163	1,840,471	2,298,097	1,452,519	63.21	845,578	2,858,022
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

STORMWATER EXPENDITURES	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
CONTRACTED SERVICES							
20-5285-54-51165 CONSULTANT FEES	0	0	0	0	-	0	150,000
TOTAL CONTRACTED SERVICES	0	0	0	0	-	0	150,000
TOTAL STORMWATER EXPENDITURES	0	0	0	0	-	0	150,000
TOTAL EXPENDITURES	4,429,386	6,550,344	7,564,759	4,198,972	55.51	3,365,787	8,337,920
REVENUES OVER/(UNDER) EXPENDITURES	2,387,670	1,877,069	0	-274,141		274,141	0

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FY 2024-2025 Proposed Annual Budget

Item 3.

30 -DEBT SERVICE FUND FINANCIAL SUMMARY

Proposed

Annual BUDGET
FY 2024-25

REVENUE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	50.00 % OF YEAR COMPLETE			REQUESTED 2024-25 BUDGET
				Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	
NON-DEPARTMENTAL							
TAXES	2,193,922	4,177,694	4,176,588	4,247,239	101.69	(70,651)	7,585,234.00
OTHER	2,010	13,330	12,109	8,160	67.39	3,948	13,000.00
TRANSFERS	0	0	0	0	-	0	-
TOTAL NON-DEPARTMENTAL	2,195,932	4,191,024	4,188,697	4,255,400	101.59	(66,703)	7,598,234.00
TOTAL REVENUES	2,195,932	4,191,024	4,188,697	4,255,400	101.59	(66,703)	7,598,234.00

Proposed

Annual BUDGET
FY 2024-25

EXPENDITURE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	50.00 % OF YEAR COMPLETE			REQUESTED 2024-25 BUDGET
				Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	
NON-DEPARTMENTAL							
OPERATING	300	300	150	150	100.00	0	150.00
DEBT PAYMENTS	2,816,769	4,177,614	4,177,374	360,560	8.63	3,816,813	7,580,233.69
TRANSFERS	0	0	0	0	-	0	-
TOTAL NON-DEPARTMENTAL	2,817,069	4,177,914	4,177,524	360,710	8.63	3,816,813	7,580,383.69
TOTAL EXPENDITURES	2,817,069	4,177,914	4,177,524	360,710	8.63	3,816,813	7,580,383.69

REVENUES OVER/(UNDER) EXPENDITURES	(621,137)	13,110	11,173	3,894,689	(3,883,516)	17,850.31
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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

30 -DEBT SERVICE FUND
REVENUES

							Proposed	Annual BUDGET FY 2024-25
		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
NON-DEPARTMENTAL REVENUES								
TAXES								
30-4999-40-40000	ADVALOREM TAXES - CURR	2,159,070	4,175,043	4,176,588	4,227,576	101.22	(50,988)	7,580,234
30-4999-40-40010	ADVALOREM TAXES - DELI	34,852	2,651	0	19,663	-	(19,663)	5,000
TOTAL TAXES		2,193,922	4,177,694	4,176,588	4,247,239	101.69	(70,651)	7,585,234
OTHER								
30-4999-48-48000	INTEREST INCOME	2,010	13,330	12,109	8,160	67.39	3,948	13,000
30-4999-48-49000	BOND PROCEEDS	0	0	0	0	-	0	-
TOTAL OTHER		2,010	13,330	12,109	8,160	67.39	3,948	13,000
TRANSFERS								
30-4999-49-5000	TRANSFER FROM GF	0	0	0	0	-	0	-
30-4999-49-50005	TRANSFER FROM GF	0	0	0	0	-	0	-
30-4999-49-50010	TRANSFER FROM UF	0	0	0	0	-	0	-
30-4999-49-60010	TRANSFER FROM CPF	0	0	0	0	-	0	-
TOTAL TRANSFERS		0	0	0	0	-	0	-
TOTAL NON-DEPARTMENTAL REVENUES		2,195,932	4,191,024	4,188,697	4,255,400	101.59	(66,703)	7,598,234
TOTAL REVENUES		2,195,932	4,191,024	4,188,697	4,255,400	101.59	(66,703)	7,598,234

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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

**30 -DEBT SERVICE FUND
EXPENDITURES**

		Proposed						Annual BUDGET FY 2024-25
		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
NON-DEPARTMENTAL EXPENDITURES								
OPERATING								
30-5999-51-51050	BANK ADMIN FEES	300	300	150	150	100.00	0	150
TOTAL OPERATING		300	300	150	150	100.00	0	150
DEBT PAYMENTS								
30-5999-55-53000	BOND ADMIN FEES	935	635	635	0	-	635	785
30-5999-55-59030	INTEREST - 2010 GO BONDS	2,411	0	0	0	-	0	-
30-5999-55-59031	INTEREST - 2012 GO BONDS	27,158	19,253	11,220	5,610	50.00	5,610	3,188
30-5999-55-59032	INTEREST - 2012 CO BONDS	20,314	17,118	13,944	6,900	49.48	7,044	10,583
30-5999-55-59033	INTEREST - 2015 GO BONDS	67,108	56,934	46,487	23,007	49.49	23,480	35,381
30-5999-55-59034	INTEREST - 2016 CO BONDS	329,531	312,127	294,265	147,133	50.00	147,133	275,945
30-5999-55-59035	INTEREST - 2021 CO BONDS	74,313	105,072	98,472	49,236	50.00	49,236	91,784
30-5999-55-59036	INTEREST - 2022 TAX NOTES	0	266,475	257,351	128,675	50.00	128,675	217,553
30-5999-55-59037	INTEREST - 2023 CO BONDS	0	0	0	0	-	0	1,812,250
30-5999-55-59038	INTEREST - 2024 CO BONDS	0	0	0	0	-	0	992,767
30-5999-55-59530	PRINCIPAL -2010 GO BOND	255,000	0	0	0	-	0	-
30-5999-55-59531	PRINCIPAL -2012 GO BOND	310,000	315,000	315,000	0	-	315,000	60,000
30-5999-55-59532	PRINCIPAL -2012 CO BOND	130,000	130,000	135,000	0	-	135,000	140,000
30-5999-55-59533	PRINCIPAL -2015 GO BOND	450,000	465,000	485,000	0	-	485,000	500,000
30-5999-55-59534	PRINCIPAL -2016 CO BOND	760,000	780,000	800,000	0	-	800,000	1,170,000
30-5999-55-59535	PRINCIPAL -2021 CO BOND	390,000	375,000	380,000	0	-	380,000	390,000
30-5999-55-59536	PRINCIPAL -2022 TAX NOTES	0	1,335,000	1,340,000	0	-	1,340,000	1,380,000
30-5999-55-59537	PRINCIPAL - 2023 CO BOND	0	0	0	0	-	0	500,000
30-5999-55-59538	PRINCIPAL - 2024 GO BOND	0	0	0	0	-	0	-
TOTAL DEBT PAYMENTS		2,816,769	4,177,614	4,177,374	360,560	8.63	3,816,813	7,580,234
TRANSFERS								
30-5999-59-60000	2010 GO BOND ISSUE COS	0	0	0	0	-	0	-
30-5999-60-15000	TRANSFER TO UF	0	0	0	0	-	0	-
TOTAL TRANSFERS		0	0	0	0	-	0	-
TOTAL NON-DEPARTMENTAL EXPENDITURES		2,817,069	4,177,914	4,177,524	360,710	8.63	3,816,813	7,580,384
TOTAL EXPENDITURES		2,817,069	4,177,914	4,177,524	360,710	8.63	3,816,813	7,580,384
REVENUES OVER/(UNDER) EXPENDITURES		(621,137)	Page 57 13,110	11,173	3,894,689	(3,883,516)		17,850

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Item 3.

Proposed	Annual BUDGET FY 2024-25
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						Proposed	Annual BUDGET FY 2024-25
EXPENDITURE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
<u>BOND PROJECTS</u>							
CAPITAL OUTLAY > \$5K	278,441	1,356,119	663,023	27,782,056	4,190.21	(27,119,033)	19,674,333
TOTAL BOND PROJECTS	278,441	1,356,119	663,023	27,782,056	4,190.21	(27,119,033)	19,674,333
TOTAL EXPENDITURES	278,441	1,356,119	663,023	27,782,056	4,190.21	(27,119,033)	19,674,333
REVENUES OVER/(UNDER) EXPENDITURES	(248,559)	(879,114)	(316,955)	(27,161,268)		26,844,313	(18,474,333)

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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

40 -CAPITAL PROJECTS FUND
REVENUES

							Proposed	Annual BUDGET FY 2024-25
							50.00 % OF YEAR COMPLETE	
							BUDGET	REQUESTED
NON-DEPARTMENTAL REVENUES							BALANCE	2024-25 BUDGET
OTHER								
40-4999-48-48000	INTEREST INCOME	29,882	477,004	346,068	620,789	179.38	(274,721)	1,200,000
TOTAL OTHER		29,882	477,004	346,068	620,789	179.38	(274,721)	1,200,000
TOTAL NON-DEPARTMENTAL REVENUES		29,882	477,004	346,068	620,789	179.38	(274,721)	1,200,000
TOTAL REVENUES		29,882	477,004	346,068	620,789	179.38	(274,721)	1,200,000

40 -CAPITAL PROJECTS FUND
EXPENDITURES

							Proposed	Annual BUDGET FY 2024-25
							50.00 % OF YEAR COMPLETE	
							BUDGET	REQUESTED
IMPACT FEE PROJECTS EXPENDITURES							BALANCE	2024-25 BUDGET
CAPITAL OUTLAY > \$5K								
40-5997-58-58006	2021 CO BOND EXPENSES	278,441	787,108	280,686	364,932	130.01	(84,246)	3,269,258
40-5997-58-58007	2022 TAX NOTE BOND EXP		569,011	382,337	208,772	54.60	173,565	8,288,485
40-5997-58-58008	2023 CO BOND EXPENSES	0	0	0	16,061,277	-	(16,061,277)	7,116,590
40-5997-58-58009	2024 CO BOND EXPENSES	0	0	0	11,147,075	-	(11,147,075)	1,000,000
TOTAL CAPITAL OUTLAY > \$5K		278,441	1,356,119	663,023	27,782,056	4,190.21	(27,119,033)	19,674,333
TOTAL BOND PROJECTS EXPENDITURES		278,441	1,356,119	663,023	27,782,056	4,190.21	(27,119,033)	19,674,333
TOTAL EXPENDITURES		278,441	1,356,119	663,023	27,782,056	4,190.21	(27,119,033)	19,674,333
REVENUES OVER/(UNDER) EXPENDITURES		(248,559)	(879,114)	(316,955)	(27,161,268)		26,844,313	(18,474,333)

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FY 2024-2025 Proposed Annual Budget

Item 3.

60 -SPECIAL REVENUE FUND FINANCIAL SUMMARY

Proposed

Annual BUDGET
FY 2024-25

50.00 % OF YEAR COMPLETE							
REVENUE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
ADMINISTRATION							
TAXES	81,215	225,987	212,652	55,616	26.2	157,036	268,104
OTHER	0	858	15,452	31,823	205.9	(16,371)	114,000
TOTAL ADMINISTRATION	81,215	226,844	228,104	87,439	38.3	140,665	382,104
TOTAL REVENUES	81,215	226,844	228,104	87,439	38.3	140,665	382,104
EXPENDITURE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
ADMINISTRATION							
OPERATING	120,545	66,657	100,000	88,996	89.0	11,004	141,050
TOTAL ADMINISTRATION	120,545	66,657	100,000	88,996	89.0	11,004	141,050
TOTAL EXPENDITURES	120,545	66,657	100,000	88,996	89.0	11,004	141,050
REVENUES OVER/(UNDER) EXPENDITURES	(39,330)	160,187	128,104	(1,557)		129,661	241,054

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FY 2024-2025 Proposed Annual Budget

Item 3.

60 -SPECIAL REVENUE FUND REVENUES

		50.00 % OF YEAR COMPLETE						Proposed Annual BUDGET FY 2024-25
		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
ADMINISTRATION REVENUES								
TAXES								
60-4100-40-40020	MANOR HEIGHTS TIRZ TAX	0	128,104	128,104	0	-	128,104	128,104
60-4100-40-40030	HOTEL OCCUPANCY TAXES	76,458	71,069	65,110	38,139	58.58	26,971	120,000
60-4100-40-40031	LATE PENALTIES	0	5	0	0	-	0	0
60-4100-40-48000	HOT INTEREST INCOME	4,757	26,809	19,438	17,477	89.91	1,961	20,000
TOTAL TAXES		81,215	225,987	212,652	55,616	26.15	157,036	268,104
OTHER								
60-4100-48-48001	INTEREST INCOME - MH/TIRZ	0	858	15,427	2,139	13.86	13,288	4,000
60-4100-48-48002	INTEREST INCOME - RH	0	0	25	392	1,569.24	(367)	10,000
60-4100-48-48003	INTEREST INCOME - LAGOS	0	0	0	29,292	-	(29,292)	50,000
60-4100-48-48004	INTEREST INCOME - ENTRADA	0	0	0	0	-	0	50,000
TOTAL OTHER		0	858	15,452	31,823	205.95	(16,371)	114,000
TOTAL ADMINISTRATION REVENUES		81,215	226,844	228,104	87,439	38.33	140,665	382,104
TOTAL REVENUES		81,215	226,844	228,104	87,439	38.33	140,665	382,104

		50.00 % OF YEAR COMPLETE						Proposed Annual BUDGET FY 2024-25
		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
ADMINISTRATION EXPENDITURES								
OPERATING								
60-5100-51-51000	HOTEL OCCUPANCY EXPENDITURES	62,756	66,626	100,000	0	-	100,000	50,000
60-5100-51-51001	SESQUICENTENNIAL EXP	57,789	0	0	0	-	0	0
60-5100-51-51020	MANOR HEIGHTS/TIRZ EXPENDITURES	0	31	0	911	-	(911)	1,000
60-5100-51-51030	ROSE HILL PID EXPENDITURES	0	0	0	24,866	-	(24,866)	30,000
60-5100-51-51040	LAGOS PID EXPENDITURES	0	0	0	63,213	-	(63,213)	30,000
60-5100-51-51050	ENTRADA GLEN EXPENDITURES	0	0	0	0	-	0	30,000
60-5100-51-51485	MISCELLANEOUS	0	0	0	6	-	(6)	50
TOTAL OPERATING		120,545	66,657	100,000	88,996	89.00	11,004	141,050
TOTAL ADMINISTRATION EXPENDITURES		120,545	66,657	100,000	88,996	89.00	11,004	141,050
TOTAL EXPENDITURES		120,545	66,657	100,000	88,996	89.00	11,004	141,050
REVENUES OVER/(UNDER) EXPENDITURES		(39,330)	160,187	128,104	(1,557)		129,661	241,054

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FY 2024-2025 Proposed Annual Budget

Item 3.

70 -CAPITAL IMPACT FEES FUND FINANCIAL SUMMARY

Annual BUDGET
FY 2024-25

REVENUE SUMMARY	50.00 % OF YEAR COMPLETE						REQUESTED 2024-25 BUDGET
	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	
<u>WATER</u>							
OTHER	1,065,066	655,710	656,444	620,744	94.56	35,700	844,358
TOTAL WATER OTHER	1,065,066	655,710	656,444	620,744	94.56	35,700	844,358
<u>WASTEWATER</u>							
OTHER	4,703,534	2,013,103	1,682,352	2,478,503	147.32	(796,151)	2,030,000
TOTAL WASTEWATER OTHER	4,703,534	2,013,103	1,682,352	2,478,503	147.32	(796,151)	2,030,000
TOTAL REVENUES	5,768,600	2,668,814	2,338,796	3,099,247	132.51	(760,451)	2,874,358
EXPENDITURE SUMMARY	FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
<u>WATER</u>							
REPAIRS & MAINTENANCE	4,454	261,769	454,544	0	-	454,544	454,544
CONTRACTED SERVICES	4,454	0	6,500	124,299	1,912.28	(117,799)	6,500
TOTAL WATER	4,454	261,769	461,044	124,299	26.96	336,746	461,044
<u>WASTEWATER</u>							
REPAIRS & MAINTENANCE	5,699,357	1,918,711	1,852,752	2,378,875	128.40	(526,123)	1,700,000
CONTRACTED SERVICES	21,183	0	25,000	0	-	25,000	25,000
TOTAL WASTEWATER	5,720,540	1,918,711	1,877,752	2,378,875	126.69	(501,123)	1,725,000
TOTAL EXPENDITURES	5,724,994	2,180,480	2,338,796	2,503,174	107.03	(164,378)	2,186,044
REVENUES OVER/(UNDER) EXPENDITURES	43,605	488,334	(0)	596,073		(596,073)	688,314

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FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

70 -CAPITAL IMPACT FEES FUND
REVENUES

		50.00 % OF YEAR COMPLETE						Proposed	Annual BUDGET
		FY 2021-22	FY 2022-23	FY 2023-24	Y-T-D ACTUAL	% OF	BUDGET		FY 2024-25
		ACTUAL	ORIG. BUDGET	CURR. BUDGET	AS OF 03/31/2024	BUDGET	BALANCE		REQUESTED
WATER REVENUES									2024-25 BUDGET
OTHER									
70-4250-48-43090	CIF WATER	845,134	436,625	490,506	497,078	101.34	(6,572)		650,000
70-4250-48-43091	DR HORTONMH WATER FEE	216,630	186,970	144,358	62,958	43.61	81,400		144,358
70-4250-48-48000	INTEREST INCOME - WATER	3,302	32,116	21,580	60,708	281.32	(39,128)		50,000
TOTAL OTHER		1,065,066	655,710	656,444	620,744	94.56	35,700		844,358
TOTAL WATER REVENUES		1,065,066	655,710	656,444	620,744	94.56	35,700		844,358
WASTEWATER REVENUES		FY 2021-22	FY 2022-23	FY 2023-24	Y-T-D ACTUAL	% OF	BUDGET		REQUESTED
		ACTUAL	ORIG. BUDGET	CURR. BUDGET	AS OF 03/31/2024	BUDGET	BALANCE		2024-25 BUDGET
OTHER									
70-4275-48-43190	CIF WASTEWATER	1,967,532	1,025,842	964,000	2,008,354	208.34	(1,044,354)		1,200,000
70-4275-48-43191	DDR HORTON MH WW FEES	1,198,142	969,258	717,852	390,879	54.45	326,973		750,000
70-4275-48-43192	KB HOMES OFFSITE WW	1,537,860	0	0	0	-	0		0
70-4275-48-48000	INTEREST INCOME - WASTEWATER	0	18,003	500	79,270	15,853.95	(78,770)		80,000
TOTAL OTHER		4,703,534	2,013,103	1,682,352	2,478,503	147.32	(796,151)		2,030,000
TOTAL WASTEWATER REVENUES		4,703,534	2,013,103	1,682,352	2,478,503	147.32	(796,151)		2,030,000
TOTAL REVENUES		5,768,600	2,668,814	2,338,796	3,099,247	132.51	(760,451)		2,874,358

FY2024-2025 PROPOSED ANNUAL BUDGET

Item 3.

70 -CAPITAL IMPACT FEES FUND
EXPENDITURES

Proposed Annual BUDGET
FY 2024-25

		50.00 % OF YEAR COMPLETE						
		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
WATER EXPENDITURES								
REPAIRS & MAINTENANCE								
70-5250-52-53001	WATER IMPROVEMENTS	832,975	79,970	254,544	19,359	7.61	235,185	254,544
70-5250-52-53002	DR HORTON MH 50% REPMNT	122,603	181,799	200,000	104,940	52.47	95,061	200,000
TOTAL REPAIRS & MAINTENANCE		955,577	261,769	454,544	124,299	27.35	330,246	454,544
CONTRACTED SERVICES								
70-5250-54-51165	IMPACT FEE STUDY - WAT	4,454	0	6,500	0	-	6,500	6,500
TOTAL CONTRACTED SERVICES		4,454	0	6,500	0	-	6,500	6,500
TOTAL WATER EXPENDITURES		960,031	261,769	461,044	124,299	26.96	336,746	461,044
		FY 2021-22 ACTUAL	FY 2022-23 ORIG. BUDGET	FY 2023-24 CURR. BUDGET	Y-T-D ACTUAL AS OF 03/31/2024	% OF BUDGET	BUDGET BALANCE	REQUESTED 2024-25 BUDGET
WASTEWATER EXPENDITURES								
REPAIRS & MAINTENANCE								
70-5275-52-53001	WASTEWATER IMPROVEMENTS	5,056,822	815,959	750,000	1,773,196	236.43	(1,023,196)	1,000,000
70-5275-52-53002	DR HORTON MH 100% REPMNT	642,535	1,102,752	1,102,752	605,679	54.92	497,073	700,000
TOTAL REPAIRS & MAINTENANCE		5,699,357	1,918,711	1,852,752	2,378,875	128.40	(526,123)	1,700,000
CONTRACTED SERVICES								
70-5275-54-51165	IMPACT FEE STUDY - WW	21,183	0	25,000	0	-	25,000	25,000
TOTAL CONTRACTED SERVICES		21,183	0	25,000	0	-	25,000	25,000
TOTAL WASTEWATER EXPENDITURES		5,720,540	1,918,711	1,877,752	2,378,875	126.69	(501,123)	1,725,000
TOTAL EXPENDITURES		6,680,572	2,180,480	2,338,796	2,503,174	107.03	(164,378)	2,186,044
REVENUES OVER/(UNDER) EXPENDITURES		(911,972)	488,334	(0)	596,073		(596,073)	688,314

City of Manor

New Positions
FY 24-25

General Fund	Fund 10	Sal&Ben
Administration	Assistant City Secretary	79,603.69
Finance	Sr. Accountant	109,041.33
Finance	PT Custodian	54,968.36
Streets	MS4 Inspector	80,240.80
Police	Police Clerk	65,184.62
	Total	389,038.80

Utility Fund	Fund 20	Sal&Ben
Public Works	PW Supervisor	95,484.05
Public Works	Utility Supervisor	103,765.62
Utility	Operator Crewman	73,622.79
Utility	Seasonal	18,015.78
Utility	Seasonal	18,015.78
Wastewater	W/WW Operator	73,622.79
Wastewater	Seasonal	18,015.78
	Total	400,542.59

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Debt Service Obligations 2024 AV Tax Year

BUDGET FY 2024-2025

CITY OF MANOR DEBT OBLIGATIONS			
	Purpose	Amount of Issue	Outstanding as of Oct 1, 2024
2012 Series GO Refunding	2001,2004 GO, & 2004 CO	3,510,000.00	125,000.00
2012 Certificate of Obligation	City Hall, PD Bldg., & PW Bldg.	1,835,000.00	425,000.00
2015 Series GO Refunding	2007 GO & 2007 CO	4,750,000.00	1,545,000.00
2016 Series CO Bond	W/WW Expansion & Streets	18,000,000.00	12,050,000.00
2021 CO Bond	W/WW Expansion	6,360,000.00	5,215,000.00
2022 Tax Note	W/WW Expansion	10,000,000.00	7,325,000.00
2023 Series Certificate of Obligations	W/WW Exp, P&R, Streets	36,245,000.00	36,245,000.00
2024 Series Certificate of Obligations	Infrastructure, Econ.Dev	15,000,000.00	15,000,000.00
Totals		95,700,000.00	77,930,000.00

	2023-24	2024-25	Change
Total Taxable Property Value	2,101,439,419	2,256,097,556	154,658,137
Adjusted -Total I&S Fund Pymts (Debt Service)	4,177,524	7,580,234	3,402,710
I&S Rate for Ad Valorem Tax	0.1988	0.33599	0.13720

Fiscal Year Oct 1, 2024 to Sept 30, 2025			
Principal Due	Interest Due	Fees	Total
60,000.00	3,187.50	150.00	63,337.50
140,000.00	10,582.50		150,582.50
500,000.00	35,380.50		535,380.50
1,170,000.00	275,945.00	635.00	1,446,580.00
390,000.00	91,784.00		481,784.00
1,380,000.00	217,552.50		1,597,552.50
500,000.00	1,812,250.00		2,312,250.00
	992,766.69		992,766.69
4,140,000.00	3,439,448.69	785.00	7,580,233.69

LESS YEAR END BALANCE FORWARD: 0.00

ADJUSTED 2024 DEBT SERVICE = 7,580,233.69

Previous Tax Year De Minimis Tax Rate 0.6789
Current Tax Year De Minimis Tax Rate 0.8537

CO S2023 Interest due 8/2024 \$ 1,188,030.56

Interest Earned:
Dec. 2023 44,410.29
Jan. 2024 124,863.54
Feb. 2024 105,072.70
Mar. 2024 105,469.24
Apr. 2024 116,819.07
May. 2024 110,144.77
Jun. 2024 97,413.93
Jul. 2024
704,193.54

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CITY OF MANOR
ANNUAL DEBT

YEAR	2012	2012	2015	2016	2021	2022	2023	2024	TOTALS
FY 23-24	326,220.00	148,944.00	531,487.00	1,094,265.00	478,472.00	1,597,350.50	1,188,030.56	-	5,364,769.06
FY 24-25	63,187.50	150,582.50	535,380.50	1,445,945.00	481,784.00	1,597,552.50	2,312,250.00	992,766.69	7,579,448.69
FY 25-26	66,657.50	147,096.50	538,930.50	1,449,152.00	479,920.00	1,596,566.50	2,287,250.00	906,763.00	7,472,336.00
FY 26-27		148,610.50	542,137.00	1,511,672.00	482,968.00	1,599,392.50	2,262,250.00	901,603.00	7,448,633.00
FY 27-28				2,207,131.00	480,840.00	1,595,882.00	2,237,250.00	896,433.00	7,417,536.00
FY 28-29				2,215,987.50	483,624.00	1,601,183.50	2,212,250.00	891,423.00	7,404,468.00
FY 29-30				2,223,584.50	486,232.00		1,862,250.00	1,351,453.00	5,923,519.50
FY 30-31				2,229,922.00	488,664.00		1,853,500.00	1,353,429.00	5,925,515.00
FY 31-32					485,920.00		3,789,750.00	1,648,143.50	5,923,813.50
FY 32-33					488,088.00		3,783,750.00	1,655,855.50	5,927,693.50
FY 33-34					490,080.00		3,787,750.00	1,655,350.50	5,933,180.50
FY 34-35					491,896.00		3,786,000.00	1,656,948.00	5,934,844.00
FY 35-36					493,536.00		3,783,500.00	1,660,032.00	5,937,068.00
FY 36-37							4,270,000.00	1,669,042.00	5,939,042.00
FY 37-38							4,275,750.00	1,663,460.00	5,939,210.00
FY 38-39							4,278,250.00	1,664,118.00	5,942,368.00
FY 39-40							4,277,250.00	1,665,016.00	5,942,266.00
FY 40-41							4,277,500.00	1,661,342.00	5,938,842.00
FY 41-42							4,273,500.00	1,663,200.00	5,936,700.00
	456,065.00	595,233.50	2,147,935.00	14,377,659.00	6,312,024.00	9,587,927.50	60,798,030.56	25,556,378.19	119,831,252.75
PRINCIPAL	3,510,000	1,835,000	4,750,000	18,000,000	6,360,000	10,000,000	36,245,000	15,000,000	
INTEREST	656,057.63	383,519.14	868,317.11	4,073,795.50	896,409.07	1,189,402.50	24,553,030.56	10,556,378.19	
AVG RATE	2.55%	2.49%	2.29%	2.90%	1.76%	2.97%	5%	5.27%	

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Ad Valorem Rate/Revenue Comparisons

		2024		PROPOSED RATE		FY 2024-25	
		Taxable Value	Projected Debt Service				
		2,256,097,556	7,580,234				
		0.6789	0.6677	0.8489	0.8537	0.8316	0.6711
		2023 (current)	2024 AV Rate to...	2024 AV Rate to...	2024 AV Rate to...	2024	2024
		Ad Valorem Tax Rate	NNR Rate	Voter Approval Tax Rate	De Minimis Rate	No New Rev M&O Rate	Unused Increment Rate
Taxable Property Value	2,101,439,419	2,256,097,556	2,256,097,556	2,256,097,556	2,256,097,556	2,256,097,556	2,256,097,556
Debt Service (I&S)	0.1987 4,177,524	7,580,234 0.3359	7,580,234 0.3359	7,580,234 0.3359	7,580,234 0.3359	7,580,234 0.3359	7,580,234 0.3359
Operations (O&M)	0.4802 10,091,112	7,485,732 0.3318	11,573,780 0.5130	11,682,073 0.5178	11,183,476 0.4957	10,657,805 0.4724	10,657,805 0.4724
Total AV Revenues	14,268,636	15,065,965	19,154,014	19,262,307	18,763,709	18,238,039	18,238,039
Total AV Tax Rate	0.6789	0.6677	0.8489	0.8537	0.8316	0.8083	0.8083
Change in O&M Revenues		(2,605,380.40)	1,482,668	1,590,961	1,092,363	566,693	566,693
Change in AV Tax Rate		-0.0112	0.1700	0.1748	0.1527	0.1294	0.1294
Tax on average residence @ last year's value	275,301 1,869.02						
Tax on average residence @ this year's value		287,960 1,922.71	287,960 2,444.49	287,960 2,458.31	287,960 2,394.68	287,960 2,327.58	287,960 2,327.58
Difference		53.69	575.47	589.30	525.66	458.56	458.56

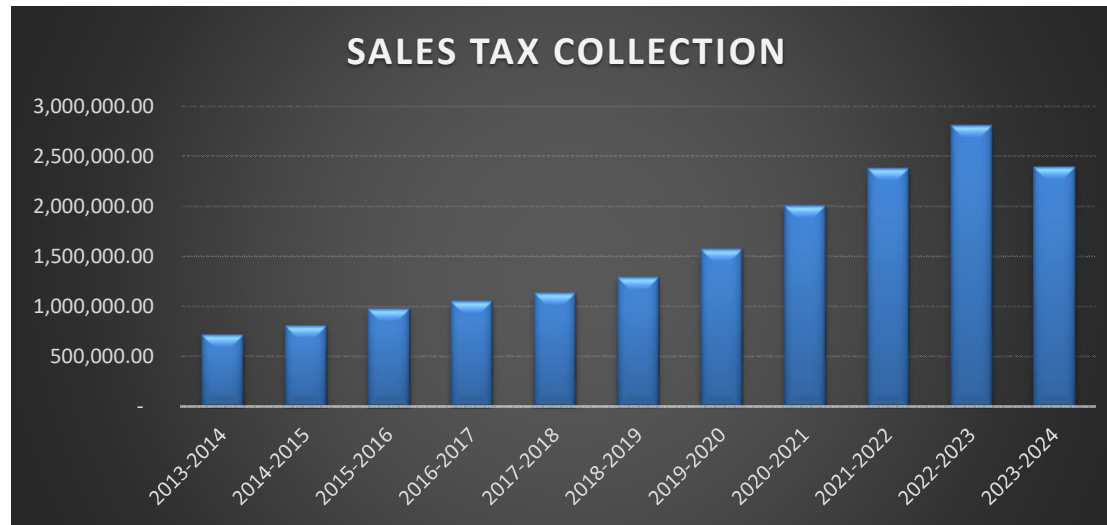
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CITY OF MANOR, TEXAS

SALES TAX COLLECTION

Item 3.

MONTH	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
OCTOBER	38,158.42	50,826.45	59,106.57	77,610.62	78,922.90	85,635.16	104,974.43	125,287.67	168,991.65	233,083.02	229,427.72
NOVEMBER	66,112.75	74,601.37	86,757.45	107,153.54	121,211.04	134,032.33	168,389.87	180,749.02	230,535.22	246,801.16	291,723.42
DECEMBER	45,780.00	54,657.19	61,497.73	75,889.63	74,524.93	92,065.56	129,343.45	135,150.83	180,169.06	215,096.18	234,020.67
JANUARY	37,090.97	51,893.12	66,159.11	79,356.52	74,043.24	97,291.36	107,442.85	136,037.45	162,109.77	204,671.68	214,428.47
FEBRUARY	69,479.81	87,247.63	100,062.86	123,840.63	119,952.05	125,880.97	180,654.14	206,067.64	242,001.95	277,846.74	302,279.21
MARCH	36,578.64	51,547.97	67,515.98	70,697.39	77,308.15	80,858.82	100,248.30	126,256.16	155,816.34	203,717.25	187,067.73
APRIL	52,802.71	62,405.67	69,426.22	77,547.91	72,412.04	84,775.72	103,086.20	128,067.51	142,233.99	196,960.34	196,462.68
MAY	79,826.51	87,340.46	99,207.74	107,093.55	119,886.82	140,262.19	154,261.48	214,025.27	236,012.90	257,267.97	289,324.80
JUNE	51,746.26	66,977.60	78,229.01	75,354.18	95,287.39	105,071.11	114,010.89	171,234.02	179,888.02	194,979.38	223,407.96
JULY	77,803.71	59,213.17	78,192.50	74,361.13	88,052.67	100,514.69	122,454.71	161,382.19	225,308.00	216,659.77	226,334.42
AUGUST	86,030.90	89,920.54	106,542.72	107,873.23	122,309.48	138,889.92	178,318.95	219,156.68	244,911.27	298,817.15	
SEPTEMBER	69,027.15	69,542.85	105,728.73	79,805.86	91,941.82	105,029.10	108,768.28	198,386.09	213,600.89	262,439.17	
TOTALS	710,437.83	806,174.02	978,426.62	1,056,584.19	1,135,852.53	1,290,306.93	1,571,953.55	2,001,800.53	2,381,579.06	2,808,339.81	2,394,477.08

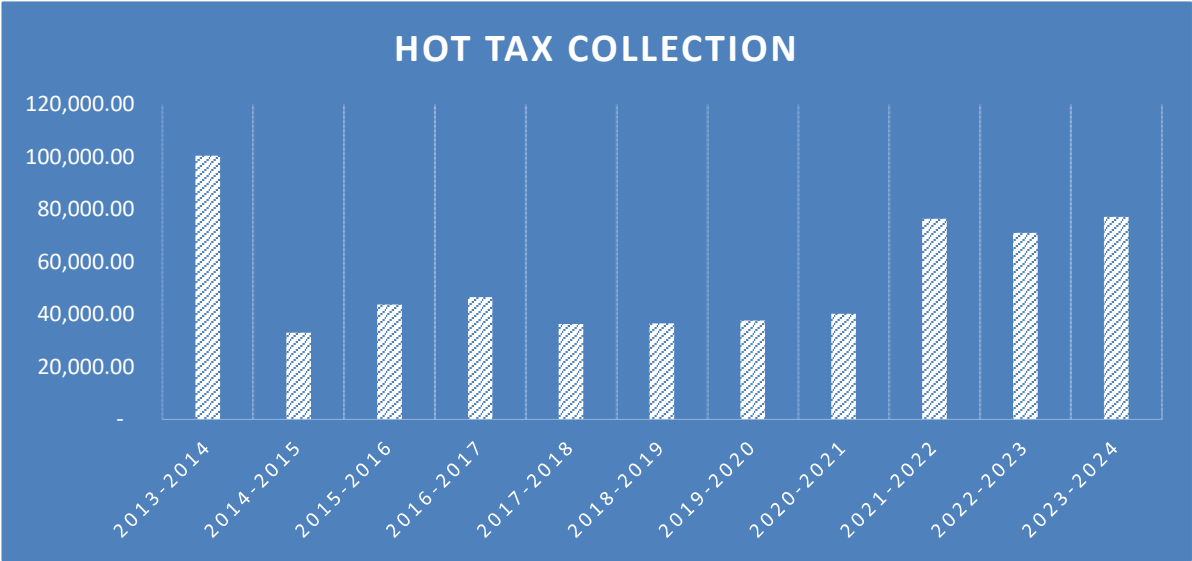


NOTE: SALES TAX IS RECEIVED TWO MONTHS AFTER COLLECTION
 FOR EXAMPLE: OCTOBER SALES TAX IS RECEIVED IN DECEMBER

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CITY OF MANOR, TEXAS
HOT TAX COLLECTION

YEAR	
2013-2014	100,445.16
2014-2015	33,050.47
2015-2016	43,752.28
2016-2017	46,553.66
2017-2018	36,270.56
2018-2019	36,511.47
2019-2020	37,693.67
2020-2021	40,238.38
2021-2022	76,458.38
2022-2023	71,068.77
2023-2024	77,123.17
	599,165.97



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CITY OF MANOR
OBSERVATION NOTES

1. Accounting software (Incode) is Version 9 which is outdated. Version 10 has been ordered and implementation is scheduled in the next few months.
2. Time cards are done manually in paper. Time and Attendance software is currently being implemented. This software is online and paperless.
3. Currently, bills are being outsourced to a third party to print and mail them out. The cost is about \$80,000 per year. We are implementing in-house printing and mailing. The bills would be postcard format. Annual costs would drop to about half of the current cost.
4. Audit firm has been auditing City's books for 13 years, it is recommended to rotate auditors every 5 years. We are working on RFP for current year. Due to all the discrepancies found. Audit for FY22-23 just started in June 2024.
5. Purchasing policy needs to be updated. Latest version is dated back to 2019.
6. Investment policy was outdated. Latest version was 2005. Council recently approved a recent version. I will be working with banks to invest funds for better return to the City investments.
7. Bank agreements (Frontier and Independent) expired on 11/2023. Council approved new agreements with expiration of 9/25. City will work on RFA for banking services at start of 2025.
8. Majority of vendors in Incode do not have a W9 on file, therefore no 1099 form is provided to vendors at the end of the calendar year. We are contacting vendors to provide an updated W9 form to implement the forms 1099 in 2025.
9. FY2022-2023 is out of balance which goes back to a few years. And it carries forward to current fiscal year. Many accounts with activity were changed to "inactive" and that affects the balances. I already changed the accounts back to active for the past five years.
10. Many accounts on the balance sheet, for all funds, are negative due to misclassification or erroneous account type.
11. Many accounts in the asset section of the balance sheet are set as liability account type in Incode. The account number was used incorrectly and that is why those accounts are in the asset section instead of the liability.
12. FY2023-2024 some of the payments are misclassified as expenses when should be in another category. For example, there is a large amount for purchase of land classified as expenses instead of an asset. Some projects are coded to the incorrect account.
13. Projects expenses are all posted in one account instead of having an account for each project to keep a uniformed balance of expenses. Spreadsheets are being created for each funding source and its respective projects to keep track of all the expenses and balances.
14. All bank reconciliations for fiscal year 23-24 were not reconciled. Currently working on reconciling December 2023.
15. Outstanding checks for the general fund goes back to 2011; approximately 700 checks and a few deposits. One transaction is for 2016 bond in the amount of \$1.8 million. Outstanding items were cleared in the month of October 2023 reconciliation.
16. Most of the outstanding checks in the General Fund account are for utility refunds. Staff tried reaching out customers but weren't able to.
17. For credit cards, there are different cards currently used. I reached out to PNC Bank to obtain the P-cards for better track of expenses and also offers a rewards program. We can pay bills with that card to earn more rewards. PNC Bank approved the City with a \$420k monthly limit.
18. Ad Valorem Levy posting in Incode has not been a practice in previous years. We posted the Levy for FY23-24 to keep track of outstanding taxes.
19. Bonds proceeds were posted in "Fund Balance" account instead of revenue and liability. It's been corrected.
20. In August 2024, interest payment for CO S2023 in the amount of \$1.2m is due. The amount was not budgeted for, therefore we might have to use interest revenue and other funds to make the payment.

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July 19, 2024

CITY OF MANOR

THE HONORABLE DR. CHRISTOPHER HARVEY, MAYOR
 PO BOX 387
 MANOR, TX 78653

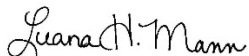
In accordance with Tax Code Section 26.01(a-1) enclosed is the **2024 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2024). It provides the information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2024. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$2,265,459,419
Certification Percentage	93.66%
Section 26.01(c) Value Under Protest	\$136,814,892
Net Taxable Value	\$2,402,274,311

Sincerely,



Leana Mann, RPA, CCA, CGFO
 Chief Appraiser
 Lmann@tcadcentral.org
 (512) 834-9317 Ext. 405

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Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year 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).	\$2,082,482,309
2	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year 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 last year or a prior year for homeowners age 65 or older or disabled, use this step.	\$ 0
3	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$2,082,482,309
4	Prior year total adopted tax rate.	0.678900 /\$100
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values:..... \$99,402,787 B. Prior year values resulting from final court decisions:..... \$92,243,606 C. Prior year value loss. Subtract B from A	\$7,159,181
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$83,568,004 B. Prior year disputed value: \$8,356,800 C. Prior year undisputed value. Subtract B from A.	\$75,211,204
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$82,370,385
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$2,164,852,694
9	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory.	\$ 0
10	Prior year taxable value lost because property first qualified for an exemption in the current year. 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 the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$8,134,208 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: \$7,936,003 C. Value loss. Add A and B	\$16,070,211
11	Prior year 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 the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value:..... \$ 0 B. Current year productivity or special appraised value: \$22,446 C. Value loss. Subtract B from A.	\$-22,446
12	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$16,047,765
13	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value in line 18D, enter 0.	\$147,980,240
14	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$2,001,241,293
15	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$13,586,427
16	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax 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 the prior tax year. This line applies only to tax years preceding the prior tax year.	\$46,561

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
17	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16.	\$13,632,988
18	<p>Total current year taxable value on the current year 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.</p> <p>A. Certified values:..... \$2,265,459,419</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$ 0</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:..... \$2,711,852</p> <p>D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below:..... \$143,482,374</p> <p>E. Total current year value. Add A and B, then subtract C and D.</p>	\$2,041,011,756
19	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. Current year 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:..... \$136,814,892</p> <p>B. Current year 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:..... \$ 0</p> <p>C. Total value under protest or not certified. Add A and B.</p>	\$136,814,892
20	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling pro- vision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.	\$ 0
21	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20.	\$2,177,826,648
22	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed.	\$ 0
23	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. 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, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year.	\$214,746,445
24	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$214,746,445
25	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$1,963,080,203
26	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.	0.694500 /\$100

Notice of Public Hearing – Budget/Tax Rate Information

2023 Average appraised value of properties with a homestead exemption	\$354,162
2023 Total appraised value of all property	\$2,689,608,751
2023 Total appraised value of all new property	\$152,745,810
2023 Average taxable value of properties with a homestead exemption	\$275,301
2023 Total taxable value of all property	\$2,166,050,313
2023 Total taxable value of all new property	\$147,885,110
2024 Average appraised value of properties with a homestead exemption	\$324,697
2024 Total appraised value of all property	\$2,848,266,520
2024 Total appraised value of all new property	\$219,261,466
2024 Average taxable value of properties with a homestead exemption	\$287,960
2024 Total taxable value of all property	\$2,402,274,311
2024 Total taxable of all new property	\$214,746,445

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (7,089)	(Count) (777)	(Count) (7,866)
Land HS Value	187,113,866	11,707,133	198,820,999
Land NHS Value	314,221,227	32,005,692	346,226,919
Land Ag Market Value	89,865,950	2,164,856	92,030,806
Land Timber Market Value	0	0	0
Total Land Value	591,201,043	45,877,681	637,078,724
Improvement HS Value	1,550,952,916	107,698,838	1,658,651,754
Improvement NHS Value	494,465,942	26,422,684	520,888,626
Total Improvement	2,045,418,858	134,121,522	2,179,540,380
Market Value	2,636,619,901	179,999,203	2,816,619,104
BUSINESS PERSONAL PROPERTY	(341)	(13)	(354)
Market Value	69,304,995	3,104,503	72,409,498
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (7,430)	(Total Count) (790)	(Total Count) (8,220)
TOTAL MARKET	2,705,924,896	183,103,706	2,889,028,602
Ag Productivity	268,975	8,913	277,888
Ag Loss (-)	89,596,975	2,155,943	91,752,918
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	2,616,327,921	180,947,763	2,797,275,684
	93.5%	6.9%	100.0%
HS CAP Limitation Value (-)	85,364,228	2,642,361	88,006,589
CB CAP Limitation Value (-)	22,906,294	3,232,127	26,138,421
NET APPRAISED VALUE	2,508,057,399	175,073,275	2,683,130,674
Total Exemption Amount	242,597,980	564,743	243,162,723
NET TAXABLE	2,265,459,419	174,508,532	2,439,967,951
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	2,265,459,419	174,508,532	2,439,967,951
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	2,265,459,419	174,508,532	2,439,967,951

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
\$16,564,942.42 = 2,439,967,951 * 0.678900 / 100)

<u>Tax Increment Refinance Zone</u>	<u>Tax Increment Loss</u>
01_05	221,735,811
Tax Increment Finance Value:	221,735,811
Tax Increment Finance Levy:	1,505,364.42

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	4,534,248	482	160,000	16	4,694,248	498
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	120,000	13	0	0	120,000	13
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DVHS	32,975,256	97	0	0	32,975,256	97
DVHS-Prorated	854,332	5	124,210	1	978,542	6
DVHSS-UD	307,059	1	0	0	307,059	1
Subtotal for Homestead Exemptions	38,790,895	598	284,210	17	39,075,105	615
Disabled Veterans Exemptions						
DV1	128,000	20	5,000	1	133,000	21
DV2	100,500	11	0	0	100,500	11
DV3	206,000	20	10,000	1	216,000	21
DV4	612,000	86	48,000	4	660,000	90
DV4S	0	1	0	0	0	1
Subtotal for Disabled Veterans Exemptions	1,046,500	138	63,000	6	1,109,500	144
Special Exemptions						
FR	2,206,909	1	0	0	2,206,909	1
PC	9,100	1	0	0	9,100	1
SO	2,485,219	175	217,533	13	2,702,752	188
Subtotal for Special Exemptions	4,701,228	177	217,533	13	4,918,761	190
Absolute Exemptions						
EX-XI	21,182	1	0	0	21,182	1
EX-XI-PRORATED	0	0	0	0	0	0
EX-XJ	11,825,745	1	0	0	11,825,745	1
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XO	0	0	0	0	0	0
EX-XO-PRORATED	0	0	0	0	0	0
EX-XR	149,520	1	0	0	149,520	1
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	1,009,174	1	0	0	1,009,174	1
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	184,459,215	132	0	0	184,459,215	132
EX-XV-PRORATED	545,003	5	0	0	545,003	5
EX366	49,518	57	0	0	49,518	57
Subtotal for Absolute Exemptions	198,059,357	198	0	0	198,059,357	198

EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count	
Other Exemptions							
CC	0	1	0	0	0	1	
Subtotal for Other Exemptions	0	1	0	0	0	1	
Total:	242,597,980	1,112	564,743	36	243,162,723	1,148	

New Value

Total New Market Value:	\$219,261,466
Total New Taxable Value:	\$214,746,445

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XU	11.23 Miscellaneous Exemptions	1	1,033,376
EX-XV	Other Exemptions (including public property, reli...	8	7,100,832
Absolute Exemption Value Loss:		9	8,134,208

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
CC	Childcare	1	0
DV1	Disabled Veterans 10% - 29%	2	10,000
DV3	Disabled Veterans 50% - 69%	2	22,000
DV4	Disabled Veterans 70% - 100%	9	72,000
DVHS	Disabled Veteran Homestead	14	4,030,055
FR	FREEPORT	1	2,206,909
OV65	Over 65	18	160,000
SO	Solar (Special Exemption)	92	1,435,039
Partial Exemption Value Loss:		139	7,936,003
Total NEW Exemption Value			16,070,211

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			16,070,211

New Special Use (Ag/Timber)

Count	2023 Market Value	2024 Market Value	2024 Special Use	Loss
2	0	null	22,446	22,446

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	4,028	324,697	8,248	287,960
A & E	4,039	325,500	8,225	288,142

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
790	183,103,706	142,341,624	136,814,892

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	5,654		82,774,921	1,678,714,493	1,554,455,283
B	Multifamily Residential	18		34,878,196	207,131,979	206,936,122
C1	Vacant Lots and Tracts	649		0	92,284,688	90,868,155
D1	Qualified Open-Space Land	46	2,149.37	0	89,865,950	266,905
E	Rural Land,Not Qualified for Open-Space Land	81		1,565,620	63,388,722	49,281,533
ERROR	ERROR	22		0	7,975,325	7,975,325
F1	Commercial Real Property	99		15,116,007	218,159,277	214,971,607
F2	Industrial Real Property	9		0	2,116,681	1,973,864
J4	Telephone Companies (including Co-ops)	3		0	1,032,743	1,032,743
L1	Commercial Personal Property	240		0	44,403,289	42,187,280
L2	Industrial and Manufacturing Personal Property	8		0	7,369,966	7,369,966
M1	Mobile Homes	46		21,552	1,041,908	901,946
O	Residential Inventory	750		54,640,496	79,471,876	79,047,829
S	Special Inventory	7		0	8,190,861	8,190,861
XB	Income Producing Tangible Personal	57		0	49,518	0
XI	Youth Spiritual, Mental and Physical	1		0	21,182	0
XJ	Private Schools (§11.21)	1		0	11,825,745	0
XR	Nonprofit Water or Wastewater Corporation	1		0	267,000	0
XU	MiscellaneousExemptions (§11.23)	1		0	1,009,174	0
XV	Other Totally Exempt Properties (including	134		0	191,604,519	0
Totals:			2,149.37	188,996,792	2,705,924,896	2,265,459,419

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	358		14,013,598	110,229,496	107,023,310
B	Multifamily Residential	3		2,011,083	2,549,960	2,548,083
C1	Vacant Lots and Tracts	40		0	5,167,764	4,893,948
D1	Qualified Open-Space Land	4	58.6	0	2,164,856	6,980
E	Rural Land,Not Qualified for Open-Space Land	5		8,434	1,066,378	824,290
F1	Commercial Real Property	25		2,765,546	33,235,812	30,883,792
F2	Industrial Real Property	7		0	4,122,303	3,895,202
L1	Commercial Personal Property	13		0	3,104,503	3,104,503
M1	Mobile Homes	1		0	5,850	5,850
O	Residential Inventory	366		11,466,013	21,456,784	21,322,574
Totals:			58.6	30,264,674	183,103,706	174,508,532

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6,012		96,788,519	1,788,943,989	1,661,478,593
B	Multifamily Residential	21		36,889,279	209,681,939	209,484,205
C1	Vacant Lots and Tracts	689		0	97,452,452	95,762,103
D1	Qualified Open-Space Land	50	2,207.98	0	92,030,806	273,885
E	Rural Land,Not Qualified for Open-Space Land	86		1,574,054	64,455,100	50,105,823
ERROR	ERROR	22		0	7,975,325	7,975,325
F1	Commercial Real Property	124		17,881,553	251,395,089	245,855,399
F2	Industrial Real Property	16		0	6,238,984	5,869,066
J4	Telephone Companies (including Co-ops)	3		0	1,032,743	1,032,743
L1	Commercial Personal Property	253		0	47,507,792	45,291,783
L2	Industrial and Manufacturing Personal Property	8		0	7,369,966	7,369,966
M1	Mobile Homes	47		21,552	1,047,758	907,796
O	Residential Inventory	1,116		66,106,509	100,928,660	100,370,403
S	Special Inventory	7		0	8,190,861	8,190,861
XB	Income Producing Tangible Personal	57		0	49,518	0
XI	Youth Spiritual, Mental and Physical	1		0	21,182	0
XJ	Private Schools (§11.21)	1		0	11,825,745	0
XR	Nonprofit Water or Wastewater Corporation	1		0	267,000	0
XU	MiscellaneousExemptions (§11.23)	1		0	1,009,174	0
XV	Other Totally Exempt Properties (including	134		0	191,604,519	0
Totals:			2,207.98	219,261,466	2,889,028,602	2,439,967,951

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1832172	GRASSDALE AT MANOR LLC	\$59,500,000	\$59,500,000
2	1915547	CV QOZP PROSE MANOR LLC	\$58,500,000	\$58,500,000
3	1852211	MANOR GRAND LLC	\$44,858,579	\$44,858,579
4	1945087	CH DOF I-RANGEWATER MF AUSTIN	\$40,981,545	\$40,981,545
5	1921798	HILL LANE OWNER LLC	\$25,849,388	\$25,849,388
6	2002503	ALLEGRA AUSTIN LLC	\$17,724,387	\$17,724,387
7	1303248	WAL-MART REAL ESTATE BUSINESS	\$14,134,788	\$14,134,788
8	1285824	SHADOWGLEN DEVELOPMENT	\$12,982,735	\$12,982,735
9	2003709	MC RETAIL LP	\$11,813,472	\$11,813,472
10	1596998	CUBE HHF LP	\$9,830,946	\$9,830,946
11	1657781	GREENVIEW MANOR COMMONS SW LP	\$9,564,811	\$9,564,811
12	1898399	SAI GEETA LLC	\$9,200,000	\$9,200,000
13	1980330	GG B2R PECAN PRESIDENTIAL	\$8,749,217	\$8,749,217
14	1744121	ASC MEDICAL 8 HOLDINGS LLC	\$8,286,581	\$8,286,581
15	1874222	FORESTAR REAL ESTATE GROUP INC	\$9,364,176	\$8,220,326
16	176360	COTTONWOOD HOLDINGS LTD	\$8,077,299	\$8,055,400
17	1968121	GG B2R PECAN PRESIDENTIAL HEIGHTS	\$7,947,011	\$7,947,011
18	509731	HOME DEPOT USA INC	\$7,893,072	\$7,893,072
19	1955354	GCP XXXI LTD	\$7,699,666	\$7,699,666
20	109336	RIVER CITY PARTNERS LTD	\$7,511,318	\$7,511,318
Total			\$380,468,991	\$379,303,242

2024 Truth in Taxation Calculations
City of Manor

Data Input Summary
July 25, 2024

Item 3.

A. 2024 PROPERTY VALUES:	CERTIFIED VALUE.....	\$	2,265,459,419
	PROTESTED VALUE.....	\$	136,814,892
	UNLISTED VALUE.....	\$	0
	2024 TOTAL TAXABLE VALUE.....	\$	2,402,274,311
B. 2023 TOTAL TAXABLE VALUE.....		\$	2,082,482,309
C. 2023 TAXABLE VALUE OVER-65 & DISABLED CEILINGS.....		\$	0
D. 2023 TAXABLE VALUE LOST ON COURT APPEALS.....		\$	7,159,181
	D1. ORIGINAL 2023 ARB VALUES.....	\$	99,402,787
	D2. 2023 VALUES RESULTING FROM FINAL COURT DECISIONS.....	\$	92,243,606
E. 2023 UNDISPUTED TAXABLE VALUE SUBJECT TO CH 42 APPEAL AS OF JULY 2.....		\$	75,211,204
	E1. 2023 ARB CERTIFIED VALUES.....	\$	83,568,004
	E2. 2023 DISPUTED VALUE.....	\$	8,356,800
F. 2023 DEANNEXED TAX VALUE.....		\$	0
G. 2023 TAXABLE VALUE BECOMING EXEMPT IN 2024.....		\$	16,070,211
	G1. ABSOLUTE EXEMPTIONS.....	\$	8,134,208
	G2. PARTIAL EXEMPTIONS AND AMOUNT EXEMPT DUE TO AN INCREASE.....	\$	7,936,003
H. 2023 TAXABLE VALUE LOST ON SPECIAL APPRAISAL.....		\$	(22,446)
	H1. 2023 MARKET VALUE.....	\$	0
	H2. 2023 PRODUCTIVITY VALUE.....	\$	22,446
I. 2024 TAXABLE VALUE POLLUTION CONTROL EXEMPTION.....		\$	2,711,852
J. 2024 TAXABLE VALUE OVER-65 & DISABLED CEILINGS.....		\$	0
K. 2024 TAX. VALUE OF PROP. ANNEXED > JAN. 1, 2023.....		\$	0
L. 2024 TAX. VALUE OF NEW IMP. ADDED > JAN. 1, 2023.....		\$	214,746,445
M. 2023 TAX RATES.....M & O.....		\$	0.4802 /\$100
	I & S.....	\$	0.1987 /\$100
	TOTAL TAX RATE.....	\$	0.6789 /\$100
N. M&O YEAR END FUND BALANCE.....		\$	0
O. I&S YEAR END FUND BALANCE.....		\$	0
P. 2024 TOTAL DEBT SERVICE NEEDED.....		\$	7,580,233.69
	AMOUNT PAID FROM FUNDS IN SCHEDULE A.....	\$	0.00
	AMOUNT PAID FROM OTHER SOURCES.....	\$	0.00
	ADJUSTED 2024 DEBT SERVICE.....	\$	7,580,233.69
Q. 2023 EXCESS DEBT TAX COLLECTIONS.....		\$	0
R. CERTIFIED 2024 ANTICIPATED COLLECTION RATE.....		%	100.00%
	R1. 2023 ACTUAL COLLECTION RATE.....	%	99.00%
	R2. 2022 ACTUAL COLLECTION RATE.....	%	100.00%
	R3. 2021 ACTUAL COLLECTION RATE.....	%	100.00%
S. FUNCTION OR ACTIVITY TRANSFER (+/-).....		\$	0
T. REFUNDS FOR TAX YEARS PRIOR TO 2023.....		\$	46,561.14
	M&O PORTION.....	\$	32,933.66
U. TCEQ CERTIFIED POLLUTION CONTROL EXPENSES.....		\$	0
V. 2023 TAXES IN TAX INCREMENT FINANCING (TIF).....		\$	307,728.32
W. 2023 TIF CAPTURED APPRAISED VALUE.....		\$	147,962,769.00
	2024 TIF CAPTURED APPRAISED VALUE.....	\$	143,464,903
X. ENHANCED INDIGENT HEALTH CARE EXPENDITURES.....		\$	0
Y. INCREASED AMOUNT OF INDIGENT HEALTH CARE		\$	0

Z. UNUSED INCREMENT RATE WORKSHEET			
Z1.	2023 VOTER-APPROVAL TAX RATE (LINE 67).....	\$	0.6711 /\$100
	2022 VOTER-APPROVAL TAX RATE (LINE 67).....	\$	0.7355 /\$100
	2021 VOTER-APPROVAL TAX RATE (LINE 67).....	\$	0.7667 /\$100
Z2.	2023 UNUSED INCREMENT RATE (LINE 66).....	\$	0.0000 /\$100
	2022 UNUSED INCREMENT RATE (LINE 66).....	\$	0.0000 /\$100
	2021 UNUSED INCREMENT RATE (LINE 66).....	\$	0.0054 /\$100
Z3.	2023 ADOPTED TAX RATE.....	\$	0.6789 /\$100
	2022 ADOPTED TAX RATE.....	\$	0.7470 /\$100
	2021 ADOPTED TAX RATE.....	\$	0.7827 /\$100
Z4.	2023 TOTAL TAXABLE VALUE.....	\$	2,101,439,419
	2022 TOTAL TAXABLE VALUE.....	\$	1,754,276,050
	2021 TOTAL TAXABLE VALUE.....	\$	1,217,505,804

RATE ADJUSTMENTS

Additional rate for unused increment rate 0.0000

No-new-revenue Tax Rate**0.6677**

No-new-revenue M & O Tax Rate

0.4957

Voter-Approval M & O Tax Rate

0.5130

Debt Rate**0.3359**

Schedule A Funds Needed for Above Debt Rate

2,002.00

Debt Rate Reduction Using Above Schedule A Funds

0.0000

	Unadjusted Voter-Approval Rate	0.8489
	Voter-Approval Rate adjusted for unused increment rate	0.8489
	Voter-Approval Rate:	0.8489
	De minimus Rate:	0.8537

Statement of Increase/Decrease:**INCREASE**

by

320,217

City of Manor

2024
NO NEW REVENUE TAX RATE WORKSHEET

1. **2023 total taxable value.** Enter the amount of 2023 taxable value on the 2023 tax roll today. Include any adjustments since last year's certification; exclude the 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). \$ 2,082,482,309
2. **2023 tax ceilings.** \$ 0
3. **Preliminary 2023 adjusted taxable value.** Subtract Line 2 from Line 1. \$ 2,082,482,309
4. **2023 total adopted tax rate.** \$ 0.6789 /\$100
5. **2023 taxable value lost because court appeals of ARB decisions reduced 2023 appraised value.**
 - A. **Original 2023 ARB values:** \$ 99,402,787
 - B. **2023 values resulting from final court decisions:** -\$ 92,243,606
 - C. **2023 value loss.** Subtract B from A: \$ 7,159,181
6. **2023 taxable value subject to an appeal under Chapter 42, as of July 25.**
 - A. **2023 ARB certified value:** \$ 83,568,004
 - B. **2023 disputed value:** -\$ 8,356,800
 - C. **2023 undisputed value.** Subtract B from A. \$ 75,211,204
7. **2023 Chapter 42 related adjusted values.** Add Line 5C and Line 6C. \$ 82,370,385
8. **2023 taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7. \$ 2,164,852,694
9. **2023 taxable value of property in territory the unit deannexed after Jan. 1, 2023.** Enter the 2023 value of property in deannexed territory. \$ 0
10. **2023 taxable value lost because property first qualified for an exemption in 2024.** 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, or temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2024 does not create a new exemption or reduce taxable value.
 - A. **Absolute exemptions.**
 - Use 2023 market value: \$ 8,134,208
 - B. **Partial exemptions. 2024 exemption** amount or 2024 percentage exemption times 2023 value: +\$ 7,936,003
 - C. **Value loss.** Add A and B. \$ 16,070,211

11. **2023 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 in 2024.** Use only properties that qualified in 2024 for the first time; do not use properties that qualified in 2023.
- A. 2023 market value:** \$ 0
- B. 2024 productivity or special appraised value:** -\$ 22,446
- C. Value loss.** Subtract B from A. \$ (22,446)
12. **Total adjustments for lost value.** Add Lines 9, 10C, and 11C. \$ 16,047,765
13. **2023 captured value of property in a TIF.** Enter the total value of 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2023 taxes were deposited into the tax increment fund. If the taxing unit has no captured appraised value in line 18D, enter 0. \$ 147,962,769
14. **2023 total value.** Subtract Line 12 and Line 13 from Line 8. \$ 2,000,842,160
15. **Adjusted 2023 total levy.**
Multiply Line 4 by Line 14 and divide by \$100. \$ 13,583,717.42
16. **Taxes refunded for years preceding tax year 2023.** Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2023. 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 2023. This line applies only to tax years preceding tax year 2023. \$ 46,561.14
17. **Adjusted 2023 levy with refunds and TIF adjustment.**
Add Lines 15 and 16. \$ 13,630,278.56
18. **Total 2024 taxable value on the 2024 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.
- A. Certified values:** \$ 2,265,459,419
- B. Counties:** Include railroad rolling stock values certified by the Comptroller's office. +\$ 0
- 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 -\$ 2,711,852
- D. Tax increment financing:** Deduct the 2024 captured appraised value of property taxable by a taxing unit in a tax increment zone for which the 2024 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. -\$ 143,464,903
- E. Total 2024 value.** Add A and B, then subtract C and D. \$ 2,119,282,664

19. Total value of properties under protest or not included on certified appraisal roll.

A. 2024 taxable value of properties under protest. The chief appraiser certified a list of properties still under ARB protest. The list shows the 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. \$ 136,814,892

B. 2024 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 are also 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 not on the certified roll. +\$ 0.00

C. Total value under protest or not certified. Add A and B. \$ 136,814,892

20. 2024 tax ceilings. \$ 0

21. 2024 total taxable value.
Add Lines 18E and 19C. Subtract Line 20. \$ 2,256,097,556

22. Total 2024 taxable value of properties in territory annexed after Jan. 1, 2023.
Include both real and personal property. Enter the 2024 value of property in territory annexed. \$ 0

23. Total 2024 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2023. 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, 2023 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2024. \$ 214,746,445

24. Total adjustments to the 2024 taxable value.
Add Lines 22 and 23. \$ 214,746,445

25. Adjusted 2024 taxable value.
Subtract Line 24 from Line 21. \$ 2,041,351,111

26. 2024 NNR tax rate.
Divide Line 17 by Line 25 and multiply by \$100. \$ 0.6677 /\$100

27. COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2024 county NNR tax rate. \$ N/A

City of Manor

2024
VOTER-APPROVAL TAX RATE WORKSHEET

28. **2023 M&O tax rate.** \$ 0.4802 /\$100
29. **2023 taxable value, adjusted for actual and potential court-ordered adjustments.**
Enter the amount in Line 8 of the NNR Tax Rate Worksheet. \$ 2,164,852,694
30. **Total 2023 M&O levy.** Multiply Line 28 by Line 29, and divide by \$100. \$ 10,395,622.64
31. **Adjusted 2023 levy for calculating NNR M&O rate.**
- A. M&O taxes refunded for years preceding tax year 2023.** 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 31.11 payment errors. Do not include refunds for tax year 2023. This line only applies to tax years preceding tax year 2023.
+\$ 32,933.66
- B. 2023 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 2024 captured appraised value in Line 18D, enter 0.
-\$ 307,728.32
- C. 2023 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. Other taxing units, enter 0.
+/- \$ 0.00
- D. 2023 M&O levy adjustments.** Subtract B from A. For a taxing unit with C, subtract if discontinuing function and add if receiving function.
\$ (274,794.66)
- E.** Add Line 30 to Line 31D. \$ 10,120,827.97
32. **Adjusted 2024 taxable value.**
Enter the amount in Line 25 of the NNR Tax Rate Worksheet. \$ 2,041,351,111
33. **2024 NNR M&O rate (unadjusted).**
Divide Line 31E by Line 32 and multiply by \$100. \$ 0.4957 /\$100
34. **Rate adjustment for state criminal justice mandate.**
- A. 2024 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.
\$ 0.00
- B. 2023 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.
-\$ 0.00
- C.** Subtract B from A and divide by Line 32, and multiply by \$100.
\$ 0.0000
- D.** Enter the rate calculated in C. If not applicable, enter 0. \$ 0.0000 /\$100

35. Rate adjustment for indigent health care expenditures.

A. 2024 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, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose.

\$ 0.00

B. 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, 2020 and ending on June 30, 2023, less any state assistance received for the same purpose.

\$ 0.00

C. Subtract B from A and divide by Line 32, and multiply by \$100.

\$ 0.0000

D. Enter the rate calculated in C. If not applicable, enter 0.

\$ 0.0000 /\$100

36. Rate adjustment for county indigent defense compensation.

A. 2024 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose.

\$ 0.00

B. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2023, less any state grants received by the county for the same purpose.

\$ 0.00

C. Subtract B from A and divide by Line 32, and multiply by \$100.

\$ 0.0000

D. Multiply B by 0.05 and divide by Line 32 and multiply \$100.

\$ 0.0000

E. Enter the lesser of C and D. If not applicable, enter 0.

\$ 0.0000 /\$100

37. Rate adjustment for county hospital expenditures.

A. 2024 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, 2023 and ending on June 30, 2024.

\$ 0.00

B. 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, 2020 and ending on June 30, 2023.

\$ 0.00

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$ 0.0000

D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.

\$ 0.0000

E. Enter the lesser of C and D. If not applicable, enter 0.

\$ 0.0000 /\$100

38. **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, which 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 26.0444 for more information.

A. Amount appropriated for public safety in 2023. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year

\$ 0.00

B. Expenditures for public safety in 2023. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year.

\$ 0.00

C. Subtract B from A and divide by Line 32 and multiply by \$100.

\$ 0.0000

D. Enter the rate calculated in C. If not applicable, enter 0.

\$ 0.0000 /\$100

39. **Adjusted 2024 NNR M&O rate.**

Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.

\$ 0.4957

40. **Adjustment for 2023 sales tax specifically to reduce property taxes.** Cities, counties, and hospital districts that collected and spent additional sales tax on M&O expenses in 2023 should complete this line. These entities will deduct the sales tax gain rate for 2024 in Section 3. Other taxing units, enter zero.

A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2023, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.

\$ 0.00

B. Divide Line 40A by Line 32 and multiply by \$100

\$ 0.0000 /\$100

C. Add Line 40B to Line 39.

\$ 0.4957 /\$100

41. **2024 voter-approval M&O rate.**

Enter the rate as calculated by the appropriate scenario below:

Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08.

-or-

Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035

-or-

D41. Disaster Line 41: 2024 voter-approval M&O rate for a 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 a property located in the taxing unit, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of

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

2) the third year after the tax year in which the disaster occurred.

If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).

\$ 0.5130 /\$100

42. Total 2024 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:

- (1) are paid by property taxes,
- (2) are secured by property taxes,
- (3) are scheduled for payment over a period longer than one year, and
- (4) are not classified in the unit's budget as M&O expenses.

A. Debt also includes contractual payments to other taxing units that have incurred debt 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, 2024, verify if it meets the amended definition of debt before including it here.

Enter debt amount. \$ 7,580,233.69

B. Subtract unencumbered fund amount used to reduce total debt.

-\$ 0.00 \$

C. Subtract certified amount spent from sales tax to reduce debt (enter 0 if none).

-\$ 0.00

D. Subtract amount paid from other resources.

\$ 0.00

E. Adjusted debt. Subtract B, C, and D from A.

\$ 7,580,233.69

43. Certified 2023 excess debt collections.

Enter the amount certified by the collector.

\$ 0.00

44. Adjusted 2024 debt. Subtract Line 43 from Line 42E.

\$ 7,580,233.69

45. 2024 anticipated collection rate.

A. Enter the 2024 anticipated collection rate certified by the collector.

100.00%

B. Enter the 2023 actual collection rate.

99%

C. Enter the 2022 actual collection rate.

100%

D. Enter the 2021 actual collection rate.

100%

E. If the anticipated collection rate is lower than the actual collection rates in B, C, and D, enter the lowest 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. Not the rate can be greater than 100%.

100%

46. 2024 debt adjusted for collections.

Divide Line 44 by Line 45E.

\$ 7,580,233.69

47. 2024 total taxable value.

Enter the amount on Line 21 on the NNR Tax Rate Worksheet.

\$ 2,256,097,556

48. 2024 debt tax rate. Divide Line 46 by Line 47 and multiply by \$100.

\$ 0.3359 /\$100

49. 2024 voter-approval tax rate. Add Lines 41 and 48.

-or-

D49. Disaster Line 49: 2024 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.

\$ 0.8489 /\$100

50. COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2024 county voter-approval tax rate.

\$ N/A

City of Manor

2024
ADDITIONAL SALES TAX WORKSHEET

51. **Taxable sales.** For taxing units that adopted the sales tax in November 2023 or May 2024, enter the Comptroller's estimate of taxable sales for the previous four quarters. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before Nov 2023, skip this line. \$
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.
- UNITS THAT ADOPTED THE SALES TAX IN NOVEMBER OR MAY 2024.**
Multiply the amount on Line 51 by the sales tax rate (.01, .005, or .0025, as applicable) and multiply the result by .95.
- OR -
- UNITS THAT ADOPTED THE SALES TAX BEFORE NOVEMBER 2023.**
Enter the sales tax revenue for the previous four quarters. Do NOT multiply by .95. \$ 0.00
53. **2024 total taxable value.**
Enter the amount from Line 21 of the NNR Tax Rate Worksheet. \$ 2,256,097,556
54. **Sales tax adjustment rate.**
Divide Line 52 by Line 53 and multiply by \$100. \$ 0.0000 /\$100
55. **2024 NNR tax rate, unadjusted for sales tax.**
Enter the rate from Line 26 or 27, as applicable, on the NNR Tax Rate Worksheet. \$ 0.6677 /\$100
56. **2024 NNR tax rate, adjusted for sales tax.**
Units that adopted the sales tax in November 2023 or in May 2024: Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before Nov 2023. \$ 0.6677 /\$100
57. **2024 voter-approval tax rate, unadjusted for sales tax.**
Enter the rate from Line 49, Line D49 (disaster) or Line 50, as applicable, on the NNR Tax Rate Worksheet. \$ 0.8489 /\$100
58. **2024 voter-approval tax rate, adjusted for sales tax.**
Subtract Line 54 from Line 57. \$ 0.8489 /\$100

City of Manor

2024
VOTER-APPROVAL RATE ADJUSTMENT FOR POLLUTION CONTROL

59. **Certified expenses from TCEQ.** Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its tax assessor-collector with a copy of the letter. \$ 0.00
60. **2024 total taxable value.**
Enter the amount from Line 21 of the NNR Tax Rate Worksheet. \$ 2,256,097,556
61. **Additional rate for pollution control.**
Divide Line 59 by Line 60 and multiply by \$100. \$ 0.0000 /\$100
62. **2024 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). \$ 0.8489 /\$100

VOTER-APPROVAL RATE ADJUSTMENT FOR UNUSED INCREMENT RATE

63. **Year 3 Forgone Revenue Amount.** Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value.
- | | | | |
|---|---------------|----|---|
| A. Voter-approval tax rate, adjusted for unused increment rate (Line 67). | 0.6711 | | |
| B. Unused increment rate (Line 66). | 0.0000 | | |
| C. Subtract B from A. | 0.6711 | | |
| D. Adopted Tax Rate. | 0.6789 | | |
| E. Subtract D from C. | (0.0078) | | |
| F. 2023 Total Taxable Value (Line 60). | 2,101,439,419 | | |
| G. Multiply E by F and divide the results by \$100 | | \$ | 0 |
64. **Year 2 Forgone Revenue Amount.** Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value.
- | | | | |
|---|---------------|----|---|
| A. Voter-approval tax rate, adjusted for unused increment rate (Line 67). | 0.7355 | | |
| B. Unused increment rate (Line 66). | 0.0000 | | |
| C. Subtract B from A. | 0.7355 | | |
| D. Adopted Tax Rate. | 0.7470 | | |
| E. Subtract D from C. | (0.0115) | | |
| F. 2022 Total Taxable Value (Line 60). | 1,754,276,050 | | |
| G. Multiply E by F and divide the results by \$100 | | \$ | 0 |
65. **Year 1 Forgone Revenue Amount.** Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value.
- | | | | |
|---|---------------|----|---|
| A. Voter-approval tax rate, adjusted for unused increment rate (Line 67). | 0.7667 | | |
| B. Unused increment rate (Line 66). | 0.0054 | | |
| C. Subtract B from A. | 0.7613 | | |
| D. Adopted Tax Rate. | 0.7827 | | |
| E. Subtract D from C. | (0.0214) | | |
| F. 2022 Total Taxable Value (Line 60). | 1,217,505,804 | | |
| G. Multiply E by F and divide the results by \$100 | | \$ | 0 |
66. **Total Foregone Revenue Amount.** Add Lines 63G, 64G, and 65G.
- | | | | |
|--|--|----|---|
| | | \$ | 0 |
|--|--|----|---|
67. **2024 unused increment rate.** Divide Line 66 by Line 21 of the NNR Worksheet. Multiply the result by 100.
- | | | | |
|--|--|----|---------------|
| | | \$ | 0.0000 /\$100 |
|--|--|----|---------------|
68. **2024 voter-approval tax rate, adjusted for unused increment rate.** Add Line 67 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).

\$ 0.8489 /\$100

Item 3.

City of Manor

2024
DE MINIMIS RATE

****THIS SECTION SHOULD ONLY BE COMPLETED BY A TAXING UNIT THAT IS A MUNICIPALITY OF LESS THAN \$500,000 IN TAXING UNIT THAT DOES NOT MEET THE DEFINITION OF A SPECIAL TAXING UNIT. (Texas Tax Code Section 113.001)**

69. Adjusted 2024 NNR M&O tax rate.

Enter the rate from Line 39 of the Voter-Approval Tax Rate Worksheet.

\$ 0.4957 /\$100

70. 2024 total taxable value.

Enter the amount on Line 21 of the NNR Tax Rate Worksheet.

\$ 2,256,097,556

71. Rate necessary to impose \$500,000 in taxes.

Divide \$500,000 by Line 70 and multiply by \$100.

\$ 0.0221 /\$100

72. 2024 debt rate.

Enter the rate from Line 48 of the Voter-Approval Tax Rate Worksheet.

\$ 0.3359 /\$100

73. De minimus rate. Add Lines 69, 71, and 72.

\$ 0.8537 /\$100

City of Manor

2024
TOTAL TAX RATE

No-new-revenue tax rate

As applicable, enter the 2024 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

\$ 0.6677 /\$100

Voter-approval tax rate.

As applicable, enter the 2024 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), or Line 68 (adjusted for unused increment).

\$ 0.8489 /\$100

De minimis rate

If applicable, enter the de minim rate from Line 73.

\$ 0.8537 /\$100

City of Manor

July 25, 2024

NOTICE OF TAX RATE, ESTIMATED UNENCUMBERED FUND BALANCES, AND DEBT SERVICE

I, Bruce Elfant, Tax Assessor-Collector for Travis County, in accordance with Sec. 26.04, Texas Property Tax Code, provide this notice on 2024 property tax rates for your jurisdiction. This notice presents information about two tax rates. The No-New-Revenue tax rate would impose the same amount of taxes as last year if you compare the properties taxed in both years. The Voter-Approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as they are required by state law. The rates are given per \$100 of property value.

THIS YEAR'S NO-NEW-REVENUE TAX RATE:

Last year's adjusted taxes (after subtracting taxes on lost property).....	\$	13,630,278.56
/ This year's adjusted tax base (after subtracting value of new property).....	\$	2,041,351,111
= This year's no-new-revenue tax rate.....	\$	0.6677 /\$100

THIS YEAR'S VOTER-APPROVAL TAX RATE:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent health care expenditures).....	\$	10,120,827.97
/ This year's adjusted tax base.....	\$	2,041,351,111
= This year's no-new-revenue operating rate.....	\$	0.0000 /\$100
x 1.035 = This year's maximum operating rate.....	\$	0.0000 /\$100
+ This year's debt rate.....	\$	0.3359 /\$100
= This year's voter-approval rate.....	\$	0.8489 /\$100

Schedule A: Unencumbered Fund Balances:

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Maintenance & Operations	\$	0
Interest & Sinking (Debt)	\$	0
Total	\$	0

Schedule B, 2024 Debt Service, Parts 1 and 2, are attached

Bruce Elfant
Travis County Tax Assessor-Collector

Prepared By: _____
Christina Cerda

Schedule B, 2024 Debt Service, Part 2

July 25, 2024

Total Required for 2024 Debt Service.....	\$	7,580,233.69
- Amount (if any) paid from funds listed in Schedule A.....	\$	0.00
- Amount (if any) paid from other resources.....	\$	0.00
- Excess collections last year.....	\$	0.00
= Total to be paid from taxes in 2024.....	\$	7,580,233.69
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2024.....	\$	0.00
= Total Debt Levy.....	\$	0.00

Schedule B, 2024 Debt Services, Part 1

July 25, 2024

DESCRIPTION	PRINCIPAL	INTEREST	OTHER	TOTALS
2012 GO Bond	60,000.00	3,187.50	150.00	63,337.50
2012 CO Bond	140,000.00	10,582.50	0.00	150,582.50
2015 GO Bond	500,000.00	35,380.50	0.00	535,380.50
2016 CO Bond	1,170,000.00	275,945.00	635.00	1,446,580.00
2021 CO Bond	390,000.00	91,784.00	0.00	481,784.00
2022 Tax Note	1,380,000.00	217,552.50	0.00	1,597,552.50
2023 CO Bond	500,000.00	1,812,250.00	0.00	2,312,250.00
2024 GO Bond	0.00	992,766.69	0.00	992,766.69
TOTALS	4,140,000.00	3,439,448.69	785.00	7,580,233.69

2024 Truth in Taxation Calculations
City of Manor TIRZ

Data Input Detail

Item 3.

2023 Taxes in Tax Increment Fund
2023 Value
2023 Captured Appraised Value
TIRZ Base Value
2024 Value
New Construction Value
2024 Captured Appraised Value

Manor Heights TIRZ	Total
307,728.32	307,728.32
148,489,724	148,489,724
147,962,769	147,962,769
526,955	526,955
222,653,614	222,653,614
78,661,756	78,661,756
143,464,903	143,464,903

WASTEWATER MASTER PLAN CITY OF MANOR, TEXAS

Final Report

JUNE 2024



TBPE Firm No. 4242
9601 Amberglen Blvd, Ste. 109
Austin, TX 78729
www.gbateam.com

GBA PN 15320

City of Manor, Texas
Wastewater Master Plan
June 2024

Prepared for:

City of Manor, Texas

Prepared by:

GBA
TBPE Firm No. 4242
9601 Amberglen Blvd, Ste. 109
Austin, TX 78729



PN: 15320

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Acronyms and Abbreviations

ADDF	Average Daily Dry-Weather Flow
CCI	Construction Cost Index
CCN	Certificate of Convenience and Necessity
CCTV	Closed-Circuit Television
CIF	Community Impact Fee
CIP	Capital Improvement Plan
CIPP	Cured-in-Place Pipe
CIWEM	Chartered Institution of Water and Environmental Management
CNO	Could Not Open
CNL	Could Not Locate
ENR	Engineering News-Record
EPA	United States Environmental Protection Agency
ETJ	Extraterritorial Jurisdiction
FM	Farm-To-Market Road, Flow Meter, or Force Main (depending on context)
fps	Feet Per Second
I/I	Inflow and Infiltration
GIS	Geographic Information System
LF	Linear Feet
LS	Lift Station
LUE	Living Unit Equivalent
MG	Million Gallons
MGD	Million Gallons Per Day
MUD	Municipal Utility District
O&M	Operations & Maintenance
OPCC	Opinion of Probable Construction Cost
PCSWMM	Modeling Software running EPA's Storm Water Management Model (SWMM)
PDWF	Peak Dry Weather Flow
PVC	Polyvinyl Chloride
PWWF	Peak Wet Weather Flow
RDII	Rainfall Dependent Inflow and Infiltration
ROW	Right-of-Way
SRTC	Sensitivity-Based Radio Tuning Calibration
TCEQ	Texas Commission on Environmental Quality
UCM	Austin Utilities Criteria Manual
WWTP	Wastewater Treatment Plant

0 EXECUTIVE SUMMARY

The City of Manor (City) retained GBA to prepare a Wastewater Master Plan for the next 15-year period. The purpose of this plan is to guide the City towards a wastewater system that supports and serves the City's evolving needs and continued growth. Goals completed as part of this plan include the following:

- Collected manhole data in the field for sewers 12 inches or greater to develop the hydraulic model network and collect asset information.
- Developed growth areas and projected wastewater flows using the City-provided annual population growth rate of 7%.
- Established planning-level design criteria for existing and future infrastructure.
- Developed and calibrated a hydraulic model of the existing collection system in PCSWMM calibrated to 2022 flow monitoring data.
- Conducted model simulations for existing conditions, 5-year growth conditions, and 15-year growth conditions to identify necessary improvements to meet established design criteria.
- Conceptualized sewer extensions to accommodate growth in the future service areas and developed estimated costs.
- Developed a list of projects to address existing and future wastewater infrastructure needs, along with estimated costs, for present day, 5-year, and 15-year growth conditions.

A 5-year, 6-hour design storm event was utilized in the calibrated, hydraulic model to estimate peak wet weather flows in the existing wastewater collection system. This design storm method was selected based on established practices in modeling by the City of Austin and other nearby municipalities, and to provide a balance of conservatism and practicality when estimating inflow and infiltration (I/I) in the existing system. Design criteria from the Austin Utility Criteria Manual (UCM) was used to estimate design flows for extension projects that would extend City sewer service beyond current service limits.

The hydraulic model developed for this plan was calibrated to Fall 2022 flow monitoring data, which demonstrated excessive levels of inflow and infiltration (I/I) in the City's existing sewer system. To address condition and capacity concerns in the existing sewers, the City is currently engaged in I/I mitigation efforts. It is important to note that these I/I mitigation efforts have the potential to reduce peak wet weather flows in the existing system, but I/I mitigation should not be solely relied upon for solving capacity issues. If peak wet weather flows are reduced, then relief or upsizing projects may be delayed or avoided. However, the degree of I/I reduction that can be achieved is not certain. To determine if a relief project can be delayed or avoided, targeted post-rehabilitation flow monitoring will be required to confirm actual flow conditions after I/I reduction projects have been implemented.

If the city can mitigate inflow and infiltration (I/I), it may alleviate capacity concerns within the current system. However, the model simulations identified three project areas that are not currently sized to adequately convey peak flows during 5-year, 6-hour design storm conditions. These three projects are the Llano Street and Lampasas Street Interceptor, Pyrite Road Interceptor, and US-290 Interceptor. There are additional areas within the existing sewer system that will need relief or upsizing by the 15-year time horizon, including both existing Cottonwood Creek interceptors.

Regarding treatment facilities, the establishment of the East Travis Regional Wastewater Treatment Plant (WWTP) by the 15-year time horizon is imperative to serve the growth anticipated in East Manor. In addition, the Cottonwood Creek WWTP will need to be expanded to Phase 3 (0.6 MGD) by the 5-year time horizon, with its future operation dependent upon the phasing and capacity needs at the East Travis Regional WWTP. Similarly, the Wilbarger WWTP will require expansion to a minimum of 2.0 MGD by the 5-year time horizon.

Once the East Travis Regional WWTP is built, it is recommended to decommission existing lift stations 6 (Stonewater), 8 (Presidential Glen Ph. 4B), and 9 (Presidential Heights), rerouting these lift stations' flows via gravity sewer to the proposed regional plant. Decommissioning these lift stations would reduce capacity risks along the existing FM973 and US-290 interceptors, eliminate operations and maintenance (O&M) costs for these lift stations, and reduce capacity needs at Wilbarger WWTP. This could assist in delaying expansion of Wilbarger WWTP beyond 2.0 MGD. Eliminating these lift stations would also improve wastewater quality and reduce risk of H₂S production by eliminating hydraulic detention time in lift station wet wells and force mains.

Manor is growing rapidly and is expected to continue growing over the next 15 years. A majority of this growth is expected to occur in the eastern portions of the City and Travis County. Manor's wastewater system is currently comprised of approximately 335,000 feet of gravity sewer main, 1,370 manholes, 38,000 feet of force main, 13 lift stations, and 2 wastewater treatment plants. To provide wastewater service in the growing eastern region, a network of additional extension interceptors, lift stations, and force main will be required to collect and convey flows to the treatment plants. These extension projects have been conceptualized and summarized for this report.

A summary of recommended projects at each time horizon is presented in Table 0-1. A complete list of identified projects is presented in Table 0-2 and a map of all projects is presented in Figure 0-1. For a more detailed summary of identified projects, please refer to Section 7.

Table 0-1: Summary of Recommended Projects

Projects Time Horizon	Gravity Sewer					Treatment Capacity	Capital Costs (\$M)
	III Mitigation	Relief and Upsizing	Extensions for Growth	Lift Stations, Force Main	Decommission Lift Stations		
Present Day	Continue	3 Projects, 7,000 LF	-	-	-	-	\$9M Relief/Upsizing, \$11M I/I Mitigation (spread out over 15 yrs)
5-year	Continue	-	1 Project, 6,600 LF	1 New LS, 3,800 LF FM	-	Expand Cottonwood & Wilbarger	\$10M Extensions (Gravity, LS, FM) \$31M Treatment
15-year	Continue	4 Projects, 16,000 LF	16 Projects, 83,600 LF	2 New LS, 7,100 LF FM	Decommission up to 5 LS	Regional WWTP (1.5 MGD)	\$23M Relief/Upsizing \$147M Extensions (Gravity, LS, FM) \$58M Treatment
Total	>40,000 LF Pipe Rehabilitated	7 Projects, 23,000 LF	17 Projects, 90,200 LF	3 New LS, 10,900 LF FM	Decommission up to 5 LS	Expand 2 WWTPs, Build Regional Plant	\$289M Over 15 Years

Manor, TX Wastewater Master Plan
Table 0-2: Overall Project List

Project ID	Infrastructure Type	Time Horizon	Current CIP Project ID	Project Name	Type of Improvement	Pipe Diameter (in) ⁽¹⁾	Total Length of Pipe (ft)	Lift Station or WWTP Flow Rate (mgd)	Planning-Level Construction OPCC without Contingency	Capital Cost (30% Contingency, 20% Engr./Survey.) ⁽³⁾
WW.00.01	Existing/Relief	Present Day	-	Llano St and Lampasas St Interceptors ⁽²⁾	Exist. Gravity Relief/Upsizing	18"-36"	4,060	-	\$3,405,040	\$5,652,000
WW.00.02	Existing/Relief	Present Day	-	Pyrite Rd Gravity Sewer (upstream of LS06) - <i>II Mitigation Potential</i>	Exist. Gravity Relief/Upsizing	18"	930	-	\$584,010	\$911,000
WW.00.03	Existing/Relief	Present Day	CIP-4	US 290 Interceptor (Still Necessary even if LS06/08/09 are Decommissioned)	Exist. Gravity Relief/Upsizing	24"	2,030	-	\$1,596,488	\$2,491,000
WW.00.04	Existing/Relief	Present Day	-	Rehabilitation and <i>II</i> Mitigation in Existing Sewers	Rehabilitation	-	40,440	-	\$7,279,200	\$11,356,000
WW.05.01	Treatment	5-Year	S-31	Cottonwood WWTP Expansion Ph. 3 (Expansion from 0.4 to 0.6 MGD)	Exist. WWTP Expansion	-	-	0.2	\$3,260,000	\$5,086,000
WW.05.02	Treatment	5-Year	-	Wilbarger WWTP Expansion (Expansion from 1.33 to 2.0 MGD)	Exist. WWTP Expansion	-	-	0.67	\$16,750,000	\$26,130,000
WW.05.03	New/Extension	5-Year	S-36	Manor Springs Lift Station Improvements	New LS to Serve Growth	6"(F)	3,760(F)	0.5	\$1,606,289	\$2,506,000
WW.05.04	New/Extension	5-Year	S-23	Voelker Ln. Wastewater Improvements	New Gravity to Serve Growth	12"	6,560	-	\$4,595,771	\$7,169,000
WW.15.01	Treatment	15-Year	S-39/40/41	East Travis Regional WWTP	New WWTP to Serve Growth	-	-	1.5	\$37,403,000	\$58,349,000
WW.15.02	Existing/Relief	15-Year	Dev. Agr.	Lift Station 1 (Las Entradas) and O09-006_O09-005	Exist. LS Expansion	18"	260	-	\$164,430	\$257,000
WW.15.03	Existing/Relief	15-Year	S-18	West Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	24"-27"	8,500	-	\$8,236,967	\$12,850,000
WW.15.04	Existing/Relief	15-Year	S-16	East Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	27"-33"	3,070	-	\$3,392,810	\$5,293,000
WW.15.05	Existing/Relief	15-Year	-	FM973 Interceptor (Not Necessary if LS06 is Decommissioned)	Exist. Gravity Relief/Upsizing	18"	4,220	-	\$2,658,600	\$4,147,000
WW.15.06	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 1 ⁽²⁾	New Gravity to Serve Growth	39"-45"	7,960	-	\$15,366,210	\$25,508,000
WW.15.07	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	36"	8,910	-	\$13,811,117	\$21,545,000
WW.15.08	New/Extension	15-Year	S-23	Willow Creek Wastewater and Lift Station Improvements	New Gravity/LS to Serve Growth	24"(G), 6"(F)	2,160(G/F)	0.65	\$1,642,456	\$2,562,000
WW.15.09	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	24"	5,210	-	\$5,424,105	\$8,462,000
WW.15.10	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	15"-21"	7,710	-	\$6,455,271	\$10,070,000
WW.15.11	New/Extension	15-Year	-	East US290 Wastewater Improvements	New Gravity to Serve Growth	15"	2,920	-	\$2,219,654	\$3,463,000
WW.15.12	New/Extension	15-Year	-	North Cottonwood Creek East Tributary Wastewater Interceptor Improvements	New Gravity to Serve Growth	15"-18"	8,480	-	\$6,720,382	\$10,484,000
WW.15.13	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	27"	7,390	-	\$8,791,977	\$13,715,000
WW.15.14	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	27"	3,590	-	\$4,424,675	\$6,902,000
WW.15.15	New/Extension	15-Year	-	Littig Rd. Wastewater Improvements ⁽²⁾	New Gravity to Serve Growth	12"	8,510	-	\$5,961,816	\$9,897,000
WW.15.16	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	21"-24"	7,238	-	\$7,379,755	\$11,512,000
WW.15.17	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	12"-18"	10,367	-	\$8,035,168	\$12,535,000
WW.15.18	New/Extension	15-Year	-	South Wilbarger Creek Lift Station Improvements	New LS to Serve Growth	4"(F)	5,040(F)	0.25	\$1,287,296	\$2,008,000
WW.15.19	New/Extension	15-Year	-	Lift Station #6 (Stonewater) Decommissioning	New Gravity to Abandon LS	18"	3,300	-	\$3,134,355	\$4,890,000
WW.15.20	New/Extension	15-Year	-	Lift Station #8 (Presidential Glen Ph. 4B) Decommissioning	New Gravity to Abandon LS	12"	1,400	-	\$1,281,253	\$1,999,000
WW.15.21	New/Extension	15-Year	-	Lift Station #9 (Presidential Heights) Decommissioning	New Gravity to Abandon LS	12"	500	-	\$650,448	\$1,015,000

Notes:

- 1) For pipe diameters and lengths, gravity main is assumed, except where (F) indicates force main, and (G) indicates gravity main.
- 2) Select projects include an additional 10% contingency for railroad crossings to account for additional costs (permitting, extra boring length, etc.).
- 3) For new/extension projects not within the ROW or an existing easement, a unit cost of \$87,900/acre was utilized for easement cost estimates.

The easement unit cost includes survey, engineering fees, condemnation/attorney fees, and ROW agent fees.

LS06, LS08, and LS09 are recommended to be decommissioned and re-routed by gravity towards East Travis Regional WWTP once it is built. This reduces burden on Wilbarger WWTP and the FM973 interceptor, and reduces LS O&M costs. Projects Not Included: The above list does not include Bell Farms LS upgrades (LS04), Carriage Hills LS or interceptor upgrades, Cottonwood Cr. WWTP Ph. 2 expansion to 0.4 MGD (developer-funded), or other projects currently in-progress.

Time Horizon	Capital Cost
Present Day	\$ 20,410,000
5-Year	\$ 40,891,000
15-Year	\$ 227,463,000
Total, All Projects	\$ 288,764,000



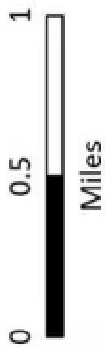
City of Manor
Travis County, TX

FIGURE 0-1:
OVERALL PROJECTS

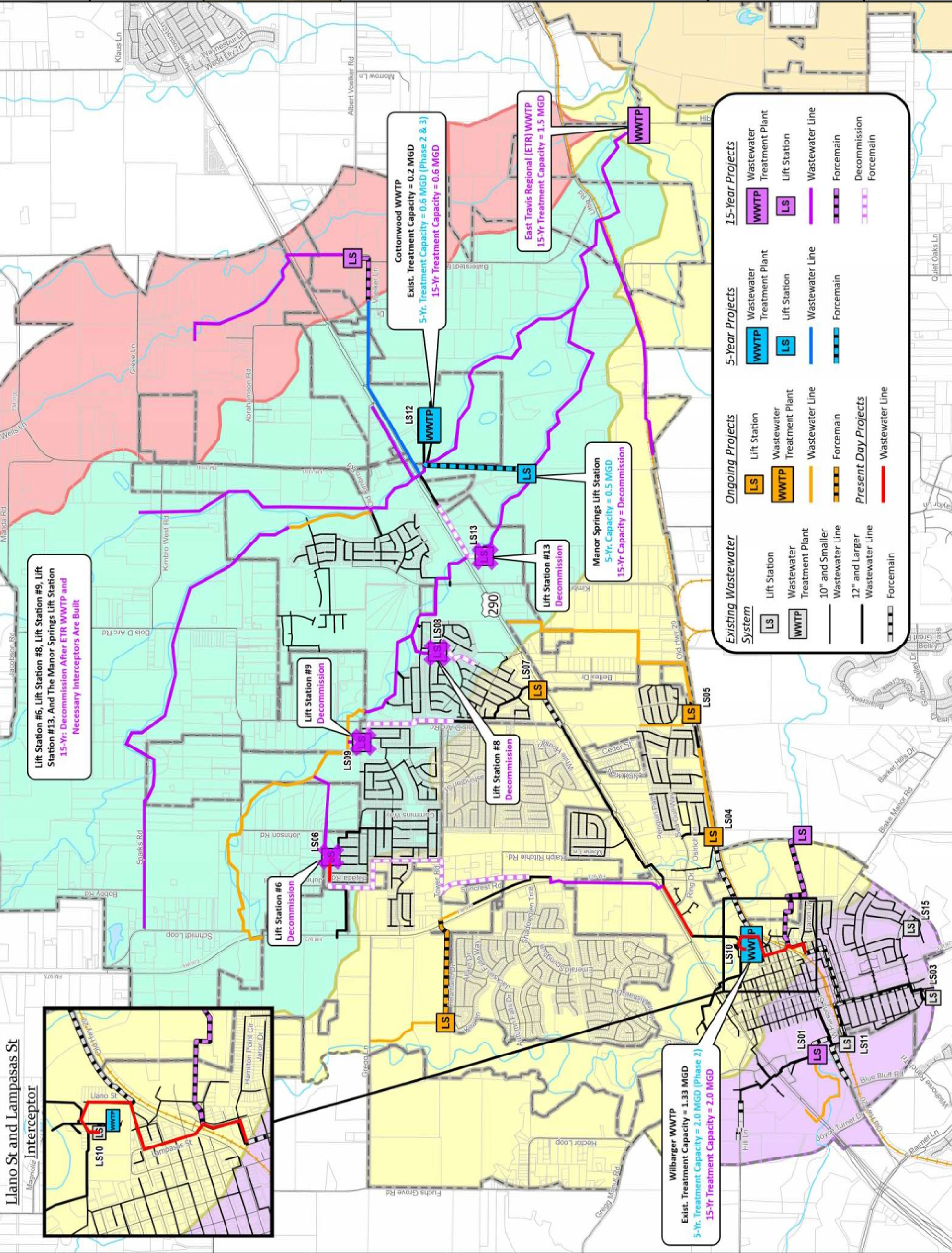


Legend

- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ
- Wastewater Basin
 - Cottonwood Creek
 - Gilleland Creek
 - Lower Wilbarger Creek
 - Upper Wilbarger Creek
 - Willow Creek



Date: 5/6/2024



Llanos St and Lampasas St
Interceptor

1 INTRODUCTION

1.1 Purpose

The purpose of this report is to update the City of Manor's wastewater master plan, providing a guide towards a wastewater system that beneficially supports and serves the City's evolving needs and continued growth. The existing master plan was developed in 2008 and was intended to forecast wastewater collection and treatment system needs for the city within a 10-year planning period. Growth within the city over the intervening period has occurred at a much more rapid rate than previously anticipated, prompting the need to update the plan and re-project flows for a 15-year period.

This master plan evaluates the projected wastewater demands for the next 15 years and introduces alternative strategies and timelines for addressing the potential need for system capacity improvements. In addition, this report provides planning-level estimates of the probable costs for the proposed alternatives. A flow monitoring and inflow and infiltration (I/I) study was performed under a separate project which culminated in a report titled *2023 Inflow & Infiltration Investigations Project – Preliminary Engineering Report*. The flow monitoring data was collected in the Fall of 2022 for that study and was used to model and evaluate the existing system's capacities.

1.2 Scope

The scope of this wastewater master planning project encompassed field data collection, hydraulic modeling of the collection system, growth projections, and proposed infrastructure improvements to meet current and future demands. This Master Plan study and its recommendations are focused on sanitary sewer interceptors with a diameter of 12 inches or greater. The adequacy of existing sewer lines with diameters less than 12 inches will depend on the specifics of new developments that connect to them and may require analysis on a case-by-case basis. Regarding wastewater treatment, this study is focused only on treatment capacity needs and does not cover specific treatment processes or technologies.

The study began with a survey of manholes connected to sewer mains with diameters of 12 inches and greater. The manhole survey data was assembled in GIS and then used to develop a hydraulic model of the collection system using the PCSWMM software. The hydraulic model was used to evaluate both the current capacity of the existing infrastructure as well as options for system improvements. Models of the existing system and future systems for the 5 and 15-year time horizons were developed. These models were evaluated to determine infrastructure needs required to serve current and future flows. Finally, a list of proposed improvements, including anticipated timing and cost, was created based on the analysis.

A summary of major tasks completed for this report is provided below:

- Collected physical data in the field for sewers 12 inches or greater to develop the hydraulic model network and collect asset information.
- Developed a hydraulic model of the existing collection system in PCSWMM and calibrated the model to align with actual flow data gathered during the Fall 2022 flow monitoring season.

- Developed flow projections for five-year and fifteen-year time horizons based on City-provided population and land use projections.
- Performed model simulations of the existing conditions, five-year growth conditions, and fifteen-year growth conditions to identify needed sewer system improvements.
- Selected design criteria consistent with current, local design requirements to be used for planning-level sizing and costing of improvements.
- Developed conceptual projects to serve new growth outside of the existing system with extension sewers, lift stations, and force main.
- Developed a comprehensive report detailing the work completed, analyses, and recommended improvements for the City's sanitary sewer system.

2 PLANNING INFORMATION, DATA COLLECTION AND ASSUMPTIONS

2.1 Wastewater Service Area

The City of Manor is in the eastern part of Travis County, Texas, along U.S. Highway 290. The City of Manor's existing wastewater service area is limited to its current Certificate of Convenience and Necessity (CCN) boundaries, which generally includes areas within City limits, approximately 10 square miles, and portions of its Extra-Territorial Jurisdiction (ETJ), encompassing approximately 20 square miles. Manor's wastewater system is currently comprised of approximately 335,000 feet of gravity sewer main, 1,370 manholes, 38,000 feet of force main, 13 lift stations, and 2 wastewater treatment plants. Figure 2-1 provides a map of Manor's existing wastewater system.

The extent of this report's study area generally follows Manor's extra-territorial jurisdiction (ETJ), as shown in Figure 2-1. The approximately 30 square mile study area includes portions of the Gilleland Creek Basin, Upper Wilbarger Creek Basin, Cottonwood Creek Basin, and Willow Creek Basin. The existing wastewater service area is served by the City's Wilbarger Wastewater Treatment Plant (WWTP) and the City's Cottonwood Creek WWTP. The Wilbarger WWTP serves portions of the Gilleland Creek Basin, Upper Wilbarger Creek Basin, and Cottonwood Creek Basin (namely Lift Stations 6, 8, and 9), while the Cottonwood Creek WWTP serves only the Cottonwood Creek Basin currently.

Most of the wastewater generated in the service area is currently treated at the Wilbarger WWTP, located on Llano Street off of Old Highway 20 on the southwestern side of the City. In 2020, the Wilbarger WWTP was expanded from 0.5 MGD to 1.33 MGD, which included a new onsite lift station (LS10), a new public works building, and provisions for future expansion up to 2.0 MGD. The Wilbarger WWTP is critical to maintaining wastewater service in the western portion of the City, particularly as rapid growth occurs in and around Manor.

The Cottonwood Creek Basin (approximately north and east of Paseo De Presidente Boulevard and Tower Road) is primarily served by the Cottonwood Creek WWTP, which is currently permitted for an average annual discharge of 0.2 MGD. The existing permit allows for permitted capacities of 0.2, 0.4, and 0.5 MGD, but amended phasing of 0.2, 0.4, 0.6 and 0.8 MGD capacities have been applied for at the Texas Commission on Environmental Quality (TCEQ), and a draft permit has been issued. Presently, Phase 2 expansion of the Cottonwood Creek WWTP is fully designed and set to begin upon confirmation that flows have reached a level appropriate to trigger the expansion. Phase 2 expansion will increase the Cottonwood Creek WWTP's capacity to 0.4 MGD. Other phases of expansion are planned for Cottonwood Creek WWTP (0.6 MGD at Phase 3, 0.8 MGD at Phase 4), and the timing and necessity of these phases is explored in Section 6 of this report.



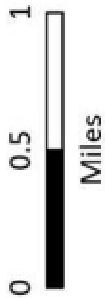
City of Manor
Travis County, TX

FIGURE 2-1: EXISTING
WASTEWATER SYSTEM

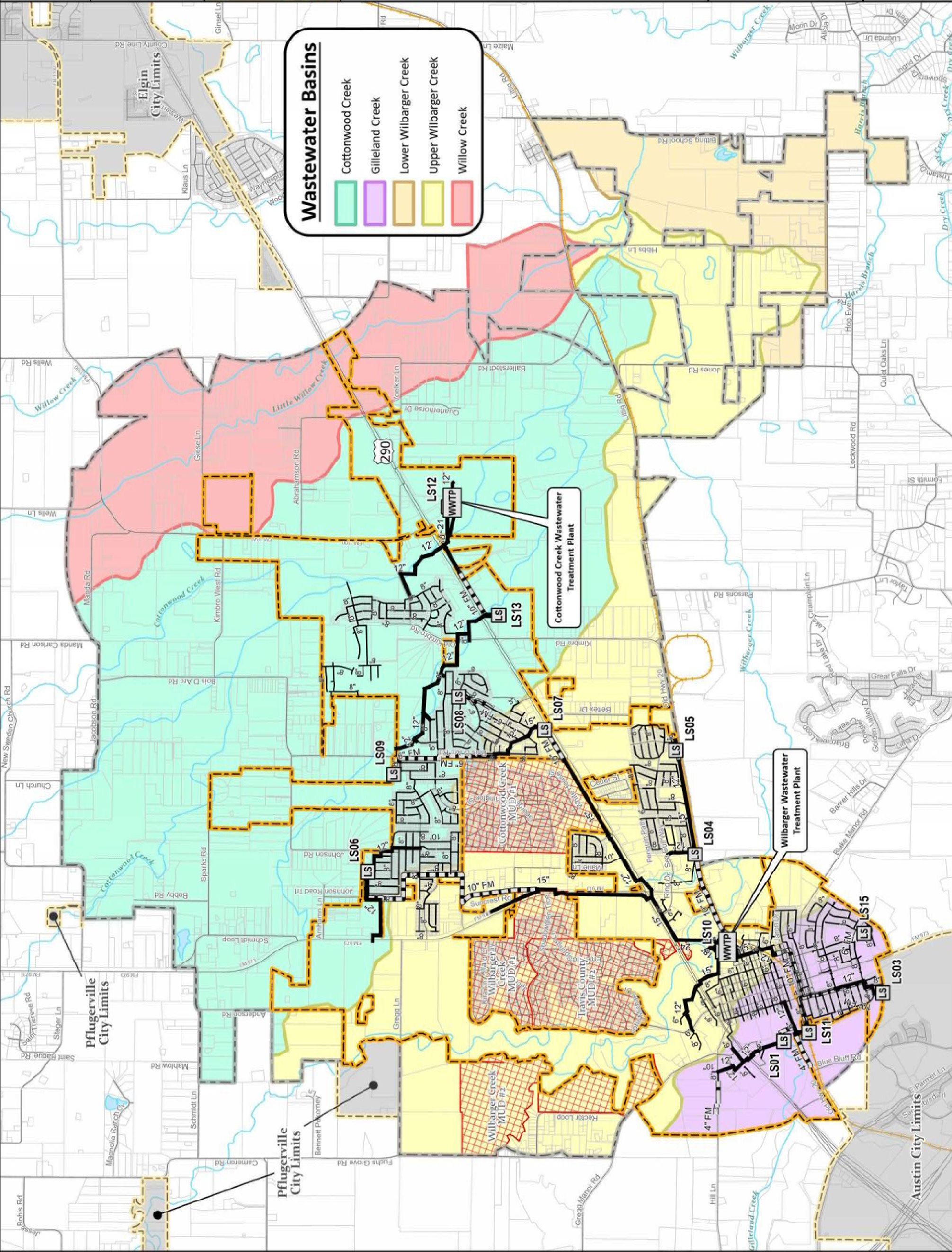


Legend

- LS Lift Station
- WWTP Wastewater Treatment Plant
- 10" and Smaller Wastewater Line
- 12" and Larger Wastewater Line
- Forcemain
- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ



Date: 5/2/2024



2.2 Municipal Utility Districts

A Municipal Utility District (MUD) is a special district that functions as an independent, limited government. MUDs provide developers an alternate way to finance infrastructure, such as water, sewer, drainage, and road facilities. There are MUDs directly adjacent to or encapsulated by Manor's city limits that have residents that are excluded from Manor's population numbers and wastewater service. The MUDs that comprise the ShadowGlen (Wilbarger Creek MUD #1 and #2 and Travis County MUD #2) and Presidential Meadows (Cottonwood Creek MUD #1) developments have an estimated combined total of nearly 4,000 single and multi-family units and a population of over 13,000. The Metro H2O WWTP is owned and operated by the MUDs and serves the MUDs wastewater treatment needs. These MUDs have been able to send flow to Manor's wastewater system only during agreed upon emergency circumstances through a system interconnect.

Prior to and during the Fall 2022 flow monitoring period (August to December 2022), the Wilbarger WWTP received flow from the ShadowGlen and Presidential Meadows MUDs because the WWTP that would typically treat MUD flows was failing and a new plant was under construction. These MUDs are now served by the new Metro H2O WWTP. The route by which the Presidential Meadows MUD contributes flow to Manor's wastewater system has not been confirmed, though the City believes the flow from this MUD was received during the flow monitoring period via a MUD system backup from the Metro H2O plant to the interconnect. Because these MUDs contributed flow to Manor's system during the flow monitoring period, the flows from the MUDs needed to be accounted for during model calibration. The model was calibrated using flow monitoring data, so the MUD contribution needed to be included in the model during calibration but removed during future growth modeling.

2.3 Future Land Use Assumptions

Future land use assumptions were used to develop projections of future wastewater flow contributions in the collection system model. The future land use assumptions were provided by the City in the "Future Land Use Map" of the City's *Destination 2050 Comprehensive Plan* report. A copy of this map is provided in Figure 2-2. This map provides approximate locations of various land use types across the City of Manor. These land uses provide information on the types, potential densities, and locations of future development. The City also provided information regarding the planned and in-progress developments in the form of a map, a copy of which is provided in Figure 2-3. This map was used to estimate which parcels were most likely to develop within the 5-year time horizon.

Future land use assumptions are important factors for projecting future wastewater flows and identifying the required infrastructure to serve planned growth. Future land use assumptions do not represent zoning regulations or requirements, and actual future land use may vary from these assumptions. Rather, these land use assumptions are a best approximation of the types of developments and densities the City may support in the future.

Table 2-1 provides the development density assumptions in terms of Living Unit Equivalent (LUE) per acre for each land use type assigned by the Comprehensive Plan. An LUE is a planning tool that estimates the typical flow of water or wastewater used/produced by a single-family residence.

These density estimates were developed as part of the City's latest Community Impact Fee (CIF) study. For the purposes of this study, one (1) LUE was assumed to represent 3 persons (or population equivalents) and produce 200 gallons per day (gpd) of wastewater. The 200 gpd/LUE wastewater production rate is an average rate developed based on flow monitoring.

Table 2-1: Density Assumptions for Future Land Use Types

Land Use Category	Category Abbreviation	Density Assumption (LUE/acre)
Commercial (Corridor)	C	2
Community Mixed Use	CMU	5
Downtown Mixed Use	DMU	4
Employment	E	1
High Density Single Family	SF-4	5
Mixed Density Neighborhood	MDNB	4
Multi-Family	MF	10
Neighborhood	NB	4
Neighborhood Mixed Use	NMU	5
Parks/Open Space	OS	0
Public/Semi-Public	P/SP	1

By applying both the LUE/acre density from Table 2-1 and the 200 gpd/LUE flow estimate to a given land area (in acres), an approximate wastewater production can be estimated for all land uses shown on the future land use map. The estimated wastewater production was then used in the hydraulic model of the collection system. Please refer to Section 4.2 for further discussion of the flow projections and distributions of flow.

Figure 2-2: Future Land Use Map from City's Comprehensive Plan

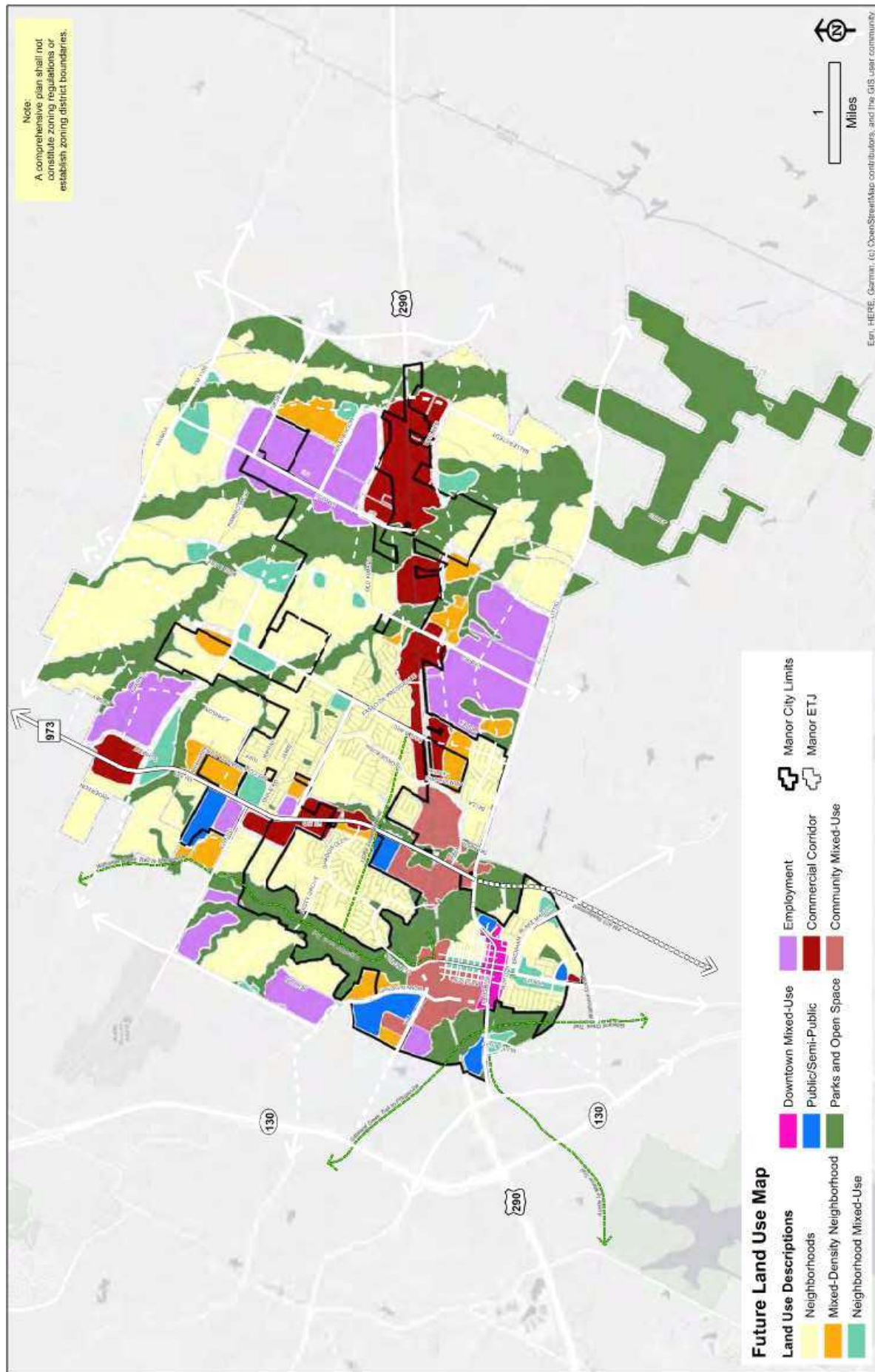
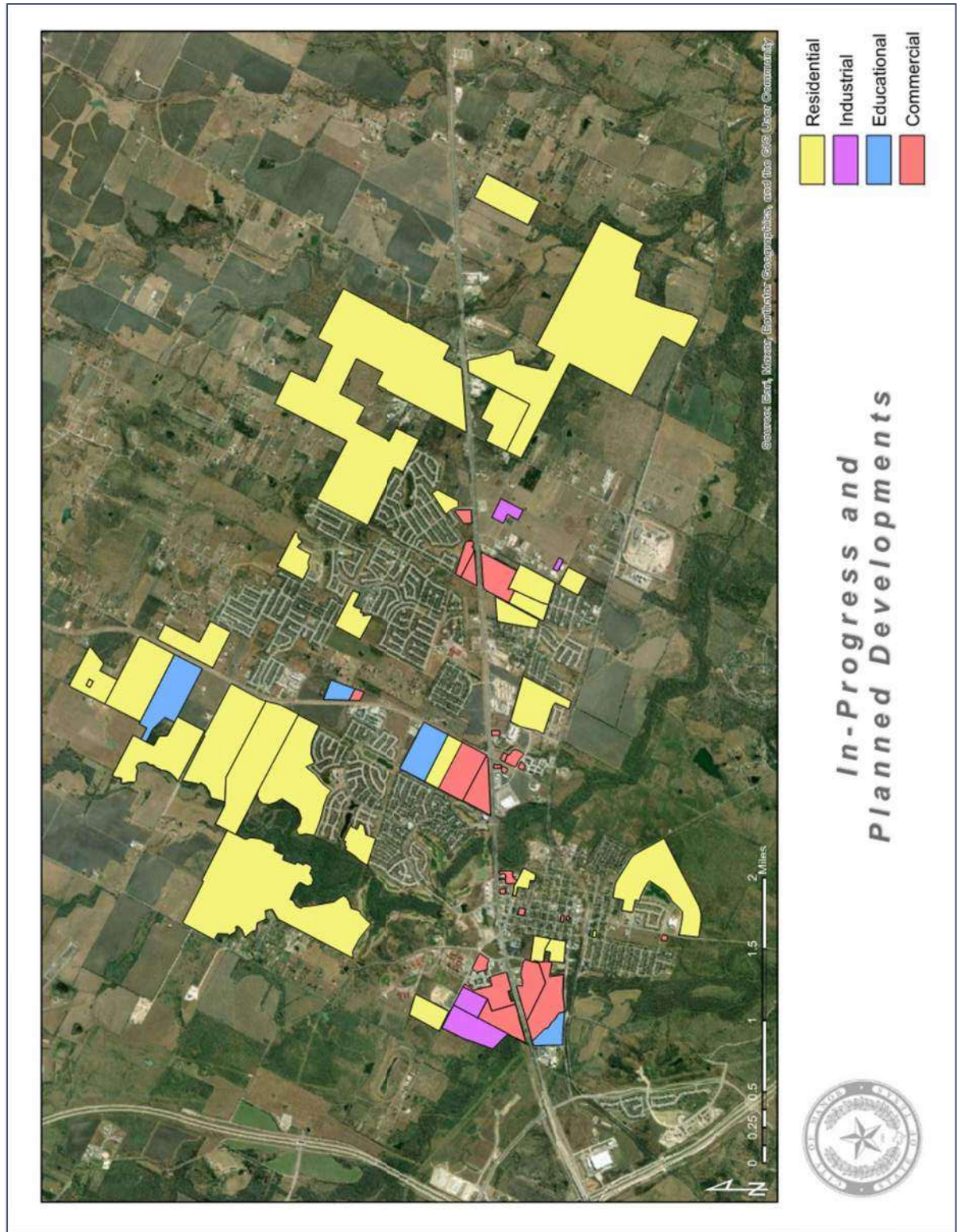


Figure 2-3: In-Progress and Planned Development Map (Spring 2023)



2.4 Population Projections

The population projections utilized for this report were determined by the City and held at a constant 7% annual growth rate for population and LUEs throughout the 15-year time horizon. The chosen growth rate is also being used as part of other ongoing planning studies (e.g., the most recent Rate Study and Water Master Plan) for the City to ensure consistency and alignment across the studies. The present number of LUEs within City limits was estimated at 6,845 based on a count of developed parcels. The population projections below are representative of population within City limits. It was assumed for this report that as the City provides wastewater service to more area, that area will be annexed into City limits over time.

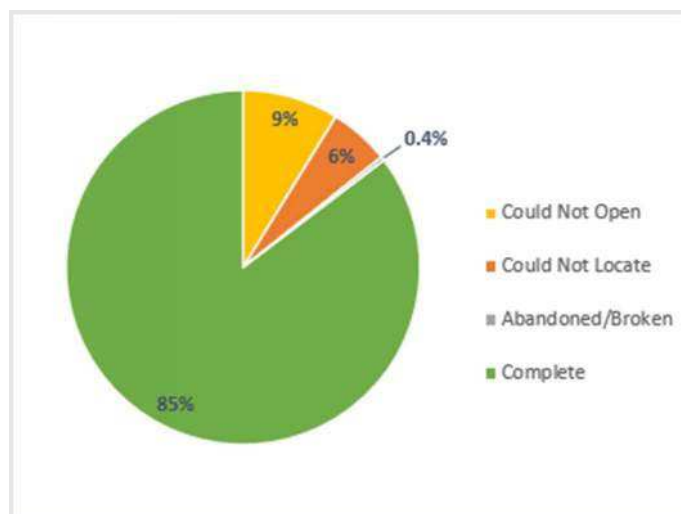
Table 2-2: Population and LUE Projections Assuming 7% Annual Growth Rate

Planning Time Horizon	Year	Present and Projected Populations ¹	Projected No. of LUEs ²
Present	2023	20,535	6,845
5-year	2028	28,800	9,600
15-year	2038	56,700	18,900
1) Projected populations rounded to nearest 100 persons			
2) Assumed 3 persons per LUE			

2.5 Manhole Survey

GBA field staff attempted survey and inspection of 273 City-owned manholes to create a hydraulic model of the existing wastewater collection system. Among these 273 manholes with attempted inspections, 233 were completed successfully, 24 were unable to be opened (i.e., Could Not Open or “CNO”), 15 manholes could not be located (i.e., Could Not Locate or “CNL”), and 1 manhole was abandoned. Figure 2-4 shows a pie chart and relative percentages of each inspection result. Manhole survey summary maps are provided in Appendix A.

Figure 2-4: Manhole Survey and Inspection Summary



The data collected during manhole inspections include X and Y coordinates, rim elevations, depths, and manhole cover sizes, as well as rim-to-invert depths and diameters of incoming and outgoing pipes. Manholes that were located but not able to be opened were considered partially inspected, as location and rim elevation data could still be collected. After GBA's initial attempt to locate and open each manhole, a list of CNO and CNL manholes was provided to City operations staff. City staff were able to open 23 manholes that were originally CNO and locate 6 manholes that were originally CNL, providing manhole depth measurements for use in the model.

2.6 Planning-Level Design Criteria

To model, size, and plan for new wastewater infrastructure, planning-level design criteria were established for this study. It is important to note that all sizing of improvements for this study are conceptual only; actual designs may vary from the conceptual designs presented in this report. Table 2-3 provides a summary of the criteria used to guide this study. This table is broken into three sections:

- (1) Existing Infrastructure Flow Calculations (Modeled System),
- (2) Future Infrastructure Flow Calculations (Extensions to Serve Growth Areas), and
- (3) Conceptual Sizing of New Infrastructure (Relief, Replacement or Extensions).

2.6.1 Definitions

Below is a list of basic definitions used to describe planning and design criteria:

- **ADDF:** Average Daily Dry Weather Flow is the normal wastewater flow generated in the sanitary sewer system during dry weather conditions. This flow includes wastewater production and permanent infiltration naturally present during dry conditions. This flow does not include rainfall-induced infiltration and inflow.
- **PDWF:** Peak Dry Weather Flow is the instantaneous peak flow generated in the sanitary sewer system over the course of a 24-hour period, during dry weather conditions. This peak is a natural outcome of increased wastewater production at times of peak usage throughout the day. In primarily residential areas, there is typically a peak in the morning and/or a peak in the evening.
- **PWWF:** Peak Wet Weather Flow is the instantaneous peak flow generated in the sanitary sewer system during wet weather conditions. This peak is an outcome of increased inflow and infiltration entering the sewer system during or directly after a rainfall event.
- **I/I:** Inflow and Infiltration is rainfall-induced flow entering the sanitary sewer system. Infiltration generally enters sewers through underground defects such as defective pipes, pipe joints, and manholes. Inflow generally enters from above-ground sources, such as private sewer laterals, downspouts, foundation drains, yard and area drains, storm sump pumps, manhole covers, and cross connections from storm drains.
- **Surcharge:** Surcharge is generally defined as the situation in which the entrance and exit of a gravity sewer pipe are submerged by flow, and the pipe is flowing full and under pressure. Surcharge conditions are generally not ideal, and either indicate an immediate pipe capacity restriction or a downstream bottleneck.
- **Critical Surcharge:** Surcharge levels that are at higher risk of causing a sanitary sewer overflow (SSO).

2.6.2 Flow Calculations

The PCSWMM design storm model of the existing system was primarily used to identify necessary capacity improvements for the City's *existing sewers*, at the present, 5-year, and 15-year time horizons. For sewer extensions, the Austin Utilities Criteria Manual (UCM) guidance and GIS analysis were primarily used to conceptually size the *future sewer extensions* needed to serve growth areas outside of City limits, at the 5-year and 15-year time horizons. Therefore, flow calculations for the existing infrastructure (interceptors and lift stations) modeled in PCSWMM differed from flow calculations for future infrastructure (sewer extensions), which were not modeled in PCSWMM.

Flows from future growth were still plugged into the PCSWMM model of the existing system for future growth scenario modeling in order to demonstrate impacts of growth on the existing sewers. To represent peak wet weather flows from future growth in the PCSWMM model, the synthetic unit hydrograph based on data from flow meter Basin 2C of the 2022 flow monitoring period was assigned to future growth model nodes. Basin 2C was chosen as a representative basin for new growth areas because the sewers in this basin were primarily built within the last 10-20 years, and it demonstrated an average level of I/I for Manor's collection system. (Please see Figure 3-1 for a map of Fall 2022 flow monitoring basins.)

2.6.3 Design Storm

The 5-year, 6-hour design storm was chosen because there is precedence for its use in modeling by the City of Austin and other cities in the Central Texas area. It also represents a moderately conservative storm event to plan for, particularly for systems demonstrating higher levels of I/I. Storm events with higher recurrence intervals (such as 10-year, 25-year, or 50-year) may be overly burdensome to ratepayers of systems with high I/I levels, but storms with lower recurrence intervals (such as 1-year or 2-year) may be insufficient for predicting areas at higher risk of sanitary overflows and backups.

2.6.4 Critical Surcharge

The calibrated PCSWMM model was used to identify locations in the existing system with potential for surcharge under design storm conditions. Not all surcharge of existing sewers requires immediate mitigation, however. To identify higher risk surcharge, critical surcharge criteria were developed to help identify the need for capacity improvement projects. The two-part criteria used during this study is stated in terms of surcharge above the crown of pipe and in terms of minimum "freeboard" (or the distance between maximum surcharge level and manhole rim). This criteria is based on similar criteria used by the Environmental Protection Agency (EPA) in recent sewer consent decrees. It is important to note that this is a criteria for judging the severity of surcharge, not a pipe sizing tool. New gravity sewers (relief, replacement, or extensions) should not be designed to surcharge under design flow conditions.

Levels of surcharge predicted by the hydraulic model will vary widely across the system and depend on factors such as design storm intensity, existing pipe capacities, projected upstream flows and infiltration and inflow (I/I), and downstream bottlenecks. Some sewer agencies allow surcharge in their systems to specified levels (e.g., "surcharge up to 100% of pipe diameter over

the crown of pipes”), while other agencies do not allow any surcharge in their systems.

Surcharge may not be acceptable at locations where sewers are relatively shallow (e.g., less than 10 vertical feet from the surface) because of the increased risk of overflow. Surcharge may be more acceptable in locations with particularly deep sewers (e.g., 20 feet or more below the surface) because of the lower risk of overflow. Therefore, it is sometimes pragmatic to allow some surcharge in the existing system before relief sewers are deemed necessary. However, as mentioned previously, all new or relief sewers should be designed for no resulting surcharge during design flow conditions.

2.6.5 Conceptual Pipe Sizing

The Austin UCM Q65/Q85 method of pipe sizing requires pipes be sized to either reach a maximum of 65% of their full capacity during peak dry weather flows (PDWF), or 85% of their capacity during peak wet weather flows (PWWF). This method of sizing provides a safety factor to account for higher than anticipated I/I during a storm event. During peak wet weather storms, Austin UCM requires that pipes be designed such that the peak wet weather flow (PWWF) shall not exceed 85% of the capacity of the pipe flowing full for all pipes 15 inches in diameter and below, and 80% of the capacity for all pipes 18 inches and above. Based on flow monitoring, Manor’s wastewater system has a history of surcharging and backup during storm events, so this excess 15%-20% capacity would help to reduce risk of excessive surcharging and overflow. Designing the system with additional capacity provides flexibility for accommodating increased wastewater flows associated with population growth and denser development.

The City of Manor has historically sized pipes to reach full flow (Q_{full}) capacity during peak wet weather events. This is a less conservative method that will still accommodate storm events without providing as much safety factor for growth or increased I/I. Allowing pipes to reach full capacity during the design flow reduces costs by requiring smaller pipe sizes but leaves less room for accommodating future growth and expansion. Backup and surcharging are a greater risk to a system sized using this method. Because of Manor’s rapid growth and higher rates of I/I, the more conservative Austin UCM Q65/Q85 approach was chosen for this study and is recommended for future designs.

Table 2-3: Planning-Level Design Criteria

Criteria	Value or Range
Existing Infrastructure Flow Calculations (Modeled System)	
Average Daily Dry Weather Flow (ADDF)	Model Calibrated to Flow Meter Data
Peak Dry Weather Flows (PDWF)	Model Calibrated to Flow Meter Data
Modeled I/I for Existing System ⁽¹⁾	RTK Unit Hydrograph Calibrated to Respective Flow Meter Basin
Modeled I/I for Growth ⁽²⁾	RTK Unit Hydrograph Calibrated to Flow Meter Basin 2C (representative of new development)
Peak Wet Weather Flows (PWWF)	Design Storm Model (PDWF + I/I)
Design Storm ⁽³⁾	5-year, 6-hour Event (4.1 inches)
Critical Surge Criteria ⁽⁴⁾	Flow Depths > 24" above crown of pipe Flow Depths ≤ 36" below manhole rim
Future Infrastructure Flow Calculations (Extensions to Serve Growth Areas)	
Average Daily Dry Weather Flow (ADDF) ⁽⁵⁾	200 gpd/LUE
Peak Dry Weather Flows (PDWF) ⁽⁶⁾	$Q = \left[\frac{(18 + (0.0206 * ADDF)^{0.5})}{(4 + 0.0206 * ADDF)^{0.5}} \right] * ADDF$
Peak Wet Weather Flows (PWWF) ⁽⁶⁾	Q = PDWF + 750 gpd/acre
Conceptual Sizing of New Infrastructure (Relief, Replacement or Extensions)	
Peak Flow Conveyance Criteria ⁽⁷⁾	Austin UCM Q65/Q85
Gravity Pipe Capacity	Manning's Equation
Manning's Coefficient (n)	0.013
Gravity Pipe Velocity ⁽⁸⁾	2-10 fps
Lift Station Capacity	Maximum 2-hr Peak Flow from Model
Force Main Velocity	3-6 fps

Notes:

- 1) Inflow and Infiltration (I/I) in the existing system was estimated using synthetic unit hydrographs (calibrated using the RTK method) for each flow meter basin.
- 2) Flows from new growth areas were plugged into the existing system during growth scenario modeling. To represent flows from growth in the model, flow meter basin 2C's synthetic unit hydrograph was used. Basin 2C was chosen because it is considered an acceptable representation of I/I in Manor's newer sewer basins.
- 3) Precipitation frequency estimates for design storm provided by NOAA Atlas 14.
- 4) Based on criteria used in recent EPA Consent Decrees. This criterion defines high risk (critical) surcharge levels in the existing sewer system and was used to define the necessity of capacity improvement projects for existing gravity sewers. It is important to note that new gravity sewers (relief, replacement or extensions) will NOT be designed to surcharge under design flow conditions.
- 5) Estimated from wastewater flow monitoring data.
- 6) Sourced from Austin Utilities Criteria Manual (UCM), which is commonly used and accepted throughout the Austin metropolitan area.
- 7) Sourced from Austin Utilities Criteria Manual (UCM). All gravity sewer projects were conceptually sized to reach a maximum of 80 to 85% of their capacity during peak wet weather flows (PWWF), depending on pipe diameter.
- 8) Texas Commission on Environmental Quality (TCEQ Chapter 217) design standards.

2.7 Cost Data

Planning level cost equations and tables were developed using past wastewater project data from the Austin metropolitan area and other commonly referenced guidance documents, such as those developed by the EPA. Costs should be considered planning-level only and may not reflect costs of actual construction. ENR Construction Cost Index (CCI) data were used for the Dallas metropolitan area (the closest metropolitan area to Manor with CCI indices) to adjust historical cost data for inflation to better reflect present-day costs. All referenced cost equations were adjusted to account for inflation using the February 2024 CCI for Dallas (CCI = 7824. Please see enr.com/economics/historical_indices for more information regarding ENR CCI values).

The following cost equations were developed to represent lump sum construction costs for typical wastewater improvement projects and may not be representative of more unique situations. Cost equations were generally fit to ENR-adjusted construction bid costs from multiple Central Texas wastewater projects bid within the past five years. If an identified project was already designed or estimated (e.g., Cottonwood Creek WWTP Expansion Phase 3), then the most recent opinion of probable cost was used instead of the cost equations below. The cost equations are representative of construction costs and do not include other soft costs or contingencies (such as easement acquisition, financing, legal, or insurance costs). To estimate a capital cost for each project, a 30% factor was applied to the construction cost to account for soft costs such as engineering design and survey, and then another 20% contingency factor was applied to account for unanticipated costs and scope changes. A summary of the cost equations is presented in Table 2-4 below.

Table 2-4: Planning-Level Construction Cost Equations

Project Type	General Cost Equation	Units
Gravity Sewer	$y = 322 * 1.038^x$	y is \$/LF, x is diameter (in)
Steel Encasement	$y = 50x$	y is \$/LF, x is casing diam. (in)
Force Main	$y = 18x$	y is \$/LF, x is diameter (in)
Lift Station	$y = 1,500,000 * (x^{0.62})$	y is \$, x is capacity (MGD)
Treatment	$y = 25x$	y is \$, x is capacity (gpd)

3 EXISTING COLLECTION SYSTEM

3.1 Current Capacities and Projections

Table 3-1 describes the primary interceptor corridors serving Manor. Table 3-2 provides a summary of known information regarding Manor's lift stations, including those lift stations that were modeled. Previously decommissioned lift stations (LS02 at Wilbarger WWTP and LS14 at Manor Heights) are not included in the table or model. Modeled interceptors and lift stations are shown in Figure 4-2.

Table 3-1. Summary of Major Interceptor Corridors

Corridor Name	Pipe Diameter Range	Approx. Length (ft)	Corridor Description
Old Manor	12"-18"	16,600	<ul style="list-style-type: none"> Old Manor encompasses all of the interceptors from Flow Meter Basins 1, 3, 4, 8, and 13 (see Figure 3-1) Flows combine with the flows from Old Hwy 20 before reaching the Llano street interceptor then the Wilbarger WWTP
FM973 and Stonewater	15"	7,400	<ul style="list-style-type: none"> Receives flows from the Stonewater Basin and Manor High School Flows into the US-290 Interceptor Includes LS06 and associated force main
US-290 and Presidential Glen	12"-24"	14,600	<ul style="list-style-type: none"> Receives flow from FM973, Presidential Heights, Presidential Glen, Greenbury, and Stonewater. Flows directly into the Wilbarger WWTP The 24" line also received flow from the Wilbarger Creek MUD #1 and Travis County MUD #2 during the 2022 Flow Monitoring Period Includes LS06, LS07, LS08, and LS09
Cottonwood Creek Basin	12"-21"	31,900	<ul style="list-style-type: none"> Consists of the East and West Cottonwood Creek Interceptors Flows from these interceptors are the only flows that the Cottonwood Creek WWTP currently treats Includes LS12 and LS13
Old Hwy 20	18"	2,800	<ul style="list-style-type: none"> Consists of Carriage Hills Lift Station (LS05) and Bell Farms Lift Station (LS04) Flows from interceptors are primarily from subdivisions along Old Hwy 20 There is planned development upstream of the Carriage Hills Lift Station (Manor Commercial Park)

Table 3-2. Summary of Lift Stations

ID	Name/ Location	Modeled	No. of Pumps	Firm Capacity (gpm)	Force Main Diam. (in)	Force Main Length (ft)	Description
LS01	Las Entradas	Yes	2	200	4	980	Serves old high school and areas along Gregg Manor Rd. Developer agreement (Las Entradas) will expand this LS for growth.
LS03	Wildhorse Creek	Yes	2	1075	10	6,390	Serves Wildhorse Creek subdivision southwest of Old Manor. Force main combines with LS11's on S Bastrop St.
LS04	Bell Farms	Yes	2	1600	10	4,040	Serves Bell Farms subdivision and adjacent properties along Old Hwy 20. Currently undergoing capacity improvements; capacity shown reflects upgrades.
LS05	Carriage Hills	Yes	2	650	6	510	Serves Carriage Hills subdivision on Old Hwy 20; will be expanded to serve areas east (e.g., Manor Commercial Park). Design of expansion complete.
LS06	Stonewater	Yes	2	1100	10	11,030	Serves Stonewater subdivision and new high school.
LS07	US-290 (Pres. Glen)	Yes	2	1060	10	1,550	Serves Presidential Glen subdivision (Phase 1). Currently undergoing capacity improvements; capacity shown reflects upgrades.
LS08	Woodrow Wilson St.	No	2	415	6	1,800	Serves Presidential Glen subdivision (Phase 4B). Not included in model due to its size and location.
LS09	Presidential Heights	Yes	2	470	6	3,900	Serves Presidential Heights neighborhood.
LS10	Wilbarger WWTP	No	3	1675	18	440	Serves Wilbarger Creek WWTP, delivering flow to the headworks. Not included in collection system model because the WWTP was not modeled.
LS11	Carrie Manor	Yes	2	806	10	4,290	Serves portion of Old Manor. Force main combines with LS3's on S Bastrop St.
LS12	Cottonwood Cr. WWTP	Yes	2	555	8	260	Serves WWTP and east interceptor of Cottonwood Creek Basin.
LS13	Old Kimbro Rd.	Yes	2	944	10	2,620	Serves west interceptor of Cottonwood Creek Basin.
LS15	Lagos	No	2	311	6	750	Serves Lagos development (Phases 4 and 5) in the southwest part of Manor. Not included in model due to its size and location.

3.2 Flow Characteristics

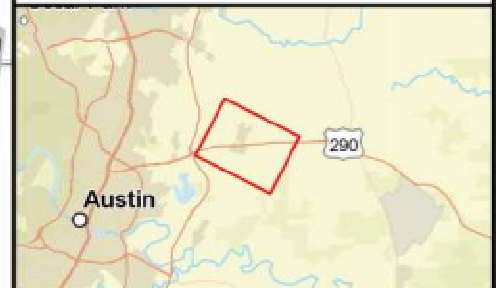
Prior to the wastewater master plan study, a flow analysis was performed under a separate project to better understand the City's wastewater system and flow conditions. During the Fall 2022 flow monitoring project, the system was separated into 12 interconnected drainage basins with a total length of gravity wastewater pipes of approximately 67,500 linear feet. Flow meters were strategically located to measure flows generated by these basins. Please see Figure 3-1 to see the layout of flow meter locations and basins.

During the Fall 2022 flow monitoring period (8/22/2022-12/16/2022), the City experienced overall rainfall that was comparable to historical averages, with a total depth of rainfall of 11.6 inches. Of the 12 meter locations, 8 meters experienced surcharge during the flow monitoring period. Flow meters 1, 2, 3, 4, 8, and 10 all exhibited surcharge due to backup caused by downstream restriction. Flow meters 2A, 2C, and 3 exhibited surcharge due to pressurized flow caused by lack of capacity. Recommendations provided in the report titled *2023 Inflow & Infiltration Investigations Project – Preliminary Engineering Report* included CCTV inspections and smoke testing in Flow Meter Basins 1, 2B, 3, 4, 8, 10, and 13 to address the excessive inflow and infiltration conditions.

The flow meter data and analysis results were used to assist in the calibration of the PCSWMM model developed for this project. The flow monitoring results of the City's sanitary sewer system provided useful data in respect to ADDF and infiltration and inflow (I/I). The flow meter reactions were varied for the rainfall events, however all meters reacted to several of the rain events, with increased flows indicating I/I. The flow monitoring sites also provided insight into the capacity limitations of the system. For more information about flow characteristics and I/I conditions, please refer to the report titled *2023 Inflow & Infiltration Investigations Project – Preliminary Engineering Report*.

City of Manor
Travis County, TX

FIGURE 3-1: FALL 2022
FLOW MONITORING MAP

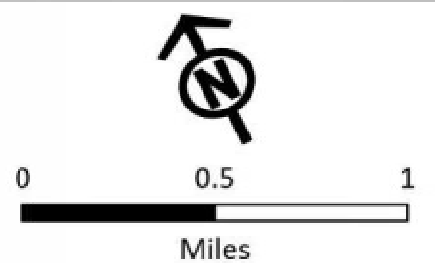


Legend

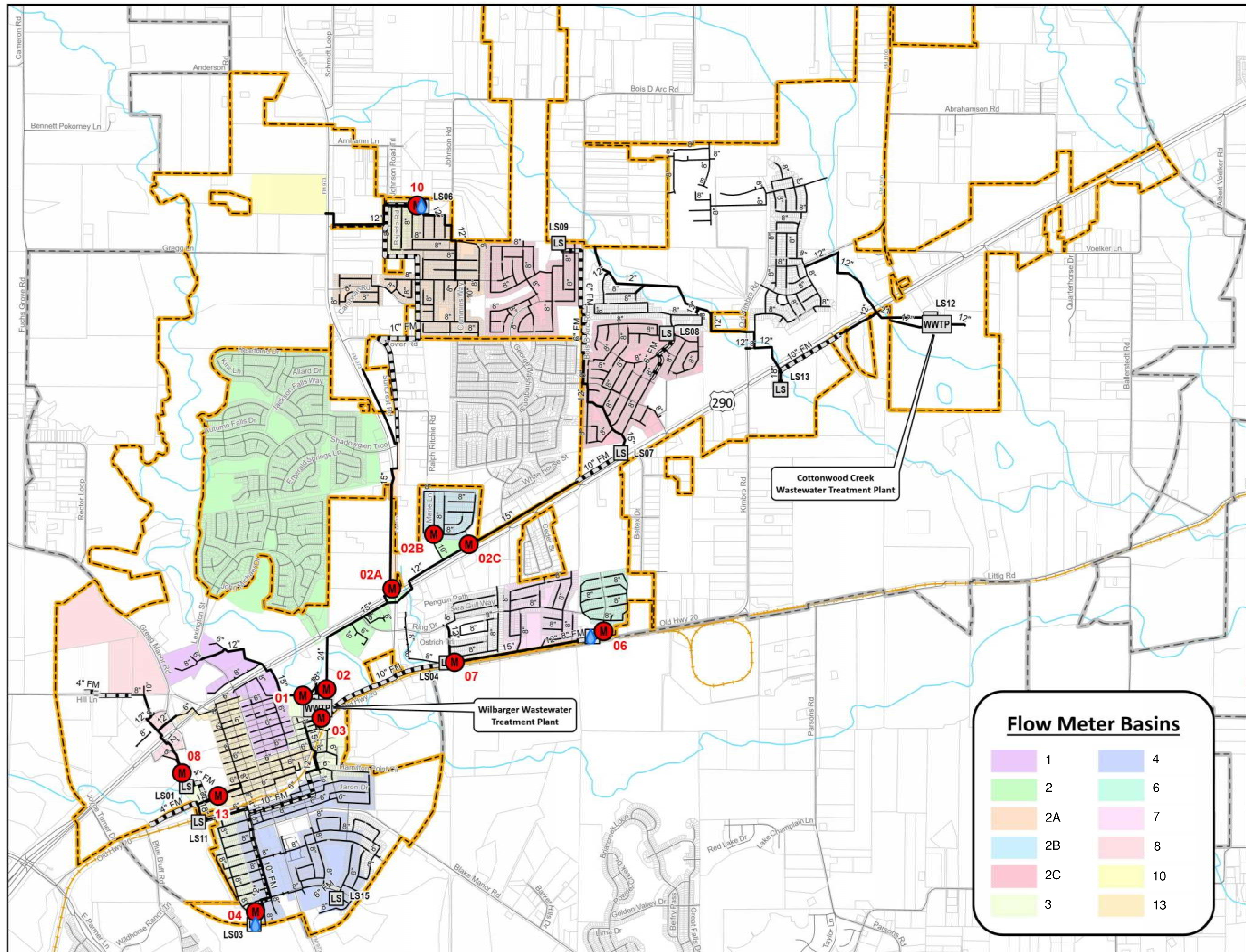
- Rain Gauge
- Flow Meter
- Lift Station
- Wastewater Treatment Plant
- 10" and Smaller Wastewater Line
- 12" and Larger Wastewater Line
- Forcemain
- Manor City Limits
- Manor ETJ
- Road
- Railroad
- Creek/Stream/River
- Lake

Flow Meter Basins

1	4
2	6
2A	7
2B	8
2C	10
3	13



Date: 5/1/2024



3.3 Review of Proposed Infrastructure Projects

Table 3-3 lists and describes all wastewater capital improvement projects (CIP) listed under the most recent FY2024 CIP document provided by the City. These projects were taken into consideration when analyzing the design storm model runs.

Table 3-3. Status of Ongoing or Planned Wastewater Projects from February 2023 CIF

Project Name	CIP PN / GBA PN	Description	Status
West Cottonwood Gravity Line, Phase 2	S-18	Serves West Cottonwood Sub-Basin up to Bois D'Arc Ln, 21" and 24" gravity wastewater line sized for ultimate capacity.	Under Construction
Willow Lift Station and Force Main	S-23	Lift station and force main to serve 220 LUEs in Willow Basin along US-290.	Pending
Expand Cottonwood WWTP to 0.40 MGD Capacity	S-30	New treatment plant capacity to serve additional growth.	Pending
Expand Cottonwood WWTP to 0.60 MGD Capacity	S-31	New treatment plant capacity to serve additional growth.	Pending
Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	S-33	New wastewater line to serve growth along Gregg Lane.	Pending
Wilbarger Basin Lift Station and Force Main (off Gregg Lane)	S-34	New lift station and force main to serve growth along Gregg Lane.	Pending
Gravity line from City Limits to tie in to Wastewater line to Cottonwood	S-35	New gravity wastewater line to extend wastewater service to City Limits for future growth.	Under Construction
Lift Station and Force main to Cottonwood WWTP	S-36	New lift station and force main to serve areas south of US Hwy 290 along Old Kimbro Road.	Pending
Expand Cottonwood WWTP to 0.80 MGD Capacity	S-37	New treatment plant capacity to serve additional growth.	Pending

Table 3-3 Continued

Project Name	CIP PN / GBA PN	Description	Status
East Travis County Regional WWTP - with Elgin - Phase 1 - 1.1 MGD and 39" trunk main	S-38	Build new plant at Regional Site, road, and electrical improvements	Pending
Bell Farms Lift Station Expansion	CIP-2	Upgrades at existing lift station.	Under Construction, Nearing Completion
Presidential Glen Lift Station Expansion	CIP-3	Upgrades at existing lift station.	Under Construction, Nearing Completion
US-290 WW Line Expansion	CIP-4	Expand existing wastewater line along US- 290 to serve growth.	Pending

4 MODEL DEVELOPMENT

4.1 Introduction

A hydraulic model of the City's sanitary sewer network was developed using GIS and data collected during the manhole survey. The PCSWMM modeling software by Computational Hydraulics International (CHI) was used to create the model. The model was used to determine the impact of population growth on the existing sanitary sewer network. The future growth scenarios modeled for this study were the 5-year and 15-year growth conditions. Section 4.2 provides further detail on growth projections utilized in the model for both time horizons.

4.2 Flow Projections

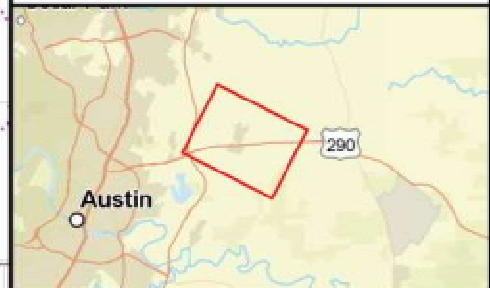
The overall goal for developing flow projections was to spatially assign growth across Manor's ETJ in a logical manner to align with the City's 7% annual growth rate assumption for the 5- and 15-year time horizons (Table 2-2). As previously mentioned, growth projections were developed based on the future land use map (Figure 2-2) from the City's Comprehensive Plan, as well as the planned and in-progress developments map supplied by the City (Figure 2-3). LUE/acre assumptions for each future land use type, as outlined in Table 2-1, were used to estimate the potential wastewater production for any given parcel. Because the Manor Comprehensive Plan excluded floodplain from developable land area, the same assumption was used for this analysis.

To estimate a zone of growth for the 5-year time horizon, the City's planned and in-progress development map was used. After overlaying the land use assumptions and LUE/acre estimates, a factor of 0.4 (or 40%) was required to align land use and LUE/ac assumptions with the 7% annual population growth assumption. This means that 40% of the developable (non-floodplain) land area within all the planned and in-progress tracts are assumed to be developed by the 5-year time horizon. This provided the necessary geographical information to input growth into the model. The area assumed to be 40% developed by the 5-year time horizon is shown in dark red in Figure 4-1. The floodplain boundaries are also shown to indicate those areas that were considered undevelopable for the purposes of this study.

To estimate a zone of growth for the 15-year time horizon, it was assumed that more lots would be developed around and near the current city limits and the planned and in-progress lots. To align with the 7% annual growth rate assumption, it was assumed that 100% of the current planned and in progress lots are developed by the 15-year time horizon, and 40% of the remainder of the 15-year growth zone is developed by the 15-year time horizon. The area assumed to be 40% developed by the 15-year time horizon is shown in light red/pink in Figure 4-1. The dark red area is assumed to be 100% developed by the 15-year time horizon.

City of Manor Travis County, TX

FIGURE 4-1: GROWTH
AREA DEVELOPMENT MAP



Legend

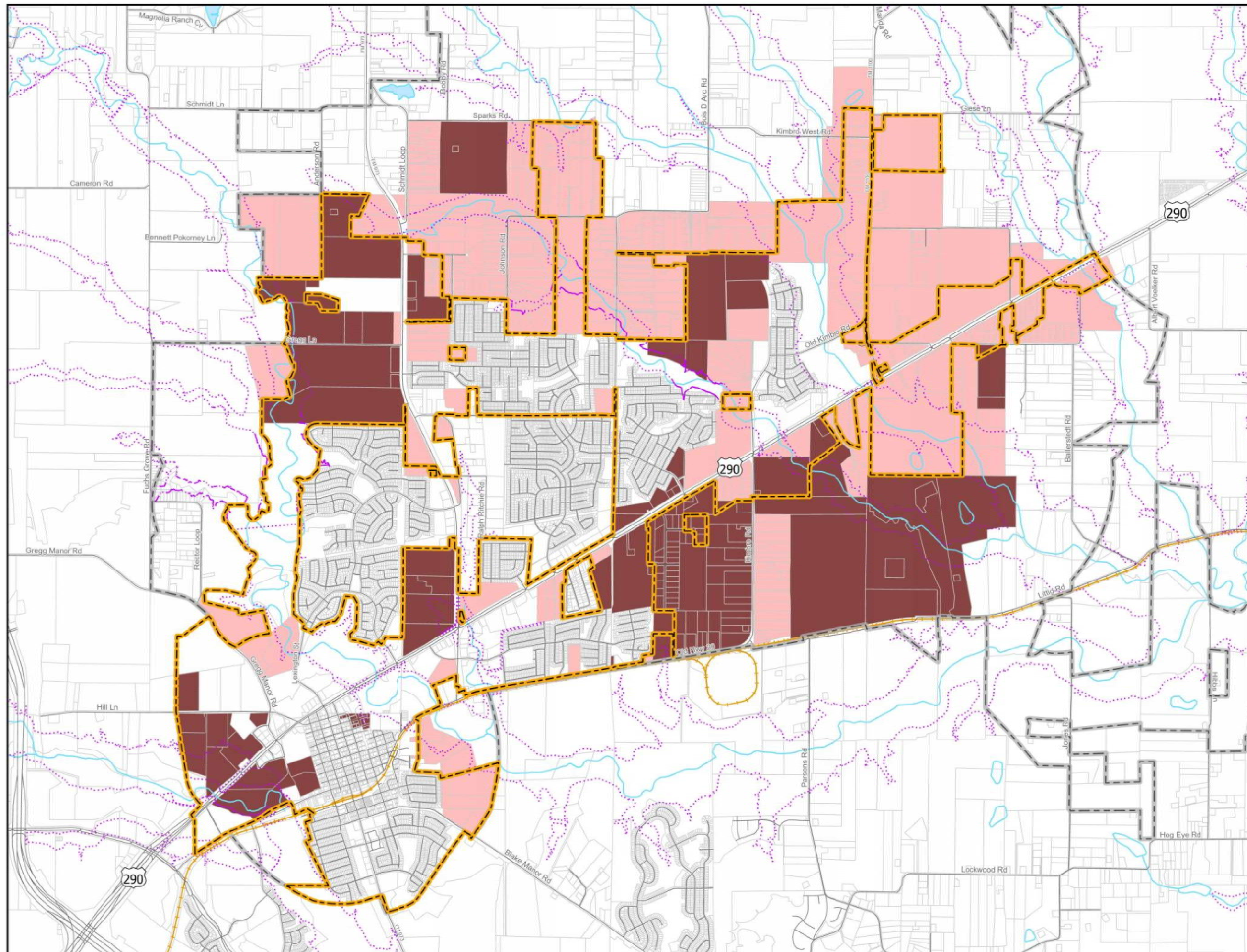
- 5-Year 40% Developed,
15-Year 100% Developed
- 15-Year 40% Developed
- Road
- Railroad
- Creek/Stream/River
- Lake
- Floodplain
- Manor City Limits
- Manor ETJ



0 0.6 1.2

Miles

Date: 5/1/2024



4.3 Existing System Model Network Development and Flow Assignment

The model network was developed using existing GIS and the data collected during the manhole survey. In cases of missing data, values were retrieved from city-provided GIS data, record drawings, or interpolated between known data points. Only pipes 12 inches or greater in diameter were included in this model. Figure 4-2 shows the modeled collection system.

The twelve flow meter locations from the 2022 I/I Reduction project were imported into the appropriate manholes in the model, as well as their respective basins. Parcels encompassed in the flow metering basins were imported into the model as subcatchments. Every parcel was assigned a receiving manhole and a living unit equivalent (LUE) count, resulting in each receiving manhole being assigned a total LUE count. The LUE count was utilized to account for variations in wastewater generation from single-family homes, apartments, schools, restaurants, retail properties, and other property types. The sewer shed areas for each flow meter basin were distributed among the manholes based on a weighted system, accounting for the number of LUEs assigned to each manhole.

In summary, the built model network included 273 manholes, 66,000 linear feet of gravity sewer, 32,900 linear feet of force main, and 10 lift stations (Figure 4-2). The lengths of modeled gravity sewers and force main are summarized according to diameter and corresponding flow metering basin in Table 4-1.



City of Manor
Travis County, TX

FIGURE 4-2: MODELED
WASTEWATER SYSTEM MAP



Legend

- Modeled Lift Station
- Lift Station
- Wastewater Treatment Plant (Not Modeled)
- Modeled Wastewater Line
- 10" and Smaller Wastewater Line
- 12" and Larger Wastewater Line
- Forcemain
- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ



0 0.5 1
Miles

Date: 5/1/2024



Wastewater Basins

- Cottonwood Creek
- Gilleland Creek
- Upper Wilbarger Creek
- Willow Creek

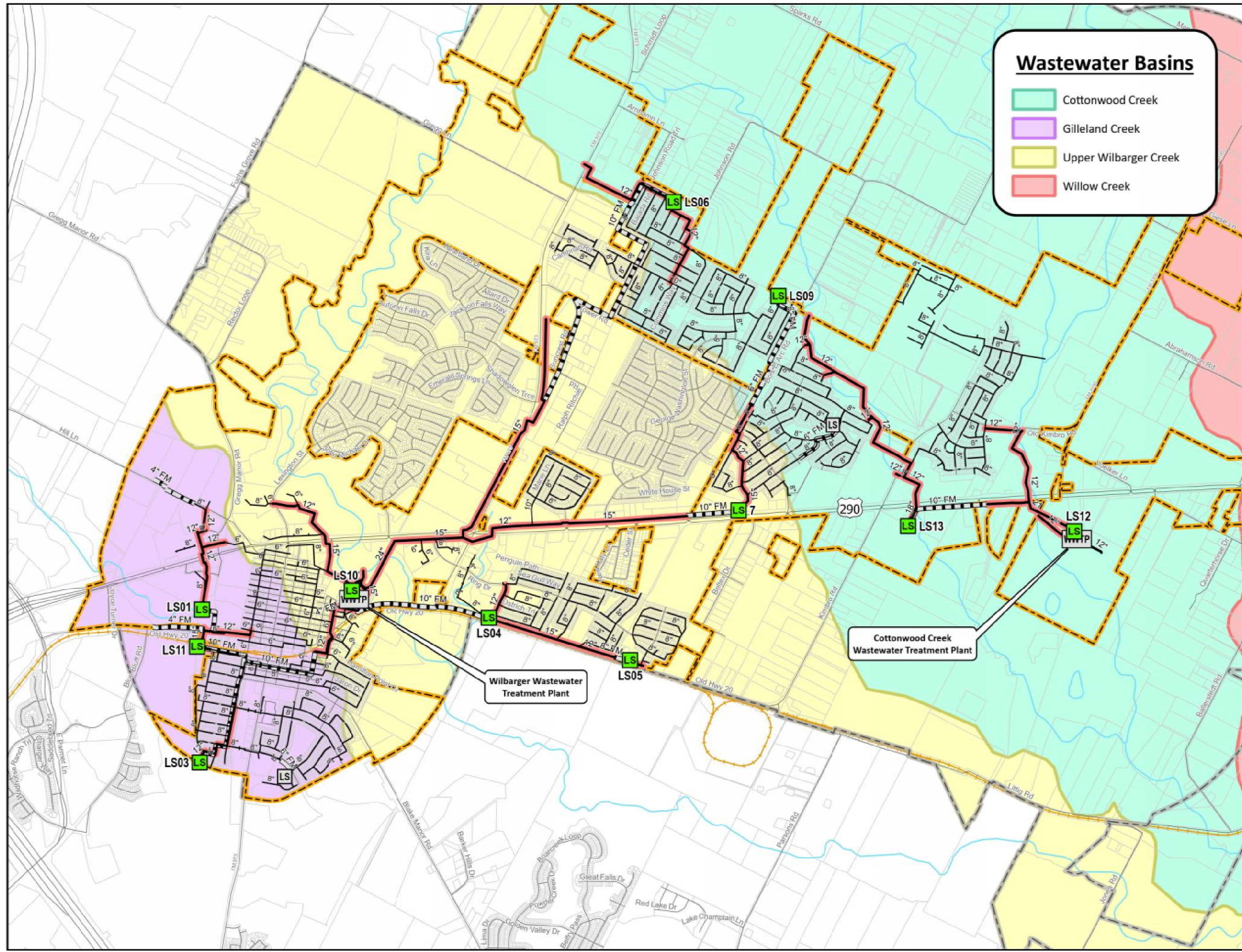


Table 4-1: Modeled Pipes by Diameter

	Gravity Main						Force Main				
Flow Meter Basin	12"	15"	18"	21"	24"	Totals	4"	6"	8"	10"	Totals
1	1,340	2,612				3,953					
2	1,567	4,145			1,508	7,219					
2A		10,147				10,147				11,026	11,026
2B											
2C	3,086	4,252				7,337		3,900		1,553	5,453
3	2,816	1,502	576			4,893	980		7,999		8,979
4			2,062			2,062					
6											
7	1,434	2,482				3,915			511		511
8	3,587					3,587					
10	3,554					3,553					
13	845					845					
Unmetered: Cottonwood Creek	13,176		562	1,625		15,360		256	2,622		2,878
Unmetered: All Else	1,096	1,566			500	3,163				4,038	4,038
Totals	32,500	26,705	3,120	1,625	2,008	66,034	980	4,157	11,132	16,617	32,885

* All lengths in linear feet

4.4 Model Calibration

4.4.1 Dry Weather Calibration

Average daily dry weather flows (ADDF) for each flow monitoring basin were retrieved from the 2022 Flow Monitoring Report by averaging the flows from Sep 27, 2022 - Oct 4, 2022, which was the driest week of the flow monitoring period. The ADDF was then normalized by dividing them by the total number of Living Unit Equivalents (LUEs) within each respective basin, yielding a unit flow per LUE value for each flow metering basin (Table 4-2). To distribute flows throughout the system, the average flow entering each manhole was determined by multiplying the unit flow per LUE by the number of estimated LUEs served by that particular manhole.

Table 4-2: Unit Flow per LUE

Flow Metering Basin	Estimated No. of LUEs Upstream of Meter	Avg. Daily Dry Weather Flow (MGD)	Estimated ADDF/LUE (gpd/LUE)
1	103	0.045	436
2	2,267	0.386	170
2A	1,070	0.129	121
2B	303	0.069	228
2C	1,570	0.189	120
3	360	0.130	360
4	819	0.171	209
6	240	0.051	211
7	419	0.1874	447
8	15	0.065	4,333 ⁽¹⁾
10	201	0.064	317
13	290	0.023	80

1) An abnormally high ADDF per LUE was estimated for Basin 8 due to the challenge of estimating exact LUE counts in basins primarily comprised of multi-family residential and commercial land uses.

Time patterns were created by using the Time Pattern Creator tool in PCSWMM. Hourly and weekend time patterns were generated based off the dry weather period used for calibration. The outputs of the time pattern creator are hourly multipliers, in which the hourly time pattern has hourly multipliers that are applied to weekdays, while the weekend time pattern has hourly multipliers which are utilized on the weekend. Figure 4-3 shows an example of an hourly time pattern created by PCSWMM. The hourly and weekend time patterns were created for each flow meter basin and assigned to the manholes within their respective flow meter basins.

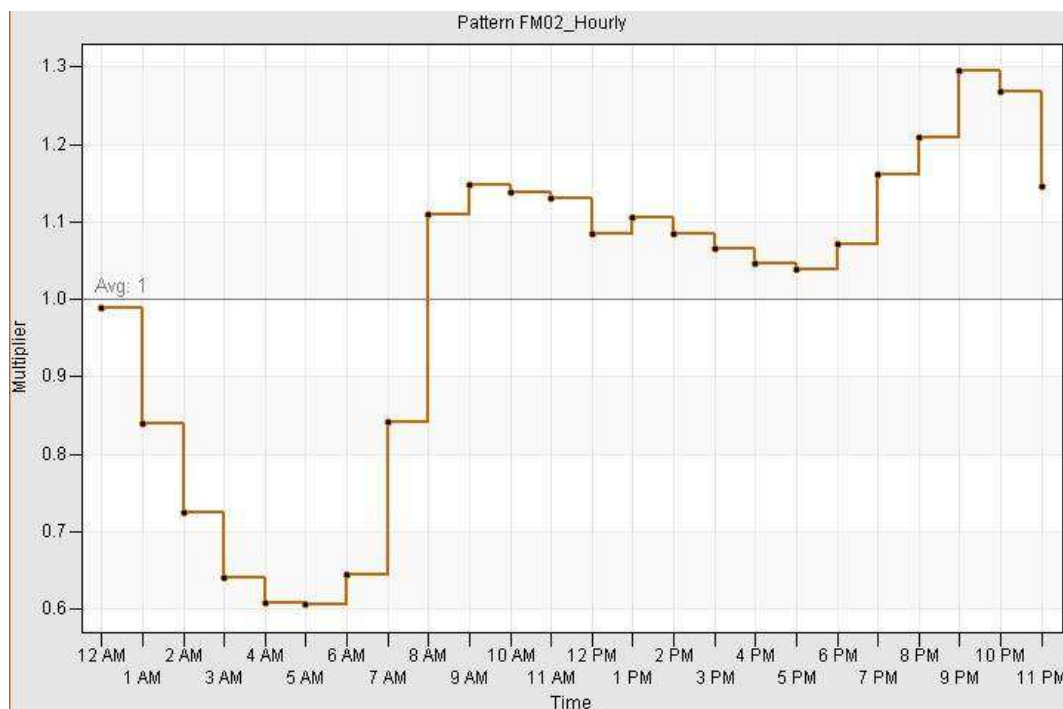


Figure 4-3: Hourly Time Pattern

The model was run after inputting the average flows and time patterns to the manholes, and the model results were compared to the flow meter data. ADDF measured by flow meter data was compared against ADDF calculated by the model. Total volumes for the dry weather period (measured versus modeled) were also compared (Table 4-3). The hydrographs showing modeled and metered flow for the dry weather period for each flow meter are provided in Appendix B.

Table 4-3: Dry Weather Calibration Results

Flow Meter	Metered ADDF (MGD)	Modeled ADDF (MGD)	Diff (MGD)	% Diff	Metered Total Volume (MG)	Modeled Total Volume (MG)	Diff (MG)	% Diff
1	0.31	0.31	0.00	0%	0.04	0.05	0.01	19%
2	5.78	5.86	0.08	1%	0.84	0.90	0.07	8%
2A	1.32	1.35	0.03	2%	0.19	0.24	0.05	26%
2B	0.48	0.48	0.00	0%	0.07	0.07	0.00	2%
2C	1.29	1.32	0.03	2%	0.19	0.20	0.01	7%
3	2.69	2.72	0.03	1%	0.39	0.43	0.04	9%
4	1.20	1.19	-0.01	0%	0.17	0.18	0.00	3%
6	0.35	0.35	0.00	0%	0.05	0.05	0.00	6%
7	1.66	1.66	0.00	0%	0.24	0.27	0.04	15%
8	0.45	0.45	0.00	0%	0.07	0.07	0.01	8%
10	0.45	0.44	0.00	0%	0.06	0.07	0.00	7%
13	0.16	0.16	0.00	0%	0.02	0.03	0.01	28%
Total	16.15	13.32	0.17	1%	2.33	2.57	0.23	10%

4.4.2 Wet Weather Calibration

The RTK Hydrograph method was chosen to model rainfall dependent inflow and infiltration (RDII) in PCSWMM. RDII is produced as groundwater and stormwater enter through defects in the sanitary network. A RTK unit hydrograph was used to define the proportion of rainfall falling on the basin that enters the sewer system as RDII and the timeframe this rainfall enters the system during and after the storm event. The RTK unit hydrograph is a combination of three separate unit hydrograph triangles which represent slow, medium, and fast responses of flow entering a sanitary network (Figure 4-4). Each response represents RDII that enters a system during and after a rainfall event. The R value symbolizes the fraction of rainfall that is entering the system, which is shown in the figure as the magnitude of the peak, T is the time to peak, and K is the falling limb ratio, which predicts how long the system will respond to a storm event. The slow response can be associated with slow infiltration, which occurs immediately following a rain event and can persist for several hours or even days. The medium response is associated with moderate infiltration that occurs during and soon after an event, when soil surrounding a pipe becomes saturated and starts infiltrating. The fast response time is associated with rapid inflow that enters the system through more direct connections and pathways (such as cracks or holes in manhole frames and covers).

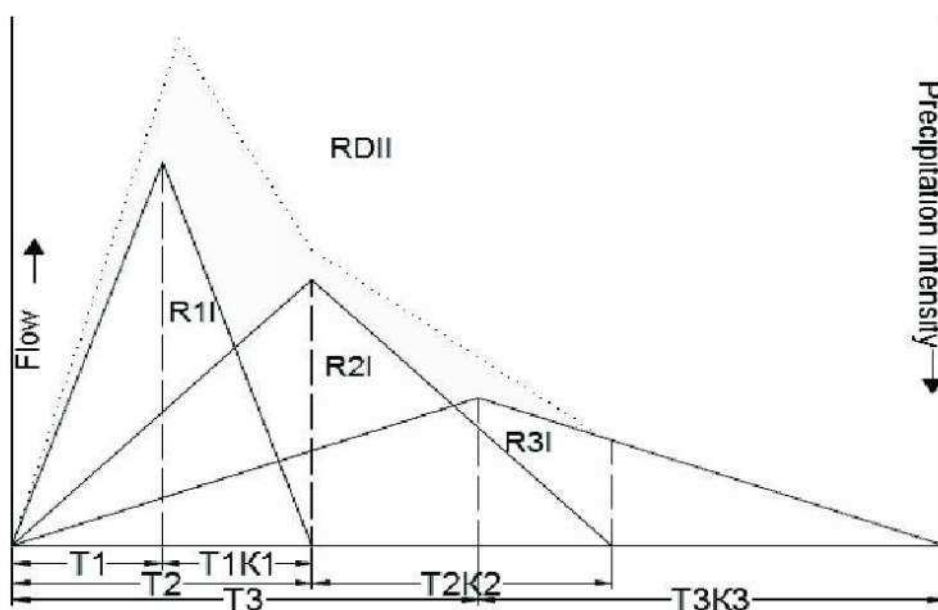


Figure 4-4: RTK Hydrograph

A unit hydrograph was developed for each flow monitoring basin, featuring unique sets of short-, medium-, and long-term R, T, and K values, along with an assigned rain gage. The City of Manor had a total of three rain gages collecting rainfall during the flow monitoring period, as illustrated in Figure 3-1. The Thiessen polygon method was utilized to establish a hypothetical rain gage for each flow monitoring basin, determined by the proximity of the basin to the nearest rain gages.

The Sensitivity-based Radio Tuning Calibration (SRTC) tool in PCSWMM was applied to calibrate modeled data with observed flow meter data. The SRTC tool establishes sensitivity gradients for short, medium, and long-term R, T, and K values, allowing for simultaneous observation of effects across multiple wet weather events. Initial unit hydrographs were generated by estimating R, T, and K values based on computed and observed data from the dry weather calibrated model results. Subsequently, an iterative approach was adopted, adjusting R, T, and K values for each flow meter until the weighted averages of the peaks and total volumes for all observed and usable wet weather responses were within the ranges suggested by the Chartered Institution of Water and Environmental Management (CIWEM): -15% to +25% for peak flow, and -10% to +20% for total volume (Table 4-4). In addition, 45-degree plots were prepared to visually demonstrate how the model's predictions are aligning with the metered flow data (Appendix C).

Table 4-4 shows the wet weather calibration results, including percent differences between the modeled and metered volumes and peak flows for each significant storm response observed during the 2022 flow monitoring period. One storm that was ultimately excluded from consideration during calibration was the November 25, 2022. It was discussed with the City during a model review meeting held on December 7, 2023 that the sewer system's dramatic response to the November 25, 2022 storm was most likely attributed to several compounding factors, including wetter soil conditions from smaller storm events occurring in the weeks prior to November 25, as well as the contribution of excessive flows from the Municipal Utility Districts (MUDs) connected to Manor's sewers during the flow monitoring period.

It was uncertain whether one of the largest MUDs was sending flows to Manor's system regularly or only during larger storm events. These MUDs are no longer contributing flow to Manor's system however, and should not dictate model calibration or analysis. The City also expressed concern that the calibration was overly conservative. After discussing the factors that led to abnormal peak flows during the November 25, 2022 storm event, it was decided that an alternate calibration approach would be more representative of typical storm events observed in the Manor sewer system. The alternate calibration approach results in a better match between metered peaks and modeled peaks for the other storm events that occurred throughout the Fall 2022 flow monitoring period.

Flow meter Basins 2A and 10 have total volume percent differences that exceed the CIWEM acceptable range. This can be attributed to the October 16, 2022 storm that caused a lower-than-average response in these basins. As stated above, the model is calibrated to represent more typical storm events in the Manor sewer system. Similarly, flow meter Basin 13 has a total peak flow percent difference that falls slightly below the CIWEM acceptable range. This is because Basin 13 had three storms in November that caused a higher-than-average response. Excursions like these from the acceptable ranges may be unavoidable in situations where flow meter data does not align as expected with rainfall data.

Table 4-4: Wet Weather Calibration Results

Flow Meter	Basin Area (Acres)	No. of Storm Events with Observable Responses	Weighted Avg. % Difference, Total Volume	Weighted Avg. % Difference, Peak Flow
1	118	7	8%	5%
2	760	7	20%	-4%
2A	215	6	39%*	13%
2B	58	8	8%	-4%
2C	354	8	1%	-12%
3	117	7	19%	-14%
4	258	7	15%	-9%
6	50	6	13%	2%
7	100	6	19%	-6%
8	136	8	16%	25%
10	93	4	27%*	10%
13	100	11	-3%	-19%*
Acceptable Range (CIWEM), % Difference			-10% to +20%	-15% to +25%
*Excursions from the acceptable range are noted with an asterisk. Excursions are typically caused by basins with lower flows or erratic flow monitoring data, which can present challenges to achieving ideal calibration. Overall, the calibration is adequate for planning-level purposes.				

4.5 Future Growth Model Development

The future growth projections were incorporated into the model by importing the number of LUEs and the sewershed area into the nearest downstream, modeled manhole (Refer to Section 4.2 for more insight to the development of growth projections). The nearest downstream manhole was determined by the future growth area's location and topography. Extension interceptor lines were conceptualized and included in the final plan as extension projects (Section 7.10) to serve new growth and tie into the existing infrastructure, but these lines were not included in the model. Only projected flows from these extensions were incorporated into the model. The future growth models did not include planned or ongoing improvements; however, known improvements were considered when developing recommendations.

5 MODEL RESULTS ANALYSIS

5.1 Overview of Modeling Results

The existing model, 5-year growth model, and 15-year growth model were simulated with the 5-year, 6-hr design storm (see Section 2.6.3 for more information regarding the design storm). This chapter provides an analysis of the results derived from these simulations. In the maps illustrating the results (Figure 5-1 through Figure 5-3), only manholes meeting the critical surcharge criteria outlined in Section 2.6.4 are depicted as orange circles. The red circles denote manholes experiencing flooding during the simulation period. While the model might indicate flooding, it does not imply that the system will actually flood. It is recommended that further on-site evaluation and data collection (e.g., checking manholes for evidence of surcharge, targeted flow monitoring) be conducted before initiating any project based on modeling results.

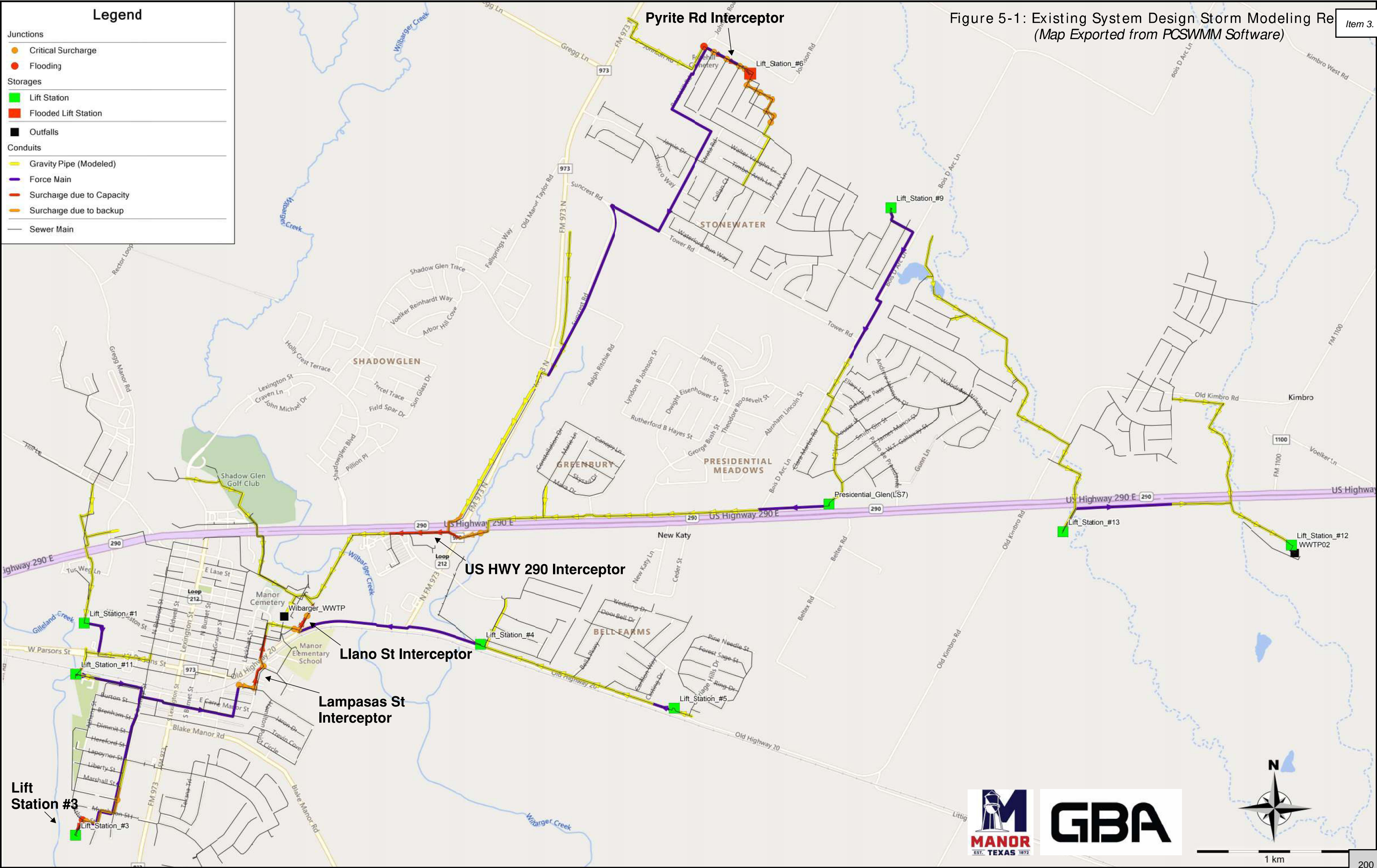
To represent pipes in the maps, orange lines symbolize pipes undergoing surcharge during peak wet weather conditions due to backup, stemming from downstream restrictions such as undersized pipes or inadequate lift station capacity. Red lines represent pipes experiencing surcharge due to capacity limitations, indicative of undersized pipe during peak wet weather conditions. When evaluating projects, pipes surcharging due to backup are of lesser concern compared to those surcharging due to capacity limitations.

5.2 Existing System Design Storm Results

The analysis of the existing system under the 5-year design storm reveals three areas of concern (Figure 5-1).

- The Llano St. and Lampasas St. Interceptors receive flows from most of Old Manor before flowing into Wilbarger Creek WWTP, making it an important corridor. This stretch of sewer also has relatively shallow manholes, making it prone to surcharge..
- The Pyrite Road Interceptor that flows into the Stonewater Lift Station (LS06) is undersized when the design storm is run under existing conditions. This interceptor is located in Basin 10 which demonstrated particularly high rates of inflow during Fall 2022 Flow monitoring. Therefore, a potential alternative approach to upsizing the wastewater line would be to mitigate I/I in the upstream system.
- The US-290 interceptor receives flow from FM973, Presidential Heights, Presidential Glen, and Greenbury. This project is of lower priority due to lower levels of surcharge in the existing conditions scenario, but may become a bigger issue as more development occurs upstream.
- LS03, also known as the Wildhorse Creek Lift Station, demonstrated some backup issues in the existing conditions model. However, upon further investigation, these issues are not expected to occur due to recent upgrades at this facility. Because LS03 was recently upgraded, it was assumed that these model results were of little concern. I/I in Old Manor should, however, be further investigated and mitigated so that issues do not arise at LS03 and other lift stations serving the older, downtown area.

Figure 5-1: Existing System Design Storm Modeling Results
(Map Exported from PCSWMM Software)



5.3 5-year System Design Storm Results

The results from the 5-year growth model simulation conducted with the design storm are presented in Figure 5-2. The two projects that were identified as areas of concern in the 5-year growth scenario are already undergoing improvements.

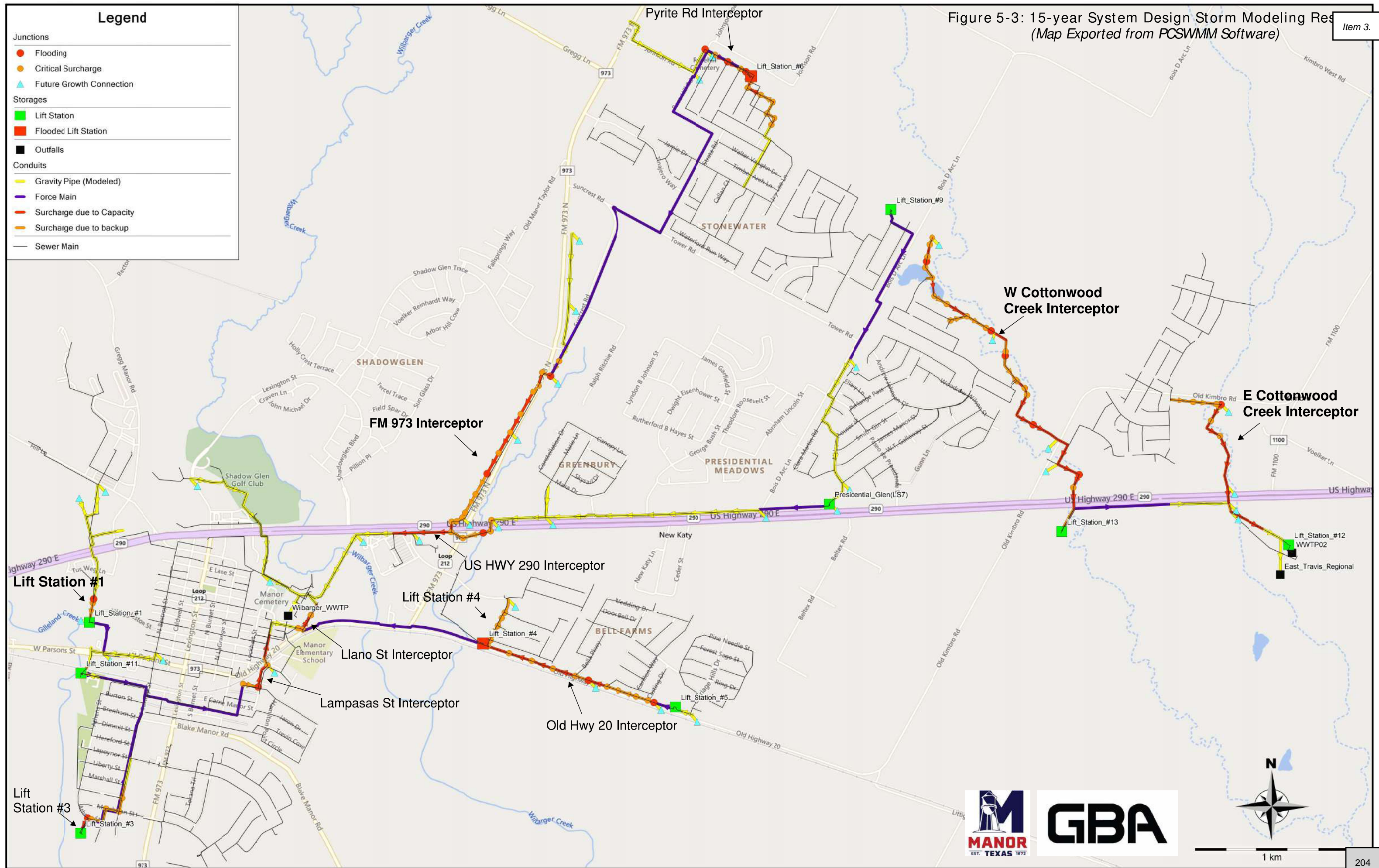
- The Old Hwy 20 Interceptor serves Carriage Hills and Bell Farms along with some unmetered properties along Simmer Run. LS04 is also shown to be undersized and cannot keep up with the flows coming from contributing basins, though there is an ongoing project to upgrade this facility. Lift station improvements and pipe bursting from Carriage Hills are under design and being reviewed by TCEQ. Therefore, no projects were identified to address these model concerns.
- The FM973 interceptor is surcharging due to backup from the US-290 Interceptor but is not critical in the 5-year growth scenario. However, it does become more critical in the 15-year growth scenario.



5.4 15-year System Design Storm Results

Similar to the 5-year growth model findings, the previously identified areas of concern have shown exacerbation in terms of surcharging and flooding (Figure 5-3). With the integration of the 15-year growth projection into the model, multiple areas in the wastewater system will be undersized unless improvements are made.

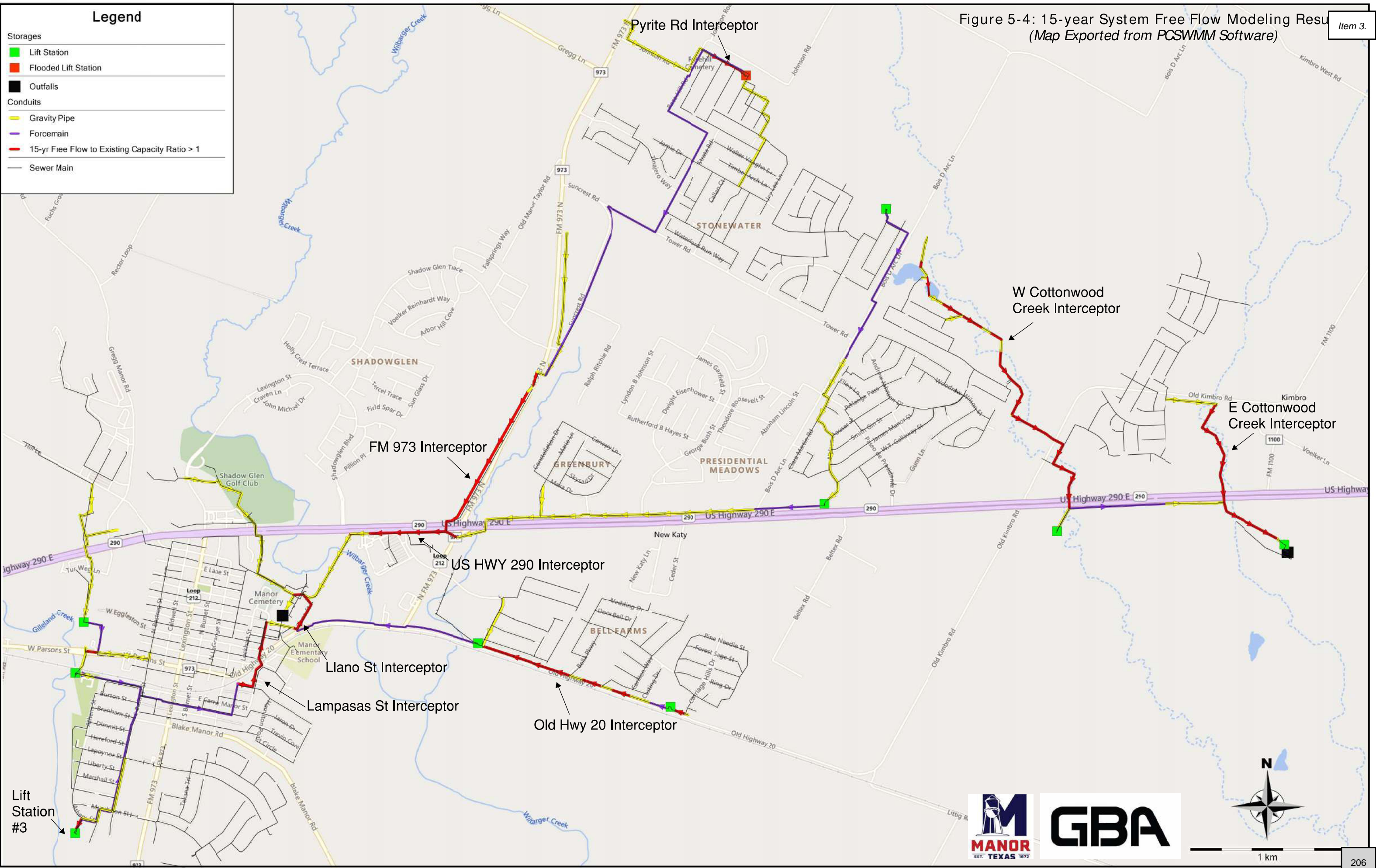
- Lift Station 1, also known as Las Entradas or Old High School Lift Station, and the pipe immediately following the lift station create backup in the 15-year growth scenario (Figure 5-3). However, there is an agreement that requires the developer to expand this LS to accommodate future growth.
- The FM973 Interceptor shows flooding and undersized pipes in the 15-year growth scenario. This project will not be necessary if Lift Station 6 is decommissioned, however.
- Both the East and West Cottonwood Creek interceptors are unable to accommodate for projected 15-year growth. These interceptors were not monitored in the 2022 Flow Monitoring Period; however, the growth projections in the Cottonwood Creek Basin are significant enough to warrant improvements.
- Another project identified during the 15-year future growth scenario was the decommissioning of Lift Stations 6, 8, and 9. This would come after the addition of the East Travis Regional Plant. Flows directed toward these lift stations would be redirected through the addition of an interceptor to flow by gravity to the new treatment plant. This would alleviate capacity concerns created by these three lift stations, removing the need for improvements along FM973 and reducing flows to the Wilbarger WWTP.



5.5 15-year System Free Flow Results

A free flow model scenario was developed for the 15-year growth conditions whereby pipe capacities were increased until no surcharging or flooding was predicted in the model under 5-year, 6-hour design storm conditions. In the previous non-free flow design storm models, flood loss and surcharging diminish peak flows progressing downstream of any bottlenecks. The free flow analysis assumes that any flow entering the system will flow through the system and to the outfall without encountering restrictions or flood loss. This model scenario enables a comparison between a) the maximum 15-year free flow peaks that could be experienced without upstream flow restrictions and b) the existing full flow capacity of every modeled pipe. Additionally, this analysis facilitates the identification of capacity concerns not highlighted in the non-free flow design storm models, either due to flood loss, surcharging, or other flow restrictions upstream. The findings from the free flow analysis significantly influence the identification and delineation of necessary projects and their extents. The map depicted in Figure 5-4 denotes pipes in red where the maximum 15-year free flow capacity exceeds the existing pipe's full flow capacity.

Figure 5-4: 15-year System Free Flow Modeling Results
(Map Exported from PCSWMM Software)



6 TREATMENT CAPACITY ANALYSIS

The City of Manor currently operates two wastewater treatment plants (WWTPs): the Wilbarger WWTP and the Cottonwood Creek WWTP. A third WWTP has previously been proposed southeast of the Cottonwood Creek WWTP. The third WWTP would be located near the confluence of the Cottonwood Creek, Willow Creek, and Wilbarger Creek, south of Littig Road. This proposed WWTP is referred to in this report as the East Travis Regional WWTP, and it would be strategically located to serve a large area within Manor's eastern ETJ and potentially other municipalities within the region. A map showing the locations of each WWTP is provided in Figure 6-1.

This section describes the projected capacity allocations and phasing for each of the three WWTPs at the 5-year and 15-year time horizons. To assess future treatment plant capacity needs and establish logical timing of expansions, rated plant capacities were compared against flow projections developed during collection system modeling. It is important to note that exact timing of capacity expansions will be dictated by actual influent flows to the WWTPs. TCEQ Chapter 217 Rules require that plant expansion design commence at 75% of permitted phase capacity and construction start at 90% of permitted phase capacity. Therefore, monitoring of WWTP influent flows will be essential to ensure adequate capacity is available as the City grows.

City of Manor
Travis County, TX

FIGURE 6-1: WASTEWATER
TREATMENT PLANT SITES



Wastewater Basins

- Cottonwood Creek
- Gilleland Creek
- Lower Wilbarger Creek
- Upper Wilbarger Creek
- Willow Creek

Legend

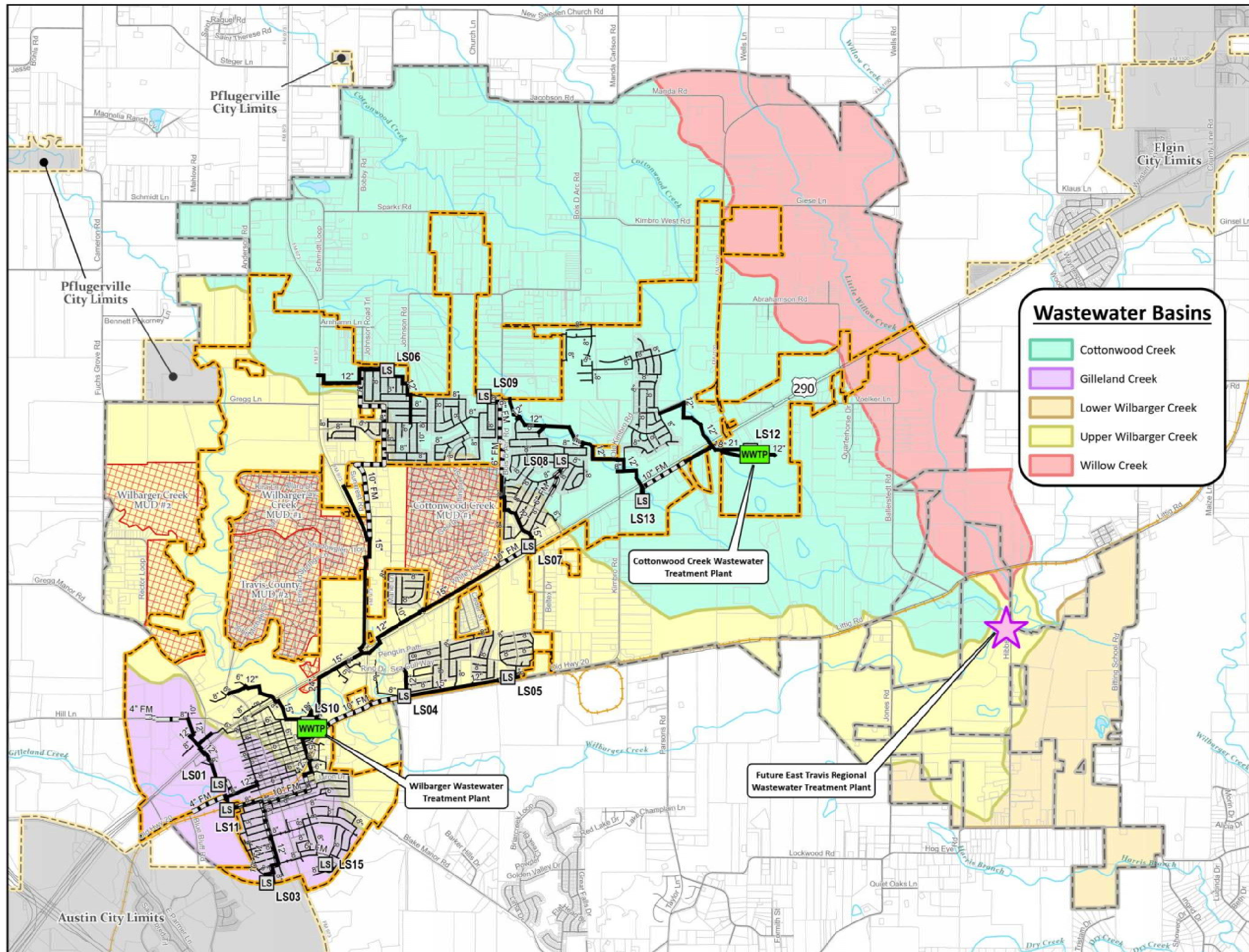
- LS Lift Station
- WWTP Wastewater Treatment Plant
- 10" and Smaller Wastewater Line
- 12" and Larger Wastewater Line
- Forcemain
- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ



0 0.5 1

Miles

Date: 5/3/2024



6.1 East Travis Regional Wastewater Treatment Plant (Future Plant)

The East Travis Regional WWTP is essential for serving future growth in the eastern reaches of Manor's ETJ. This treatment plant is proposed to be located near the intersection of Littig Road and Ballerstedt Road, near the confluence of Cottonwood Creek, Wilbarger Creek, and Willow Creek. The new WWTP would be situated at the downstream end of the three primary drainage basins within Manor's ETJ.

The East Travis Regional WWTP was conceptualized as part of previous studies, including Manor's 2008 Wastewater Master Plan Update, and has been included in the City's most recent 10-year wastewater CIP. The plant would be strategically located to ultimately serve a larger area than the current Cottonwood Creek WWTP and is anticipated to eventually allow the Cottonwood Creek WWTP to either be repurposed for wastewater reuse or decommissioned entirely. Recent planning efforts for the East Travis Regional WWTP have assumed an initial capacity of 1.5 MGD. Upon analyzing population and flow projections developed for this report, it was determined that a 1.5 MGD capacity would be required at minimum by the 15-year time horizon to serve growth, and it may be strategic to design the facility to handle additional capacity above 1.5 MGD (e.g., 2.0 MGD) to defer further upgrades.

6.2 Cottonwood Creek Wastewater Treatment Plant

The Cottonwood Creek WWTP currently has a capacity of 0.2 MGD and is located south of the intersection of US-290 and FM1100. This WWTP was designed to be phased from 0.2 MGD up to a maximum of 0.8 MGD in four separate phases. Presently, Phase 2 expansion of the Cottonwood Creek WWTP is fully designed and set to begin upon confirmation that flows have reached a level appropriate to trigger the expansion. Phase 2 expansion will increase the Cottonwood Creek WWTP's capacity to 0.4 MGD. The other phases of expansion that are planned for Cottonwood Creek WWTP are Phase 3 (0.6 MGD Total) and Phase 4 (0.8 MGD Total).

Upon analyzing population and flow projections developed for this report, it was determined that Phase 2 and 3 of the expansion will need to occur within the next five years to serve projected growth. It was also concluded that Phase 4 may be unnecessary, as the East Travis Regional WWTP will be a more permanent location for the City to invest in additional treatment capacity. Regardless, the 0.8 MGD permitted capacity will ensure sufficient capacity within the basin to serve growth if the regional plant cannot be constructed and commissioned before the Phase 3 (0.6 MGD) plant capacity is reached.

The Cottonwood Creek WWTP was conceptualized as a temporary facility that would provide service in Manor's eastern reaches prior to the construction of a much larger and more permanent facility (the East Travis Regional WWTP). Despite it being designed for a shorter life cycle, the Cottonwood Creek WWTP will still serve a critical role in phasing the East Travis Regional WWTP. Due to its location upstream of the proposed site of the regional WWTP, the Cottonwood Creek WWTP will be able to reduce the total influent flow reaching the East Travis Regional plant, which could be strategic during high flow events or during regional plant startup and maintenance. In this way, the Cottonwood Creek WWTP will provide the City some treatment redundancy and operational flexibility when determining how much influent flow to

allocate to either facility. For this reason, it is recommended that the Cottonwood Creek WWTP remain in service at least until the East Travis Regional WWTP has adequate capacity and redundancy to serve the entire Cottonwood Creek basin. This may require the Cottonwood Creek WWTP to remain in service beyond the initial construction of 1.5 MGD at the regional facility.

It is also important to note that Phase 3 expansion of the Cottonwood Creek WWTP will permit the City to delay construction of the East Travis Regional plant until average daily flows increase beyond 0.6 MGD. However, once the East Travis Regional WWTP is online, this additional capacity should eliminate the need for Phase 4 expansion of the Cottonwood Creek WWTP.

6.3 Wilbarger Wastewater Treatment Plant

The Wilbarger WWTP, located in Old Manor at the intersection of Llano Street and Old Highway 20, is permitted to be expanded from 1.33 MGD to 2.0 MGD. Average daily dry weather flows at Wilbarger WWTP from January to April 2024 were approximately 1 MGD, or 75% of the current 1.33 MGD capacity. As mentioned previously, the TCEQ Chapter 217 Rules require that plant expansion design commence at 75% of permitted phase capacity and construction start at 90% of permitted phase capacity. Design of the Wilbarger WWTP expansion has begun, and construction of the expansion will be essential within the next five years to keep up with projected growth. However, the timing of further expansions beyond 2.0 MGD will depend on several factors.

Expanding Wilbarger WWTP beyond 2.0 MGD is expected to be more costly than expanding from 1.33 to 2.0 MGD. The current design and layout of multiple ancillary systems (such as the on-site lift station, chemical feed systems, yard and outfall piping, electrical service, etc.) generally allows for efficient expansion to the 2.0 MGD capacity. However, expansion beyond the 2.0 MGD capacity would require these systems to be increased in capacity beyond the current design provisions. This may mean duplicate systems or wholesale replacement of existing equipment with larger capacity equipment, thus reducing or negating economies of scale. Increasing the permitted capacity beyond the current 2.0 MGD would also require a major permit amendment through the TCEQ. The permit amendment process typically takes a minimum of a year and can extend up to three years if the application is protested and a case referred to the State Office of Administrative Hearings. The expansion beyond 2.0 MGD may also require the City to acquire additional land around the current plant to accommodate the expansion. For these reasons, expansion of Wilbarger WWTP beyond 2.0 MGD would be costly, and any opportunity to postpone or indefinitely avoid such an expansion would be preferable.

6.4 Decommissioning Lift Stations 6, 8, and 9

To delay expansion of Wilbarger WWTP beyond 2.0 MGD, it is recommended that the City decommission lift stations 6 (Stonewater), 8 (Presidential Glen Ph. 4B), and 9 (Presidential Heights), rerouting their flows via gravity sewer to the proposed East Travis Regional WWTP once it is built. This would shift an estimated 0.5-0.6 MGD of ADDF away from the Wilbarger WWTP toward the new East Travis Regional WWTP. This decommissioning effort is expected to eliminate the need for expansion of Wilbarger WWTP beyond 2.0 MGD within the 15-year planning window of this study. However, it is not known whether this would permanently eliminate the need for expansion beyond 2.0 MGD, because the City's growth within the

Wilbarger Creek and Gilleland Creek basins may eventually exceed the projections developed for this study. With the recent adoption of Senate Bill 2038 which allows de-annexation from adjacent municipal ETJs, there is increased potential for growth to exceed what has been projected for this study.

Decommissioning lift stations 6, 8, and 9 would have multiple benefits besides delaying further expansion at Wilbarger WWTP. Operations and maintenance costs associated with these lift stations would be eliminated, which could equate to several hundred thousand dollars saved each year. Also, based on hydraulic modeling of the 15-year growth condition, it is anticipated that a costly upsizing project of the existing interceptor paralleling FM973 would be required in the future if LS06 (Stonewater) remains in service. If LS06 is eliminated though, the interceptor along FM973 is expected to have adequate capacity throughout the 15-year planning period. The costs associated with decommissioning lift stations 6, 8, and 9 would entail lift station decommissioning expenses, the cost of gravity sewer to convey flows to the East Travis Regional WWTP, and the cost of additional capacity required at East Travis Regional WWTP.

Another potential benefit of eliminating these lift stations would be the improvement of wastewater quality and reduction of H₂S production. By eliminating hydraulic detention time in lift station wet wells and force mains, wastewater quality issues, odor concerns, and maintenance concerns may be avoided.

6.5 Projected Capacity Allocations

Table 6-1 summarizes the approximate capacities being planned for each WWTP, as well as projected average daily flows, for each planning horizon.

As is shown in Table 6-1, present day ADDF estimates for Wilbarger WWTP and Cottonwood Creek WWTP are 1 MGD and 0.05 MGD respectively and are based on influent flow data from the first quarter of 2024 as provided by the City. By the 5-year time horizon, the Wilbarger WWTP must be expanded to 2 MGD to serve the projected growth in flows. Also, the Cottonwood Creek WWTP must be expanded to 0.6 MGD (Phase 3) by the 5-year time horizon.

The 15-year time horizon is split into two separate scenarios: Scenario 1, in which it is assumed that no decommissioning of lift stations has taken place; and Scenario 2, in which it is assumed that lift stations 6, 8, and 9 have been decommissioned and flows rerouted to East Travis Regional WWTP. It is assumed that the East Travis Regional WWTP will be fully operational by the 15-year time horizon in either scenario, and that the East Travis Regional WWTP will treat all flows in excess of the Cottonwood Creek WWTP's 0.6 MGD capacity. It is recommended that the City decommission lift stations 6, 8, and 9 because by the 15-year time horizon, ADDF at Wilbarger WWTP is projected to exceed the 2 MGD capacity in Scenario 1.

It is important to note that in Scenario 2 of the 15-year time horizon, in which lift stations 6, 8, and 9 are decommissioned, the projected ADDF for Wilbarger WWTP is approximately 1.6 MGD, or 80% of its 2 MGD capacity, and the projected ADDF for East Travis Regional WWTP is approximately 1.4 MGD, or 93% of its 1.5 MGD capacity. For these reasons, it is anticipated that expansion of Wilbarger WWTP and East Travis Regional WWTP beyond their 15-year capacities may be required just outside this study's 15-year planning window. This is dependent

on growth continuing at projected rates however, and actual rates of growth will dictate actual timing and necessity of expansions. To delay or avoid further expansion of Wilbarger WWTP beyond 2 MGD, the City may need to reconsider further ETJ releases (as allowed under recent Senate Bill 2038) from the City of Austin that could be served by the Wilbarger plant, as these areas are not accounted for in this study and could increase capacity needs above 2 MGD.

Table 6-1: Projected Treatment Capacity Allocations

Time Horizon	Wilbarger WWTP		Cottonwood Cr. WWTP		East Travis Regional WWTP		Total, All WWTPs	
	Anticipated Capacity (MGD)	Projected ADDF (MGD)	Anticipated Capacity (MGD)	Projected ADDF (MGD)	Anticipated Capacity (MGD)	Projected ADDF (MGD)	Anticipated Capacity (MGD)	Projected ADDF (MGD)
Present ⁽¹⁾	1.33	1.0	0.2	0.05	-	-	1.5	1.1
5-year	2.0	1.3	0.6	0.4	-	-	2.6	1.7
15-year:								
Scenario 1, No LS Decomm. ⁽²⁾	2.0	2.1	0.6	0.6 ⁽⁴⁾	1.5	0.9	4.1	3.6
Scenario 2, LS 6,8,9 Decomm. ⁽³⁾	2.0	1.6	0.6	0.6 ⁽⁴⁾	1.5	1.4	4.1	3.6
Notes:								
(1) Present ADDF estimates are based on recent (Jan-Apr 2024) plant influent flow data provided by City.								
(2) This scenario represents the 15-year time horizon assuming no lift stations have been decommissioned.								
(3) This scenario represents the 15-year time horizon assuming lift stations 6, 8, and 9 have been decommissioned and flows rerouted to East Travis Regional.								
(4) It is assumed that by the 15-year time horizon, Cottonwood Creek WWTP will reach its 0.6 MGD capacity and the remainder of flow in the Cottonwood Cr. Basin will be treated at East Travis Regional.								

6.6 Recommended Treatment Capacity Projects

Below is a summary of projects recommended for each WWTP based on the capacity analysis described above:

- 1) Wilbarger WWTP
 - a. Within 5 Years: Expand to 2 MGD
 - b. Beyond this study (>15 Years): Potential for Expansion Beyond 2 MGD
- 2) Cottonwood Creek WWTP
 - a. Within 5 Years: Expand to 0.6 MGD (Execute Phases 2 and 3)
 - b. Beyond this study (>15 Years): Potential for Decommissioning or Reuse
- 3) East Travis Regional WWTP
 - a. Within 15 Years: Design and Construct 1.5 MGD Facility
 - b. Beyond this study (>15 Years): Potential for Expansion Beyond 1.5 MGD

7 OVERALL RECOMMENDATIONS AND CONCLUSIONS

This section outlines the conceptual projects identified from modeling, as well as the planning-level costs estimated for each identified project.

7.1 Development of Planning Level Opinion of Probable Costs

All planning-level costs of projects are in February 2024 dollars and include the opinion of probable construction cost (OPCC), along with a 20% construction contingency, a 30% factor for engineering and other soft costs, and an additional 10% contingency for projects involving railroad crossings. The inclusion of the railroad crossing contingency is due to additional engineering costs for obtaining permits and additional construction costs due to longer bores.

The estimated unit cost for acquiring easements for new infrastructure projects outside of existing right-of-way (ROW) or pre-existing easements was approximately \$88,000 per acre. This unit cost was determined by averaging the expenses of recent utility infrastructure easements in Central Texas for both developed and undeveloped areas and includes easement survey costs, engineering, ROW agent, condemnation, attorney fees, and easement acquisition costs.

All OPCCs are considered planning-level, and actual costs may vary significantly depending on final design, project scope and bidding environment. Planning-level construction cost estimates for both new and existing infrastructure projects were estimated based on the following assumptions:

- Gravity Lines: Gravity pipe construction costs generally cover excavation, pipe, ditch checks, manholes, extra depth, erosion control, restoration, and mobilization. The gravity pipe construction estimates also assume that 10% of gravity line length will be encased with a steel casing to account for roadway and stream crossings.
- Lift Stations: The cost for lift station construction generally covers erosion control, site work, wet well, pumps, site piping, electrical work, controls, jib crane, hoist, fencing, access road, restoration, and appurtenances. The lift station unit costs were calculated based on averaging construction costs from past lift station projects.
- Force Mains: Force main construction costs generally cover excavation, pipe, erosion control, and restoration.

7.2 Field Investigations Prior to Design

To confirm a relief project's urgency and necessity, field investigations and targeted flow metering are recommended before initiating design and construction. The hydraulic model is most accurate nearest the meter locations used for model calibration. Locations in the model that are relatively far upstream or downstream from a meter location are more likely to be imprecise in terms of flow predictions. Many site-specific factors in the collection system can impact flow conditions at a particular location that may not be readily apparent from flow data collected far downstream of that location (such as branching interceptors or diversions). Also, timing and scale of future growth may vary from growth projections assumed in this report, which may drastically change the necessity of projects listed below under future time horizons. Therefore, it is in the City's best interest to confirm and corroborate model results and project necessity before embarking on a costly relief or replacement project.

Table 7-1 describes the primary benefits and costs of performing targeted field investigations and flow monitoring prior to relief project implementation. Overall, these investigations are highly recommended and can help confirm the necessity and urgency of a project identified from modeling.

Table 7-1: Benefits and Costs of Targeted Investigations Prior to Relief Design

Benefits	Costs
<ul style="list-style-type: none"> + Verify site-specific flow conditions necessitate a project at all, potentially saving City budget if a project is eliminated, postponed, or reduced in scope + Determine level of risk of postponing a project if flow conditions are not as concerning as originally predicted/modeled + Verify presence or absence of surcharge evidence (rags, high water marks, high water levels) + Verify site-specific hydraulics for fine-tuned modeling, such as diameters or pipe inverts that could not be collected during initial manhole inspections 	<ul style="list-style-type: none"> - Additional costs of performing field investigations, flow monitoring and any supplementary modeling - Delays timeline toward project completion if project is essential

7.3 Ongoing I/I Mitigation

The City of Manor is currently engaged in I/I mitigation efforts. It is important to note that the impacts of these I/I mitigation efforts could result in lower peak wet weather flows in the interceptors. If peak wet weather flows are reduced from what has been projected for this plan, then relief or upsizing projects may be delayed or avoided. To determine whether a relief project can be delayed or avoided, however, will require targeted, post-rehabilitation flow monitoring to confirm actual flow conditions after I/I reduction projects have been implemented.

7.4 Recommended Model Calibration Updates

As a wastewater system grows and improves, it is important that the associated hydraulic model accounts for such changes over time. The current calibration is not final and should be updated when new flow monitoring data becomes available. It is typically recommended that new flow monitoring data be collected and the hydraulic model re-calibrated at least once every five years.

Modeling a system such as Manor's is an ongoing, collaborative process to account for the dynamics of a growing city. Now that the model is fully developed, the City will have opportunities to re-calibrate the model to new flow meter data collected in the future. As the City performs I/I reduction projects, the future flow meter data will ideally reflect a reduction in I/I. This new flow meter data can be used to re-calibrate the model, which could in turn reduce modeled peak flows during storm events. If the modeled peak flows are reduced based on new flow data, then the flows used for sizing relief projects or new sewer projects may also be reduced accordingly. This would reduce expenses for the City by reducing required pipe sizes. Therefore, it is in the City's best interest to perform regular flow monitoring and re-calibration of the hydraulic model to ensure the most up-to-date information is being used to guide CIP decision making.

7.5 Project Summary

Table 7-2 and Figure 7-1 present a summary of all projects identified as part of this collection system master planning project. Further descriptions of the recommended projects are provided in the sections below. IDs for each project (e.g., "WW.00.01") are formatted such that the middle two digits represent the time horizon by which the project becomes necessary ("00" for present day, "05" for 5-year growth conditions, etc.), and the second two digits represent a unique project number for that time horizon. Though parts of the existing system are overloaded and need relief prior to the 15-year growth horizon, all sizing recommendations are based on the 15-year growth condition flows.

Project ID	Infrastructure Type	Time Horizon	Current CIP Project ID	Project Name	Type of Improvement	Pipe Diameter (in) ⁽¹⁾	Total Length of Pipe (ft)	Lift Station or WWTP Flow Rate (mgd)	Planning-Level Construction OPCC without Contingency	Capital Cost (30% Contingency, 20% Engr./Survey.) ⁽³⁾
WW.00.01	Existing/Relief	Present Day	-	Llano St and Lampasas St Interceptors ⁽²⁾	Exist. Gravity Relief/Upsizing	18"-36"	4,060	-	\$3,405,040	\$5,652,000
WW.00.02	Existing/Relief	Present Day	-	Pyrite Rd Gravity Sewer (upstream of LS06) - <i>I/I Mitigation Potential</i>	Exist. Gravity Relief/Upsizing	18"	930	-	\$584,010	\$911,000
WW.00.03	Existing/Relief	Present Day	CIP-4	US 290 Interceptor (Still Necessary even if LS06/08/09 are Decommissioned)	Exist. Gravity Relief/Upsizing	24"	2,030	-	\$1,596,488	\$2,491,000
WW.00.04	Existing/Relief	Present Day	-	Rehabilitation and I/I Mitigation in Existing Sewers	Rehabilitation	-	40,440	-	\$7,279,200	\$11,356,000
WW.05.01	Treatment	5-Year	S-31	Cottonwood WWTP Expansion Ph. 3 (Expansion from 0.4 to 0.6 MGD)	Exist. WWTP Expansion	-	-	0.2	\$3,260,000	\$5,086,000
WW.05.02	Treatment	5-Year	-	Wilbarger WWTP Expansion (Expansion from 1.33 to 2.0 MGD)	Exist. WWTP Expansion	-	-	0.67	\$16,750,000	\$26,130,000
WW.05.03	New/Extension	5-Year	S-36	Manor Springs Lift Station Improvements	New LS to Serve Growth	6"(F)	3,760(F)	0.5	\$1,606,289	\$2,506,000
WW.05.04	New/Extension	5-Year	S-23	Voelker Ln. Wastewater Improvements	New Gravity to Serve Growth	12"	6,560	-	\$4,595,771	\$7,169,000
WW.15.01	Treatment	15-Year	S-39/40/41	East Travis Regional WWTP	New WWTP to Serve Growth	-	-	1.5	\$37,403,000	\$58,349,000
WW.15.02	Existing/Relief	15-Year	Dev. Agr.	Lift Station 1 (Las Entradas) and O09-006_O09-005	Exist. LS Expansion	18"	260	-	\$164,430	\$257,000
WW.15.03	Existing/Relief	15-Year	S-18	West Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	24"-27"	8,500	-	\$8,236,967	\$12,850,000
WW.15.04	Existing/Relief	15-Year	S-16	East Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	27"-33"	3,070	-	\$3,392,810	\$5,293,000
WW.15.05	Existing/Relief	15-Year	-	FM973 Interceptor (Not Necessary if LS06 is Decommissioned)	Exist. Gravity Relief/Upsizing	18"	4,220	-	\$2,658,600	\$4,147,000
WW.15.06	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 1 ⁽²⁾	New Gravity to Serve Growth	39"-45"	7,960	-	\$15,366,210	\$25,508,000
WW.15.07	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	36"	8,910	-	\$13,811,117	\$21,545,000
WW.15.08	New/Extension	15-Year	S-23	Willow Creek Wastewater and Lift Station Improvements	New Gravity/LS to Serve Growth	24"(G), 6"(F)	2,160(G/F)	0.65	\$1,642,456	\$2,562,000
WW.15.09	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	24"	5,210	-	\$5,424,105	\$8,462,000
WW.15.10	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	15"-21"	7,710	-	\$6,455,271	\$10,070,000
WW.15.11	New/Extension	15-Year	-	East US290 Wastewater Improvements	New Gravity to Serve Growth	15"	2,920	-	\$2,219,654	\$3,463,000
WW.15.12	New/Extension	15-Year	-	North Cottonwood Creek East Tributary Wastewater Interceptor Improvements	New Gravity to Serve Growth	15"-18"	8,480	-	\$6,720,382	\$10,484,000
WW.15.13	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	27"	7,390	-	\$8,791,977	\$13,715,000
WW.15.14	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	27"	3,590	-	\$4,424,675	\$6,902,000
WW.15.15	New/Extension	15-Year	-	Littig Rd. Wastewater Improvements ⁽²⁾	New Gravity to Serve Growth	12"	8,510	-	\$5,961,816	\$9,897,000
WW.15.16	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	21"-24"	7,238	-	\$7,379,755	\$11,512,000
WW.15.17	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	12"-18"	10,367	-	\$8,035,168	\$12,535,000
WW.15.18	New/Extension	15-Year	-	South Wilbarger Creek Lift Station Improvements	New LS to Serve Growth	4"(F)	5,040(F)	0.25	\$1,287,296	\$2,008,000
WW.15.19	New/Extension	15-Year	-	Lift Station #6 (Stonewater) Decommissioning	New Gravity to Abandon LS	18"	3,300	-	\$3,134,355	\$4,890,000
WW.15.20	New/Extension	15-Year	-	Lift Station #8 (Presidential Glen Ph. 4B) Decommissioning	New Gravity to Abandon LS	12"	1,400	-	\$1,281,253	\$1,999,000
WW.15.21	New/Extension	15-Year	-	Lift Station #9 (Presidential Heights) Decommissioning	New Gravity to Abandon LS	12"	500	-	\$650,448	\$1,015,000

Notes:

- 1) For pipe diameters and lengths, gravity main is assumed, except where (F) indicates force main, and (G) indicates gravity main.
2) Select projects include an additional 10% contingency for railroad crossings to account for additional costs (permitting, extra boring length, etc.).
3) For new/extension projects not within the ROW or an exisitng easement, a unit cost of \$87,900/acre was utilized for easement cost estimates.

The easement unit cost includes survey, easement acquisition, engineering fees, condemnation/attorney fees, and ROW agent fees.
LS06, LS08, and LS09 are recommended to be decommissioned and re-routed by gravity towards East Travis Regional WWTP once it is built. This reduces burden on Wilbarger WWTP and the FM973 interceptor, and reduces LS O&M costs.
Projects Not Included: The above list does not include Bell Farms LS upgrades (LS04), Carriage Hills LS or interceptor upgrades, Cottonwood Cr. WWTP Ph. 2 expansion to 0.4 MGD (developer-funded), or other projects currently in-progress.

Time Horizon	Capital Cost
Present Day	\$ 20,410,000
5-Year	\$ 40,891,000
15-Year	\$ 227,463,000
Total, All Projects	\$ 288,764,000

City of Manor Travis County, TX

FIGURE 7-1:
OVERALL PROJECTS



Legend

- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ

Wastewater Basin

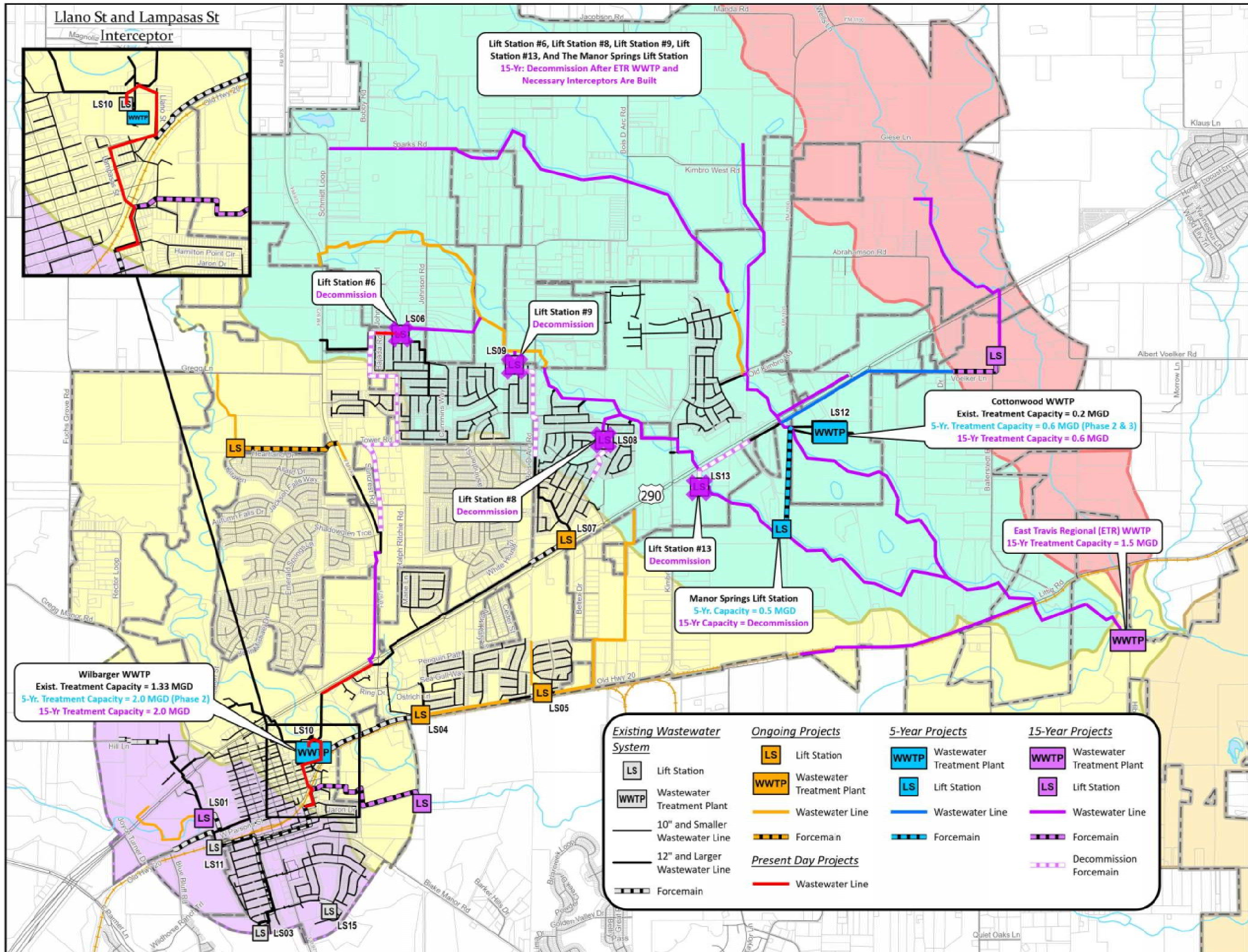
- Cottonwood Creek
- Gilleland Creek
- Lower Wilbarger Creek
- Upper Wilbarger Creek
- Willow Creek



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Miles

Date: 5/6/2024



7.6 Present Day Projects

Present day projects (those requiring attention under existing conditions) are presented in Figure 7-2, along with ongoing projects. Further description of present-day projects is provided below.

Llano St. and Lampasas St. Interceptor (WW.00.01)

The Llano St. and Lampasas St. Interceptor was predicted to severely surcharge under peak wet weather flows during the existing system design storm model run. It is recommended as the top priority relief project due to the higher risk of overflow (Refer to Section 7.9 for more information outlining the methodology in prioritizing relief-type projects). The 4,060 ft stretch of pipe runs through Old Manor, from the terminus of the LS03 and LS11 combined force main, to the Wilbarger WWTP, making it a crucial segment of sewer in Old Manor. The interceptor currently has pipe sizes ranging from 12" – 24" and is proposed to be upsized to 18" – 36" diameter pipes to adequately convey peak flows.

Pyrite Rd. Interceptor (WW.00.02)

The Pyrite Rd. Interceptor was shown to severely surcharge in the existing system design storm model. The stretch of pipe that is proposed to be improved is approximately 930 ft in length and serves Manor High School and portions of the Stonewater subdivision (Figure 7-2). The existing pipe segment has a 12" diameter and is proposed to be upsized to 18" based on modeling results.

This project may be avoided or delayed if I/I mitigation efforts are successful in Basin 10. Fall 2022 flow data for meter basin 10 informed the model calibration for this portion of the system, and this flow meter basin demonstrated abnormally high peaks during Fall 2022 storm events. If peak flows in this basin are reduced through I/I mitigation efforts and future flow monitoring confirms this, a project along Pyrite Rd. may be avoided.

US-290 Interceptor (WW.00.03)

The US-290 Interceptor was shown to have undersized pipes and moderate surcharging in the existing system design storm model. The stretch of pipe that is proposed to be improved is approximately 2,090 ft in length and conveys flows from FM973, Presidential Heights, Presidential Glen, and Greenbury to the Wilbarger WWTP (Figure 7-2). The existing pipe has diameters ranging from 12" – 15" and is proposed to be upsized to 24".

Rehabilitation and I/I Mitigation in Existing Sewers (WW.00.04)

The City is committed to rehabilitating its existing gravity sewers and mitigating I/I. Potential rehabilitation methods include Cured-in-Place Pipe (CIPP), pipe bursting, and manhole lining, depending on condition. For a planning-level estimate of possible rehabilitation costs, it was assumed that one third of the total sewer line in the seven high-risk basins (1, 2B, 3, 4, 8, 10, and 13) identified during I/I investigations will need rehabilitation, roughly 40,000 LF. A unit cost of \$180/LF of pipe rehabilitated was used, which is estimated from past I/I reduction projects GBA has designed and observed.

City of Manor
Travis County, TX

FIGURE 7-2: ONGOING
& PRESENT DAY PROJECTS

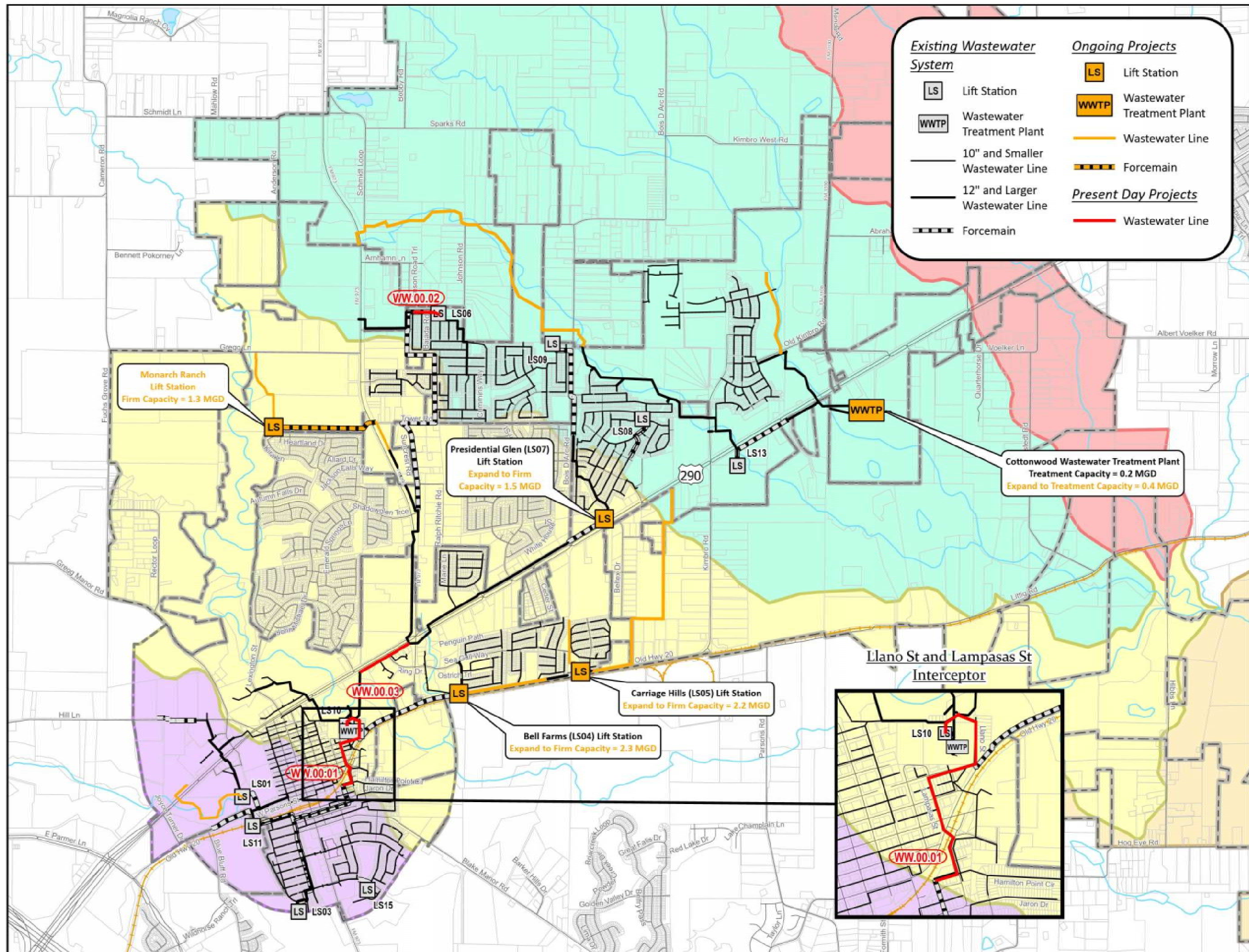


Legend

- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ
- Wastewater Basin**
 - Cottonwood Creek
 - Gilleland Creek
 - Lower Wilbarger Creek
 - Upper Wilbarger Creek
 - Willow Creek



Miles
Date: 5/6/2024



7.7 5-year Projects

Five-year projects (projects requiring attention under 5-year growth conditions) are presented in Figure 7-3. Further description of 5-year projects is provided below.

Cottonwood WWTP Expansion Ph. 3 (WW.05.01)

Phase 3 of the Cottonwood Creek WWTP expansion will increase its capacity to 0.6 MGD. This phase, along with Phase 2, is crucial within the next five years to accommodate anticipated population growth in the Cottonwood Creek Basin. The Cottonwood Creek WWTP will play a vital role in phasing in the larger East Travis Regional WWTP. Its strategic location upstream of the proposed regional plant allows for operational flexibility during peak events or plant maintenance. It is recommended that Cottonwood Creek WWTP continues operating until the East Travis Regional WWTP achieves adequate capacity and redundancy. Additionally, Phase 3 expansion will enable the City to postpone construction of the regional plant until average daily flows are close to surpassing 0.6 MGD. Completion of the regional facility is expected to eliminate the need for Phase 4 expansion of the Cottonwood Creek WWTP.

Wilbarger WWTP Expansion Ph. 2 (WW.05.02)

Phase 2 expansion of the Wilbarger WWTP, which would increase capacity from 1.33 MGD to 2.0 MGD, is crucial for keeping pace with projected growth. Current average daily flows to the plant are approximately 75% of the current capacity. The TCEQ Chapter 217 Rules mandate that expansion design begins at 75% capacity and construction starts at 90%. While the current design allows for efficient expansion to 2.0 MGD, further expansion beyond 2.0 MGD would incur significantly higher costs due to the need for increased capacity in ancillary systems, potential permit amendments, and land acquisition. Any opportunity to delay or avoid expansion beyond 2.0 MGD would be advantageous due to these factors.

Extension Projects Summary

There are two future extension projects proposed for the five-year time horizon. The Manor Springs Lift Station (WW.05.03) is proposed due to developer interest in the parcels located north of Littig Rd and east of Old Kimbro Rd. This lift station would be required to provide wastewater service to these parcels and temporarily convey flows to the Cottonwood Creek WWTP. The other five-year extension project includes a 12" gravity extension to serve development along Voelker Ln. and East US-290 (WW.05.04). For a summary of all extension projects, please see Table 7-4.

Two projects identified in the 5-year design storm modeling are either fully designed or being constructed. Therefore, these projects are not being added to the recommended project list for this master plan. They include the Old Hwy 20 Interceptor and LS04 (Bell Farms), both of which serve the Bell Farms and Carriage Hills subdivisions. These sewers and lift stations were shown to be undersized in the 5-year growth condition model, and are currently being addressed as part of ongoing projects.

City of Manor Travis County, TX

FIGURE 7-3:
5-YEAR PROJECTS



Legend

- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ

Wastewater Basin

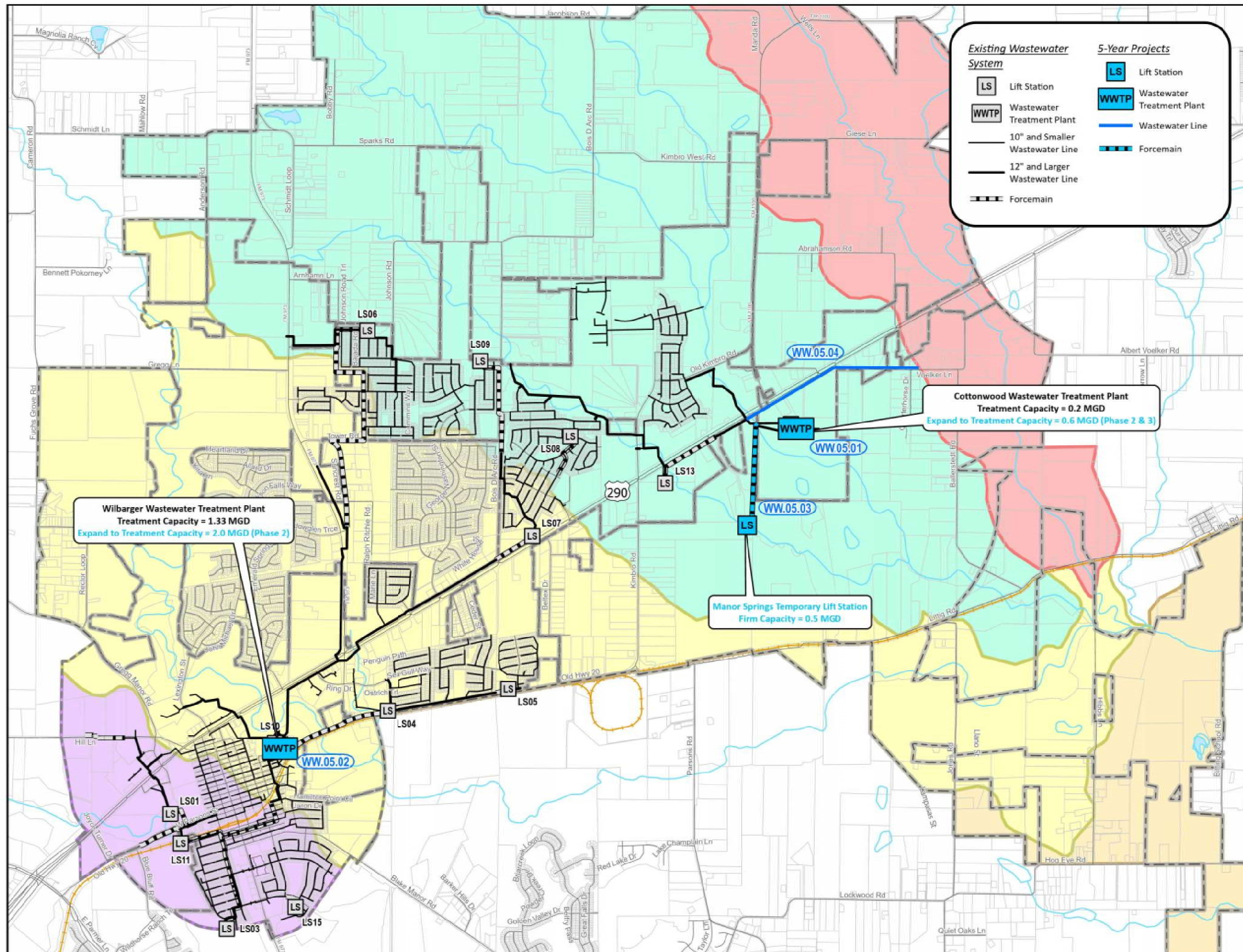
- Cottonwood Creek
- Gilleland Creek
- Lower Wilbarger Creek
- Upper Wilbarger Creek
- Willow Creek



0 0.5 1

Miles

Date: 5/6/2024



7.8 15-year Projects

Fifteen-year projects (projects requiring attention under 15-year growth conditions) are presented in Figure 7-4. Further description of 15-year projects is provided below.

East Travis Regional WWTP (WW.15.01)

The East Travis Regional WWTP is crucial for accommodating future growth in Manor's eastern areas. It is proposed near the intersection of Littig Road and Ballerstedt Road, at the confluence of Cottonwood Creek, Wilbarger Creek, and Willow Creek drainage basins. This WWTP has been conceptualized as part of previous studies and included in the city's recent 10-year wastewater CIP. This plant will serve a larger area than the current Cottonwood Creek WWTP, potentially allowing the City to phase out or repurpose the Cottonwood Creek WWTP. An initial capacity of 1.5 MGD is assumed for the first phase of the regional plant, but additional capacity beyond 1.5 MGD may be required soon after the 15-year time horizon, depending on actual growth conditions.

LS01 Expansion (WW.15.02)

LS01, also referred to as the “Old High School” or “Las Entradas” Lift Station, was shown to be undersized in the 15-year growth conditions model. The 15-year free flow model scenario shows that if this lift station is upsized, then the pipe immediately downstream of the lift station, O09-006_O09-005, may be undersized due to the increase in flow. The downstream pipe currently has a diameter of 12” and it is recommended to be upsized to a diameter of 18”. As previously stated, there is an agreement with the developer that states that they are responsible for the expansion of this lift station.

West Cottonwood Creek Interceptor (WW.15.03)

The West Cottonwood Creek Interceptor was predicted to surcharge during the 15-year growth conditions model run. The 8,050 ft stretch of existing pipe receives flows from the West portion of the Cottonwood Creek basin north of US-290 and flows into LS13 before being pumped east to the Cottonwood Creek WWTP (Figure 7-4). The interceptor currently has pipe sizes ranging from 12” – 18” and is proposed to be upsized to 24” – 27” diameter pipes to convey future flows.

East Cottonwood Creek Interceptor (WW.15.04)

The East Cottonwood Creek Interceptor was predicted to undergo surcharging during the 15-year growth conditions model run. The 3,070 ft stretch of pipe receives flows from the East portion of the Cottonwood Creek Basin north of US-290 (Figure 7-4). The interceptor currently has pipe sizes ranging from 12” – 21” and is proposed to be upsized to 27” – 33” diameter pipes to convey future flows.

FM973 Interceptor (WW.15.05)

The FM973 Interceptor was shown to have undersized pipes and flooding in the 15-year growth conditions model. The stretch of pipe that is proposed to be improved is

approximately 4,220 ft in length and receives and conveys flows from Stonewater, Manor High School, and other growth areas along FM973 (Figure 7-4). The existing pipe segment has a diameter of 15" and is proposed to be upsized to 18".

IMPORTANT: If LS06 (Stonewater) is decommissioned and its flows are rerouted to the proposed East Travis Regional Plant, the FM973 improvements may not be necessary within the planning window of this study, based on modeling results and growth assumptions.

Extension Projects Summary

A majority of the 15-year extension projects are located in the Cottonwood Creek basin due to anticipation of growth in the eastern portions of the City. These projects include approximately 70,000 LF of gravity sewer extensions to serve new growth. In addition, lift stations 6, 8, and 9 are proposed to be decommissioned to alleviate pressure on the Wilbarger WWTP and reduce operational costs, rerouting flows by gravity to the East Travis Regional WWTP (WW.15.19 – WW.15.21). LS13 and the Manor Springs Lift Station and are also proposed to be decommissioned by the 15-year time horizon, assuming the East Travis Regional WWTP and the necessary gravity interceptors are built to allow for decommissioning (WW.15.01, WW.15.06, WW.15.13, WW.15.14).

Growth anticipated in the Willow Creek basin may necessitate the construction of approximately 13,000 LF of gravity interceptor and a roughly 0.65 MGD lift station (WW.15.08, WW.15.09, WW.15.10).

Approximately 8,500 LF of gravity sewer is proposed to serve development along Littig Rd and Kimbro Rd and ultimately convey flows to East Travis Regional WWTP via the South Cottonwood Creek Interceptor (WW.15.15).

The South Wilbarger Creek Lift Station is proposed to serve the southwest portion of the Upper Wilbarger Creek basin within city limits, with an associated capacity of roughly 0.25 MGD (WW.15.18).

For a summary of all extension projects, please see Table 7-4.

City of Manor
Travis County, TX

FIGURE 7-4:
15-YEAR PROJECTS



Legend

- Road
- Railroad
- Creek/Stream/River
- Lake
- Manor City Limits
- Manor ETJ

Wastewater Basin

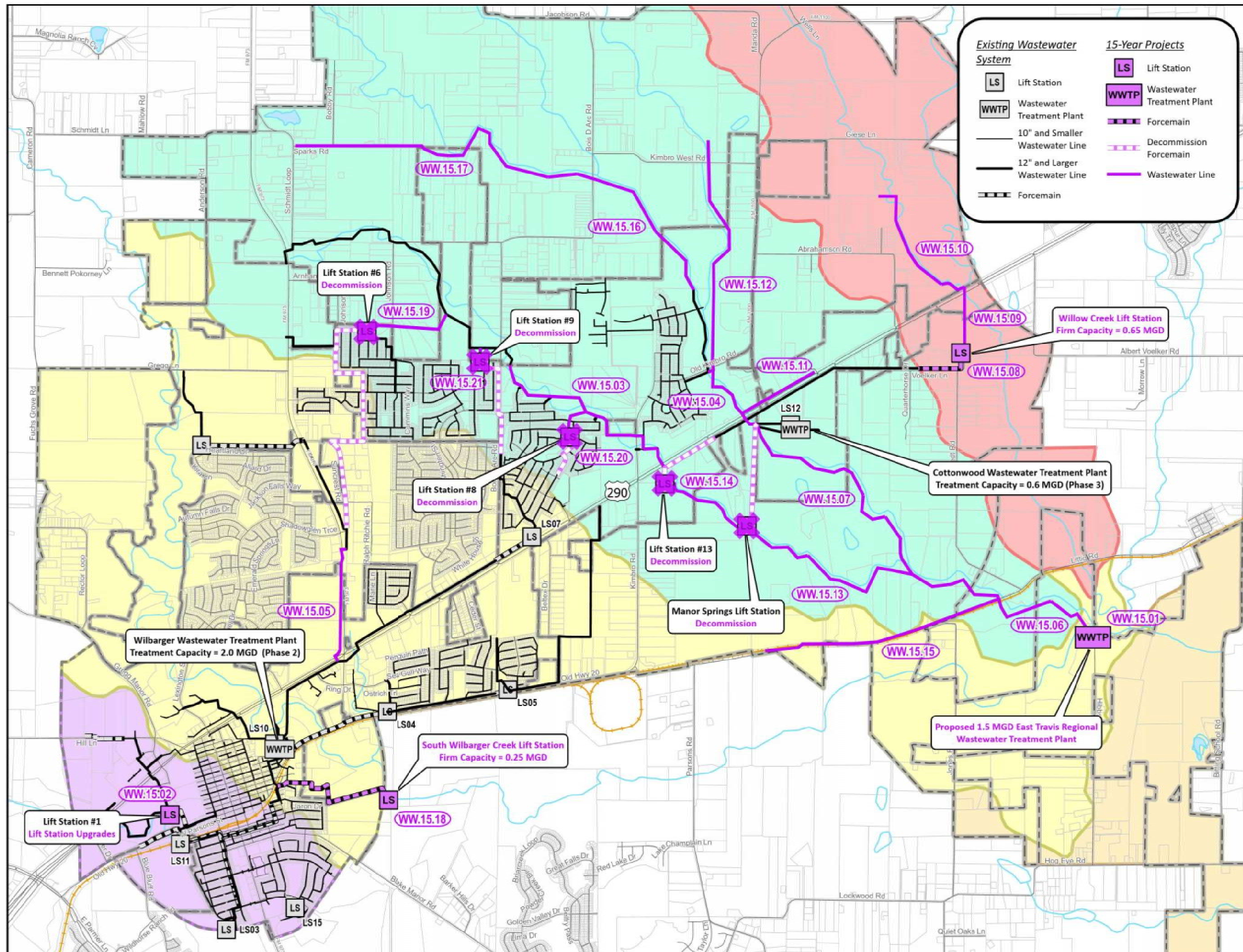
- Cottonwood Creek
- Gilleland Creek
- Lower Wilbarger Creek
- Upper Wilbarger Creek
- Willow Creek



0 0.5 1

Miles

Date: 5/6/2024



7.9 Relief Project Prioritization

Relief-type projects for existing interceptors were prioritized based on various factors, such as the number of manholes meeting critical surcharge criteria, total flood loss, and the maximum ratio of 15-year free flow capacity to the existing pipe's full flow capacity. Table 7-3 presents these factors for each relief-type project, which were then ranked within each time horizon. Future extension projects were not prioritized in this way because they were not modeled and are heavily driven by development demands. Relief-type projects are more dependent on modeling results and the condition and capacity of existing interceptors. Extension-type projects should proceed as development requires them, while relief-type projects should proceed after modeling and monitoring confirm increased capacity risks in the existing sewers.

Table 7-3: Existing Infrastructure Project Prioritization

Project ID	Project Name	Time Horizon	Total Flood Volume ⁽¹⁾ (MG)	No. of MHs Exceeding Surcharge Criteria ⁽¹⁾	Max. 15-year Free Flow-to-Existing Capacity Ratio	Relief Project Priority Rank
WW.00.01	Llano/Lampasas St Interceptor	Present Day	0	6	4.0	1
WW.00.02	Pyrite Rd Interceptor	Present Day	0	7	2.3	2
WW.00.03	US-290 Interceptor	Present Day	0	1	4.0	3
WW.15.03	West Cottonwood Creek Interceptor	15-year	0.08	20	2.7	4
WW.15.02	FM973 Interceptor	15-year	0.07	12	1.3	5
WW.15.04	East Cottonwood Creek Interceptor	15-year	0	7	2.9	6
WW.15.01	Lift Station 1 Expansion	15-year	N/A	N/A	N/A	7

(1): Data presented is derived from the model corresponding to the designated time horizon for each project.

IMPORTANT: Actual order of project implementation will depend on actual growth conditions and confirmation of project needs based on flow monitoring and investigation.

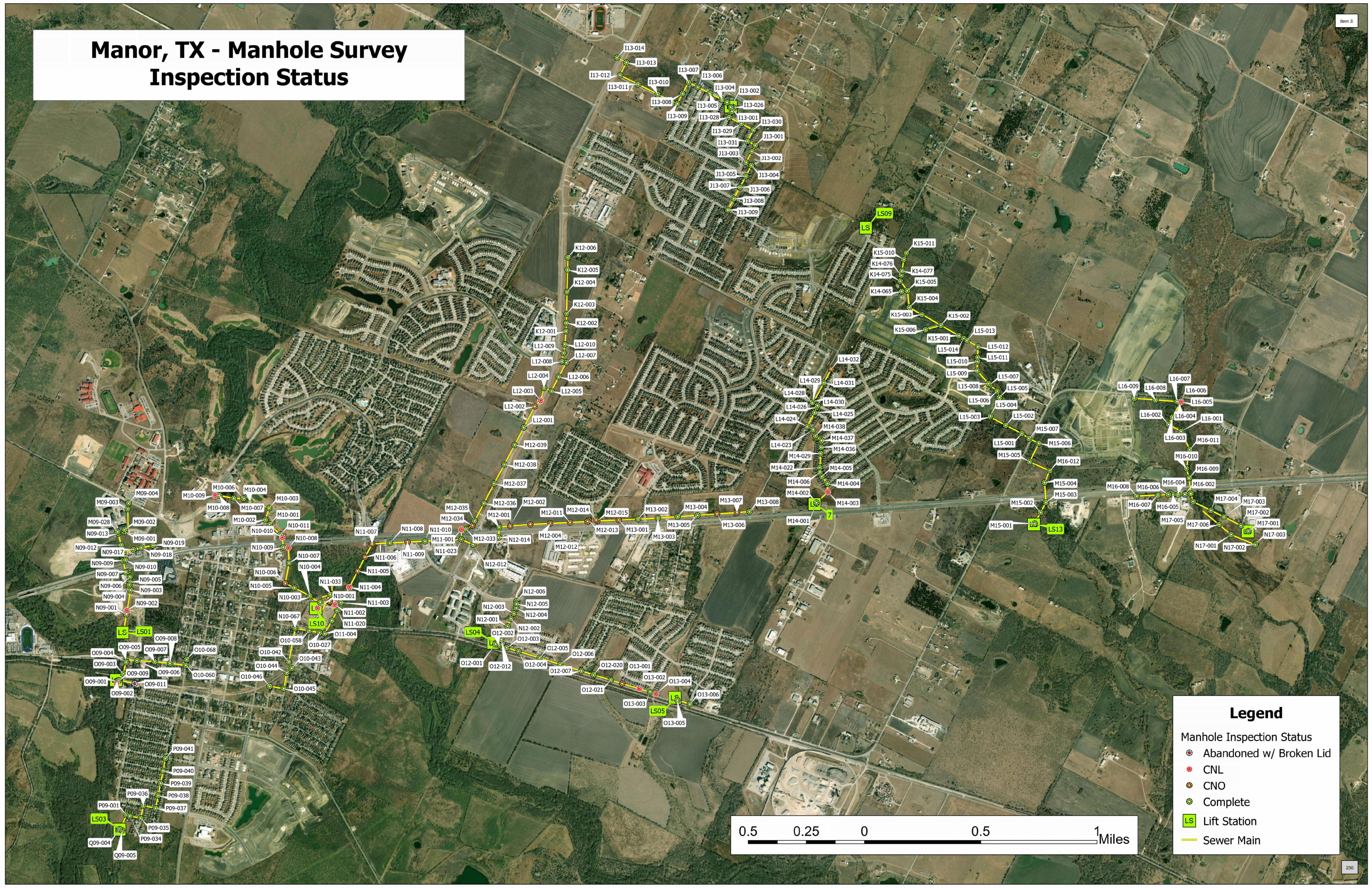
7.10 Extension Projects Summary

Table 7-4 provides further description of extension-type projects conceptualized for the plan. Extension-type projects are those that extend City sewer service out beyond current service limits with new interceptors, lift stations, and force main. These projects are primarily development and growth driven.

Project ID	Project Name	Time Horizon	Project Description
WW.05.03	Manor Springs Lift Station Improvements	5-year	This project includes a temporary 0.5 MGD Lift Station and a 12" Forcemain that will discharge into the Cottonwood Creek Wastewater Interceptor. Flows will go the Cottonwood Creek WWTP until the East Travis Regional WWTP is built. The temporary Lift Station will be decommissioned once the East Travis Regional WWTP and wastewater interceptors are built.
WW.05.04	Voelker Ln. Wastewater Improvements	5-year	This project includes a 12" Gravity Main that will discharge into the Cottonwood Creek Wastewater interceptor. This wastewater line will serve development along Voelker Ln. and East US-290.
WW.15.06	South Cottonwood Creek Wastewater Interceptor Improvements Phase 1	15-year	This interceptor includes a 39", 42" and 45" Gravity Main in the Cottonwood Creek basin. The interceptor will run from the Cottonwood Creek WWTP to the East Travis Regional WWTP.
WW.15.07	South Cottonwood Creek Wastewater Interceptor Improvements Phase 2	15-year	This interceptor includes a 36" Gravity Main in the Cottonwood Creek basin. The interceptor will run from the Cottonwood Creek WWTP to the East Travis Regional WWTP.
WW.15.08	Willow Creek Lift Station Improvements	15-year	This project includes a temporary 0.65 MGD Lift Station, a 6" Forcemain, and a 27" Gravity Main that will discharge into the Cottonwood Creek Wastewater Interceptor. Flows will go the Cottonwood Creek WWTP until the East Travis Regional WWTP is built. The temporary Lift Station will be decommissioned once the East Travis Regional WWTP and wastewater interceptors are built.
WW.15.09	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 1	15-year	This interceptor includes a 24" Gravity Main in the Willow Creek basin. The interceptor will connect to the temporary Willow Creek Lift Station.
WW.15.10	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 2	15-year	This interceptor includes a 15", 18", and 21" Gravity Main in the Willow Creek basin.
WW.15.11	East US-290 Wastewater Improvements	15-year	This project includes a 15" Gravity Main on the Cottonwood Creek basin. This wastewater will serve development along East US-290.
WW.15.12	North Cottonwood Creek East Tributary Wastewater Interceptor Improvements	15-year	This interceptor includes a 15" and 18" Gravity Main in the Cottonwood Creek basin.
WW.15.13	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 1	15-year	This interceptor includes a 27" Gravity Main in the Cottonwood Creek basin. The interceptor will connect to the North Cottonwood Creek West Tributary Wastewater Interceptor and relieve flows going to the Cottonwood Creek WWTP. This project will also include the decommissioning of the Manor Springs Lift Station after completion of this interceptor.
WW.15.14	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 2	15-year	This interceptor includes a 27" Gravity Main in the Cottonwood Creek basin. This project will also include the decommissioning of Lift Station #13 after completion of this interceptor.
WW.15.15	Littig Rd. Wastewater Improvements	15-year	This project includes a 12" Gravity Main that will discharge into the South Cottonwood Creek Interceptor. This wastewater main will serve development along Littig and Kimbro Rd.
WW.15.16	North Cottonwood Creek Wastewater Interceptor Improvements Phase 1	15-year	This interceptor includes a 21" and 24" Gravity Main in the Cottonwood Creek basin.
WW.15.17	North Cottonwood Creek Wastewater Interceptor Improvements Phase 2	15-year	This interceptor includes a 12" and 18" Gravity Main in the Cottonwood Creek basin.
WW.15.18	South Wilbarger Creek Lift Station Improvements	15-year	This project includes a 0.25 MGD Lift Station and a 4" Forcemain serving the south western portion of the Upper Wilbarger Creek basin within city limits.
WW.15.19	Lift Station #6 Decommissioning	15-year	This project includes decommissioning Lift Station #6 and a 18" Gravity Main connecting to the North Cottonwood Creek West Tributary Interceptor.
WW.15.20	Lift Station #8 Decommissioning	15-year	This project includes decommissioning Lift Station #8 and a 12" Gravity Main connecting to the North Cottonwood Creek West Tributary Interceptor.
WW.15.21	Lift Station #9 Decommissioning	15-year	This project includes decommissioning Lift Station #9 and a 12" Gravity Main connecting to the North Cottonwood Creek West Tributary Interceptor.

Appendix A: Manhole Survey Summary Maps

Manor, TX - Manhole Survey Inspection Status

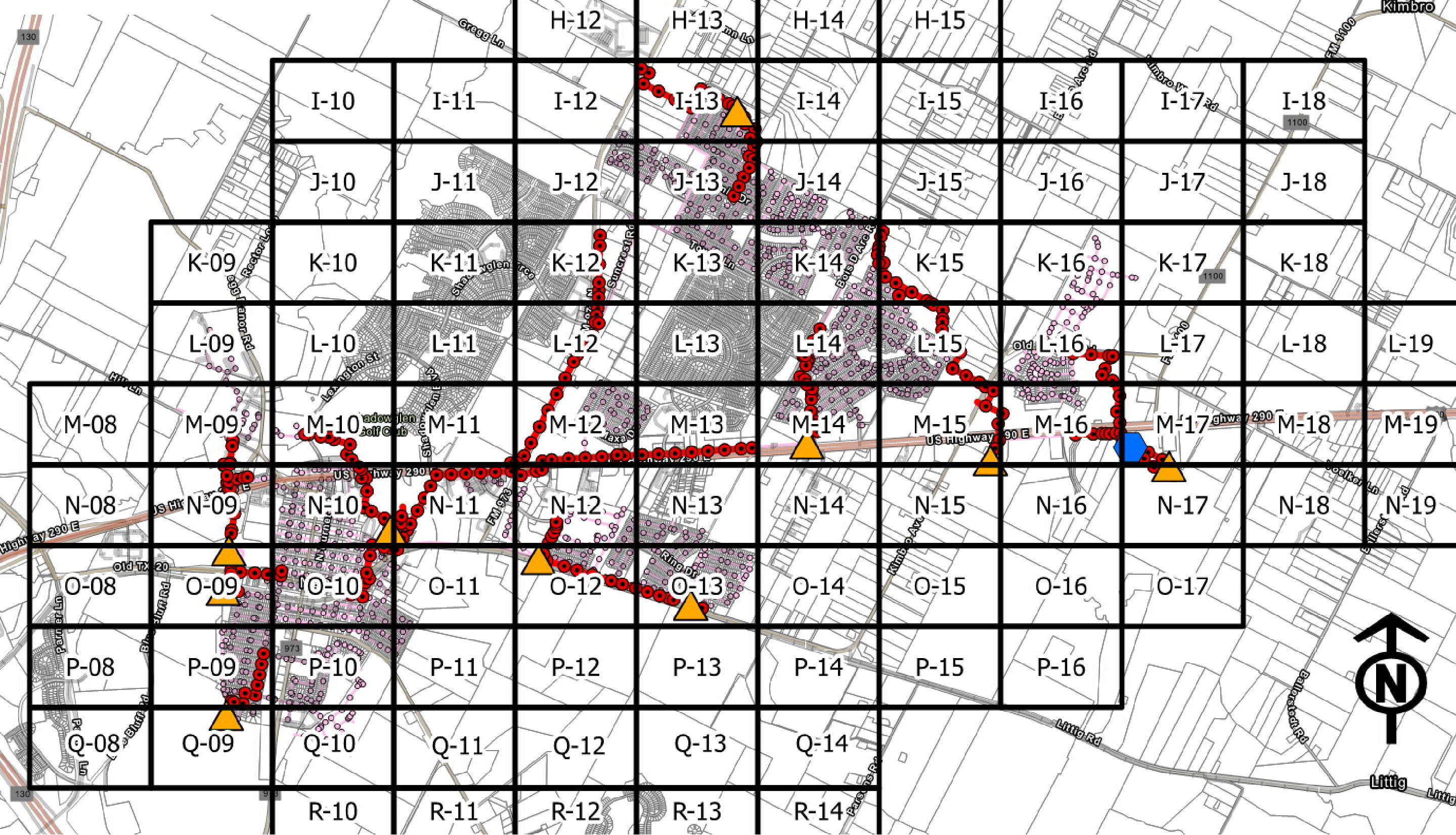


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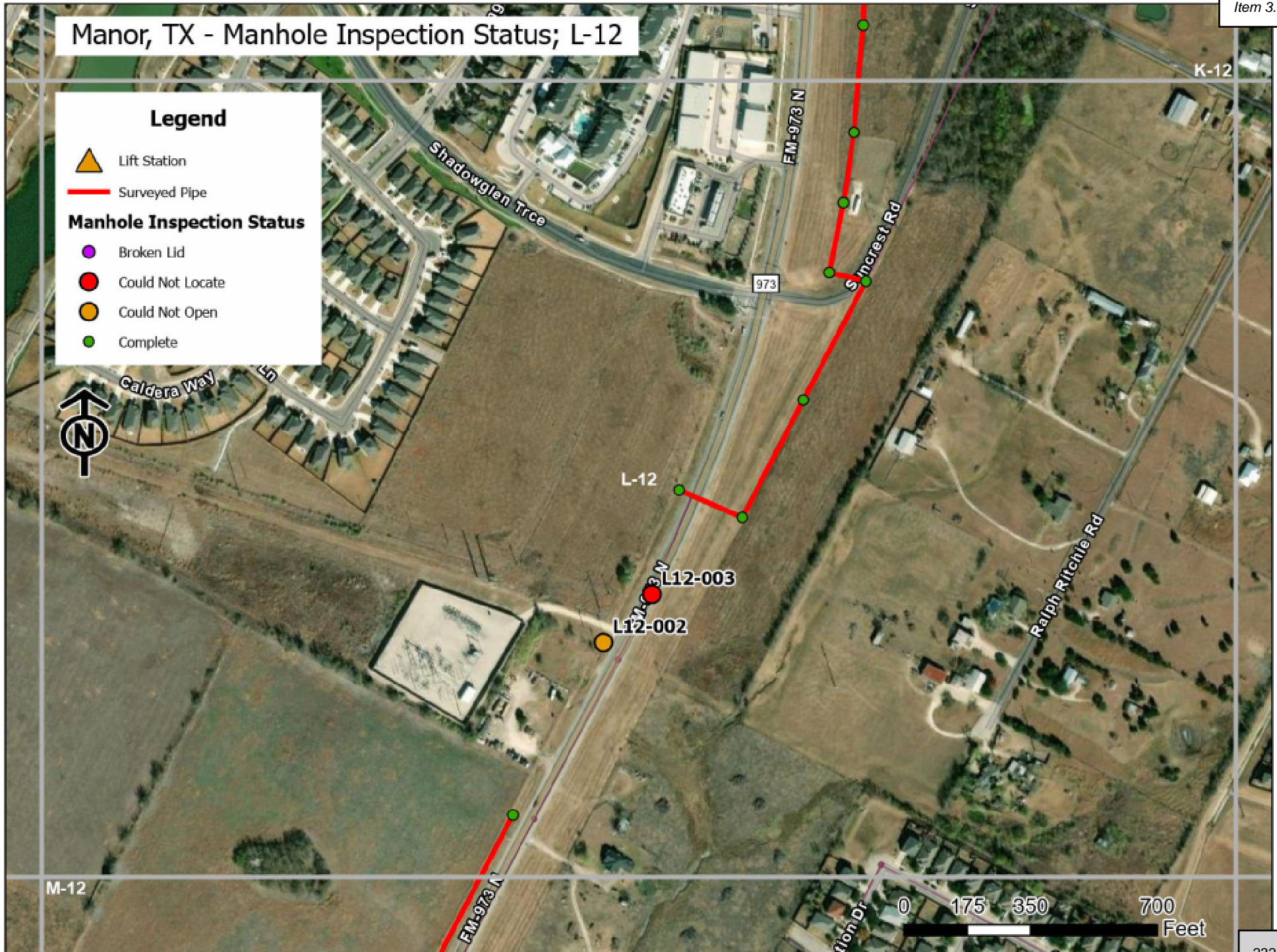
- Manhole Inspection Status
- Abandoned w/ Broken Lid
 - CNL
 - CNO
 - Complete
 - Lift Station
 - Sewer Main

0.5 0.25 0 0.5 1 Miles

Overall Manhole Map





Manor, TX - Manhole Inspection Status; L-12







Manor, TX - Manhole Inspection Status; L-14

Legend

-  Lift Station
-  Surveyed Pipe

Manhole Inspection Status

-  Broken Lid
-  Could Not Locate
-  Could Not Open
-  Complete



Manor, TX - Manhole Inspection Status; L-16

K-16

Legend



Lift Station

Surveyed Pipe

Manhole Inspection Status



Broken Lid



Could Not Locate



Could Not Open



Complete



L-16

Old Kimbro Rd

Howser Trce

Old Kimbro Rd

L16-006

Ed Townes Ter

Cottonwood Creek

Stelfox St

Stelfox St

Smithwick St

Henrietta Plz

John Gm Dr

Lone Peak Pass

Epbright Trce

Silas Parsons Pass



Thomas Wheeler Way

0 175 350 700 Feet





M-16

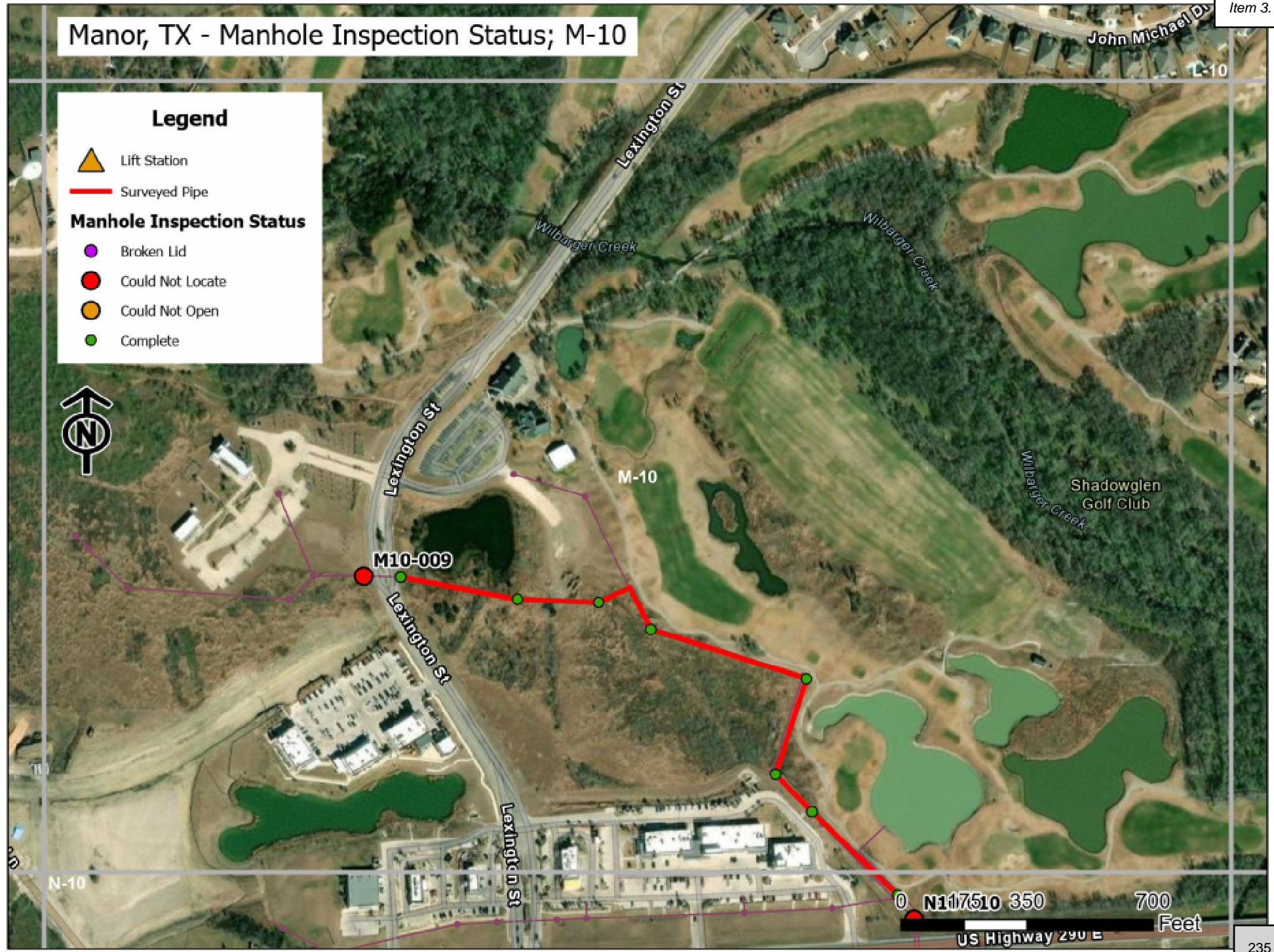
Manor, TX - Manhole Inspection Status; M-10

Legend

-  Lift Station
-  Surveyed Pipe

Manhole Inspection Status

-  Broken Lid
-  Could Not Locate
-  Could Not Open
-  Complete



Manor, TX - Manhole Inspection Status; M-11

L-11

Legend



Lift Station

Surveyed Pipe

Manhole Inspection Status



Broken Lid



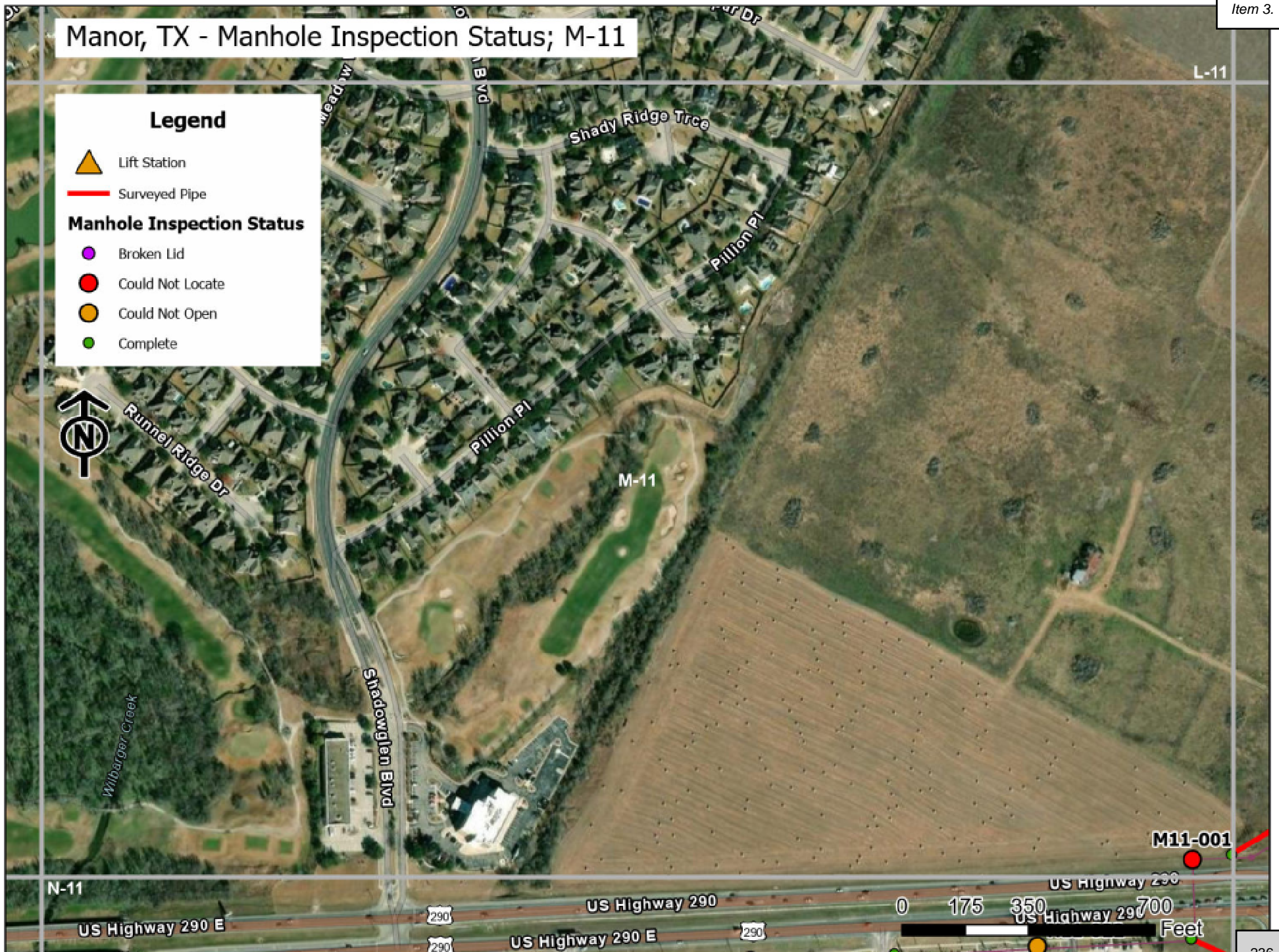
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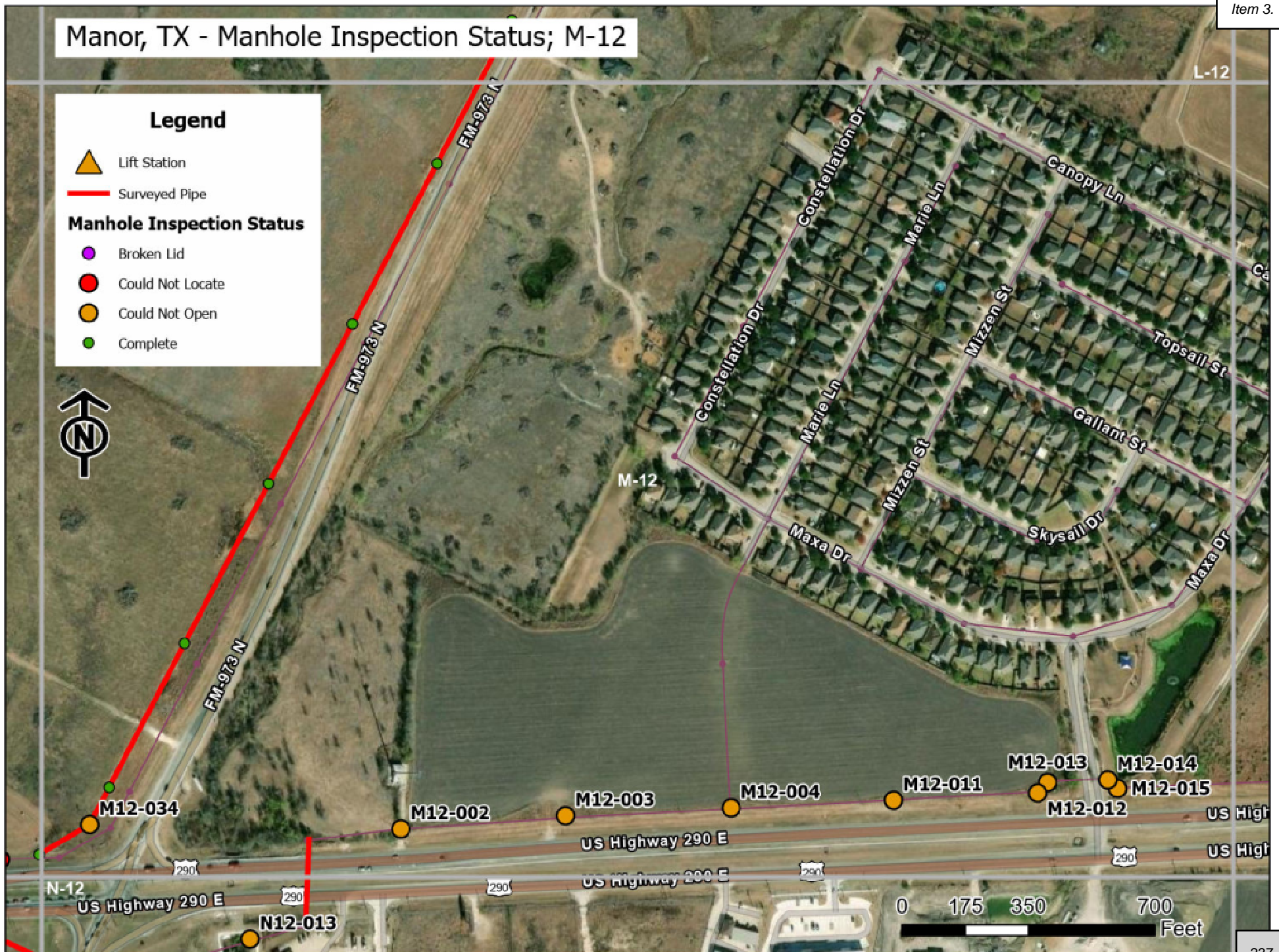
Could Not Open



Complete



Manor, TX - Manhole Inspection Status; M-12





Manor, TX - Manhole Inspection Status; M-13







Manor, TX - Manhole Inspection Status; M-14

Legend

-  Lift Station
-  Surveyed Pipe


Manhole Inspection Status


-  Broken Lid
-  Could Not Locate
-  Could Not Open
-  Complete




Manor, TX - Manhole Inspection Status; N-09


Legend


 Lift Station


 Surveyed Pipe

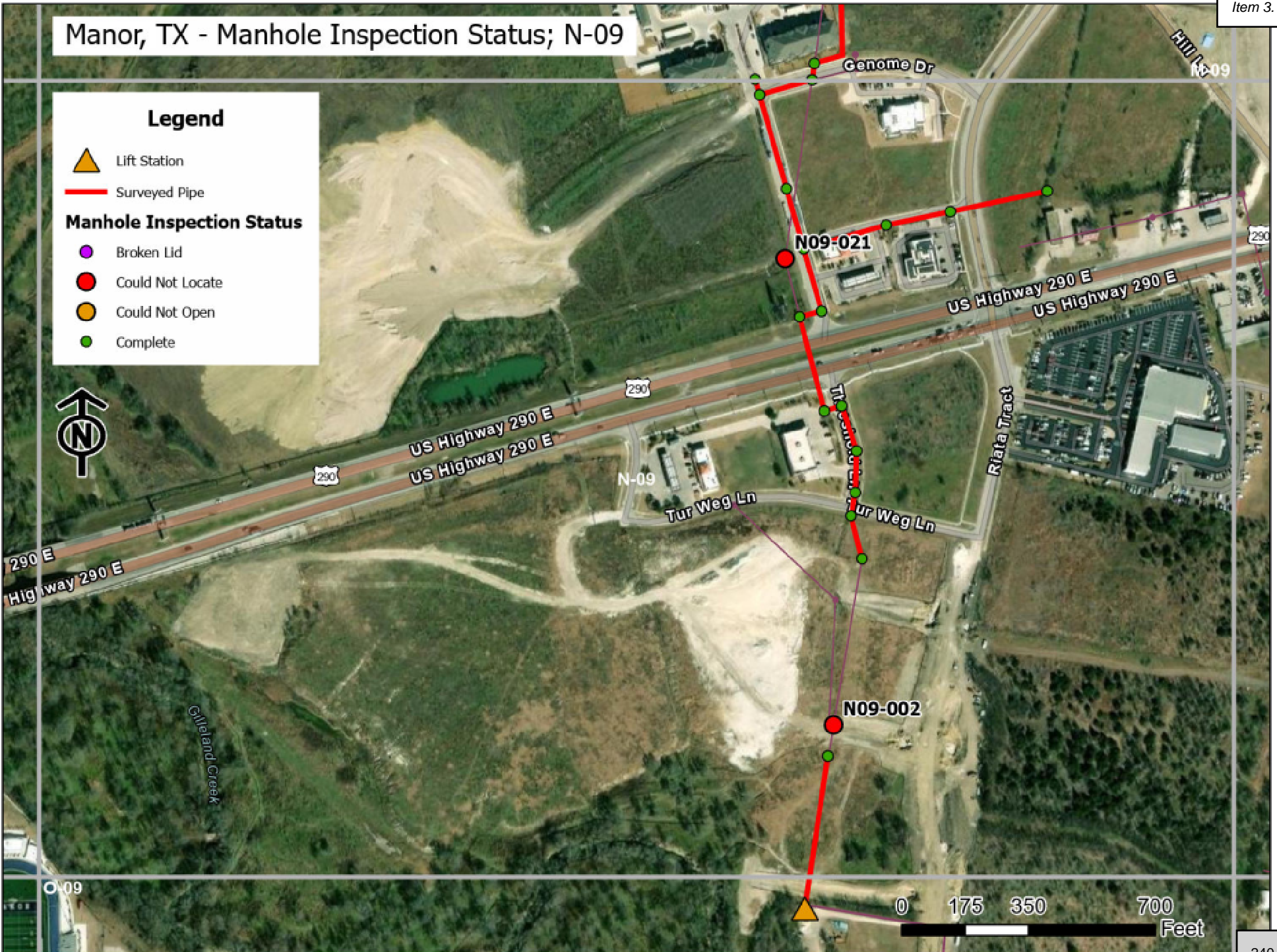
Manhole Inspection Status

 Broken Lid

 Could Not Locate

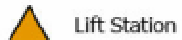
 Could Not Open

 Complete



Manor, TX - Manhole Inspection Status; N-10

Legend



Lift Station



Surveyed Pipe

Manhole Inspection Status



Broken Lid



Could Not Locate



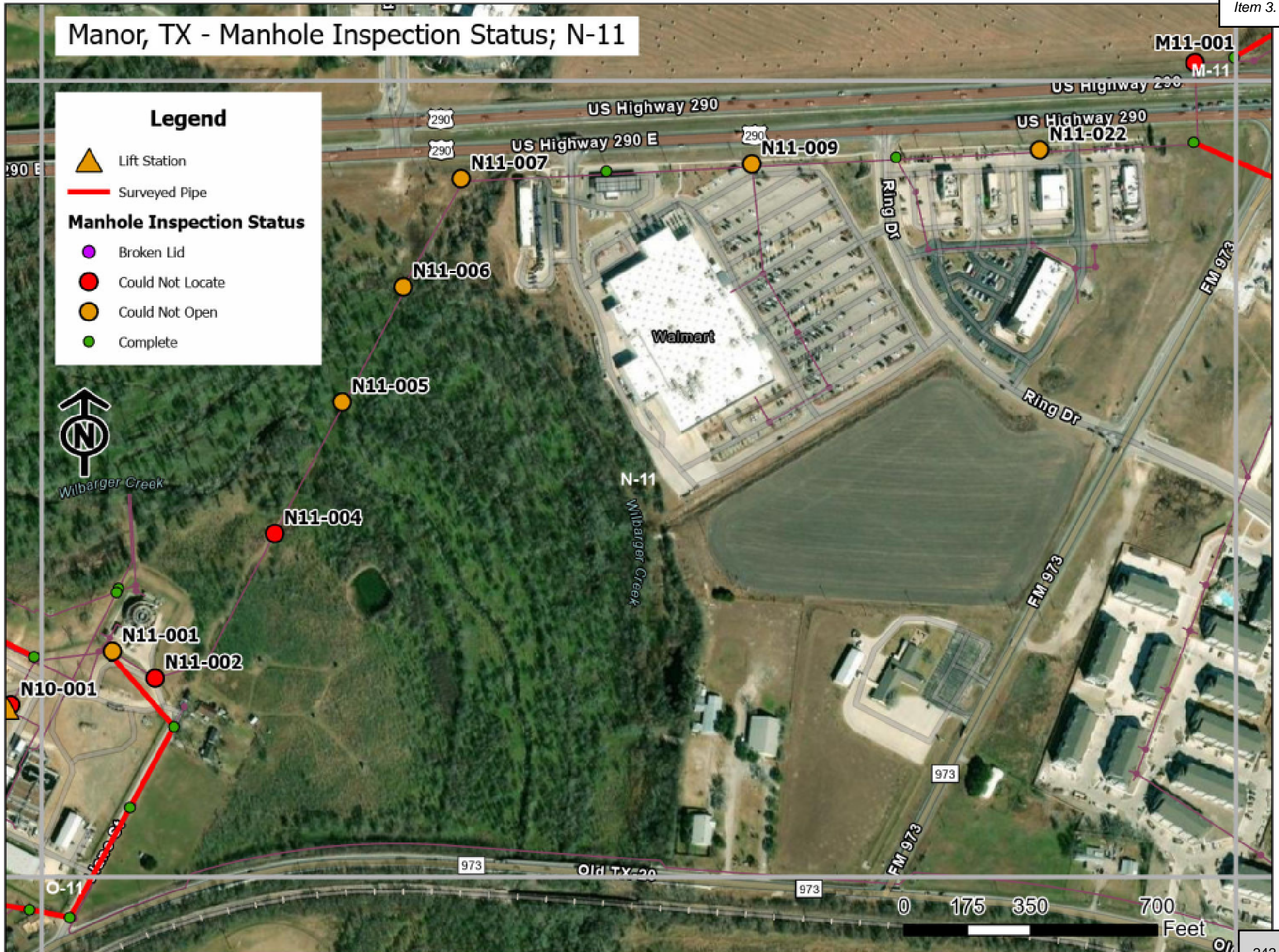
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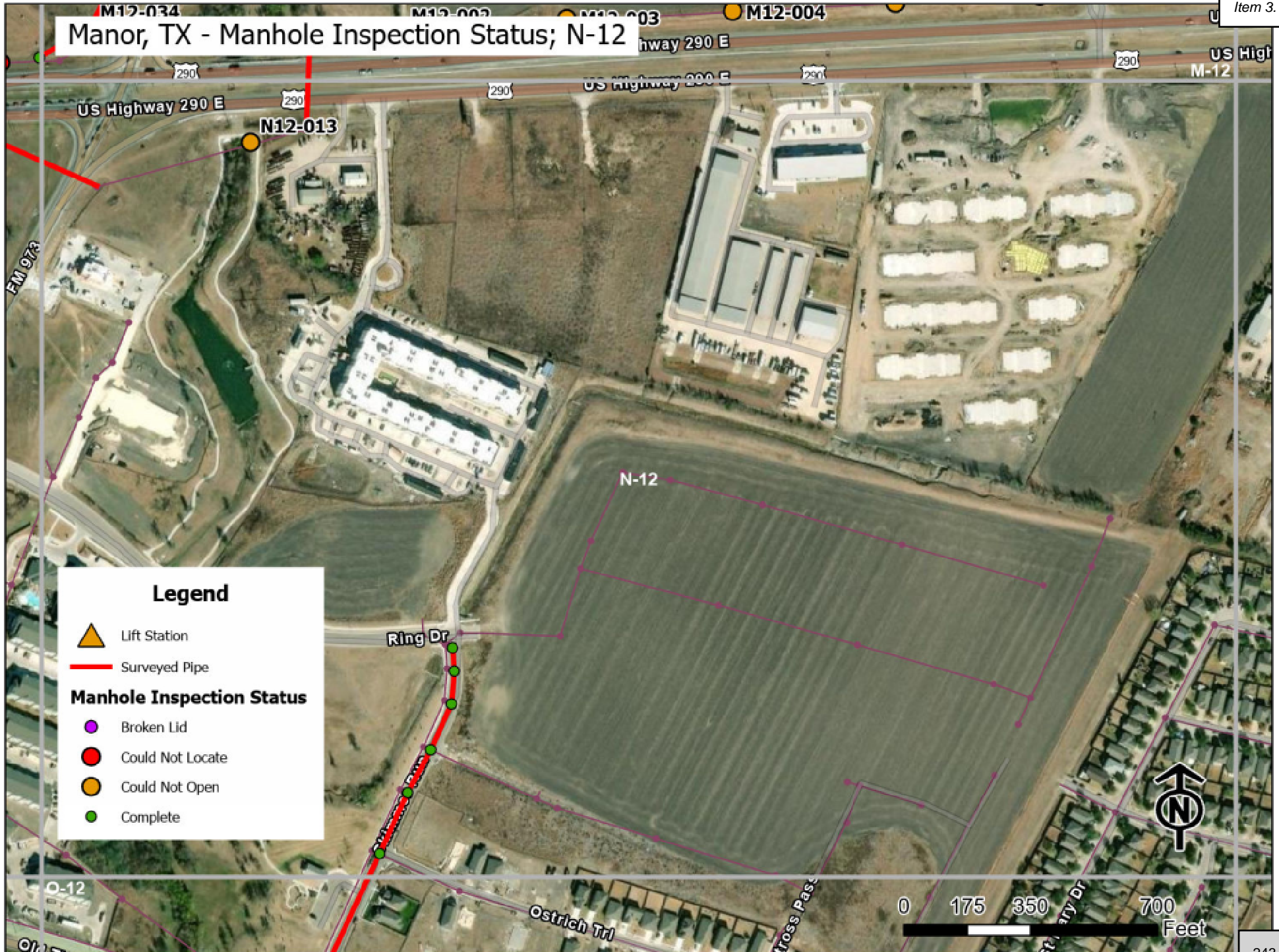
Complete



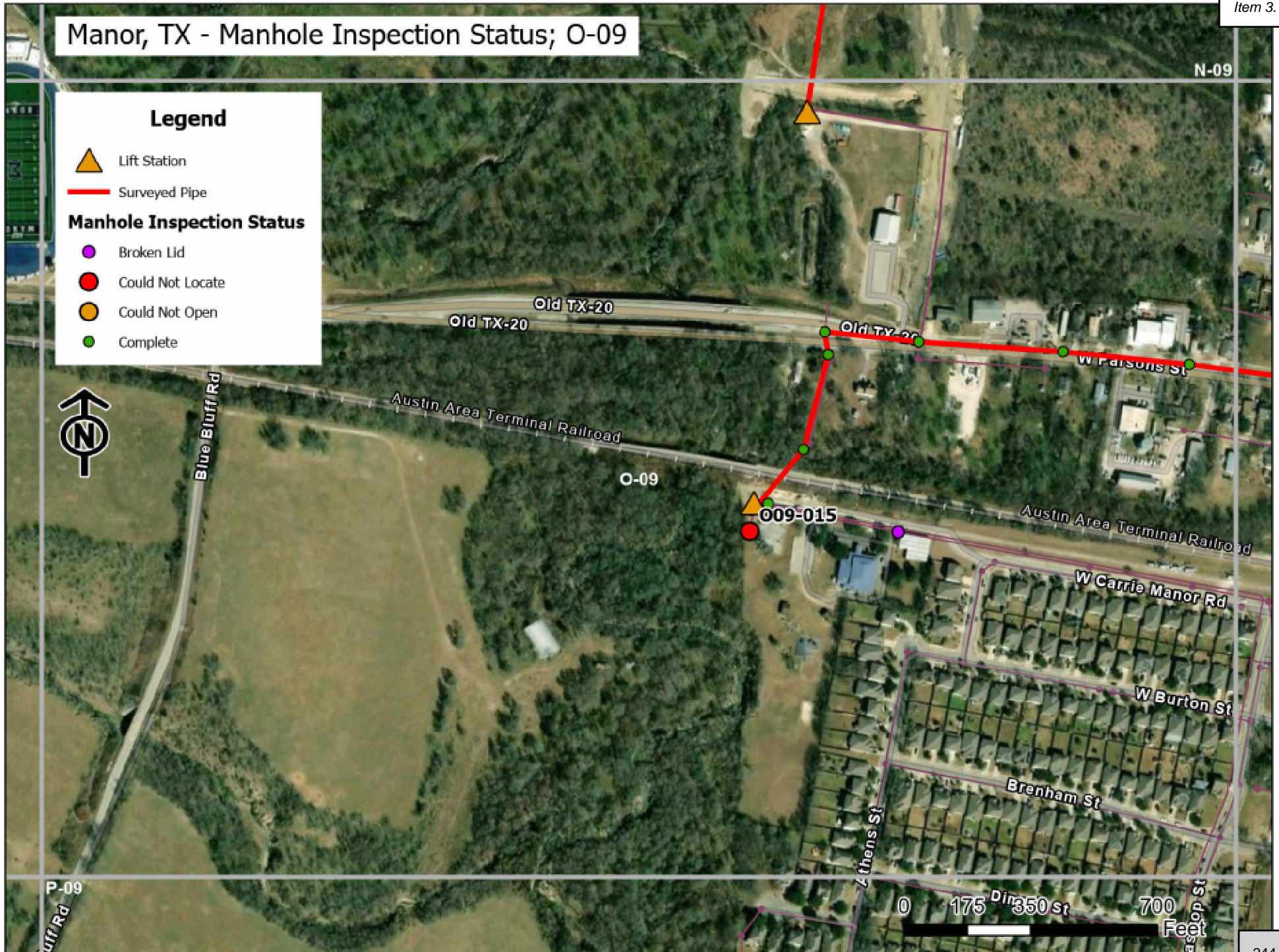
Manor, TX - Manhole Inspection Status; N-11



Manor, TX - Manhole Inspection Status; N-12





Manor, TX - Manhole Inspection Status; O-09







Manor, TX - Manhole Inspection Status; O-10

Legend

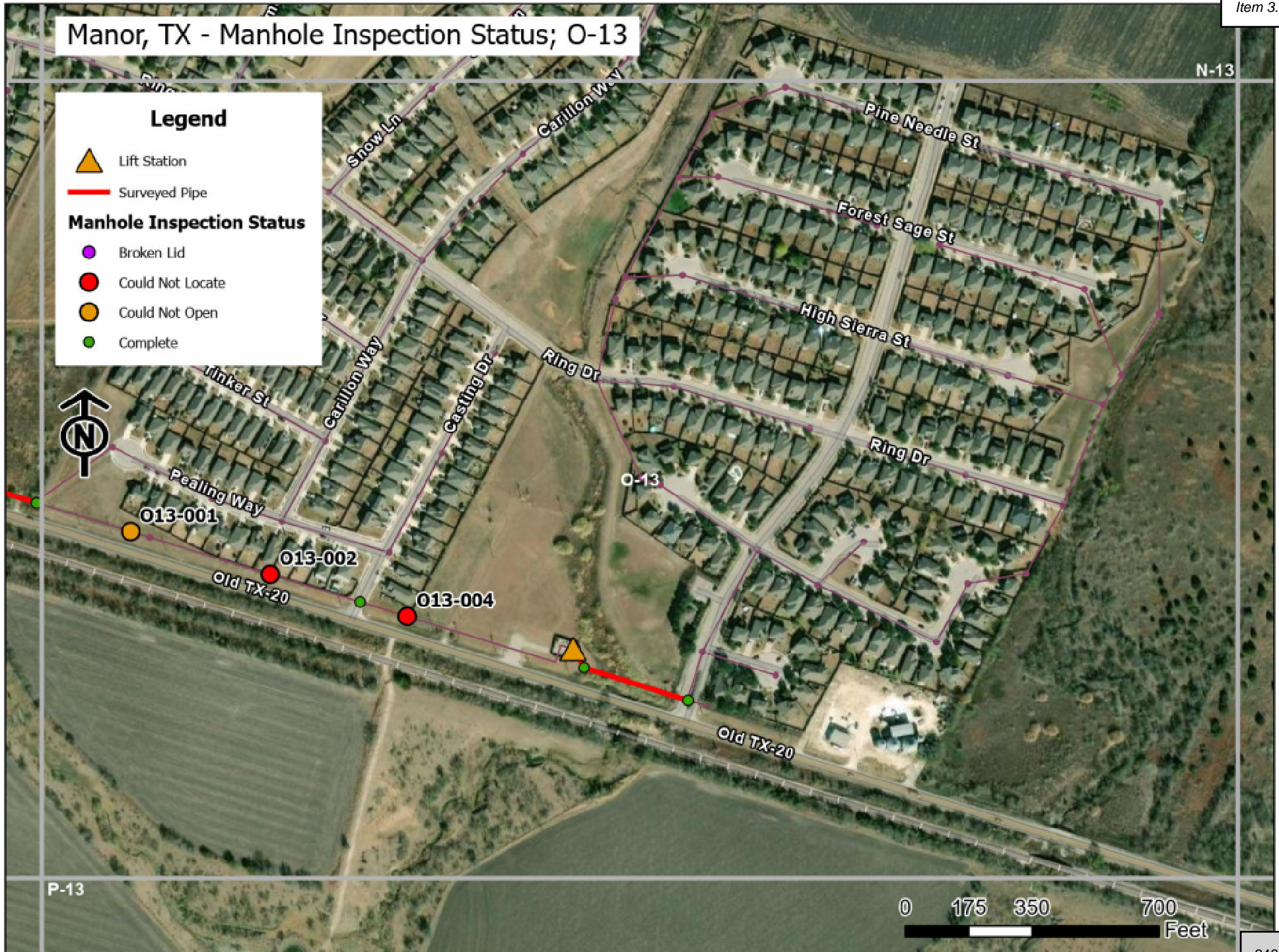
-  Lift Station
-  Surveyed Pipe

Manhole Inspection Status

-  Broken Lid
-  Could Not Locate
-  Could Not Open
-  Complete



Manor, TX - Manhole Inspection Status; O-13

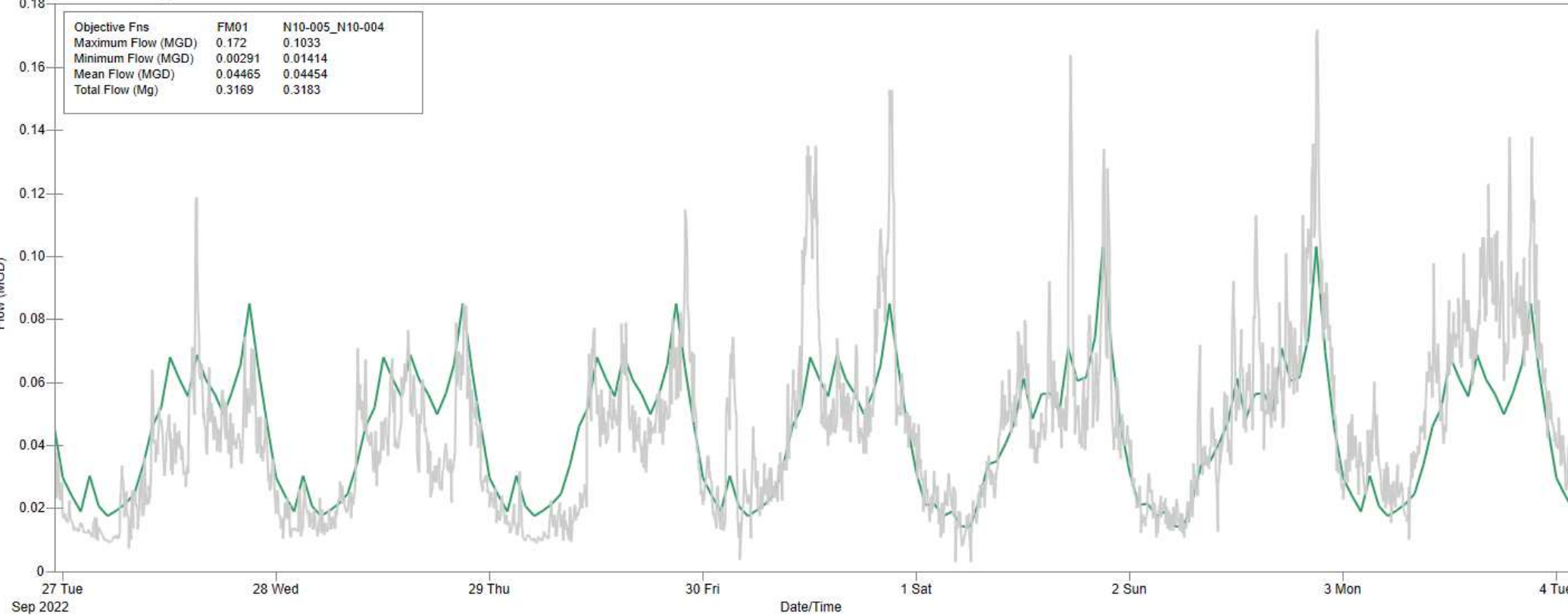


Appendix B: Dry Weather Calibration Summary

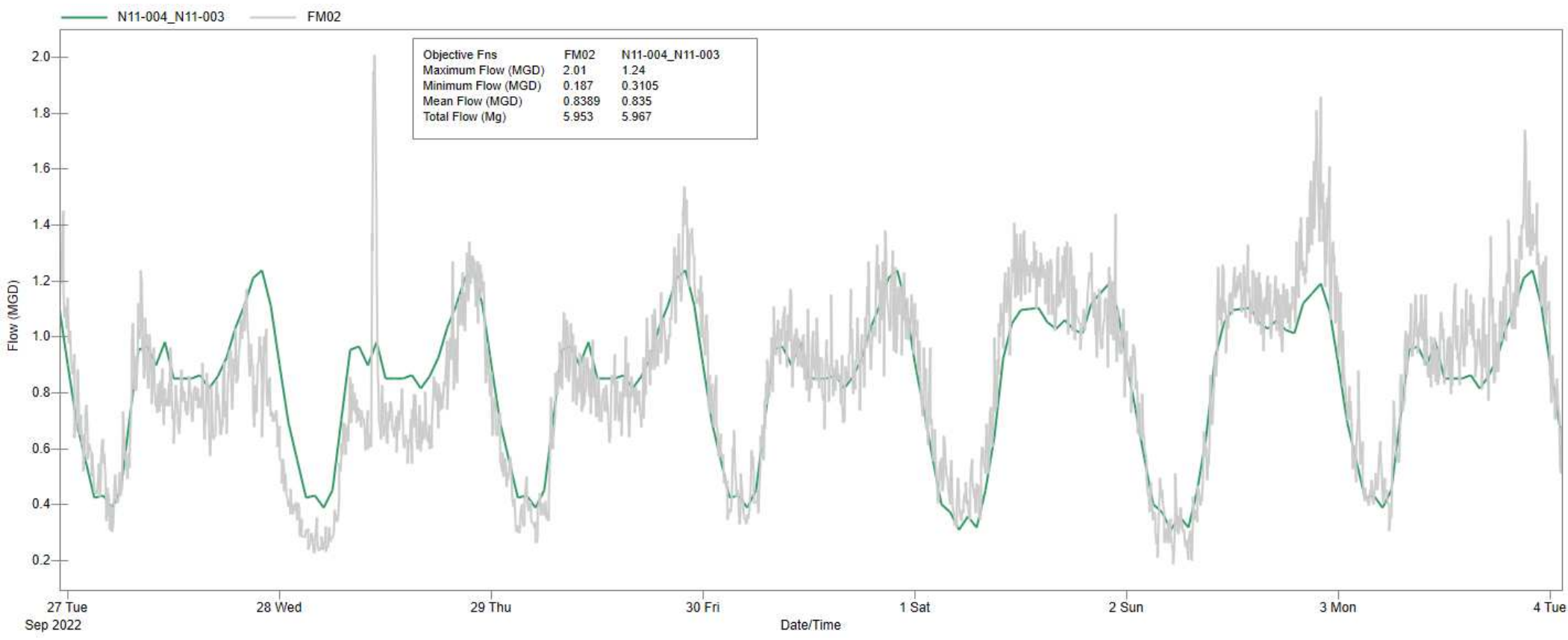
Model: Meter:

N10-005_N10-004 FM01

Objective Fns	FM01	N10-005_N10-004
Maximum Flow (MGD)	0.172	0.1033
Minimum Flow (MGD)	0.00291	0.01414
Mean Flow (MGD)	0.04465	0.04454
Total Flow (Mg)	0.3169	0.3183

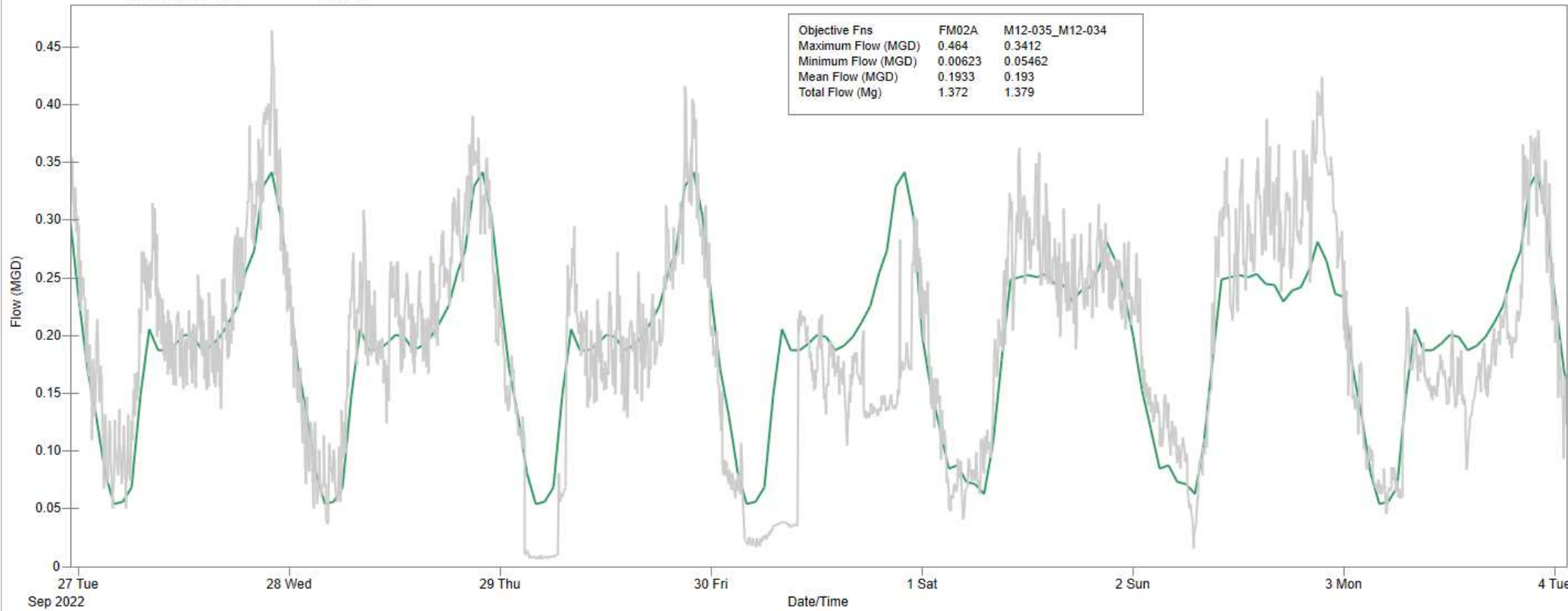


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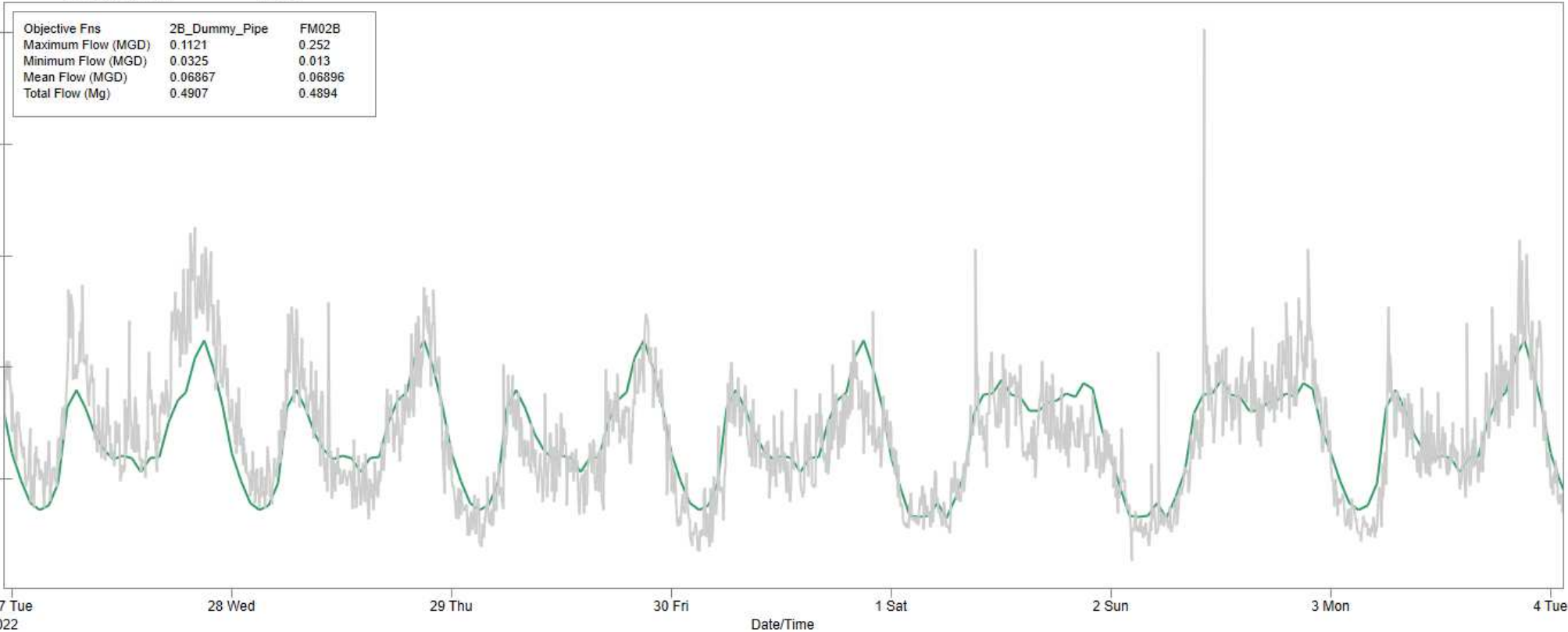
Model: Meter:

M12-035_M12-034 FM02A



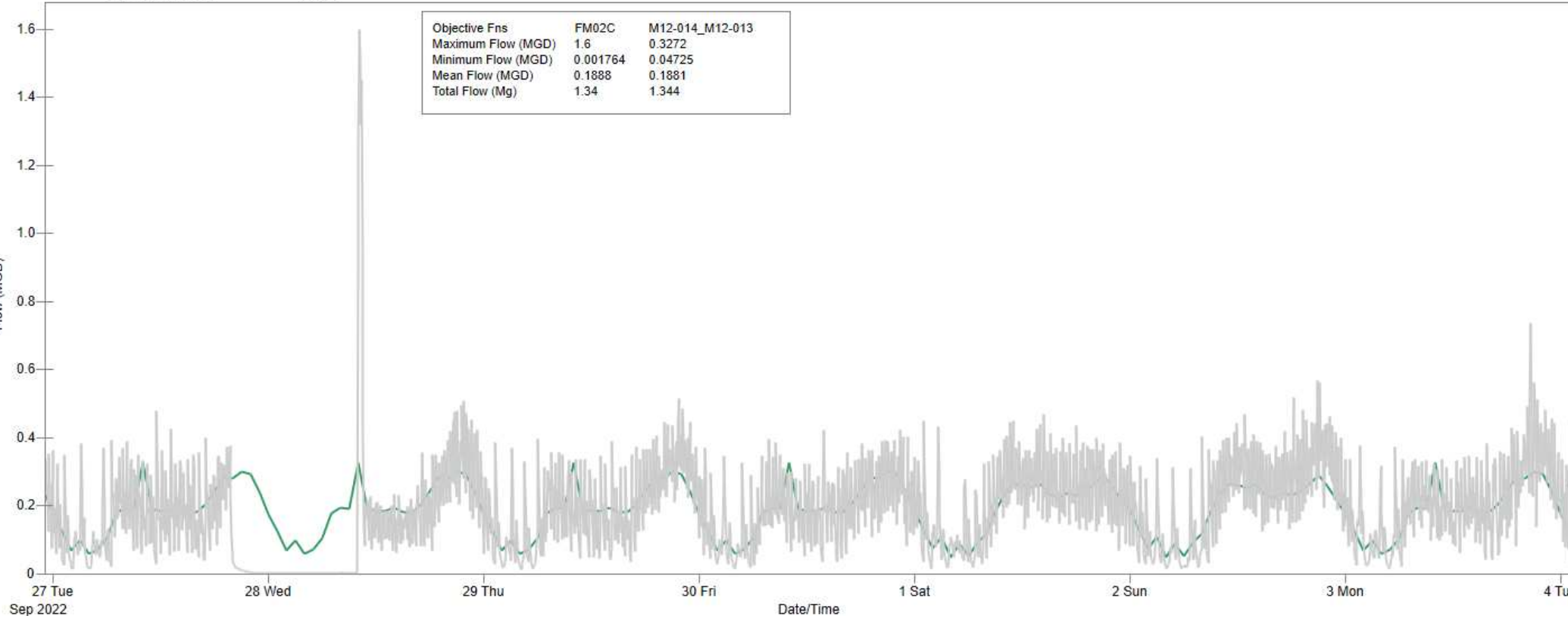
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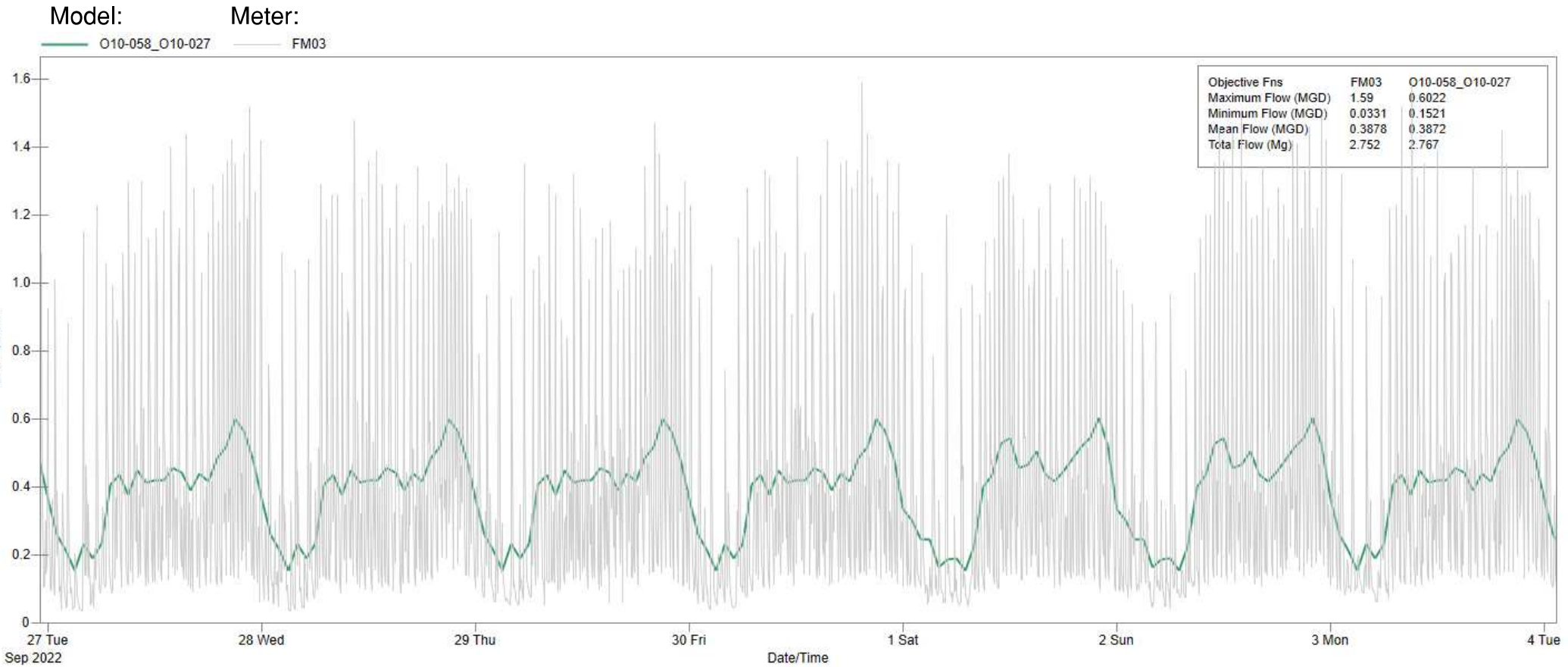
2B_Dummy_Pipe FM02B



Model: Meter:

M12-014_M12-013 FM02C



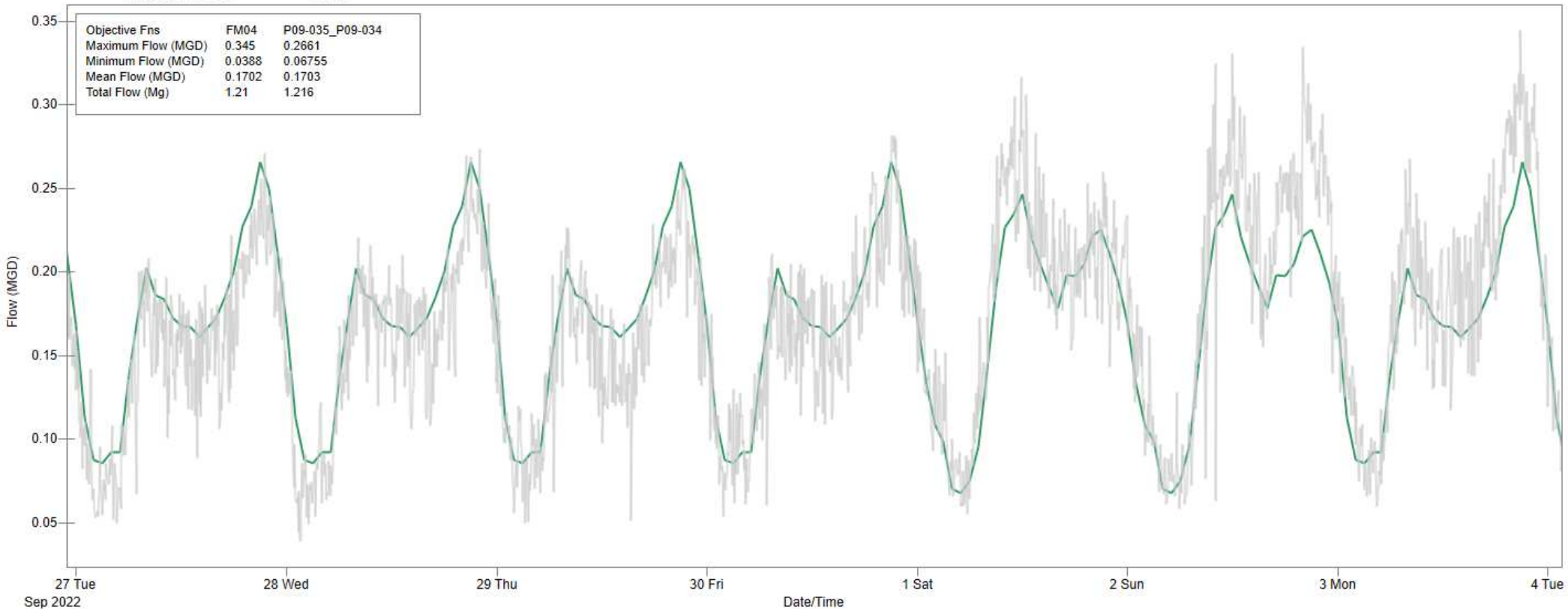


*Spikes in metered flows are indicative of lift station flow characteristics. FM03 is located downstream of several lift stations, namely LS03 (Wildhorse Creek LS) and LS11 (Carrie Manor LS). Model are reflective of average flows rather than erratic spikes.

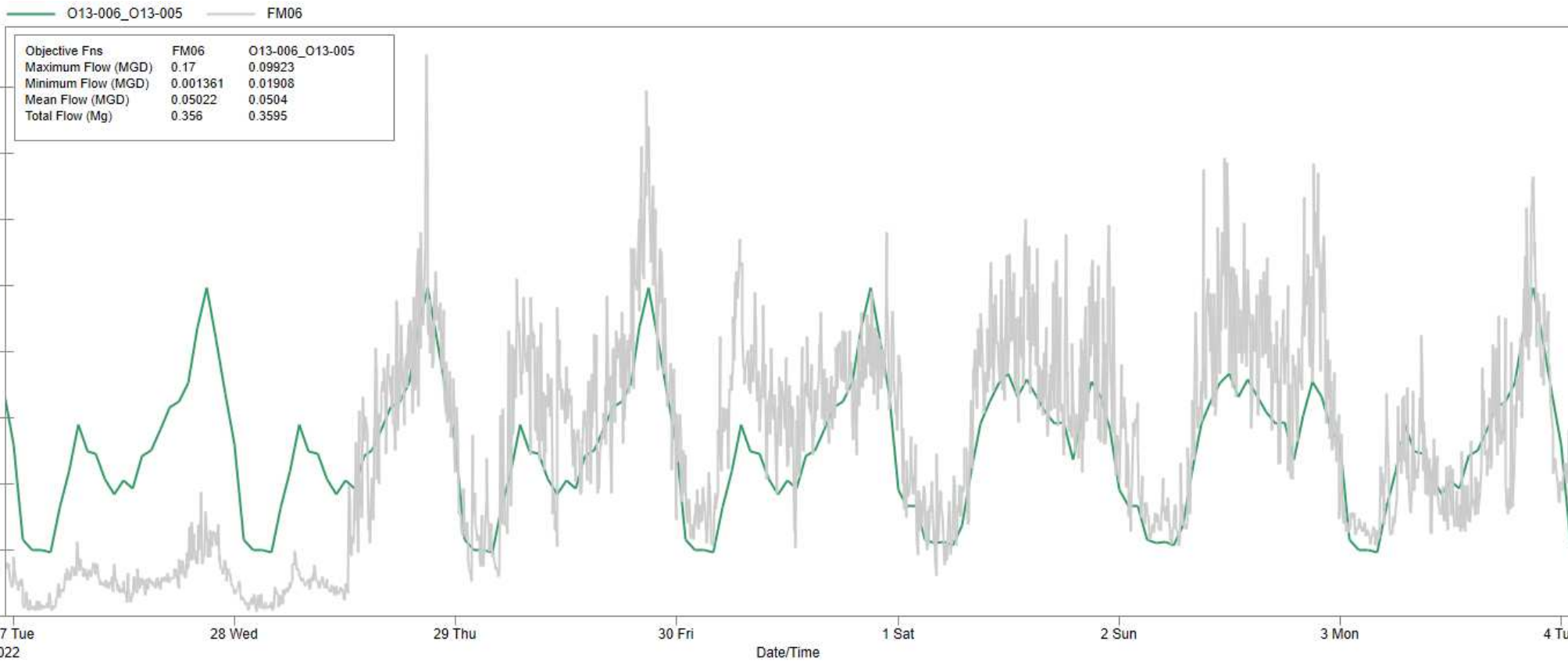
Model: Meter:

P09-035_P09-034 FM04

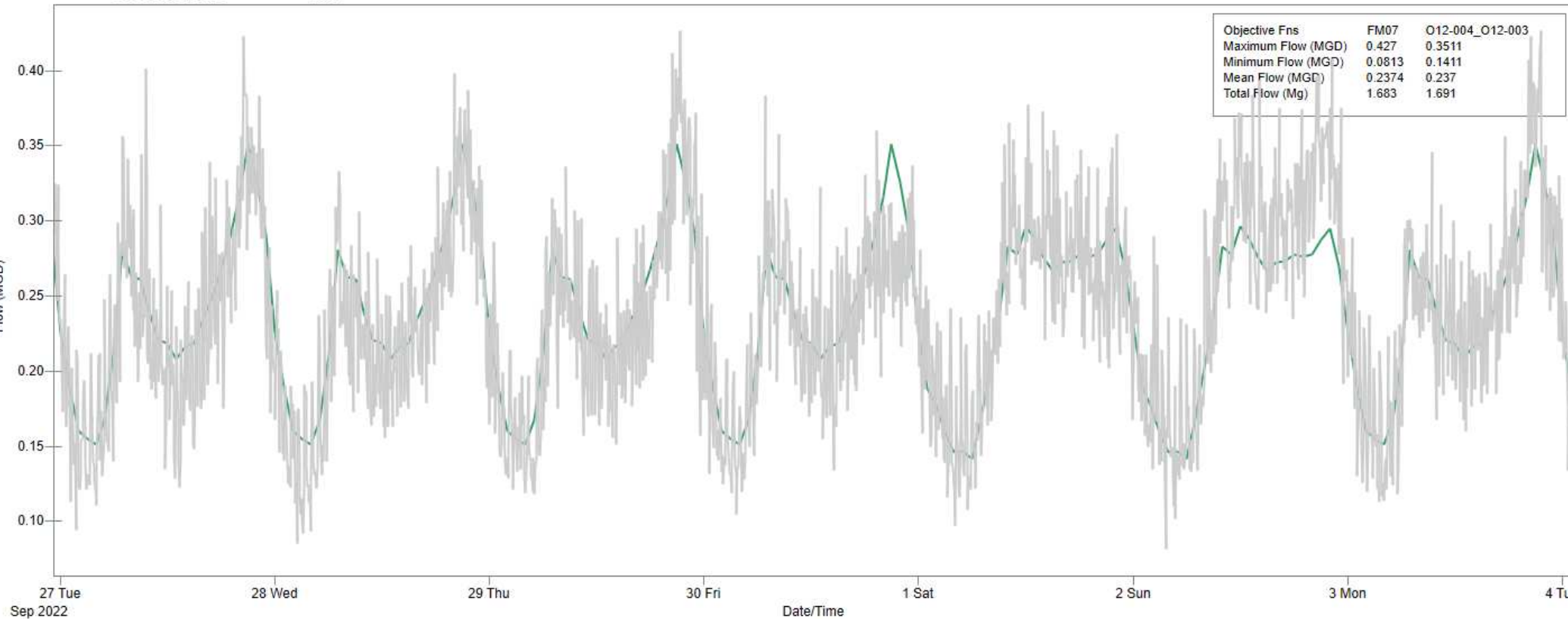
Objective Fns	FM04	P09-035_P09-034
Maximum Flow (MGD)	0.345	0.2661
Minimum Flow (MGD)	0.0388	0.06755
Mean Flow (MGD)	0.1702	0.1703
Total Flow (Mg)	1.21	1.216



Model: Meter:



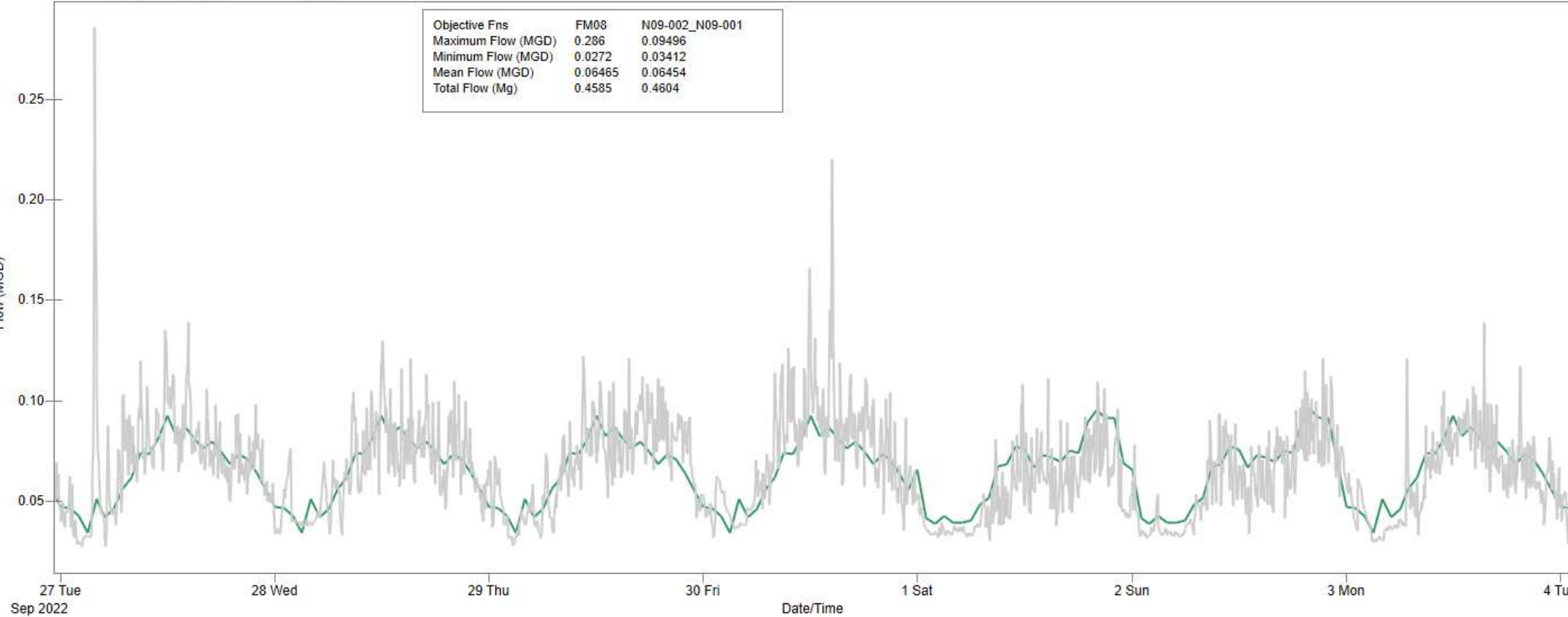
Model: O12-004_O12-003 Meter: FM07



Model: Meter:

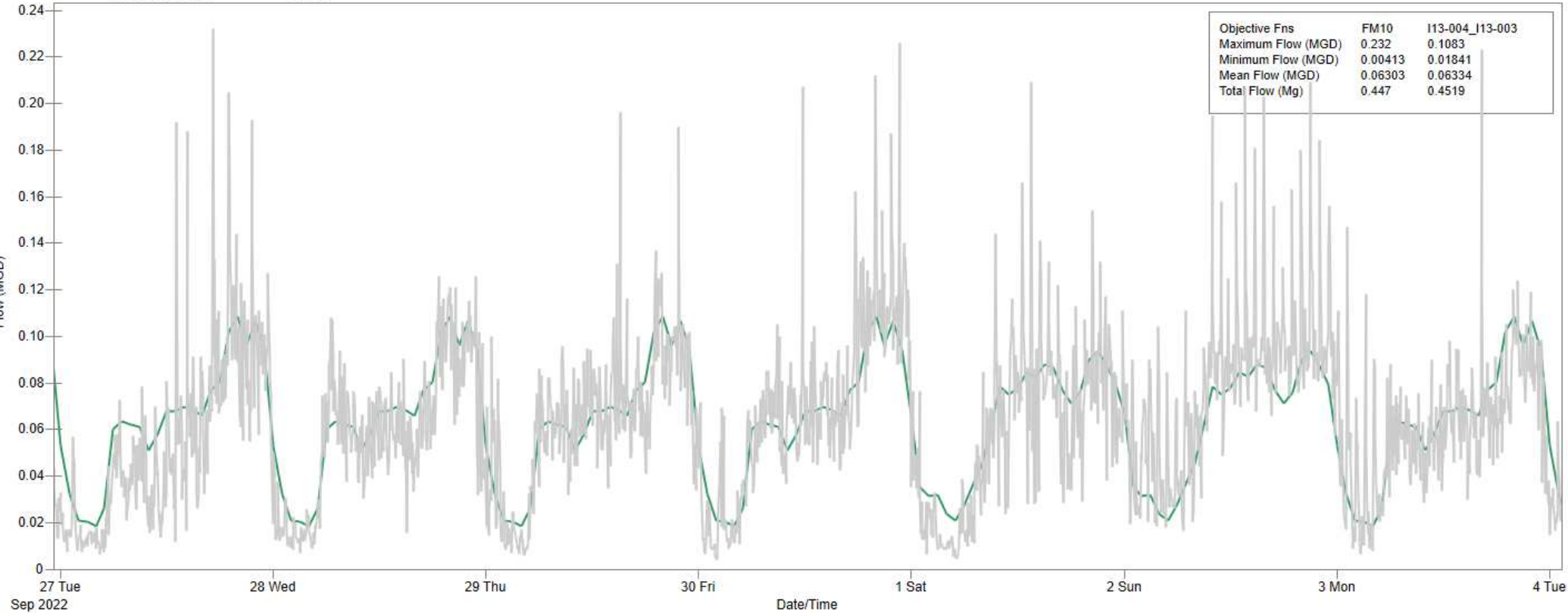
N09-002_N09-001 FM08

Objective Fns	FM08	N09-002_N09-001
Maximum Flow (MGD)	0.286	0.09496
Minimum Flow (MGD)	0.0272	0.03412
Mean Flow (MGD)	0.06465	0.06454
Total Flow (Mg)	0.4585	0.4604



Model: Meter:

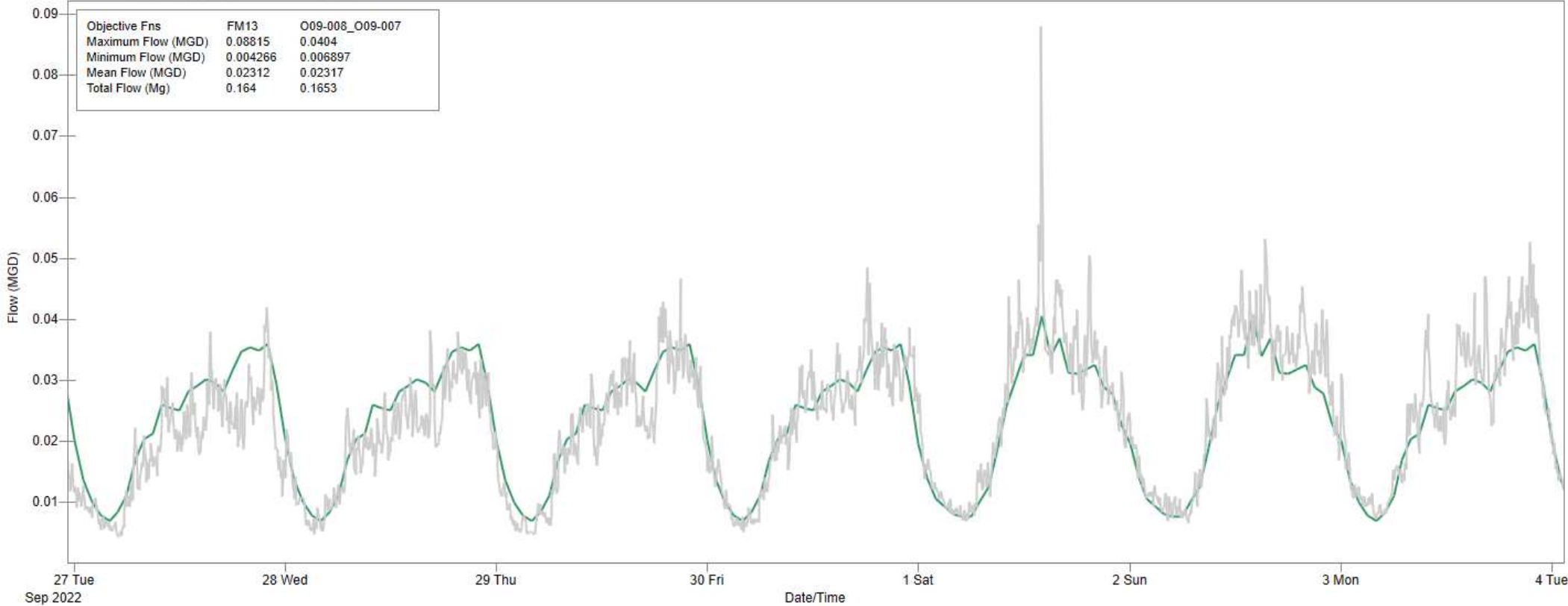
I13-004_I13-003 FM10



Model: Meter:

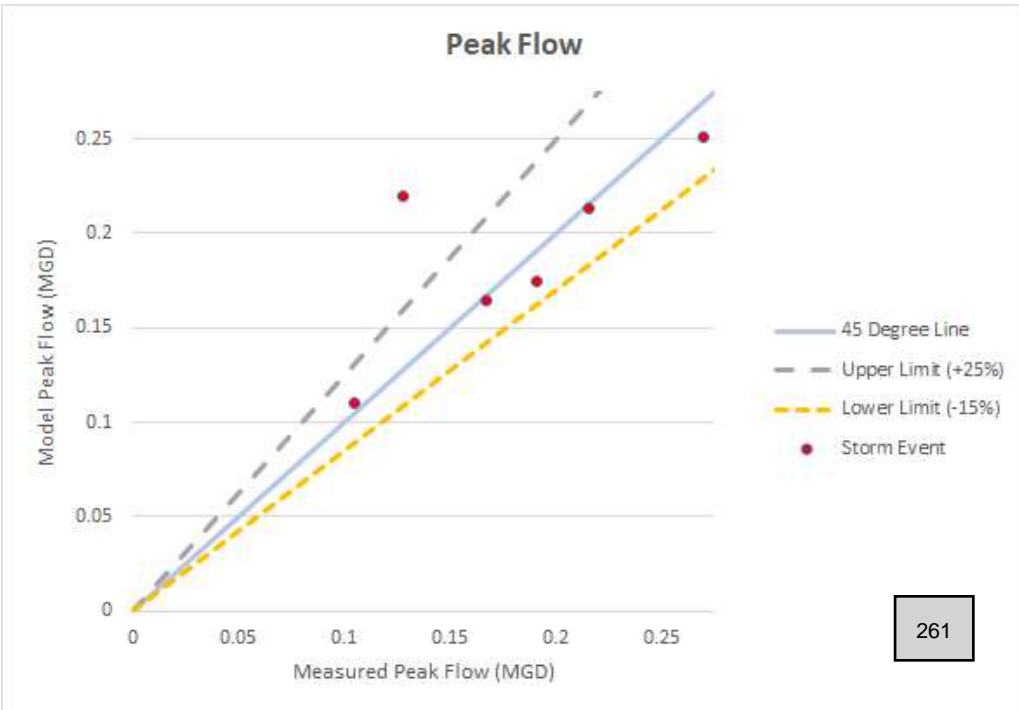
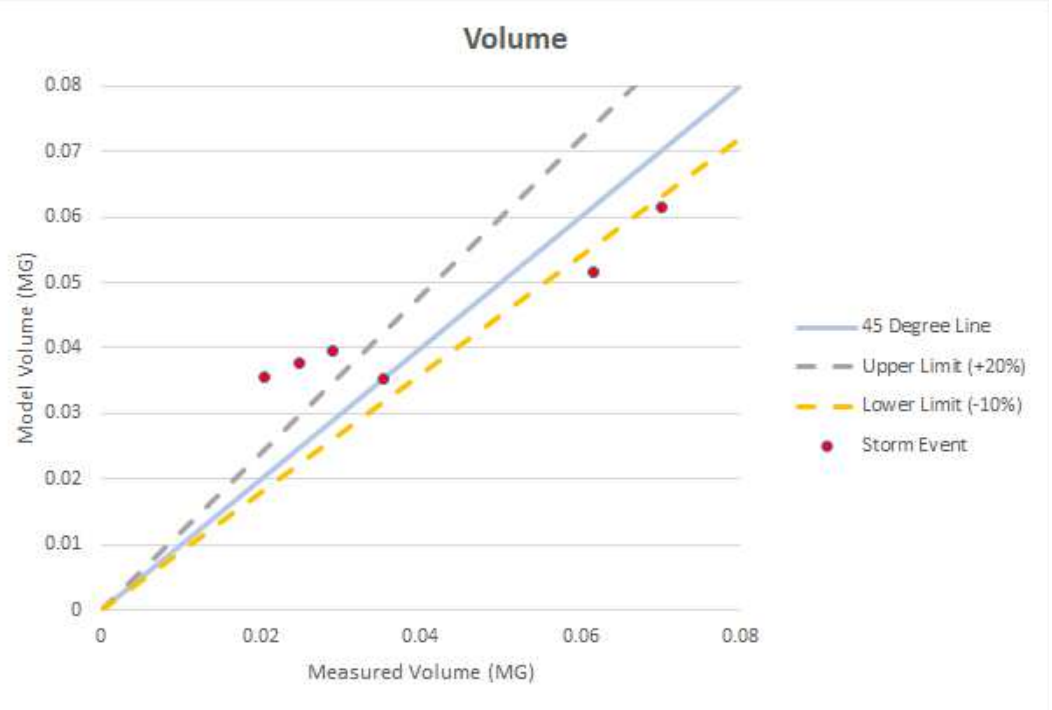
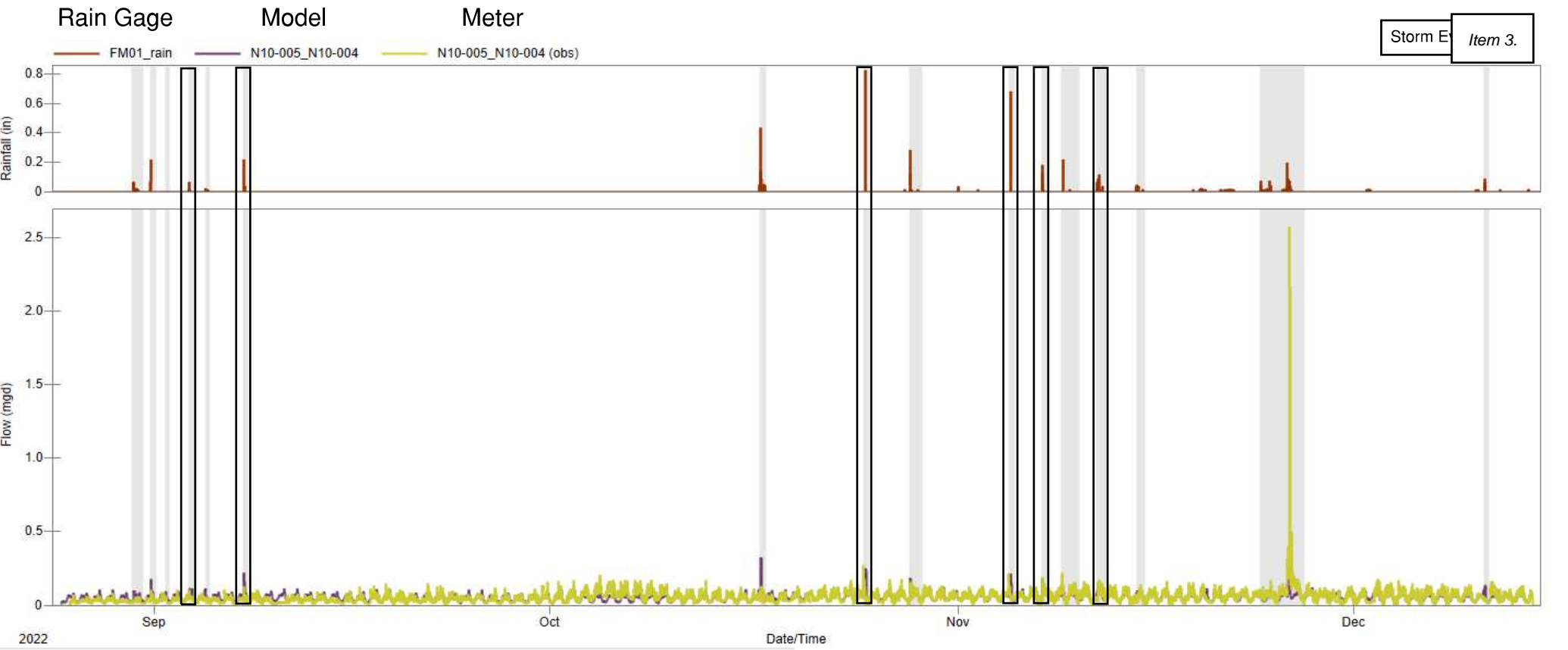
O09-008_O09-007 FM13

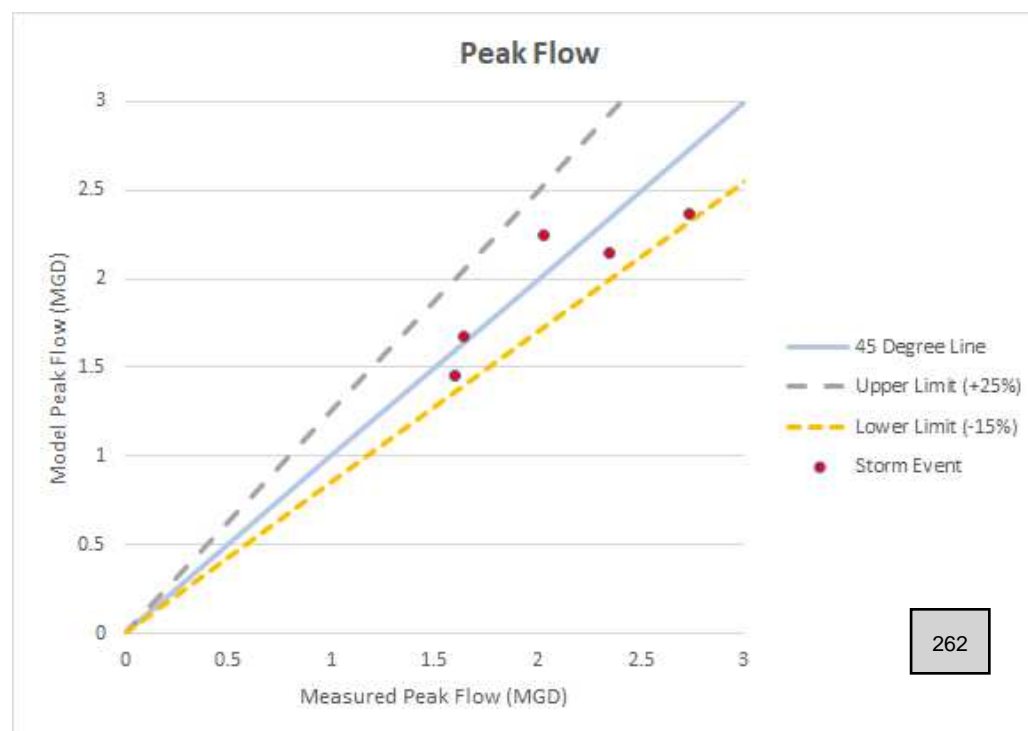
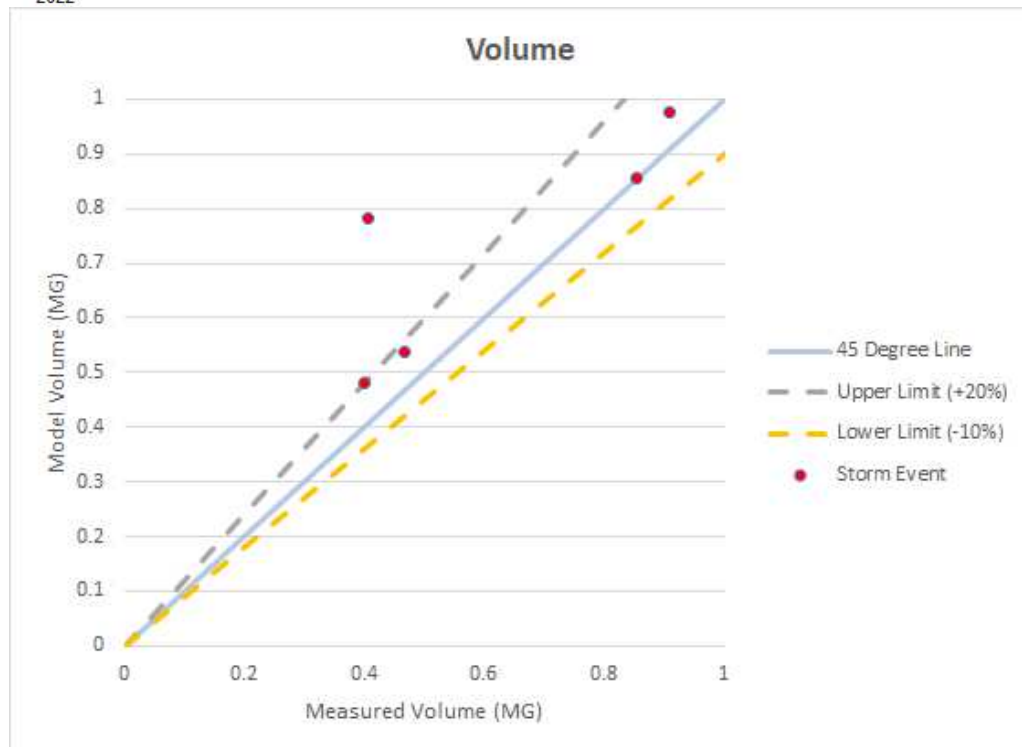
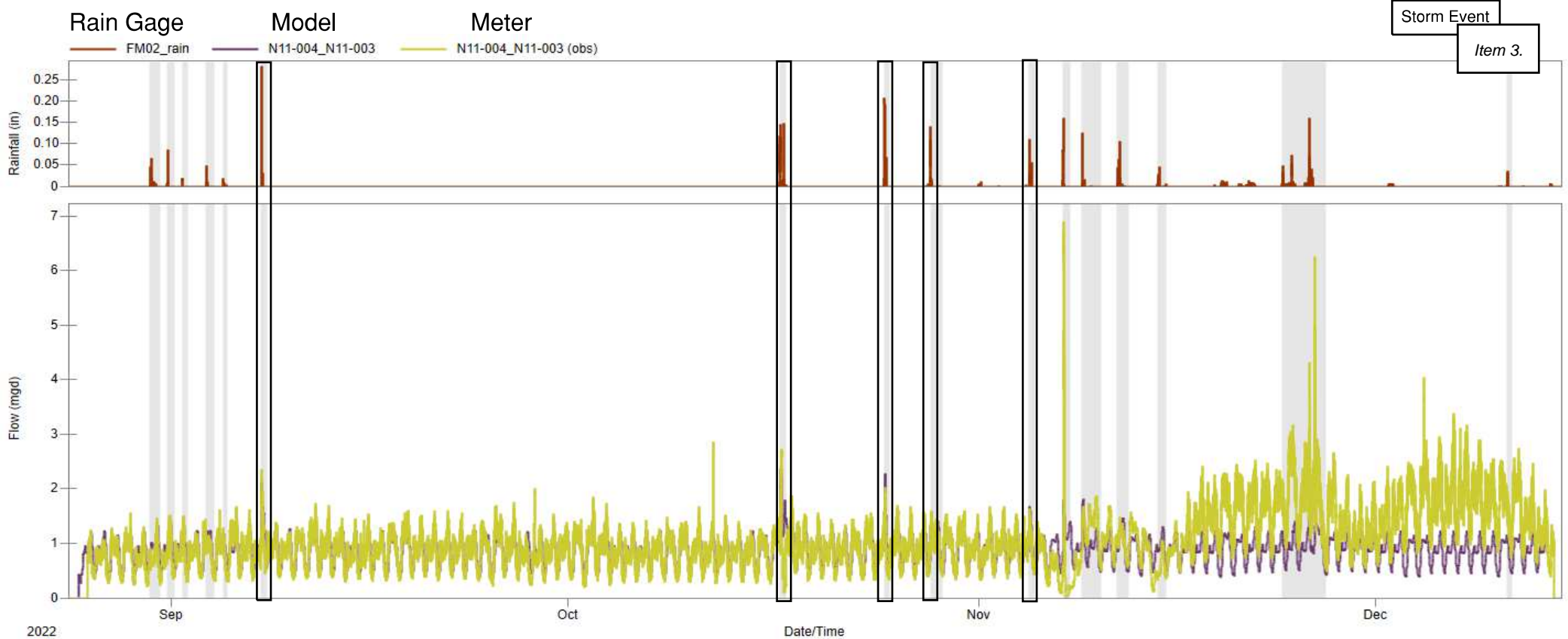
Objective Fns	FM13	O09-008_O09-007
Maximum Flow (MGD)	0.08815	0.0404
Minimum Flow (MGD)	0.004266	0.006897
Mean Flow (MGD)	0.02312	0.02317
Total Flow (Mg)	0.164	0.1653



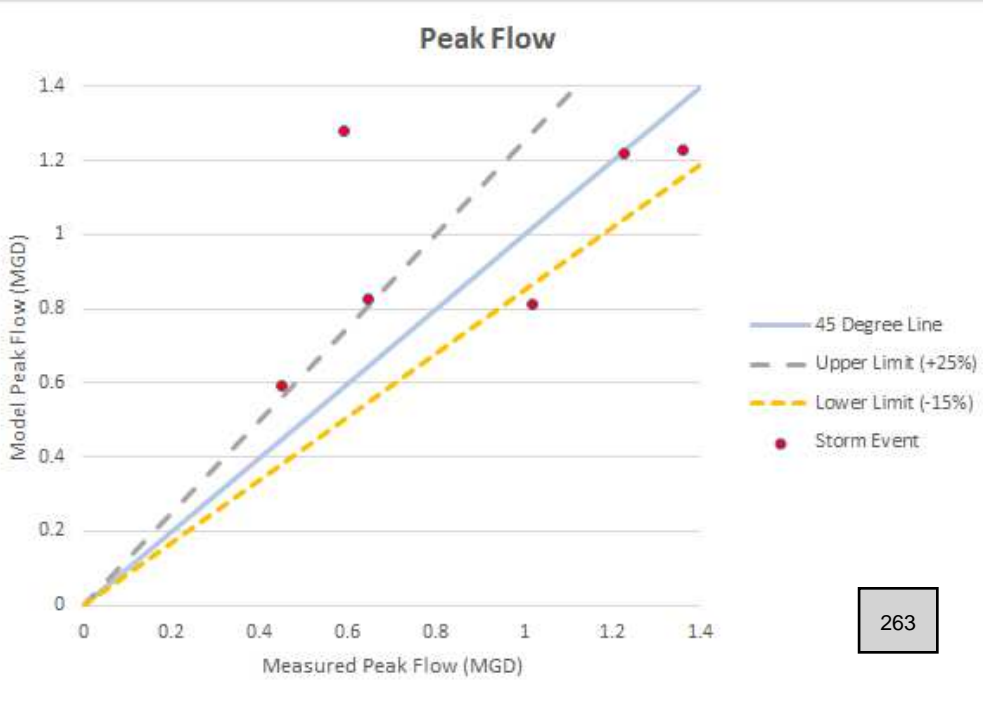
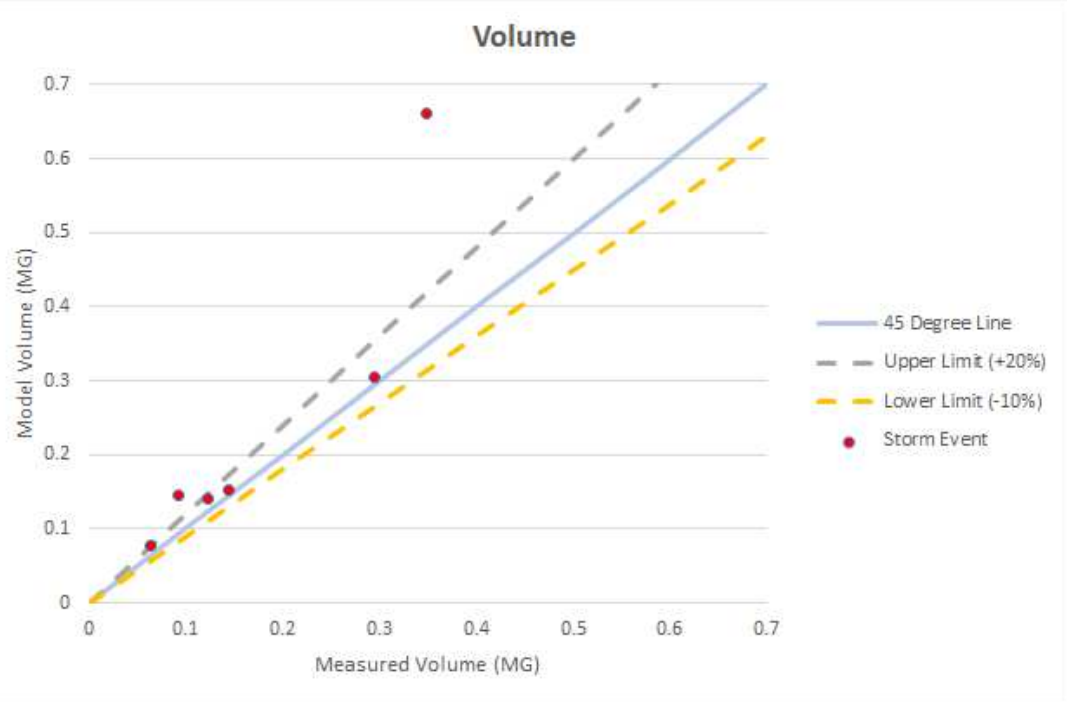
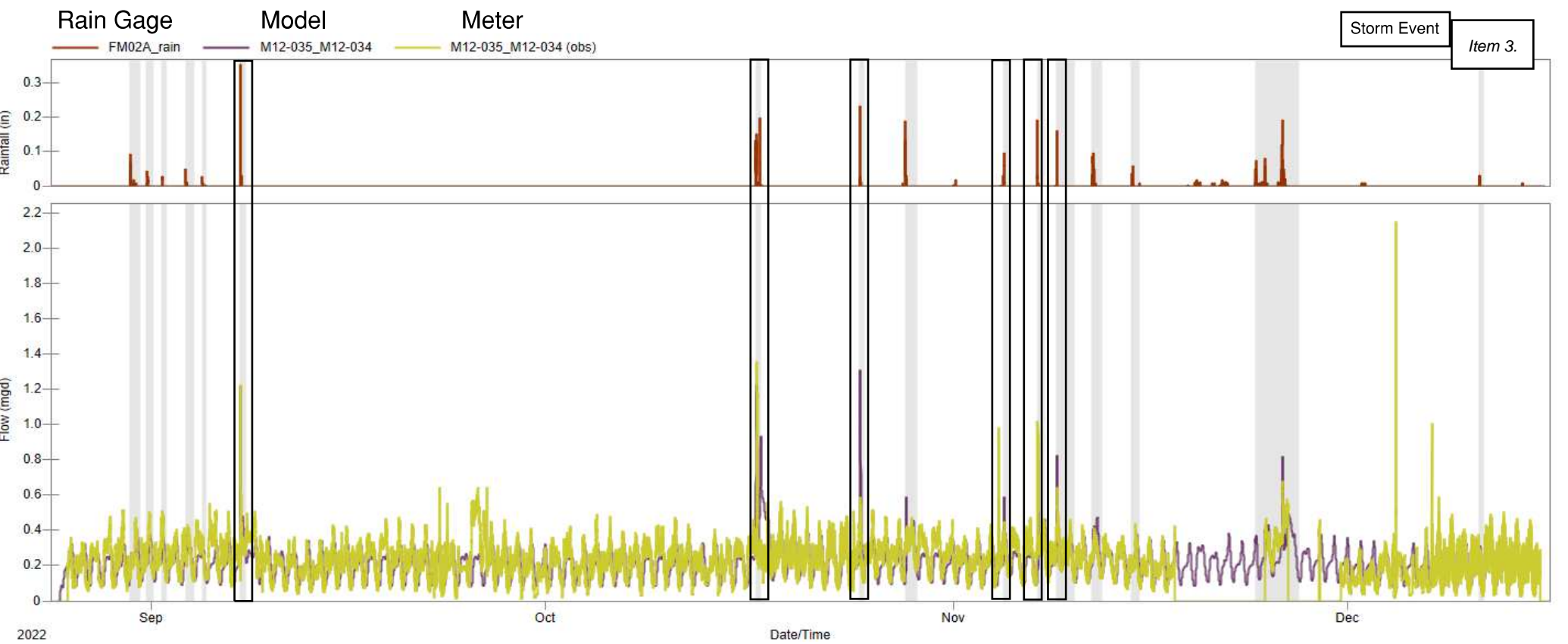
Appendix C: Wet Weather Calibration Summary

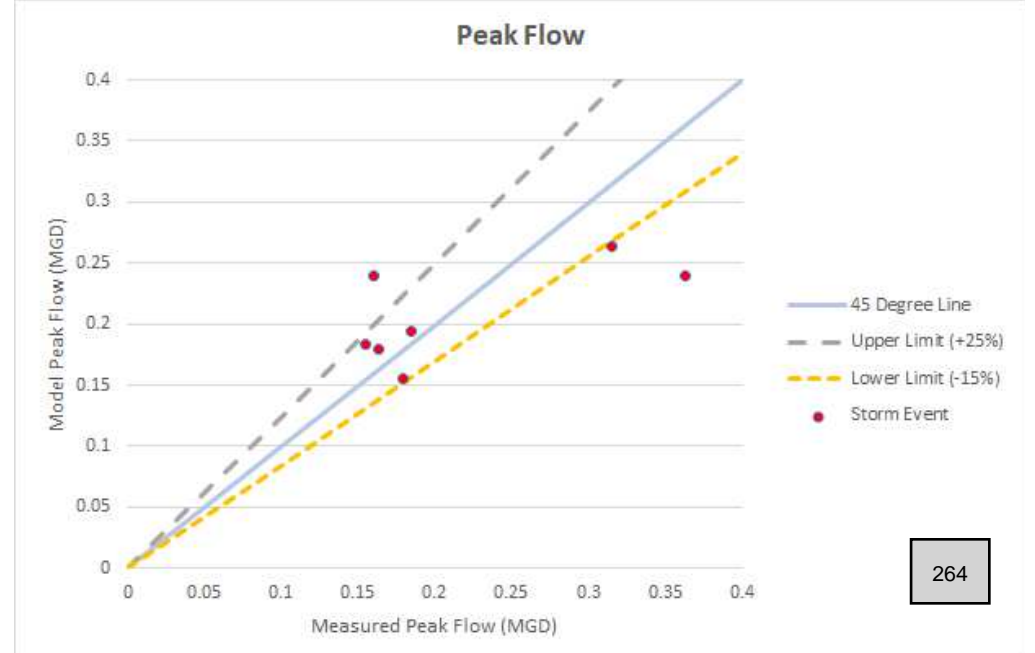
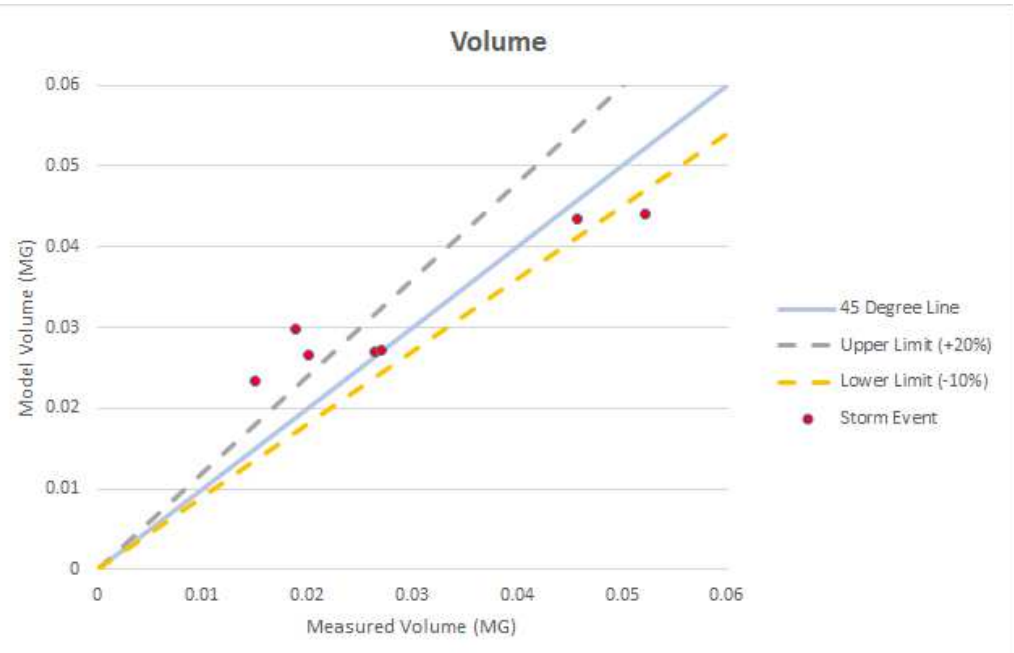
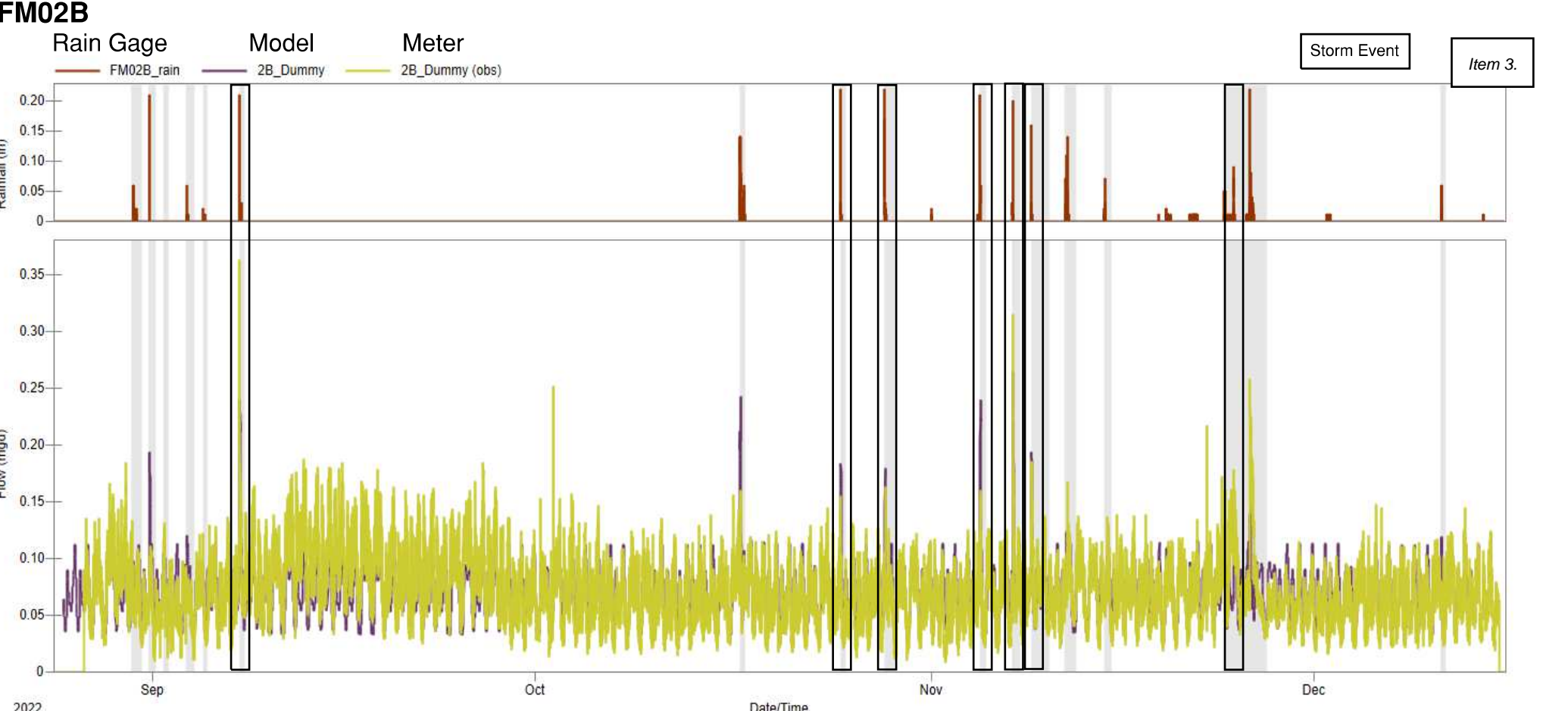
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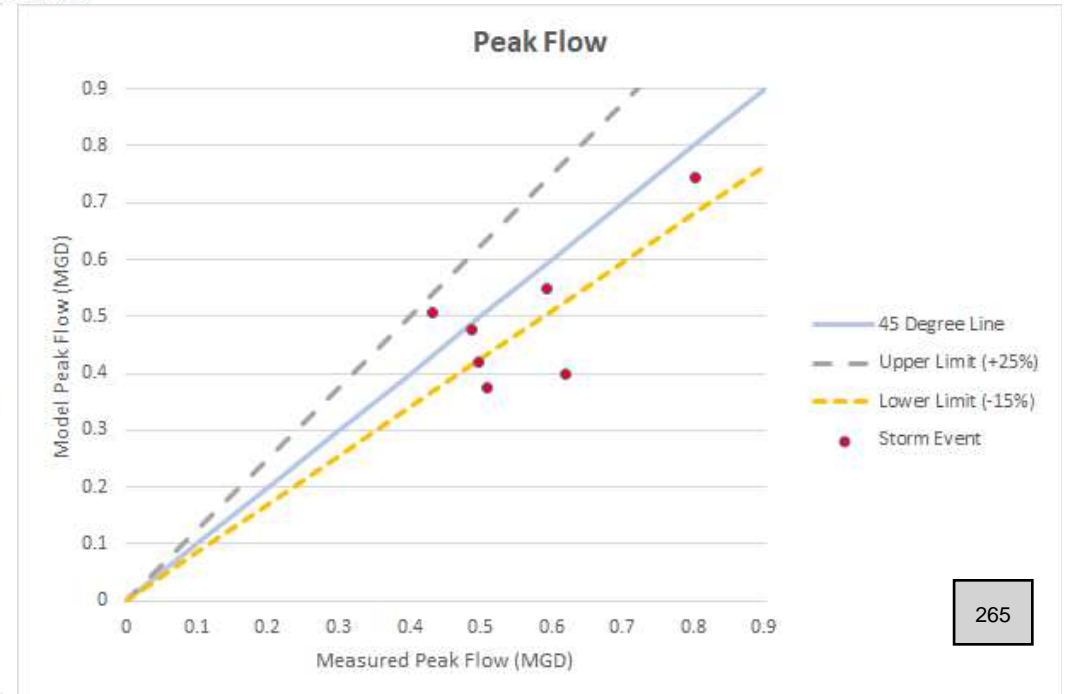
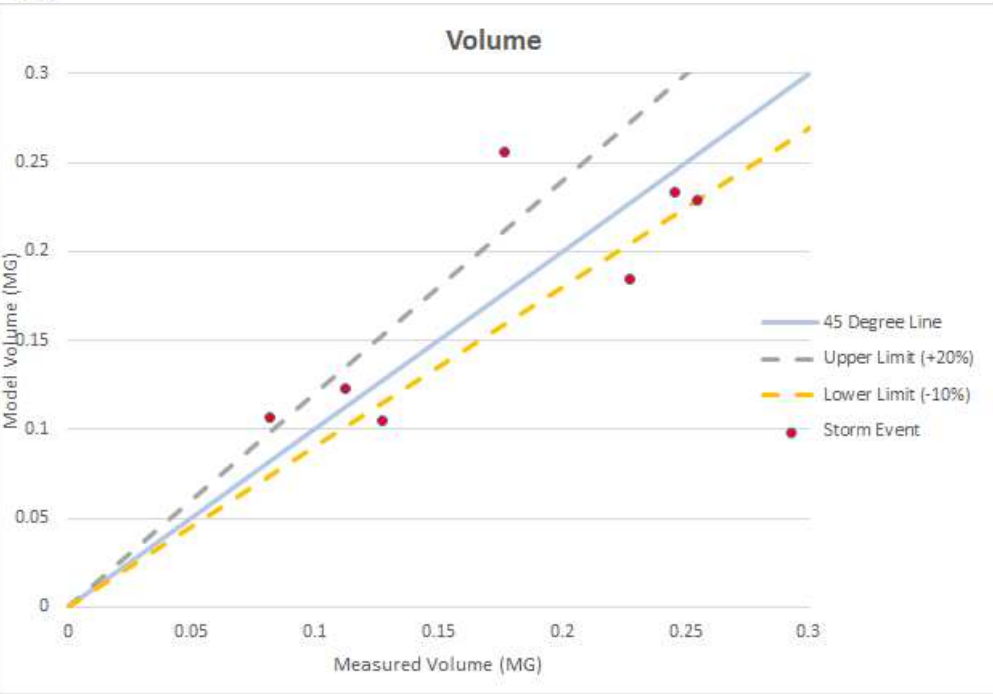
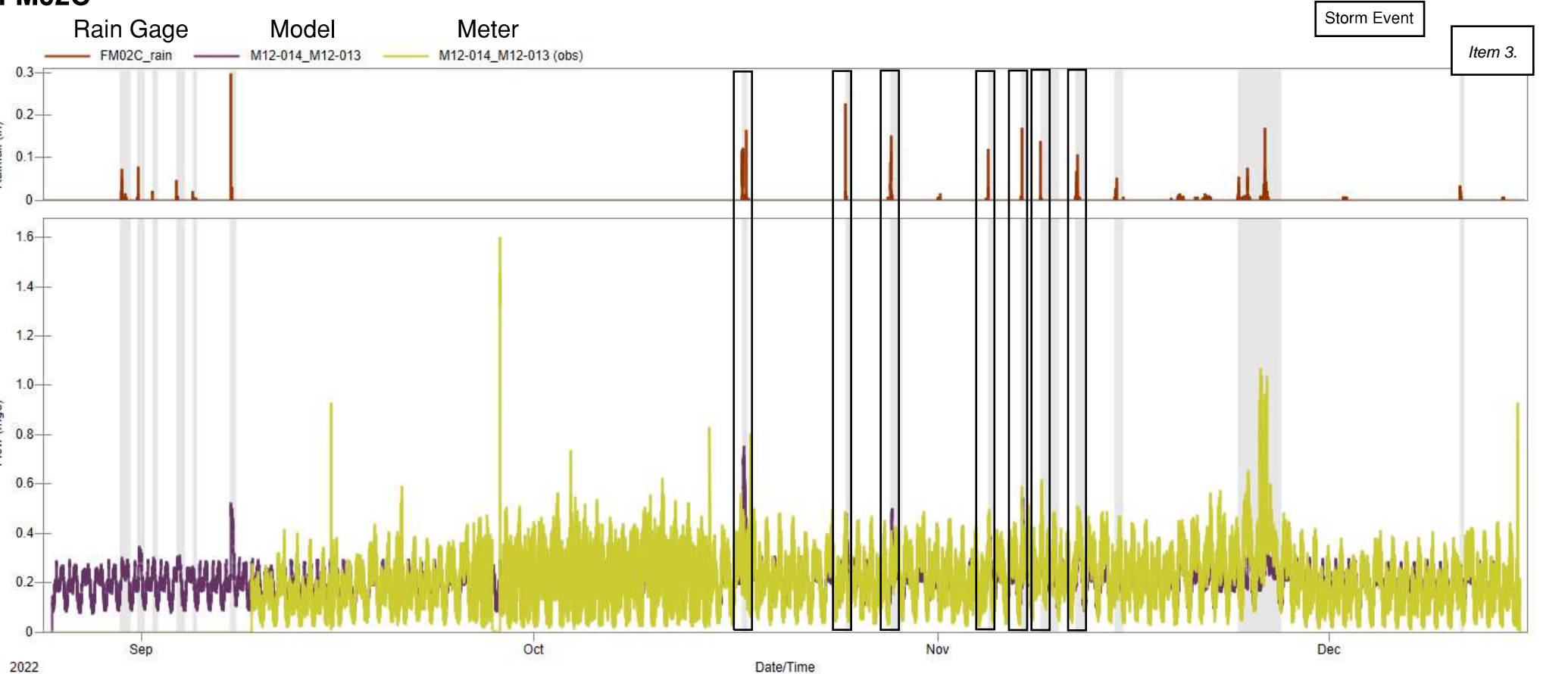


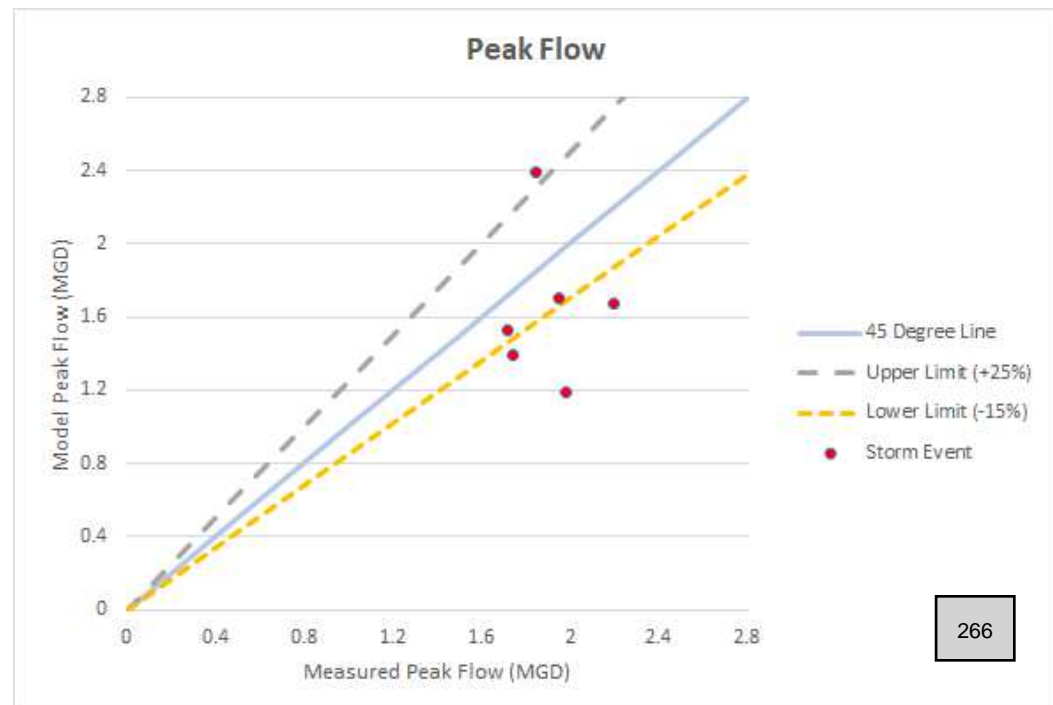
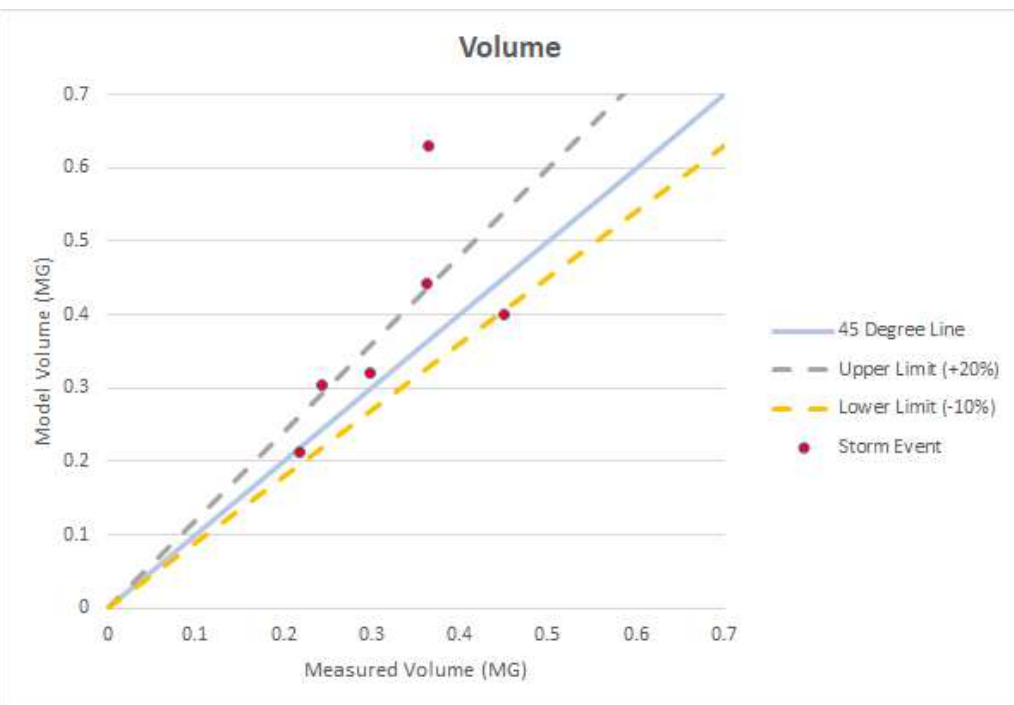
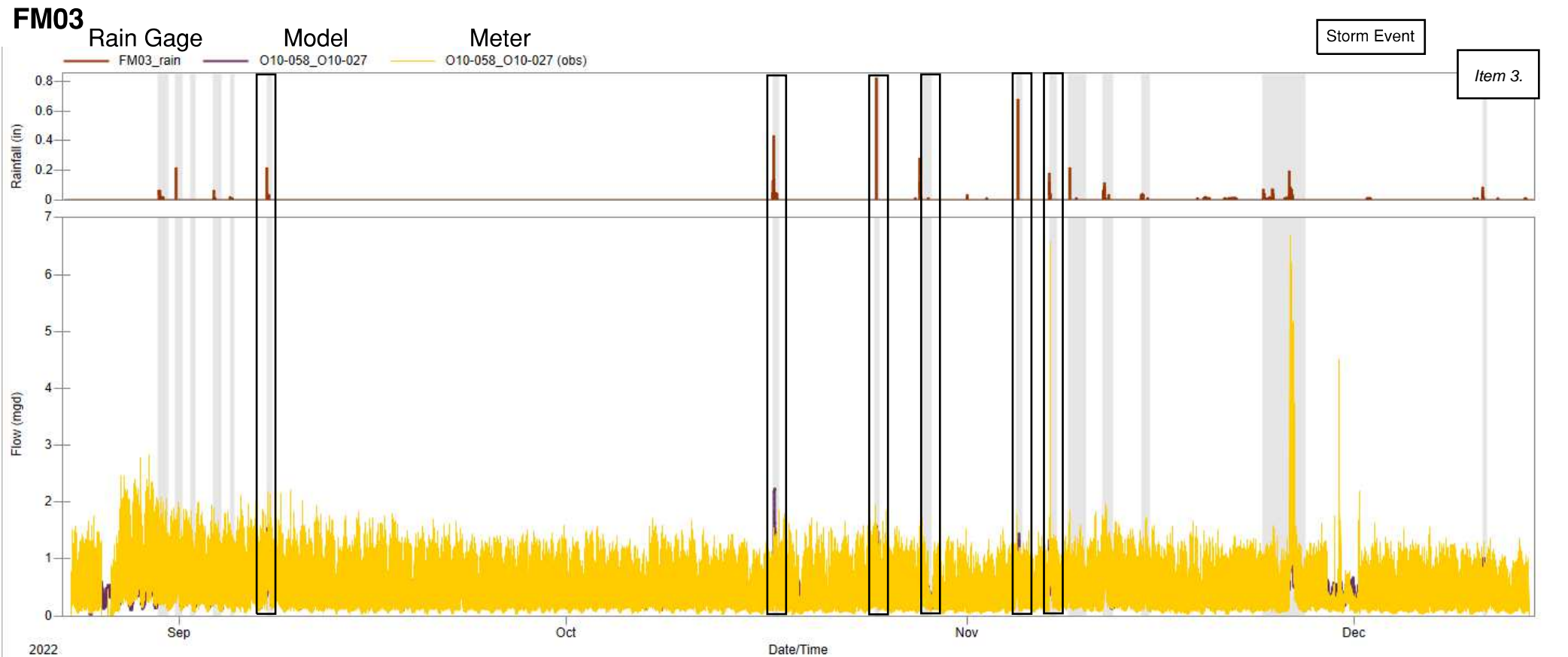


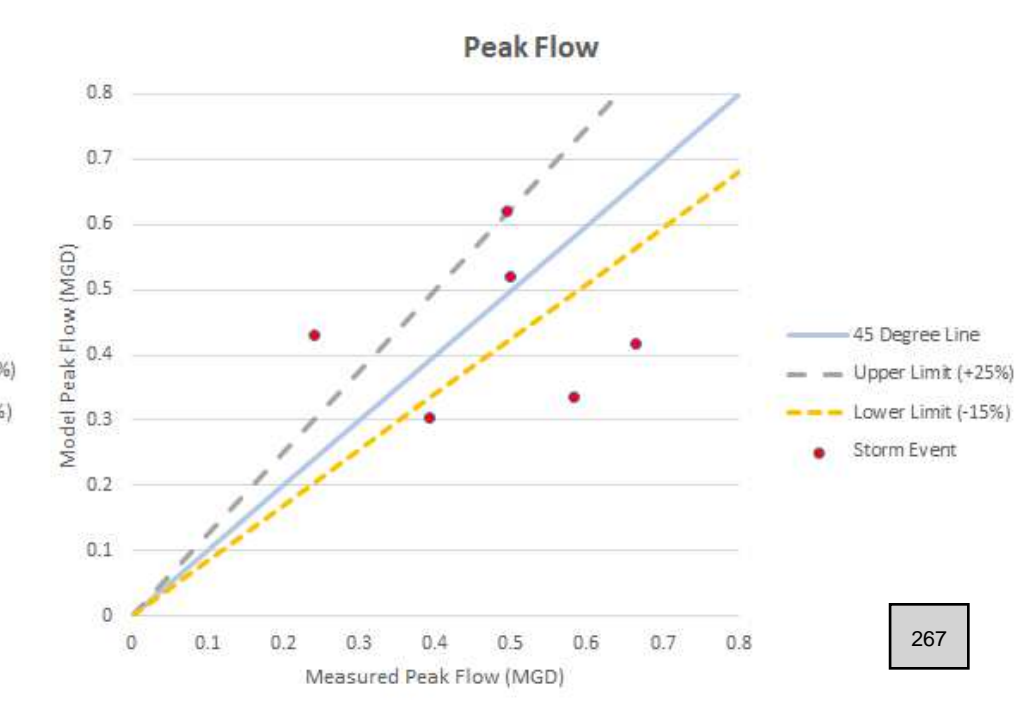
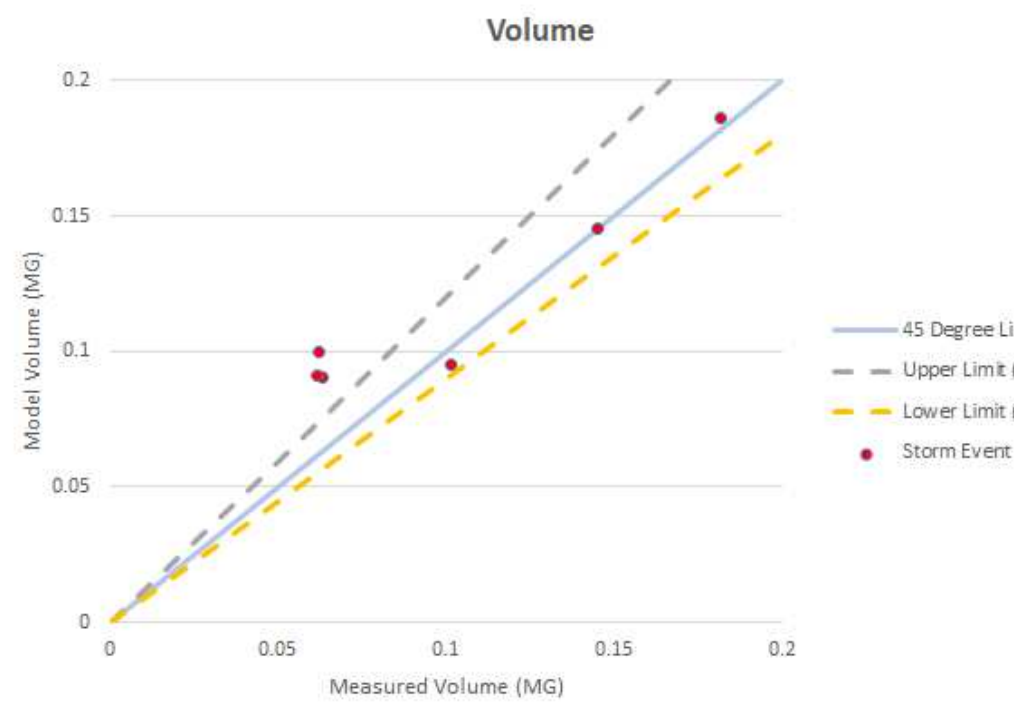
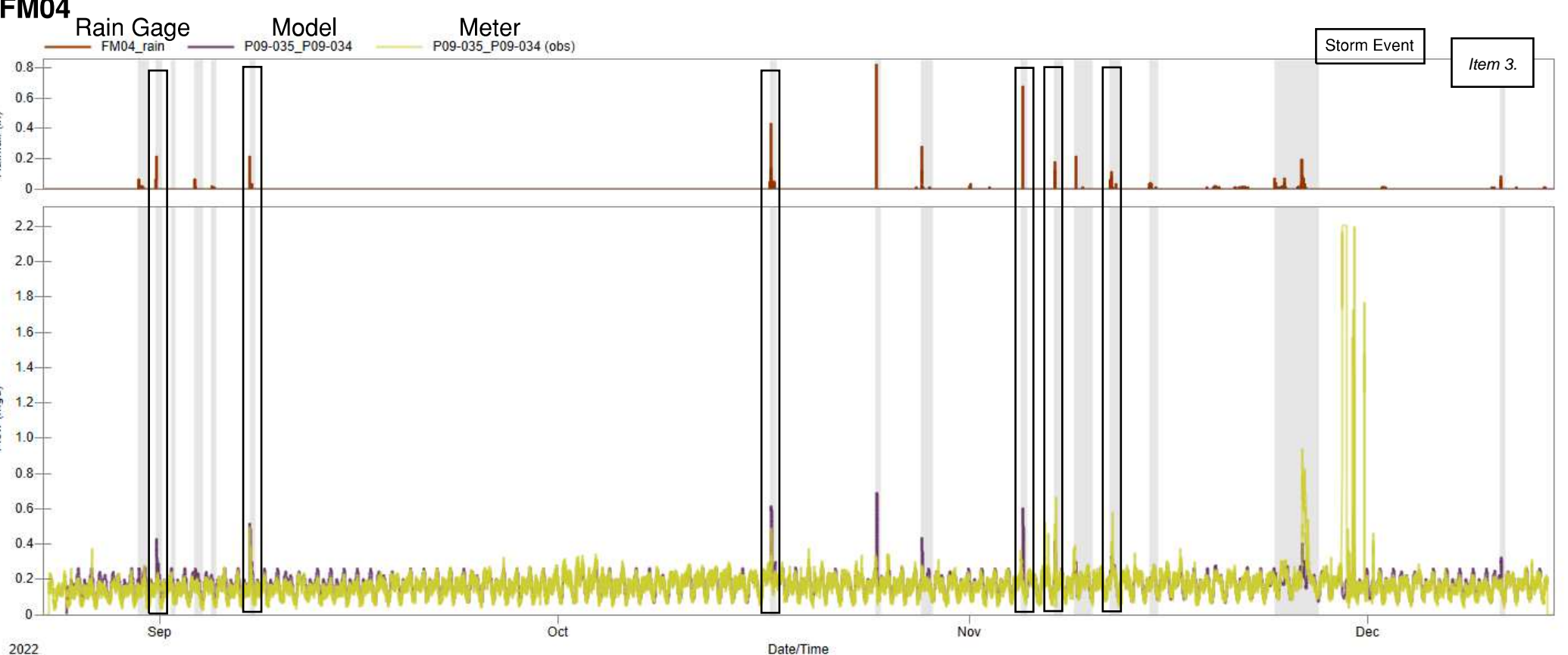
FM02A

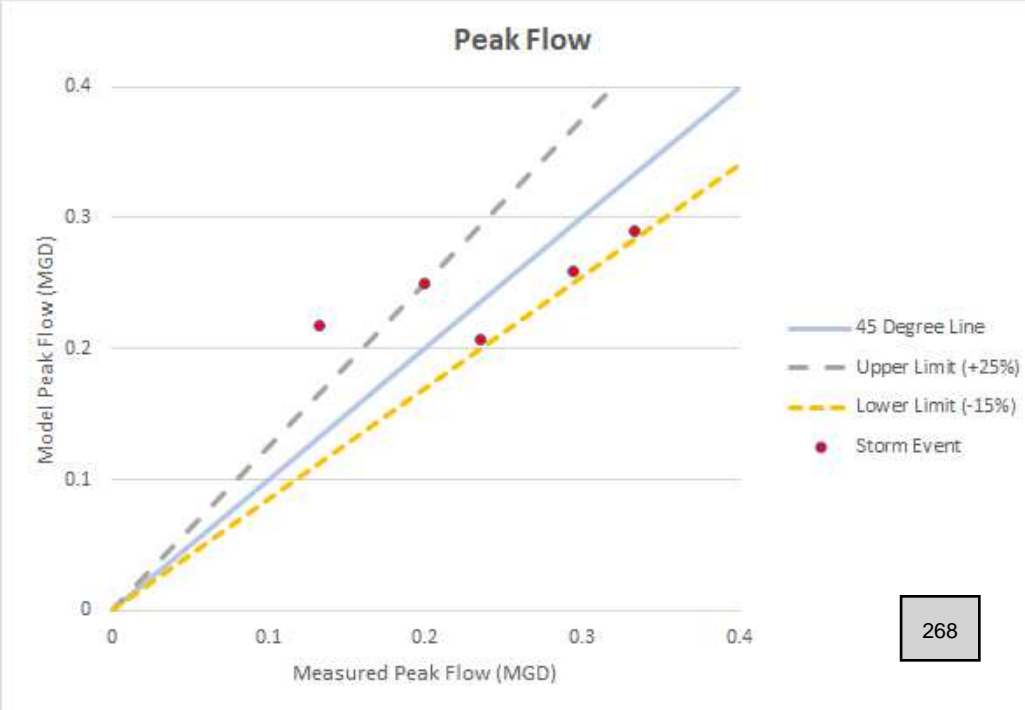
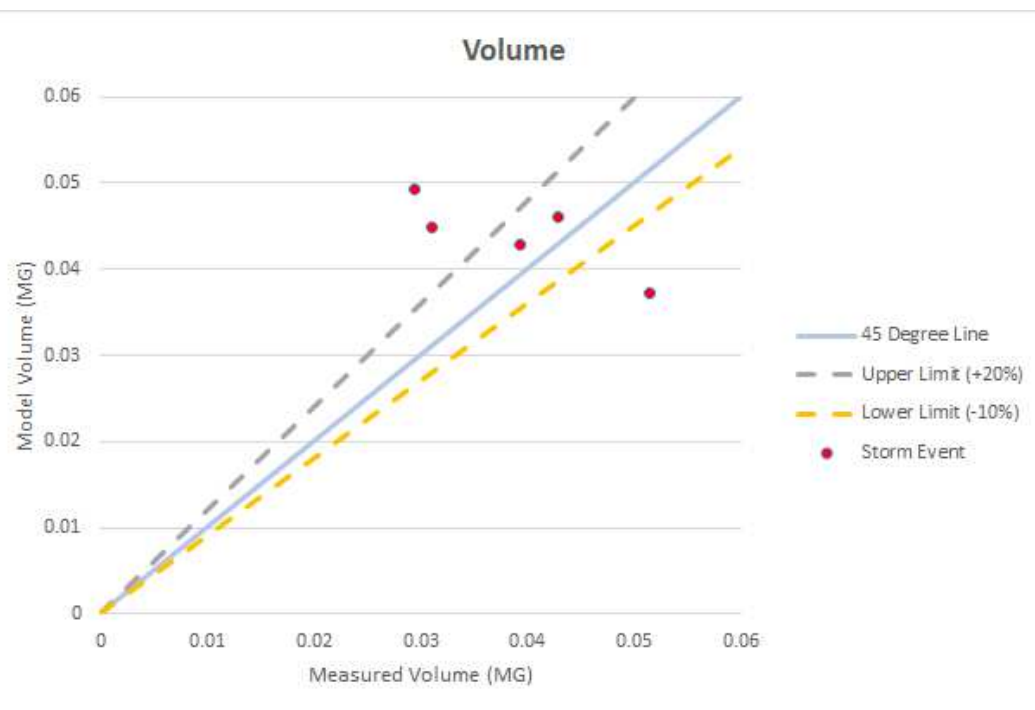
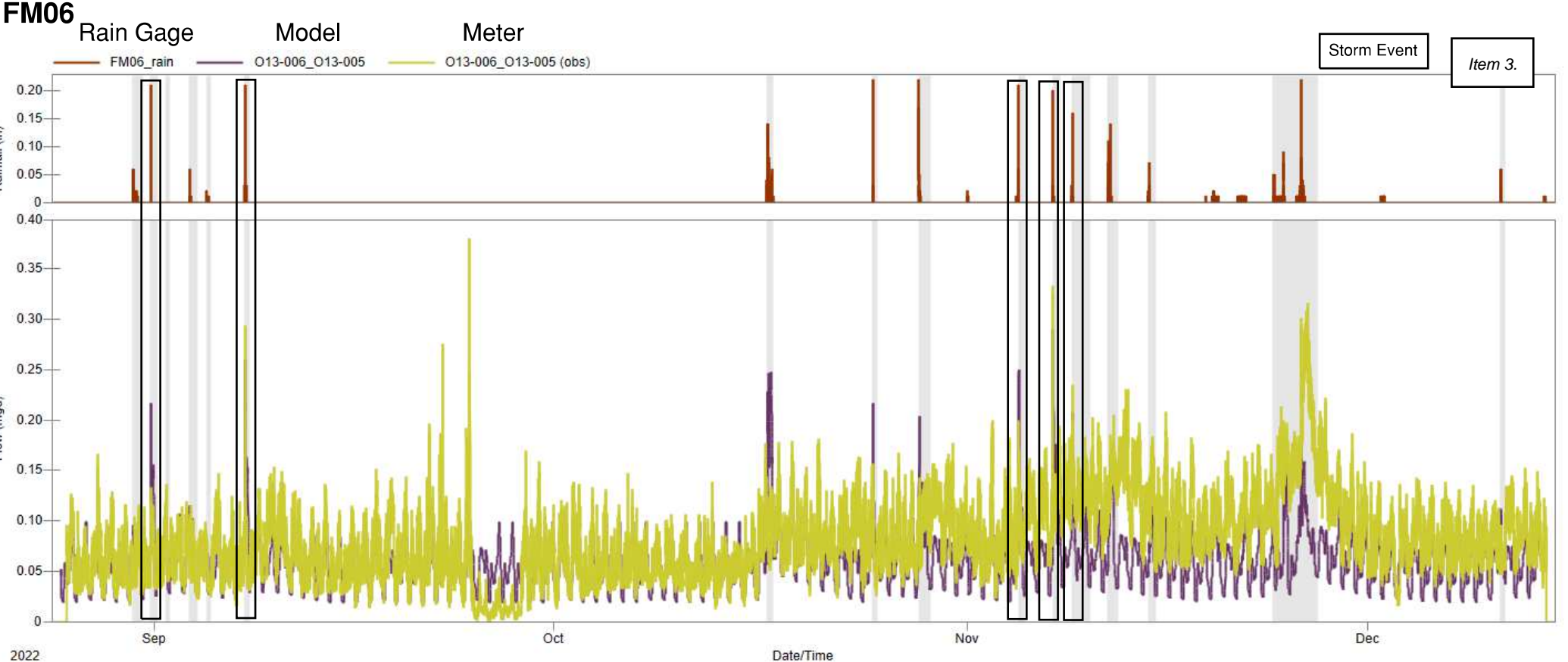


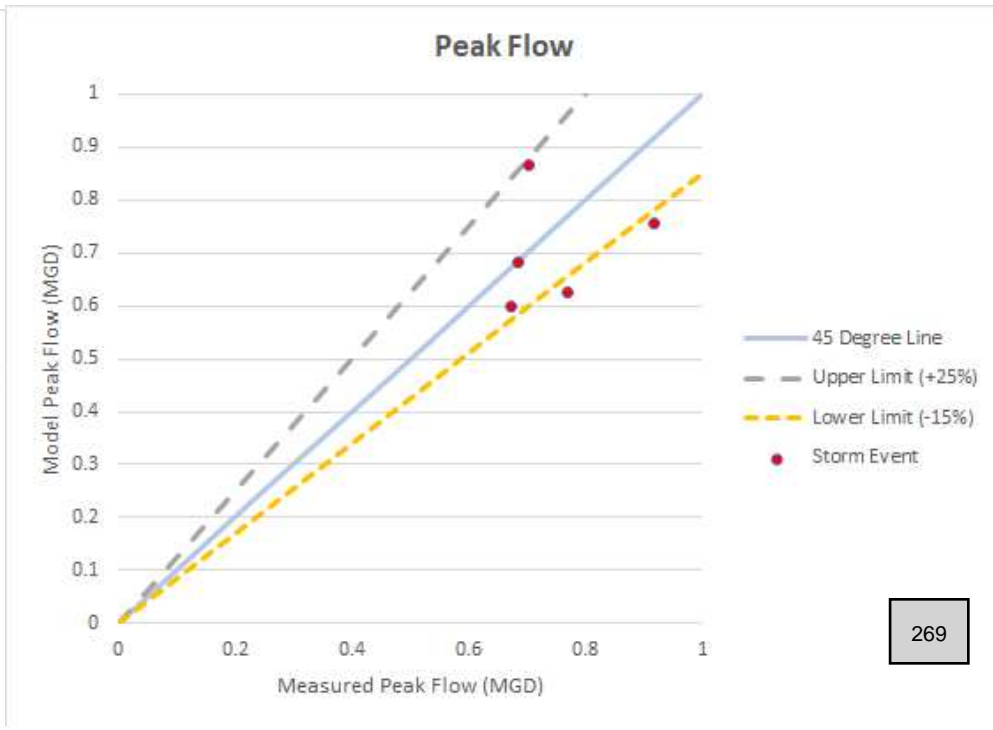
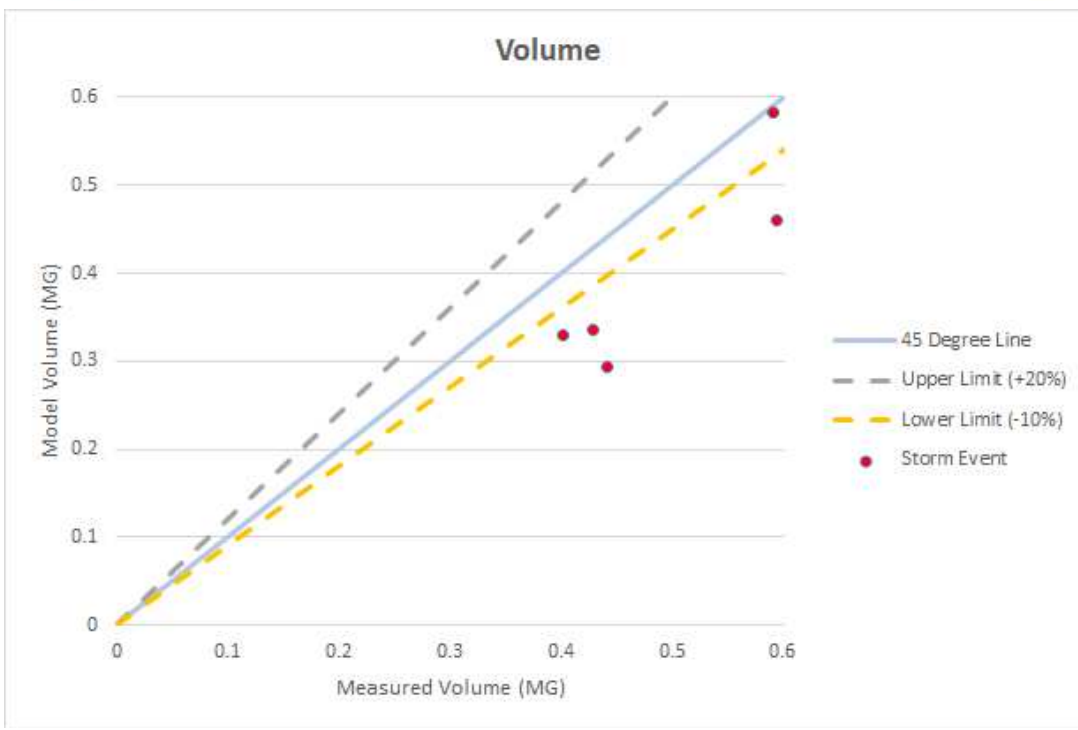
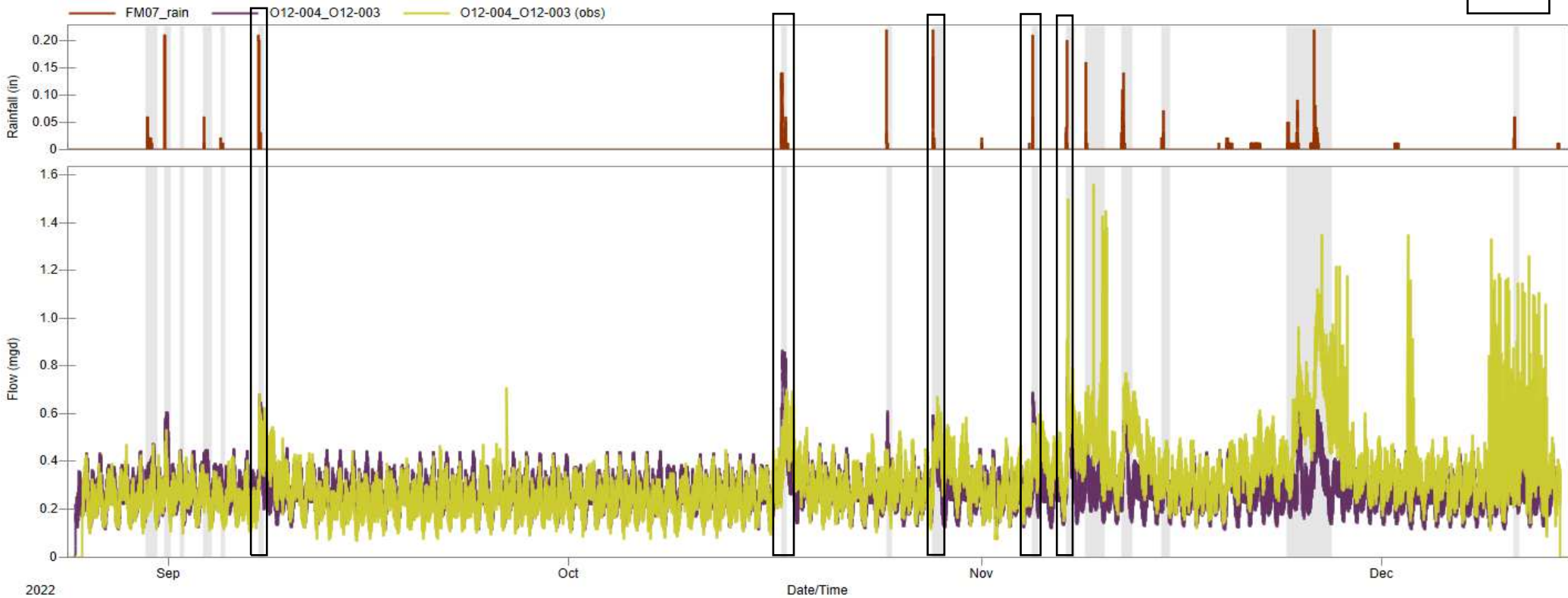


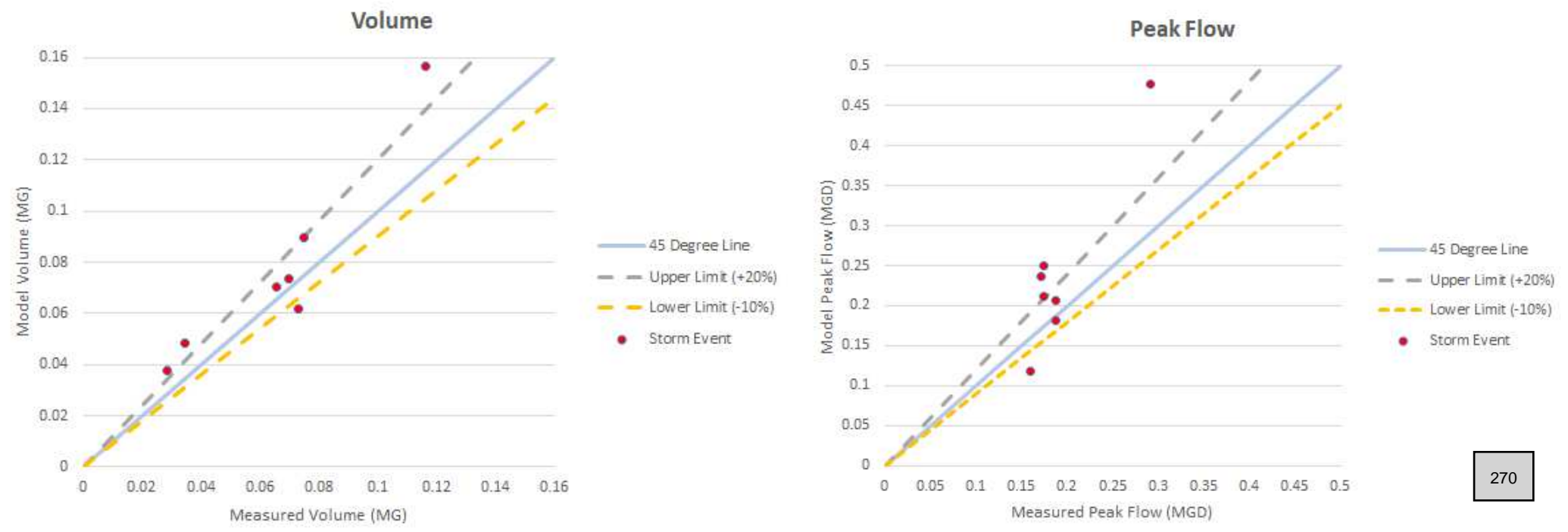
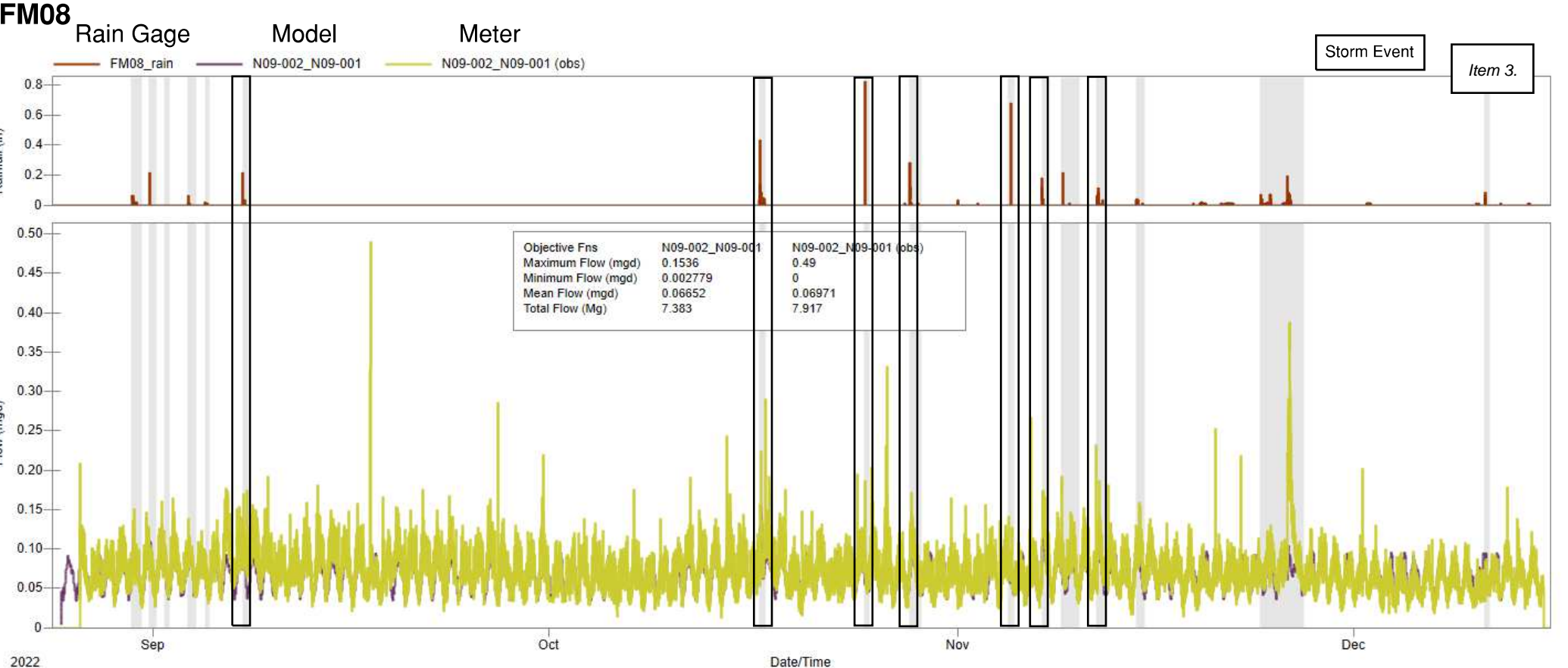


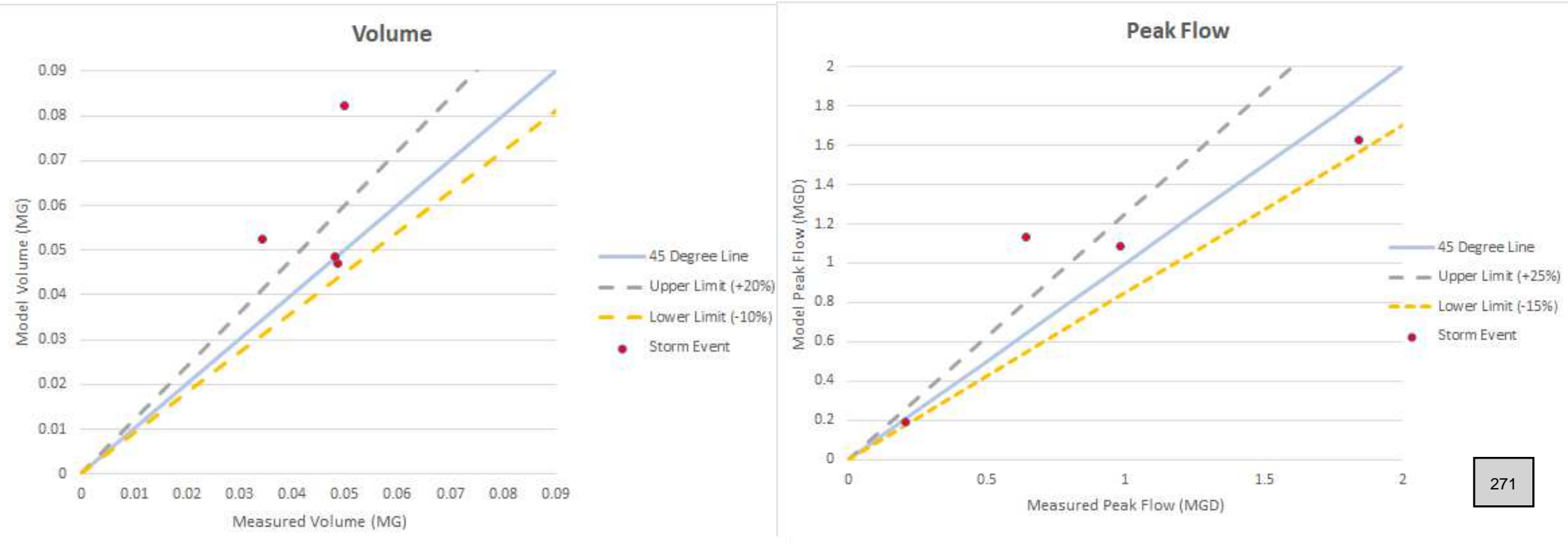
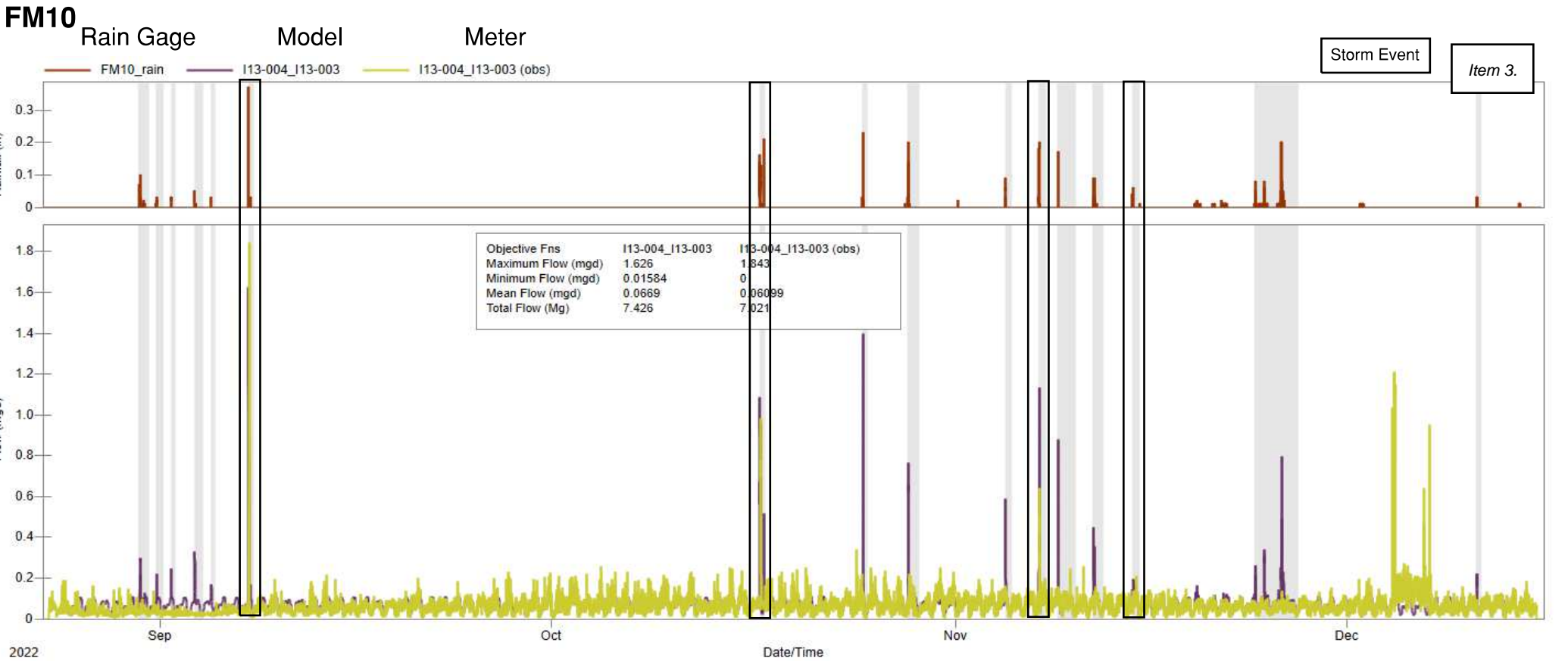


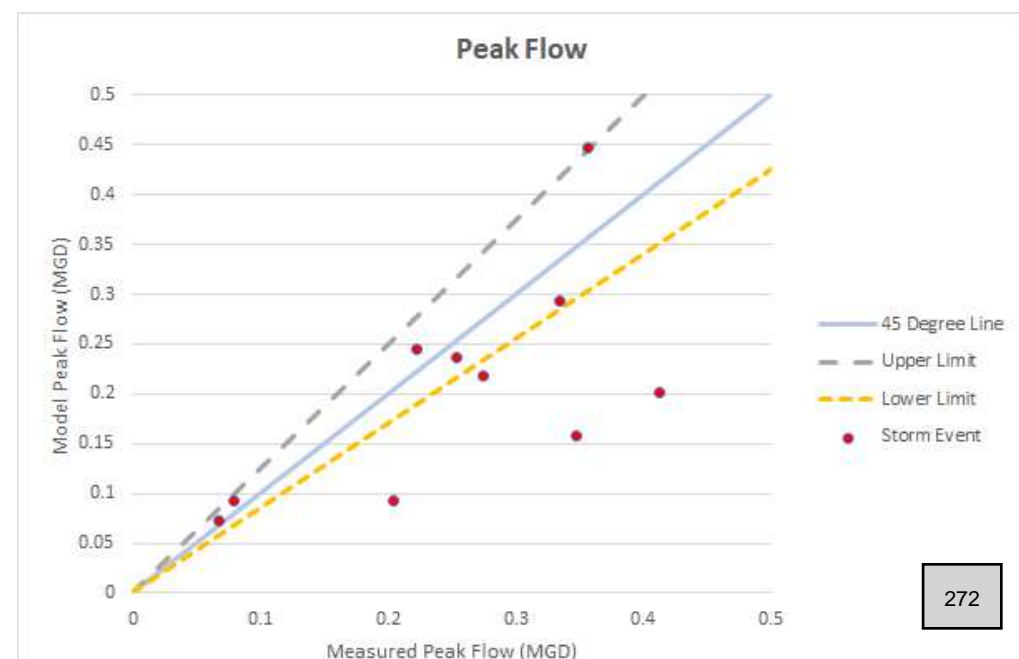
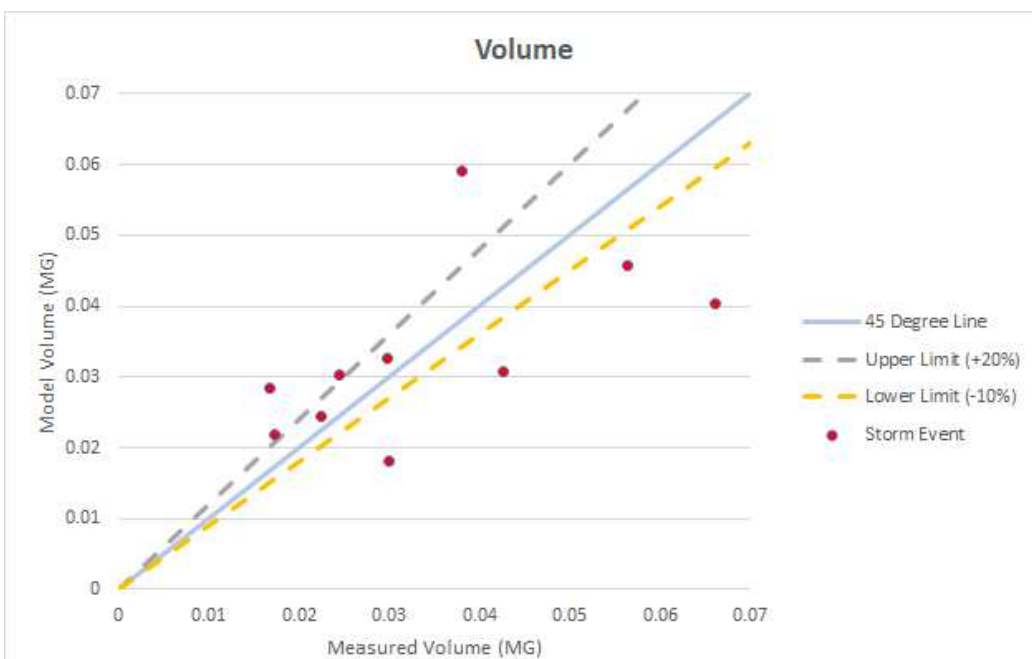
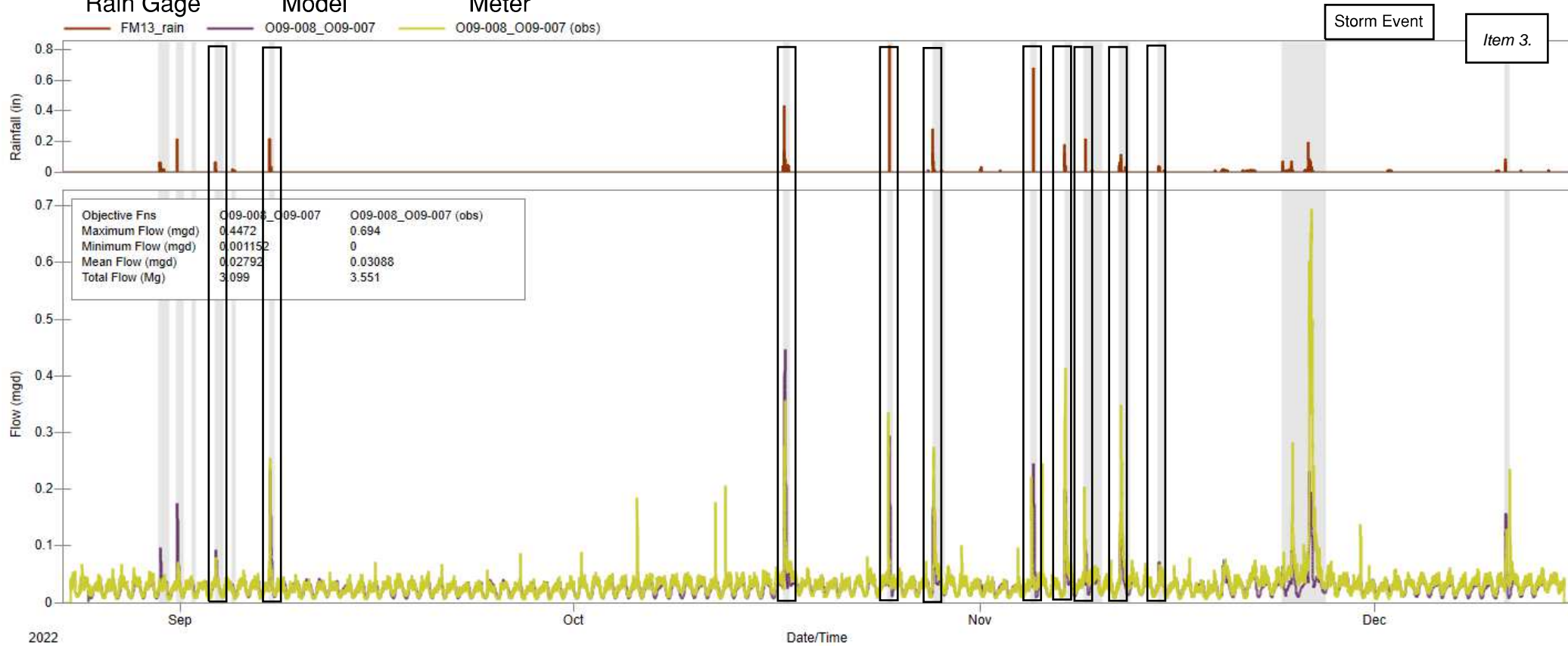




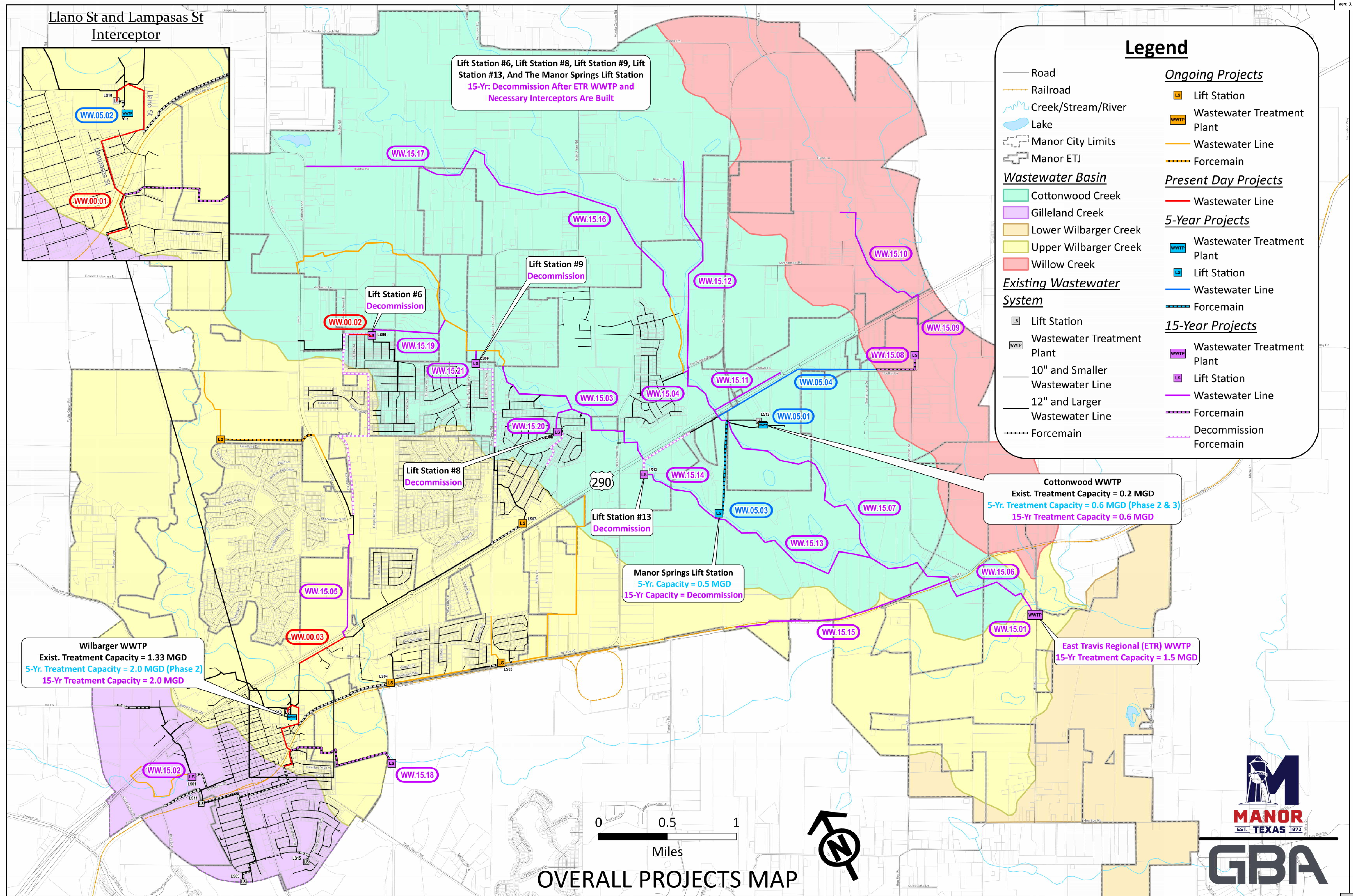








Appendix D: Overall Projects Map (24"x36") and Project List (11"x17")



Project ID	Infrastructure Type	Time Horizon	Current CIP Project ID	Project Name	Type of Improvement	Pipe Diameter (in) ⁽¹⁾	Total Length of Pipe (ft)	Lift Station or WWTP Flow Rate (mgd)	Planning-Level Construction OPCC without Contingency	Capital Cost (30% Contingency, 20% Engr./Survey.) ⁽³⁾
WW.00.01	Existing/Relief	Present Day	-	Llano St and Lampasas St Interceptors ⁽²⁾	Exist. Gravity Relief/Upsizing	18"-36"	4,060	-	\$3,405,040	\$5,652,000
WW.00.02	Existing/Relief	Present Day	-	Pyrite Rd Gravity Sewer (upstream of LS06) - <i>I/I Mitigation Potential</i>	Exist. Gravity Relief/Upsizing	18"	930	-	\$584,010	\$911,000
WW.00.03	Existing/Relief	Present Day	CIP-4	US 290 Interceptor (Still Necessary even if LS06/08/09 are Decommissioned)	Exist. Gravity Relief/Upsizing	24"	2,030	-	\$1,596,488	\$2,491,000
WW.00.04	Existing/Relief	Present Day	-	Rehabilitation and I/I Mitigation in Existing Sewers	Rehabilitation	-	40,440	-	\$7,279,200	\$11,356,000
WW.05.01	Treatment	5-Year	S-31	Cottonwood WWTP Expansion Ph. 3 (Expansion from 0.4 to 0.6 MGD)	Exist. WWTP Expansion	-	-	0.2	\$3,260,000	\$5,086,000
WW.05.02	Treatment	5-Year	-	Wilbarger WWTP Expansion (Expansion from 1.33 to 2.0 MGD)	Exist. WWTP Expansion	-	-	0.67	\$16,750,000	\$26,130,000
WW.05.03	New/Extension	5-Year	S-36	Manor Springs Lift Station Improvements	New LS to Serve Growth	6"(F)	3,760(F)	0.5	\$1,606,289	\$2,506,000
WW.05.04	New/Extension	5-Year	S-23	Voelker Ln. Wastewater Improvements	New Gravity to Serve Growth	12"	6,560	-	\$4,595,771	\$7,169,000
WW.15.01	Treatment	15-Year	S-39/40/41	East Travis Regional WWTP	New WWTP to Serve Growth	-	-	1.5	\$37,403,000	\$58,349,000
WW.15.02	Existing/Relief	15-Year	Dev. Agr.	Lift Station 1 (Las Entradas) and O09-006_O09-005	Exist. LS Expansion	18"	260	-	\$164,430	\$257,000
WW.15.03	Existing/Relief	15-Year	S-18	West Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	24"-27"	8,500	-	\$8,236,967	\$12,850,000
WW.15.04	Existing/Relief	15-Year	S-16	East Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	27"-33"	3,070	-	\$3,392,810	\$5,293,000
WW.15.05	Existing/Relief	15-Year	-	FM973 Interceptor (Not Necessary if LS06 is Decommissioned)	Exist. Gravity Relief/Upsizing	18"	4,220	-	\$2,658,600	\$4,147,000
WW.15.06	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 1 ⁽²⁾	New Gravity to Serve Growth	39"-45"	7,960	-	\$15,366,210	\$25,508,000
WW.15.07	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	36"	8,910	-	\$13,811,117	\$21,545,000
WW.15.08	New/Extension	15-Year	S-23	Willow Creek Wastewater and Lift Station Improvements	New Gravity/LS to Serve Growth	24"(G), 6"(F)	2,160(G/F)	0.65	\$1,642,456	\$2,562,000
WW.15.09	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	24"	5,210	-	\$5,424,105	\$8,462,000
WW.15.10	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	15"-21"	7,710	-	\$6,455,271	\$10,070,000
WW.15.11	New/Extension	15-Year	-	East US290 Wastewater Improvements	New Gravity to Serve Growth	15"	2,920	-	\$2,219,654	\$3,463,000
WW.15.12	New/Extension	15-Year	-	North Cottonwood Creek East Tributary Wastewater Interceptor Improvements	New Gravity to Serve Growth	15"-18"	8,480	-	\$6,720,382	\$10,484,000
WW.15.13	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	27"	7,390	-	\$8,791,977	\$13,715,000
WW.15.14	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	27"	3,590	-	\$4,424,675	\$6,902,000
WW.15.15	New/Extension	15-Year	-	Littig Rd. Wastewater Improvements ⁽²⁾	New Gravity to Serve Growth	12"	8,510	-	\$5,961,816	\$9,897,000
WW.15.16	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	21"-24"	7,238	-	\$7,379,755	\$11,512,000
WW.15.17	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	12"-18"	10,367	-	\$8,035,168	\$12,535,000
WW.15.18	New/Extension	15-Year	-	South Wilbarger Creek Lift Station Improvements	New LS to Serve Growth	4"(F)	5,040(F)	0.25	\$1,287,296	\$2,008,000
WW.15.19	New/Extension	15-Year	-	Lift Station #6 (Stonewater) Decommissioning	New Gravity to Abandon LS	18"	3,300	-	\$3,134,355	\$4,890,000
WW.15.20	New/Extension	15-Year	-	Lift Station #8 (Presidential Glen Ph. 4B) Decommissioning	New Gravity to Abandon LS	12"	1,400	-	\$1,281,253	\$1,999,000
WW.15.21	New/Extension	15-Year	-	Lift Station #9 (Presidential Heights) Decommissioning	New Gravity to Abandon LS	12"	500	-	\$650,448	\$1,015,000

Notes:

- 1) For pipe diameters and lengths, gravity main is assumed, except where (F) indicates force main, and (G) indicates gravity main.
2) Select projects include an additional 10% contingency for railroad crossings to account for additional costs (permitting, extra boring length, etc.).
3) For new/extension projects not within the ROW or an exisitng easement, a unit cost of \$87,900/acre was utilized for easement cost estimates.

The easement unit cost includes survey, easement acquisition, engineering fees, condemnation/attorney fees, and ROW agent fees.
LS06, LS08, and LS09 are recommended to be decommissioned and re-routed by gravity towards East Travis Regional WWTP once it is built. This reduces burden on Wilbarger WWTP and the FM973 interceptor, and reduces LS O&M costs.
Projects Not Included: The above list does not include Bell Farms LS upgrades (LS04), Carriage Hills LS or interceptor upgrades, Cottonwood Cr. WWTP Ph. 2 expansion to 0.4 MGD (developer-funded), or other projects currently in-progress.

Time Horizon	Capital Cost
Present Day	\$ 20,410,000
5-Year	\$ 40,891,000
15-Year	\$ 227,463,000
Total, All Projects	\$ 288,764,000

City of Manor, Texas

Capital Improvement Program

Fiscal Year 2024

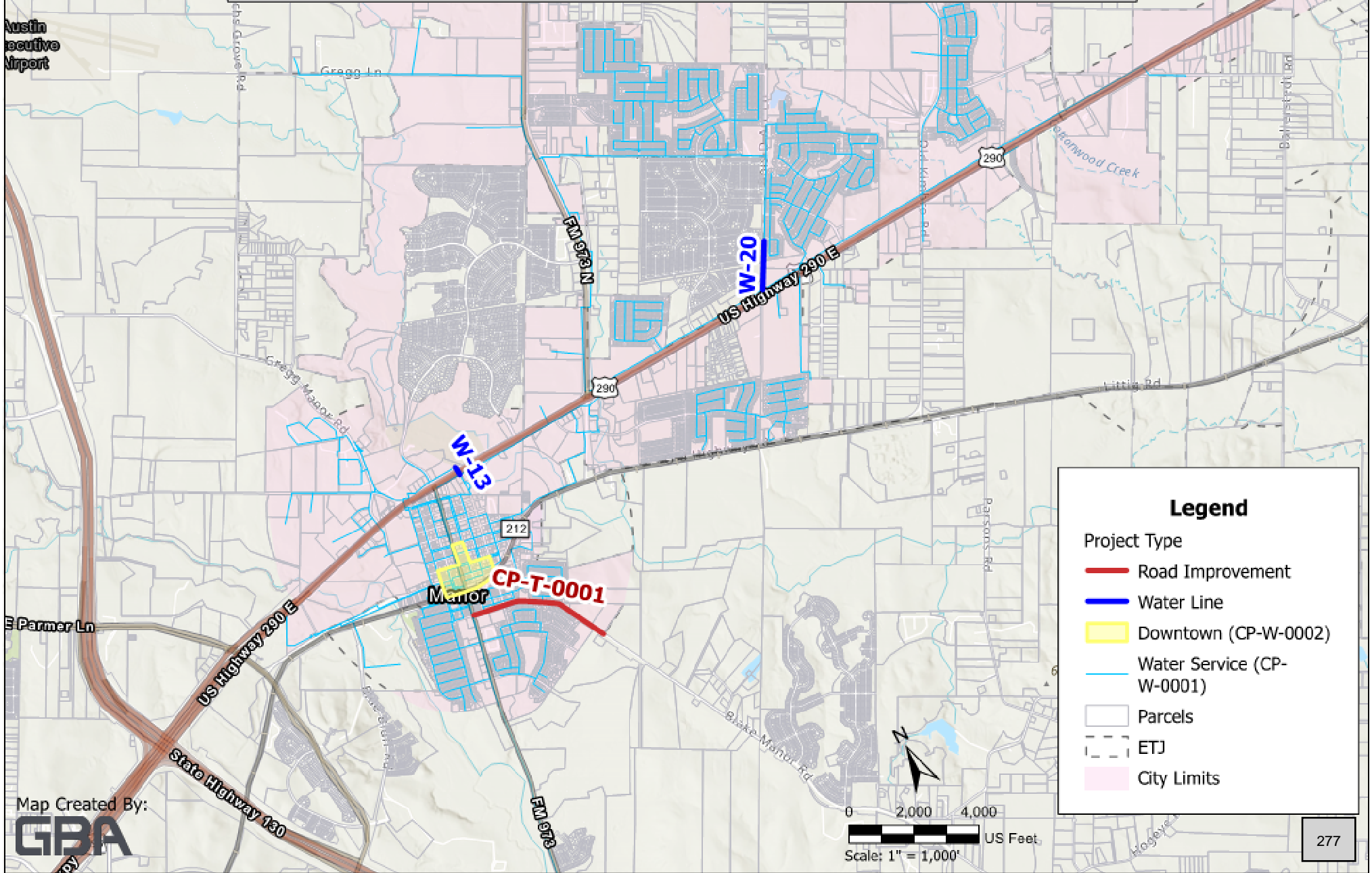




CITY OF MANOR PRIORITY PROJECTS 2024: Option 1 Location Map

Item 3.

Austin
Executive
Airport



Legend

Project Type

- Road Improvement
- Water Line
- Downtown (CP-W-0002)
- Water Service (CP-W-0001)
- Parcels
- ETJ
- City Limits

Map Created By:



CITY OF MANOR PRIORITY PROJECTS - OPTION 1

Color Code:	Projects from 2023 Bond Project List	
	Projects from Wastewater Master Plan	
	Projects from Water Master Plan	



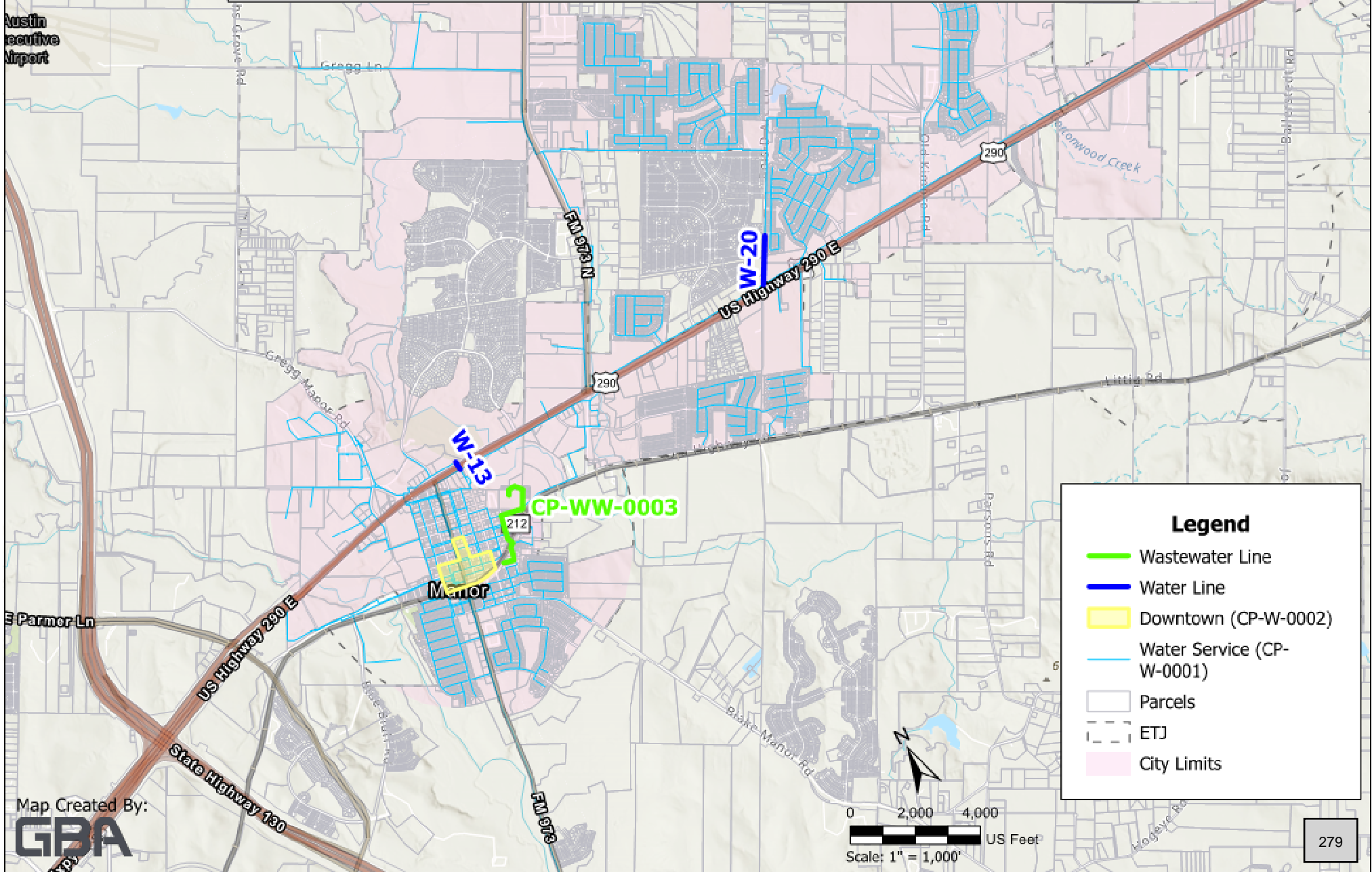
Priority	Project ID	Type	Project Title	Project Description	Project Costs				Origin	Funding Source
					FY 2024	FY 2025	FY 2026	Total Cost		
1	CP-W-0002	Water	Waterline Upsizing Project	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown.	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00	Water Master Plan	TBD
2	CP-W-0004	Water	Alternative Water Options Research Project	This project will research alternative water sources for the City that were introduced in the Water Master Plan.	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	Water Master Plan	TBD
3	W-13	Water	US 290 Crossing at Golf Course	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00	2023 Bond Project List	2023 Certificates of Obligation
4	W-20	Water	Bois d'Arc 16" Waterline	This connecting line will complete a water line loop along Bois de' Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00	2023 Bond Project List	2023 Certificates of Obligation
5	CP-W-0001	Water	Water Master Plan (Water Supply)	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00	2023 Bond Project List	2023 Certificates of Obligation
6A	CP-T-0001	Transportation	Brenham Road (Blake Manor) Improvements	Project is for improvement and expansion of Brenham Road (Blake Manor Road) from Lexington Street (FM973), with the option to extend from Bastrop Street, east to the City Limits from a 2-lane road to a 3-lane road, including drainage and SUP improvements to transition from County road improvements east of Manor into Manor.	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00	2023 Bond Project List	2023 Certificates of Obligation
Total Cost					\$ 979,590.00	\$ 3,796,315.00	\$ 29,102,089.00	\$ 33,877,994.00		



CITY OF MANOR PRIORITY PROJECTS 2024: Option 2 Location Map

Item 3.

Austin
Executive
Airport



Map Created By:

GBA

0 2,000 4,000
US Feet
Scale: 1" = 1,000'

Legend

- Wastewater Line
- Water Line
- Downtown (CP-W-0002)
- Water Service (CP-W-0001)
- Parcels
- ETJ
- City Limits

CITY OF MANOR PRIORITY PROJECTS - OPTION 2

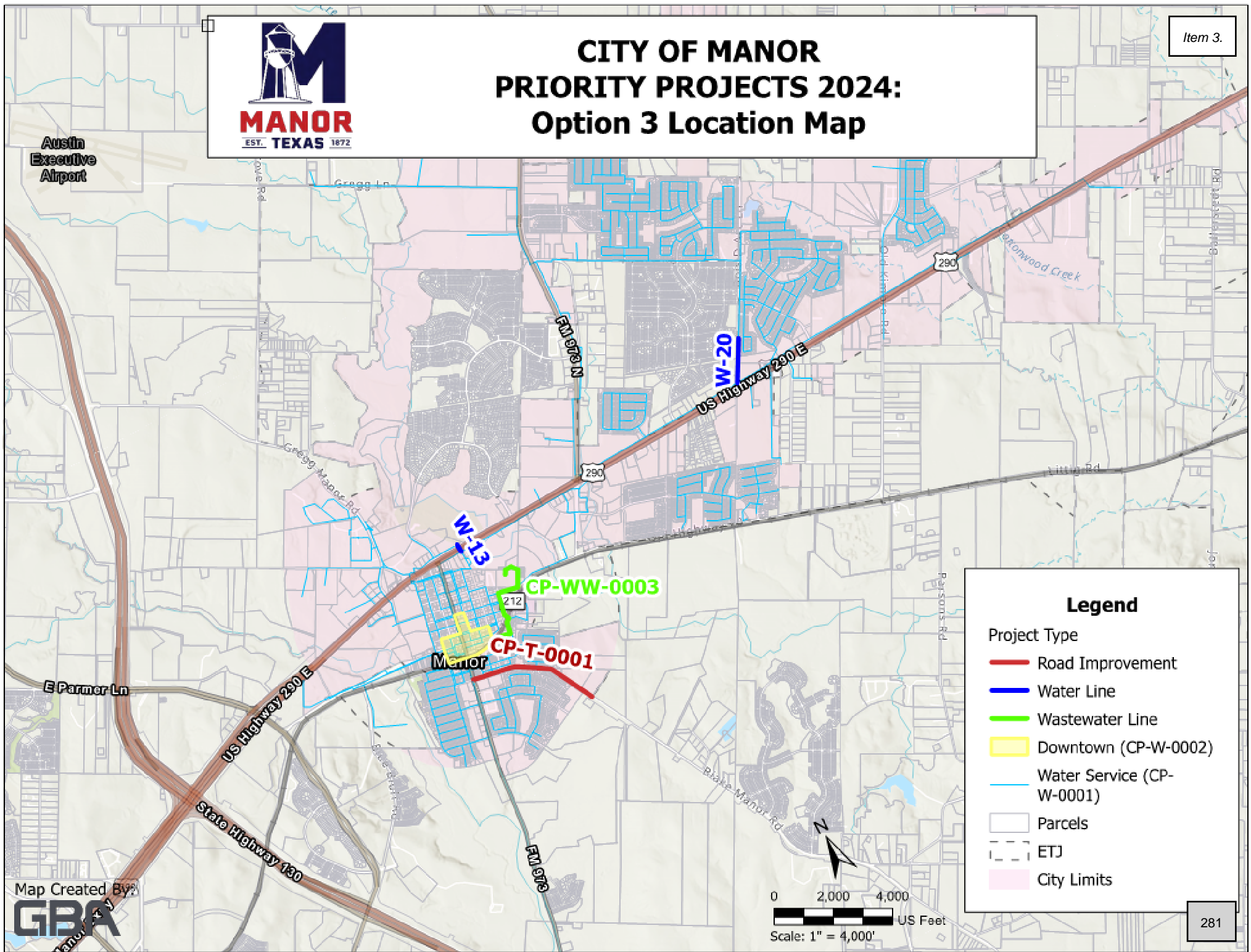
Color Code:	Projects from 2023 Bond Project List	
	Projects from Wastewater Master Plan	
	Projects from Water Master Plan	



Priority	Project ID	Type	Project Title	Project Description	Project Costs				Origin	Funding Source
					FY 2024	FY 2025	FY 2026	Total Cost		
1	CP-W-0002	Water	Waterline Upsizing Project	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown.	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00	Water Master Plan	TBD
2	CP-W-0004	Water	Alternative Water Options Research Project	This project will research alternative water sources for the City that were introduced in the Water Master Plan.	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	Water Master Plan	TBD
3	W-13	Water	US 290 Crossing at Golf Course	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00	2023 Bond Project List	2023 Certificates of Obligation
4	W-20	Water	Bois d'Arc 16" Waterline	This connecting line will complete a water line loop along Bois de' Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00	2023 Bond Project List	2023 Certificates of Obligation
5	CP-W-0001	Water	Water Master Plan (Water Supply)	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00	2023 Bond Project List	2023 Certificates of Obligation
6B	CP-WW-0003	Wastewater	Llano St and Lampasas St Interceptors	The project involves the upgrade/upsized of existing gravity relief pipes, with pipe diameters ranging from 18" to 36". The total length of pipe to be installed is 4,060 feet.	\$ 300,000.00	\$ 580,000.00	\$ 4,427,000.00	\$ 5,312,000.00	Present CIP Project List (WWMP)	TBD
Total Cost					\$ 1,128,000.00	\$ 4,117,000.00	\$ 28,679,000.00	\$ 33,929,000.00		



CITY OF MANOR PRIORITY PROJECTS 2024: Option 3 Location Map



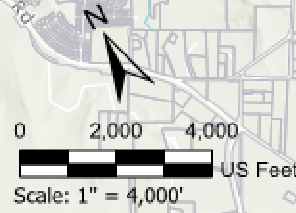
Legend

Project Type

- Road Improvement
- Water Line
- Wastewater Line
- Downtown (CP-W-0002)
- Water Service (CP-W-0001)

- Parcels
- ETJ
- City Limits

Map Created By:
GBA



CITY OF MANOR PRIORITY PROJECTS - OPTION 3

Color Code:	Projects from 2023 Bond Project List	
	Projects from Wastewater Master Plan	
	Projects from Water Master Plan	




Priority	Project ID	Type	Project Title	Project Description	Project Costs				Origin	Funding Source
					FY 2024	FY 2025	FY 2026	Total Cost		
1	CP-W-0002	Water	Waterline Upsizing Project	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown.	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00	Water Master Plan	TBD
2	CP-W-0004	Water	Alternative Water Options Research Project	This project will research alternative water sources for the City that were introduced in the Water Master Plan.	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	Water Master Plan	TBD
3	W-13	Water	US 290 Crossing at Golf Course	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00	2023 Bond Project List	2023 Certificates of Obligation
4	W-20	Water	Bois d'Arc 16" Waterline	This connecting line will complete a water line loop along Bois de' Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00	2023 Bond Project List	2023 Certificates of Obligation
5	CP-W-0001	Water	Water Master Plan (Water Supply)	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00	2023 Bond Project List	2023 Certificates of Obligation
6A	CP-T-0001	Transportation	Brenham Road (Blake Manor) Improvements	Project is for improvement and expansion of Brenham Road (Blake Manor Road) from Lexington Street (FM973), with the option to extend from Bastrop Street, east to the City Limits from a 2-lane road to a 3-lane road, including drainage and SUP improvements to transition from County road improvements east of Manor into Manor.	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00	2023 Bond Project List	2023 Certificates of Obligation
6B	CP-WW-0003	Wastewater	Llano St and Lampasas St Interceptors	The project involves the upgrade/upsized of existing gravity relief pipes, with pipe diameters ranging from 18" to 36". The total length of pipe to be installed is 4,060 feet.	\$ 300,000.00	\$ 580,000.00	\$ 4,427,000.00	\$ 5,312,000.00	Present CIP Project List (WWMP)	TBD
Total Cost					\$ 1,279,590.00	\$ 4,376,315.00	\$ 33,529,089.00	\$ 39,189,994.00		

City of Manor, Texas
Capital Improvement Program
Fiscal Year 2024

Project Type: Water



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-W-0002	
TYPE:	Water	
PROJECT TITLE:	Waterline Upsizing Project	
ADDRESS:		
LOCATION:	Downtown Manor	
DESCRIPTION:	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown.	

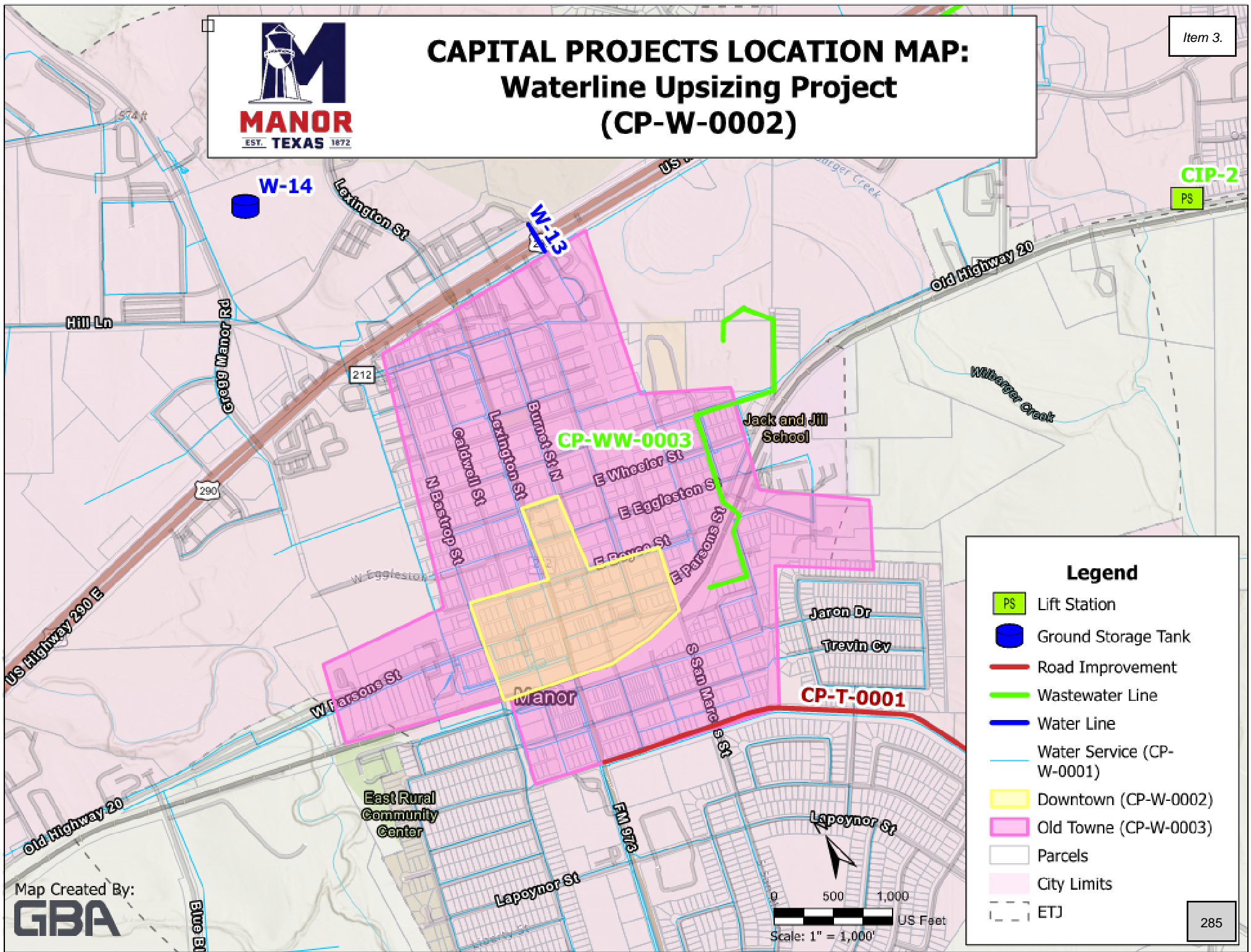
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Improved water flow and pressure. Reduced risk of leaks and breaks. Enhanced system reliability and resilience.
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase		\$ 555,000.00		\$ 555,000.00
Management				\$ -
Construction			\$ 3,700,000.00	\$ 3,700,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00
<i>Total Revenues</i>	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00
<u>EXPENDITURE</u>				
	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00
<i>Total Expenditures</i>	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00



CAPITAL PROJECTS LOCATION MAP: Waterline Upsizing Project (CP-W-0002)



Map Created By:
GBA

Legend

- PS Lift Station
- Ground Storage Tank
- Road Improvement
- Wastewater Line
- Water Line
- Water Service (CP-W-0001)
- Downtown (CP-W-0002)
- Old Towne (CP-W-0003)
- Parcels
- City Limits
- ETJ


0 500 1,000

Scale: 1" = 1,000'

US Feet

285

CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM


PROJECT ID:	CP-W-0004	
TYPE:	Water	
PROJECT TITLE:	Alternative Water Options Research Project	
ADDRESS:		
LOCATION:	City of Manor	
DESCRIPTION:	This project will research alternative water sources for the City that were introduced in the Water Master Plan.	

SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Diversification of water supply. Increased resilience to drought and water shortages. Potential cost savings.
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase				\$ -
Management				\$ -
Construction				\$ -
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
<i>Total Revenues</i>	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
<u>EXPENDITURE</u>				
	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
<i>Total Expenditures</i>	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00

CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	W-13	
TYPE:	Water	
PROJECT TITLE:	US 290 Crossing at Golf Course	
ADDRESS:	US-290, Manor, TX 78653	
LOCATION:	Across US HWY 290, next to the Shadow Glen Golf Club	
DESCRIPTION:	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	

SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Support for future growth and development Improved conveyance and increased flow capacity
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
<p>For Non-Utility Projects, check all that apply:</p> <p><input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer).</p> <p><input type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure.</p> <p><input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.</p>			

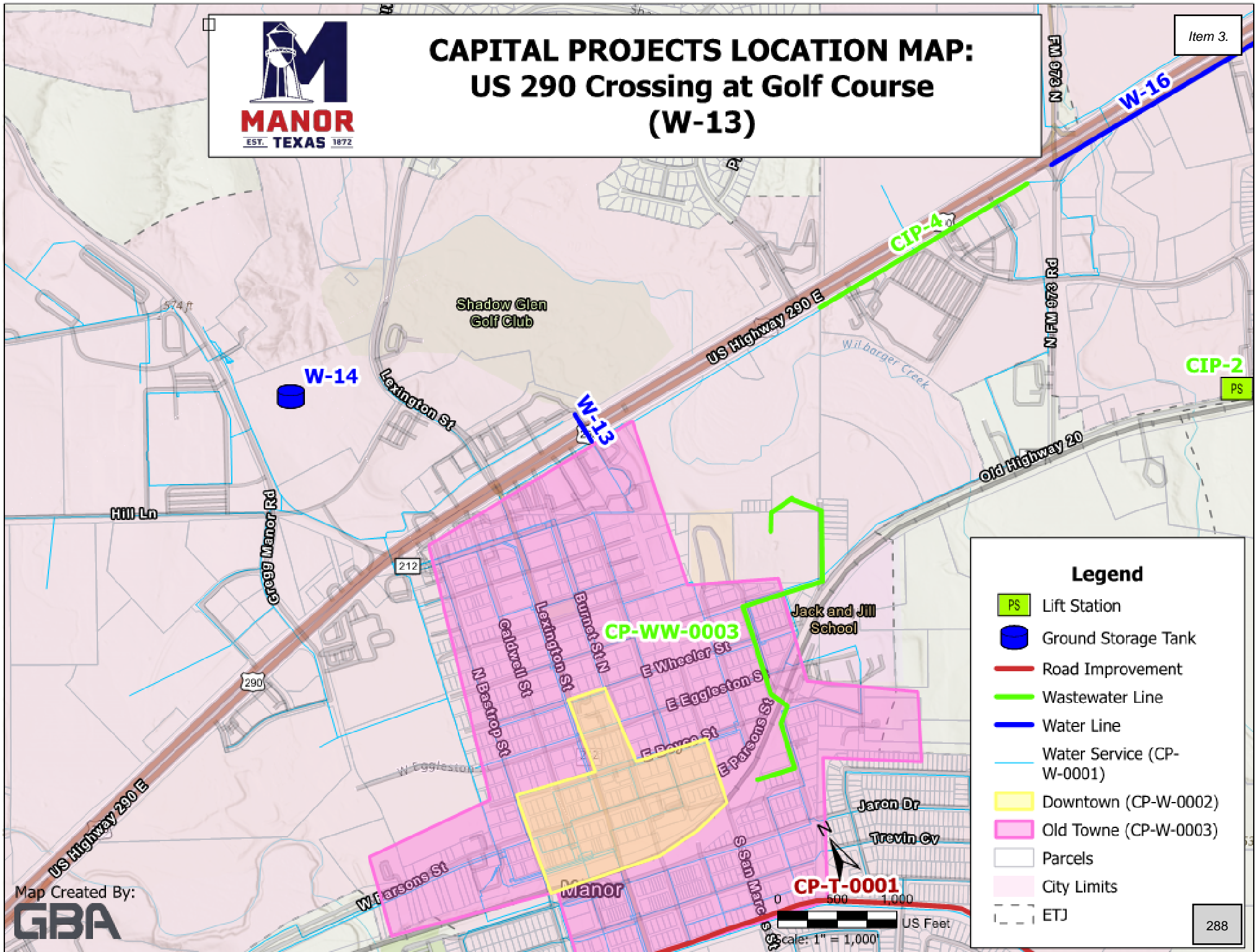
PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase		\$ 48,000.00		\$ 48,000.00
Management			\$ 20,000.00	\$ 20,000.00
Construction			\$ 532,000.00	\$ 532,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
2023 Certificates of Obligation	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00
<i>Total Revenues</i>	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00
<u>EXPENDITURE</u>				
US 290 Crossing at Golf Course	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00
<i>Total Expenditures</i>	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00




CAPITAL PROJECTS LOCATION MAP: US 290 Crossing at Golf Course (W-13)

Item 3.



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	W-20	
TYPE:	Water	
PROJECT TITLE:	Bois d'Arc 16" Waterline	
ADDRESS:	Bois d'Arc Rd, Manor, TX 78653	
LOCATION:	Bois d'Arc Rd, between President Meadows and Presidential Glen	
DESCRIPTION:	This connecting line will complete a water line loop along Bois de' Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	

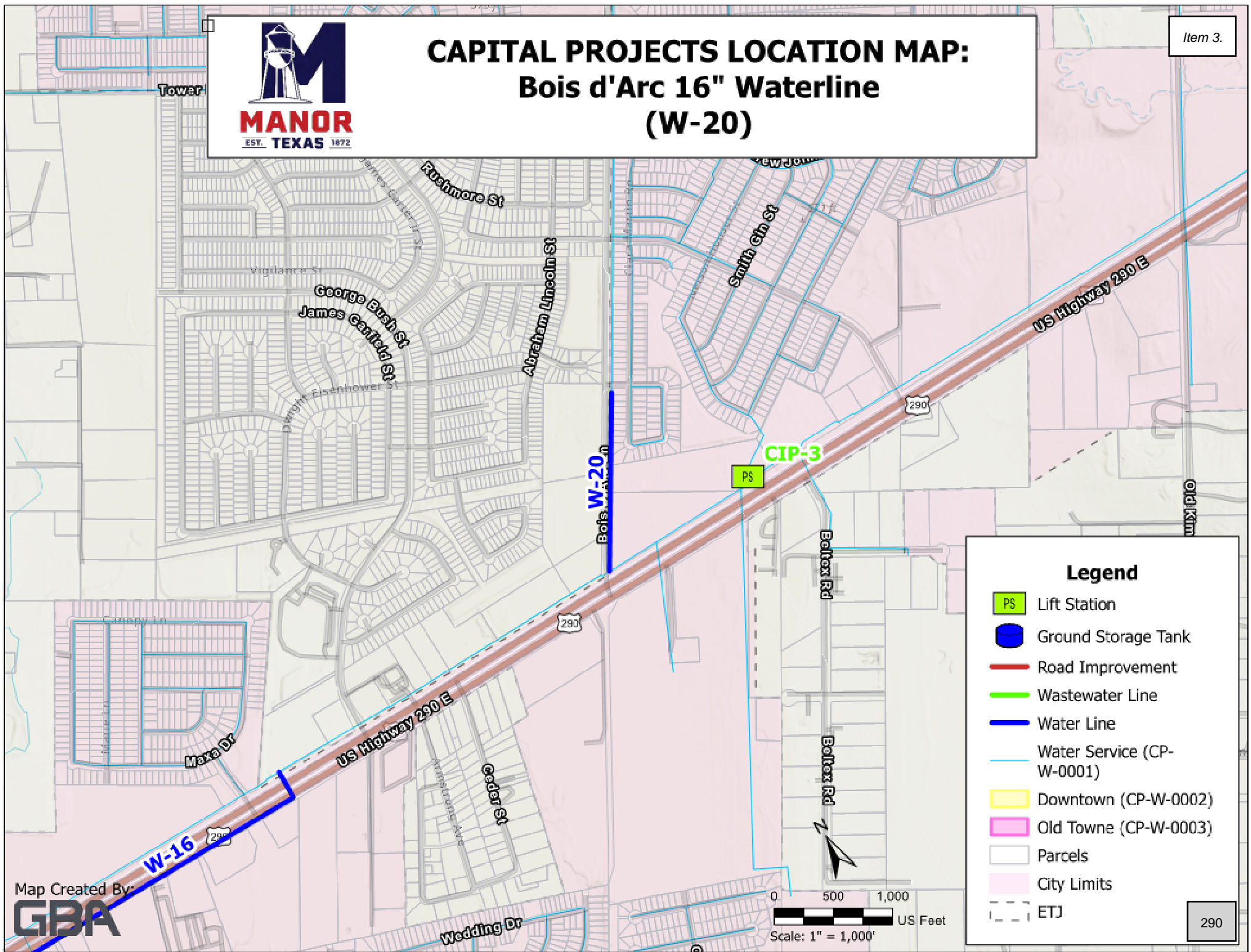
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Improved water quality and system reliability Enhanced distribution system capacity for population growth in the area
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 120,000.00			\$ 120,000.00
Management		\$ 50,000.00		\$ 50,000.00
Construction	\$ 208,000.00	\$ 1,134,000.00		\$ 1,342,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
2023 Certificates of Obligation	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00
<i>Total Revenues</i>	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00
<u>EXPENDITURE</u>				
Bois d'Arc 16" Waterline	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00
<i>Total Expenditures</i>	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00



CAPITAL PROJECTS LOCATION MAP: Bois d'Arc 16" Waterline (W-20)



Legend

PS

Lift Station

Ground Storage Tank

Road Improvement

Wastewater Line

Water Line

Water Service (CP-W-0001)

Downtown (CP-W-0002)

Old Towne (CP-W-0003)


Parcels

City Limits

ETJ

Map Created By:
GBA

CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-W-0001 (15317)	
TYPE:	Water	
PROJECT TITLE:	Water Master Plan (Water Supply)	
ADDRESS:		
LOCATION:	All Manor water service areas	
DESCRIPTION:	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	

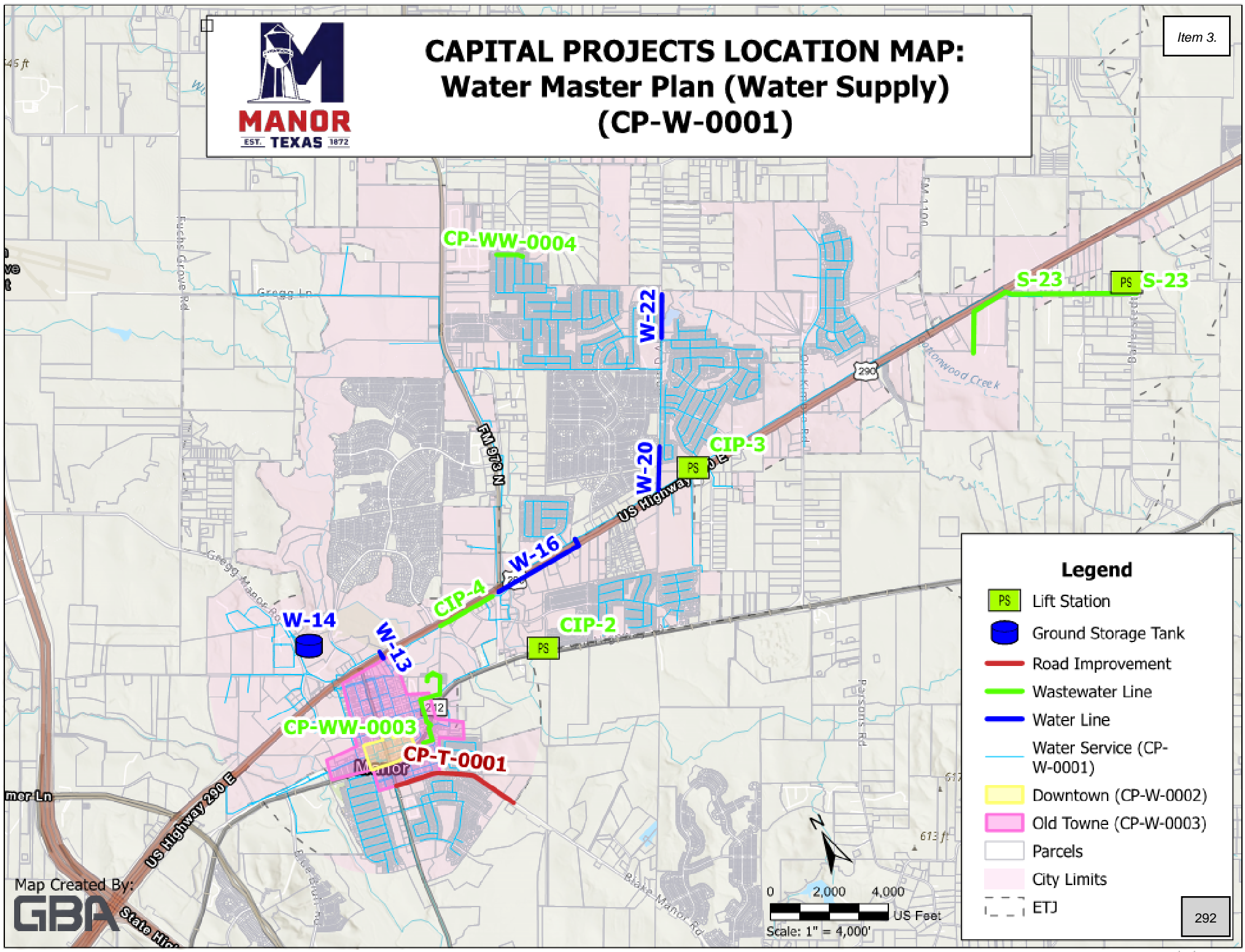
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Provides guidance on future water supply options Ensures the availability of adequate water supplies Provides a foundation in which the City can effectively plan for, engineer, and construct necessary infrastructure for future water supply needs
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
<p>For Non-Utility Projects, check all that apply:</p> <p><input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer).</p> <p><input type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure.</p> <p><input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.</p>			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 250,000.00	\$ 1,750,000.00		\$ 2,000,000.00
Management				\$ -
Construction			\$ 20,000,000.00	\$ 20,000,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
2023 Certificates of Obligation	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00
<i>Total Revenues</i>	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00
<u>EXPENDITURE</u>				
Water Master Plan (Water Supply)	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00
<i>Total Expenditures</i>	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00



CAPITAL PROJECTS LOCATION MAP: Water Master Plan (Water Supply) (CP-W-0001)



Legend

PS

Lift Station

Ground Storage Tank

Road Improvement

Wastewater Line

Water Line

Water Service (CP-W-0001)

Downtown (CP-W-0002)

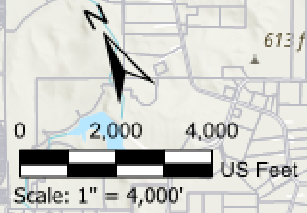
Old Towne (CP-W-0003)

Parcels

City Limits

ETJ

Map Created By:
GBA




City of Manor, Texas
Capital Improvement Program
Fiscal Year 2024

Project Type: Wastewater



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-WW-0003	
TYPE:	Wastewater	
PROJECT TITLE:	Llano St and Lampasas St Interceptors	
ADDRESS:		
LOCATION:	Llano St and Lampasas St	
DESCRIPTION:	The project involves the upgrade/upsized of existing gravity relief pipes, with pipe diameters ranging from 18" to 36". The total length of pipe to be installed is 4,060 feet.	

SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Improved system capacity that will help accommodate current and future wastewater flows, reducing the risk of overflows and backups
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

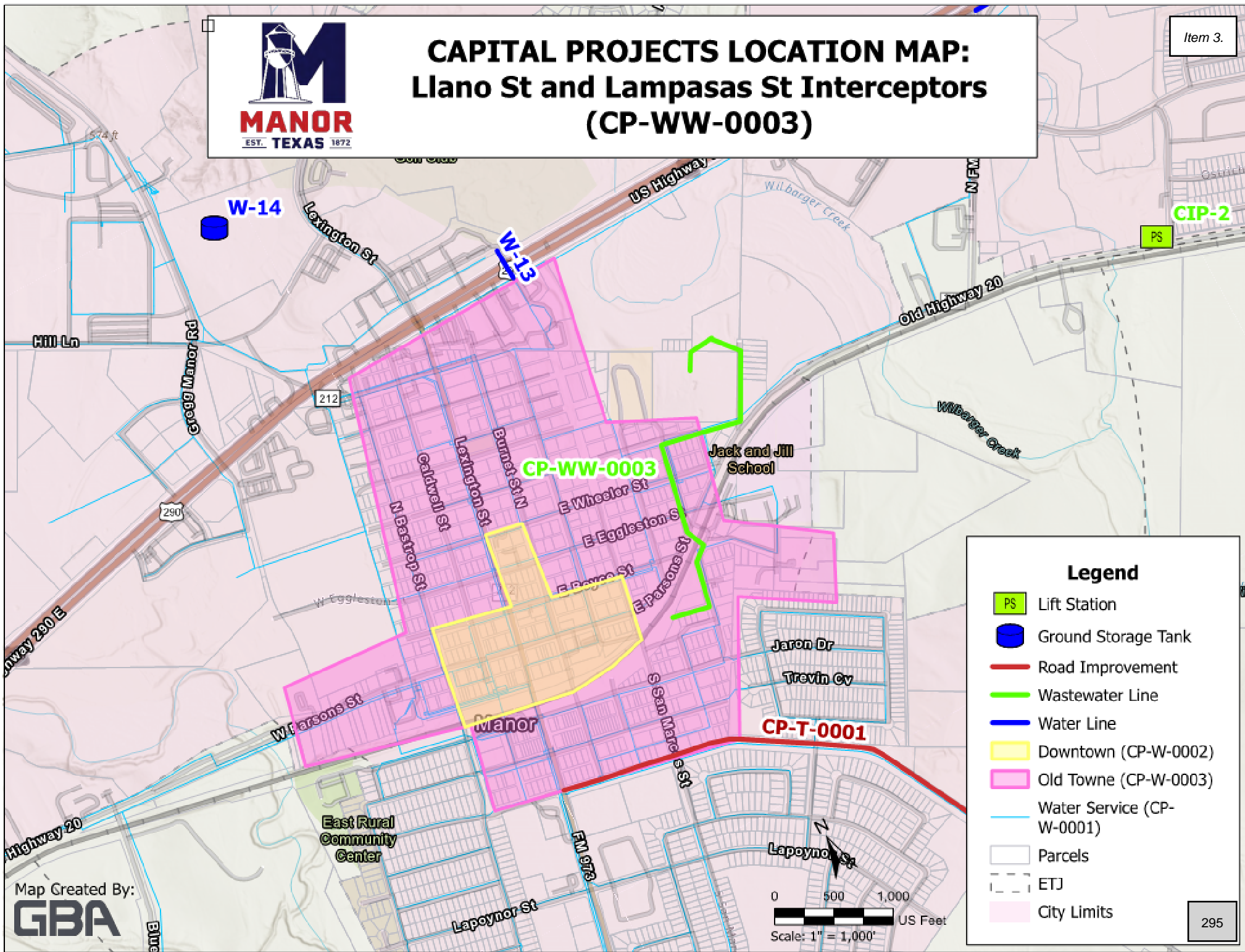
PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 300,000.00	\$ 580,000.00		\$ 880,000.00
Management				\$ -
Construction			\$ 3,405,040.00	\$ 3,405,040.00
Inspection/Testing				\$ -
Contingencies			\$ 1,026,960.00	\$ 1,026,960.00
Other				\$ -
<i>Total Estimated Cost</i>	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00
<i>Total Revenues</i>	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00
<u>EXPENDITURE</u>				
	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00
<i>Total Expenditures</i>	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00



CAPITAL PROJECTS LOCATION MAP: Llano St and Lampasas St Interceptors (CP-WW-0003)

Item 3.




City of Manor, Texas
Capital Improvement Program
Fiscal Year 2024

Project Type: Transportation



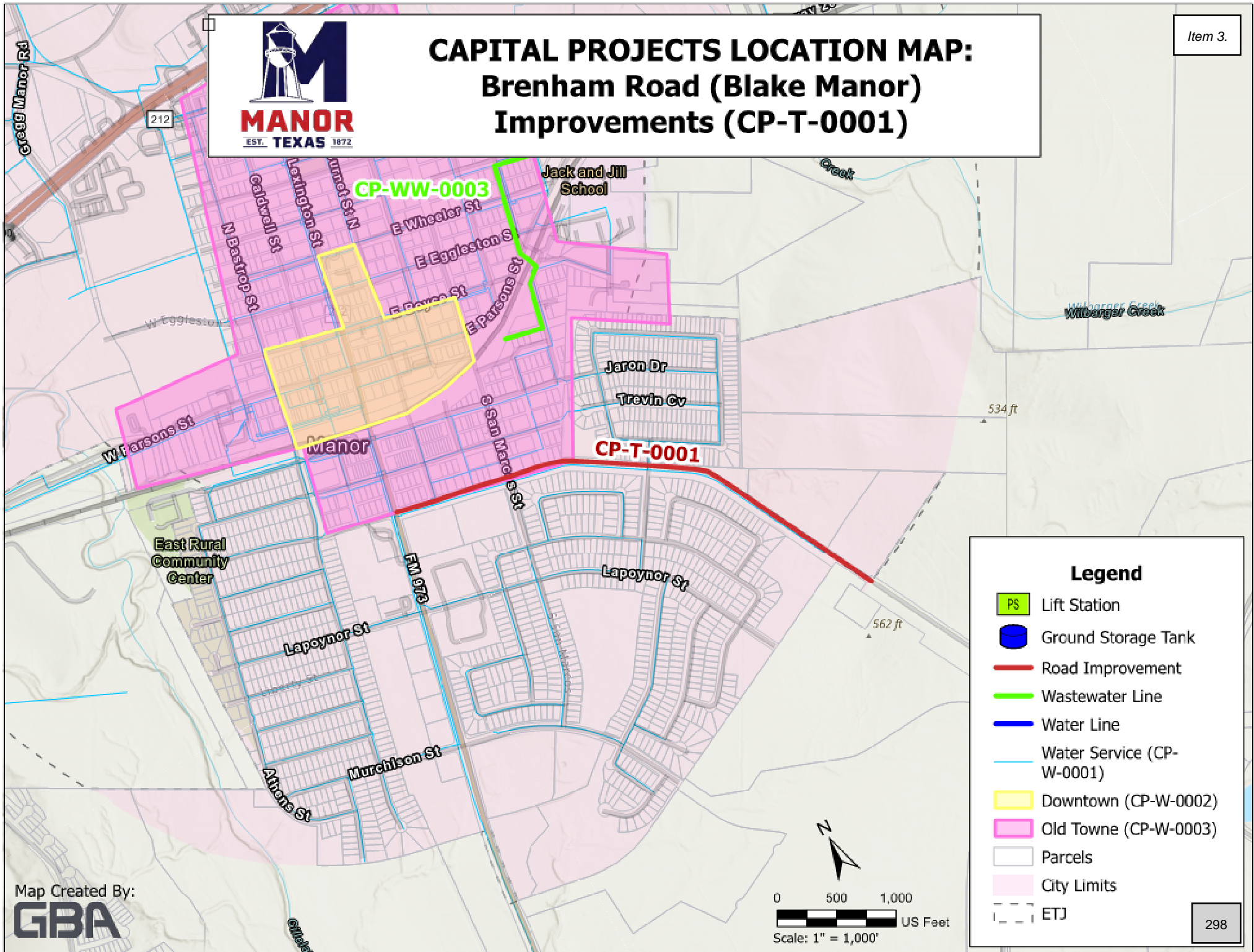
CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-T-0001	
TYPE:	Transportation	
PROJECT TITLE:	Brenham Road (Blake Manor) Improvements	
ADDRESS:	E Brenham St Manor, TX 78653	
LOCATION/LIMITS:	Brenham Road (Blake Manor Road) from Bastrop Street east to the City Limits	
DESCRIPTION:	Project is for improvement and expansion of Brenham Road (Blake Manor Road) from Lexington Street (FM973), with the option to extend from Bastrop Street, east to the City Limits from a 2-lane road to a 3-lane road, including drainage and SUP improvements to transition from County road improvements east of Manor into Manor.	

SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN	2024	2025	<ul style="list-style-type: none"> Enhanced traffic operations and safety Improved drainage to mitigate flooding Upgraded shared use paths Improved continuity with County segment
FINAL DESIGN	2025	2026	
PERMITTING	2026	2026	
CONSTRUCTION	2026	2027	
For Non-Utility Projects, check all that apply: <input checked="" type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 151,590.00	\$ 259,315.00		\$ 410,905.00
Management			\$ 63,490.00	\$ 63,490.00
Construction			\$ 4,786,599.00	\$ 4,786,599.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
Total Estimated Cost	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
FUNDING SOURCE				
2023 Certificates of Obligation	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00
Total Revenues	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00
EXPENDITURE				
Brenham Road (Blake Manor ...	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00
Total Expenditures	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on accepting the July 2024 City Council Monthly Reports.

BACKGROUND/SUMMARY:

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

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: Not Applicable

PRESENTATION: No

ATTACHMENTS: Yes

- July 2024 City Council Monthly Reports

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve and accept the July 2024 City Council Monthly Reports.

Manor City Council

Monthly Report

Name: Dr. Christopher Harvey Place/Position Mayor

Start Date: July 1, 2024 End Date: July 31, 2024

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary
III	Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
	*Participate/Speak at TML Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

TIER 1

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)

City Council Meetings/Special Called Sessions/Workshops

Type of Meeting	Date	Description
Regular Meeting	3	
Budget Workshop	31	

Other Meetings

Type	Date	Description
4 th of July Event	4	Community Celebration – 4 th of July
Meeting w/Councilmember	4	Discussion on community events for the upcoming year
Reading on the Go Bus	10	Mobile Library for youth
WONIK Signing Day	11	Letter of support for South Korean company WONIK, for CHIPS ACT funds

- Please submit any backup material for Tier 1 that supports your community involvement and attendance.

TIER 2

Tier	Meeting Criteria and Compensation Guidelines
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary

Committee Meetings (minimum of 2 and Chair of 1)

Committee Name	Chair (Yes or No)	Meeting Date	*Quarterly Report Date	Description
Community Collaborative	Y	24		

Other

Type	Date	Description

- Please submit any backup material for Tier 2 that supports your community involvement and attendance.

* Quarterly Committee Reports Due October, January, April, July

TIER 4

Tier	Meeting Criteria and Compensation Guidelines
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

Regional Meetings

Group Name	Date	Description
African American Mayors Association	31	Talk about committees I would serve on to shape policy that would impact the region

Other

Type of Meeting	Date	Description

- Please submit any backup material for Tier 4 that supports your community involvement and attendance.

Manor City Council

Monthly Report

Name: Emily Hill Place/Position Mayor Pro Tem

Start Date: July 1, 2024 End Date: July 31, 2024

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary
III	Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
	*Participate/Speak at TML Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

TIER 1

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)

City Council Meetings/Special Called Sessions/Workshops

Type of Meeting	Date	Description
City Council Regular Meeting	07/17/2024	Regular meeting

Other Meetings

Type of Meeting	Date	Description
CC Budget Workshop	07/31/2024	Discussing over the budget for the upcoming year

Other

Type	Date	Description

- Please submit any backup material for Tier 1 that supports your community involvement and attendance.

TIER 2

Tier	Meeting Criteria and Compensation Guidelines
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary

Committee Meetings (minimum of 2 and Chair of 1)

Committee Name	Chair (Yes or No)	Meeting Date	*Quarterly Report Date	Description
Community Collaborative Committee	No	07/24/2024	N/a	To discuss community efforts and collaborations with entities and citizens

Committee Name	Chair (Yes or No)	Meeting Date	Quarterly Report Date	Description

Other

Type	Date	Description

- Please submit any backup material for Tier 2 that supports your community involvement and attendance.

* Quarterly Committee Reports Due October, January, April, July

TIER 4

Tier	Meeting Criteria and Compensation Guidelines
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

Regional Meetings

Group Name	Date	Description
TML Region 10 Board Meeting	07/23/2024	Meeting with the board to discuss upcoming officer changes and a hosting city for a region 10 meeting

Other

Type of Meeting	Date	Description

- Please submit any backup material for Tier 4 that supports your community involvement and attendance.

Manor City Council

Monthly Report

Name: Anne Weir Place/Position City Council P1.2

Start Date: July 1, 2024 End Date: July 31, 2024

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
III	*Request budget funding as necessary Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
IV	*Participate/Speak at TML Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

TIER 1

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)

City Council Meetings/Special Called Sessions/Workshops

Type of Meeting	Date	Description
City Council Meeting	July 3, 2024	Business affairs of the city
City Council Meeting	July 17, 2024	Business affairs of the city

Other Meetings

Type of Meeting	Date	Description

Other

Type	Date	Description
Fourth of July City-Wide Celebration	July 4, 2024	Community Celebration of America's Independence Day
City Council Budget Meeting/Workshop	July 31, 2024	FY 2024-25 Proposed Budget Tax Rate Analysis Summary Presented

- Please submit any backup material for Tier 1 that supports your community involvement and attendance.

TIER 2

Tier	Meeting Criteria and Compensation Guidelines
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary

Committee Meetings (minimum of 2 and Chair of 1)

Committee Name	Chair (Yes or No)	Meeting Date	*Quarterly Report Date	Description
HEALTH COMMITTEE	YES	July 10, 2024	No	Round Table discussion with Stakeholders on Survey

Committee Name	Chair (Yes or No)	Meeting Date	Quarterly Report Date	Description

Other

Type	Date	Description
Manor Lions Club Symposium	July 20, 2024	Manor Lions Club hosted the 1st Symposium for District 253 FY 24-25

- Please submit any backup material for Tier 2 that supports your community involvement and attendance.

* Quarterly Committee Reports Due October, January, April, July

Manor City Council

Quarterly Report

Name **Maria Amezcua** Place/Position **Place 3**

Start Date: **July 1st, 2024** End Date: **July 31st, 2024**

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary
III	Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
	*Participate/Speak at TML Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

TIER 1

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)

City Council Meetings/Special Called Sessions/Workshops

Type of Meeting	Dates	Notes
Regular Scheduled City Council Meetings	07/03/2024 07/17/2024	Absent- Family Emergency Regular Scheduled Meeting
Special Called Council Meetings	07/31/2024	Budget Workshop
Public Finance Corporation (PFC)		
Tax Increment Reinvestment Zone (TIRZ)		
Public Improvement District (PID)		

City Council Budget Workshop	7/31/2024	7:00 PM		
City Council Regular Meeting	7/17/2024	7:00 PM		
City Council Regular Meeting	7/3/2024	7:00 PM		

- Please submit any backup material for Tier 1 that supports your community involvement and attendance.

TIER 2

Tier	Meeting Criteria and Compensation Guidelines
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary

Committee Meetings (minimum of 2 and Chair of 1)

Committee Name	Chair (Yes or No)	Meeting Date	*Quarterly Report Date	Description
Capital Improvements	No			
Tree Advisory	Yes	7/8/2024		First Meeting

Committee Name	Chair (Yes or No)	Meeting Date	Quarterly Report Date	Description

Other

Type	Date	Description

- Please submit any backup material for Tier 2 that supports your community involvement and attendance.

* Quarterly Committee Reports Due October, January, April, July

TIER 3

Tier	Meeting Criteria and Compensation Guidelines
III	Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
	*Participate/Speak at TML Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours

State/County Meetings

Type of Meeting	Date	Description

Community Meetings (minimum of 2)

Individual/ Group	Date	Description
HOA:	7/1/24	Regular Meeting- Not enough residents for quorum. Hoa board had a meeting afterwards to plan another Annual Meeting in August.
ESD:		
EMS:		
Other:		

Other

•



Jul 8, 2024 04:59 pm

Annual Meeting Recap/Reschedule date

Dear Residents,

The annual meeting held on 7/1/24 fell short of quorum by 8 owners. We had a total of 38 owners present via zoom, in person, online digital vote/proxy and needed 46 owners to meet quorum and hold the annual meeting. With that said, the meeting was adjourned and will reconvene via Zoom on August 6th, 2024 at 7pm.

TIER 4

Tier	Meeting Criteria and Compensation Guidelines
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

Regional Meetings

Group Name	Date	Description

Other

Type of Meeting	Date	Description

- Please submit any backup material for Tier 4 that supports your community involvement and attendance.

Manor City Council

Monthly Report

Name: **Sonia Wallace** Place/Position Council Member 4

Start Date: July 01, 2024 End Date: July 31, 2024

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary
III	Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
	*Participate/Speak at TML Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

TIER 1

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)

City Council Meetings/Special Called Sessions/Workshops

Type of Meeting	Date	Description
Council Meeting	07/03/24 07/17/24	

Other Meetings

Type of Meeting	Date	Description
Budget Workshop	7/31/2024	

Other

Type	Date	Description

- Please submit any backup material for Tier 1 that supports your community involvement and attendance.

Manor City Council

Monthly Report

Name: Aaron Moreno Place/Position Council Member Place 5

Start Date: 7/1/24 End Date: 7/31/24

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 6 meetings per year, and provide meeting notes/reports to the City Council (Quarterly)
	*Request budget funding as necessary
III	Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
	*Participate/Speak at TML Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours
IV	TML Region - 10 Involvement, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and provide an update to City Council is a requirement

TIER 1

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)

City Council Meetings/Special Called Sessions/Workshops

Type of Meeting	Date	Description
City Council Regular Meeting	7/3/24	Attended the regular city council meeting.
City Council Regular Meeting	7/17/24	Attended the regular city council meeting.

Other Meetings

Type of Meeting	Date	Description
CC budget workshop	7/31/24	Attended the city council workshop.

Other

Type	Date	Description
4 th of July	7/4/24	Attended our 4 th of July Celebration.

- Please submit any backup material for Tier 1 that supports your community involvement and attendance.

Manor City Council Monthly Report

Name: Deja Hill Place/Position Place 6

Start Date: July 1, 2024 End Date: July 31, 2024

A completed form MUST be turned in monthly report-submission deadline provided by the City Secretary, or compensation for the prior month will be forfeited.

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)
II	Committee Meetings - Serve on at least two (2) committees, Chair at least one (1) committee, Host a minimum of 4 meetings per year, and provide meeting notes/reports to the City Council on the second regular council meeting of the month (Quarterly – October, January, April, July)
III	Schedule/attend meetings Travis County Commissioner Precinct No. 1/County Judge, State Representatives, U.S. Congressman, Host two (2) Community Meetings, and Attend/Engage H.O.A. at least one (1) event
	*Participate/Speak at the Texas Municipal League (TML) Annual Conference, Policy Summit, or other large TML event, and earn at least 8-16 TML credit hours per year
IV	TML Region - 10 Board Member, State Board Appointments, CAPCOG, CapMetro, TEDC, CAMPO, CTRMA, and Austin Health, etc. Memberships approved by City Council
	*Active attendance and participation and providing an update to City Council is a requirement

TIER 1

Tier	Meeting Criteria and Compensation Guidelines
I	Regular Scheduled City Council Meetings (1st & 3rd Wednesday), Special Called Council Meetings/Workshops, Public Finance Corporation (PFC), Tax Increment Reinvestment Zone (TIRZ), Public Improvement District (PID), and other authorized public meetings (joint meetings with MISD and other state and local government agencies)

City Council Meetings/Special Called Sessions

Type of Meeting	Date	Description
City Council	7/3/2024	Regular Meeting
City Council	7/17/2024	Regular Meeting

City Council Workshops

Type of Meeting	Date	Description
City Council Budget Workshop	7/31/2024	Budget

Other

Type	Date	Description

- Please submit any backup material for Tier 1 that supports your community involvement and attendance.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on accepting the July 2024 Departmental Reports.

BACKGROUND/SUMMARY:

- Finance – Belen Peña, Finance Director
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Chris McKenzie, Interim Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Scott Dunlop, Development Services Director
- Community Development – Yalondra Valderrama Santana, Heritage & Tourism Manager
- Municipal Court – Sofi Duran, Court Administrator
- Public Works – Matt Woodard, Director of Public Works
- Human Resources – Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: Not Applicable

PRESENTATION: No

ATTACHMENTS: Yes

- July 2024 Department Monthly Reports

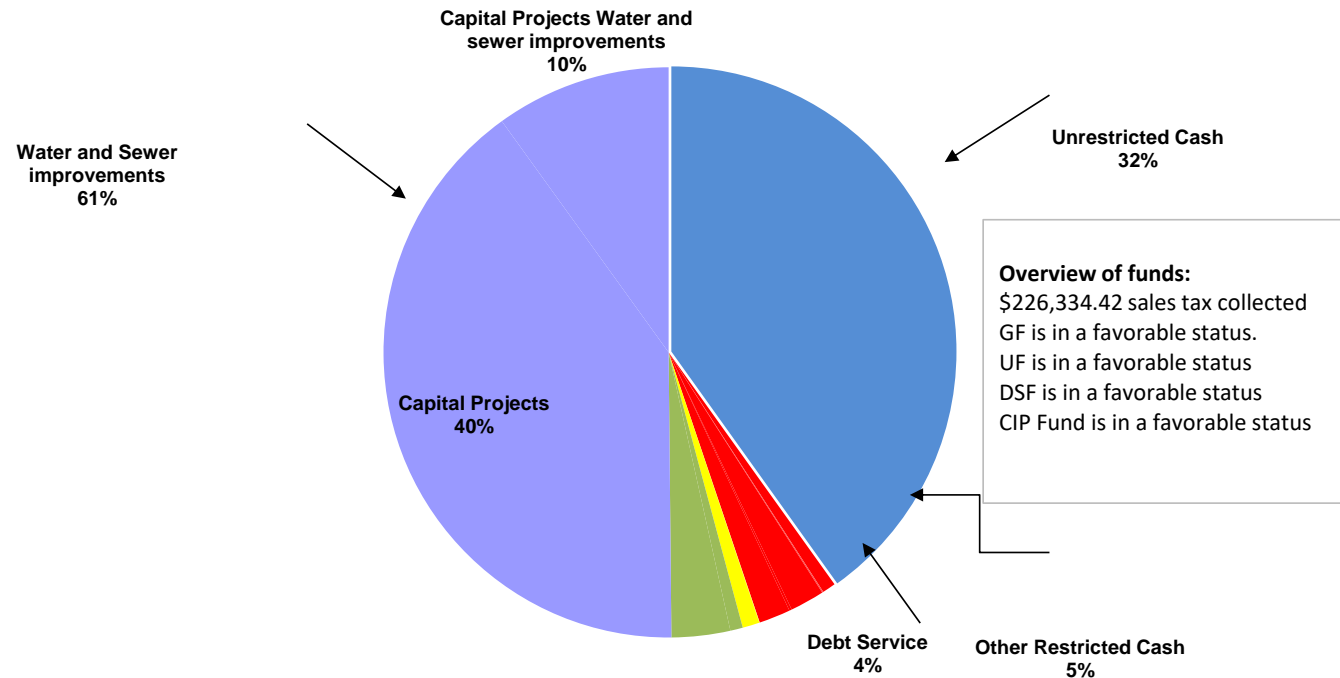
STAFF RECOMMENDATION:

The city staff recommends that the City Council approve and accept the July 2024 Departmental Reports.

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

CITY OF MANOR, TEXAS
CASH AND INVESTMENTS
 As Of July, 2024

CASH AND INVESTMENTS	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	TOTAL
Unrestricted:						
Cash for operations	24,319,696	13,669,534				37,989,229
Restricted:						
Tourism				717,782		717,782
Court security and technology	66,969					66,969
Rose Hill PID				1,848,998		1,848,998
Manor Heights TIRZ				130,403		130,403
Lagos PID				1,696,142		1,696,142
Entrada Glen PID				20,140		20,140
Customer Deposits		914,157				914,157
Park	672,463					672,463
Debt service			3,146,010			3,146,010
Capital Projects					38,076,221	38,076,221
Water and sewer improvements				9,419,400		9,419,400
TOTAL CASH AND INVESTMENTS	\$ 25,059,127	\$ 14,583,691	\$ 3,146,010	\$ 13,832,865	\$ 38,076,221	\$ 94,697,913





Manor Police Department

Monthly Report July 2024



Manor Police Department By The Numbers



1908

Number of calls for
service

62

Average calls per day



Total Training Hours

1163



Mental Health Calls

6



Juvenile Detentions

7

* Includes academy training hours

Interactions



5

Community Events

0

Hosted Events

5

External Events



0:03:14

Average response time



2.5

The average number of people
an officer interacts with per
call.

1.67

The average number of people
an officer interacts with per
stop.



2613

The estimated number
people officers interact
with on calls alone.

1,628

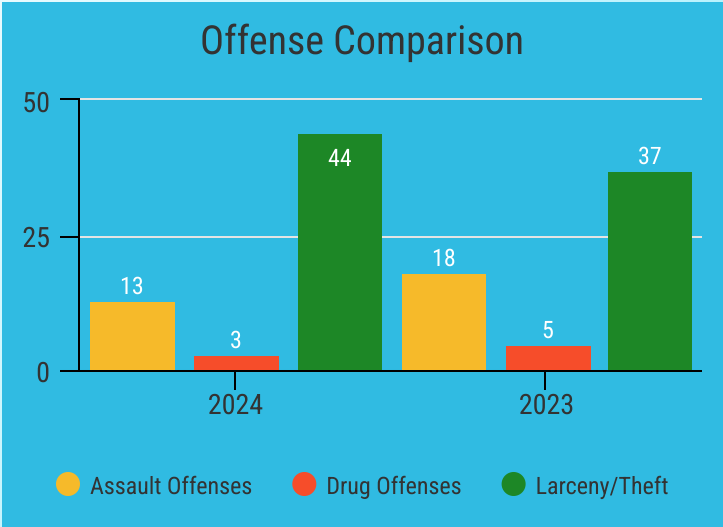
The estimated number
people officers interact
with on stops alone.

4,241

The estimated number
people officers interact
with total.

Criminal Offenses

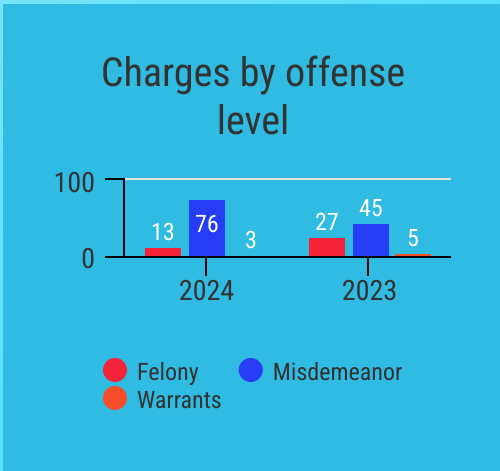
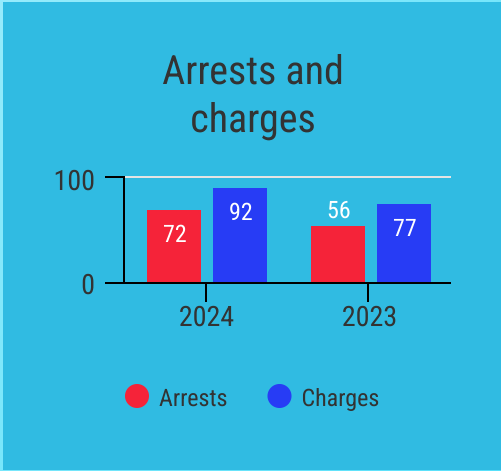
National Incident Based Reporting System



Offense Group	2024	2023
Group A	73	86
Group B	91	68

Crime Type	2024	2023
Persons	13	25
Property	64	55
Fraud	5	6
Crimes against Children	1	2
Other	106	95

Incident Reports, Total Offenses, and Arrests



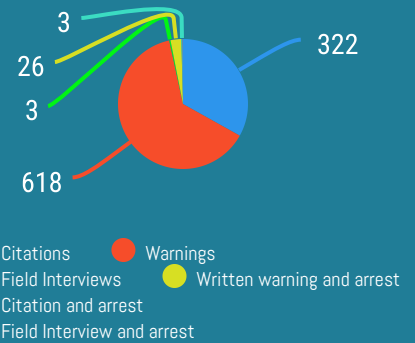
*Group A offenses are 22 offense categories, including but not limited to assaultive offenses, sex offenses, larceny, arson, and prostitution, where extensive data is collected.
Group B offenses consist of 11 offense categories, including but not limited to bad checks, DWI, non-violent family offenses, and all other offenses, where only arrest data is collected.

Traffic Enforcement Analysis



975

Total traffic stops
conducted



32

Traffic stops resulting in a citation with an arrest, traffic stops resulting in a warning with an arrest, and field interviews that resulted in an arrest. 3.31% of all stops resulted in an arrest



52 searches out of 975 stops

Officers conducted a search of the vehicle based on consent, contraband in plain view, incident to arrest, inventory, or probable cause. 5.33% of all stops resulted in a search

CONTRABAND

22

Contraband, such as alcohol and drugs, was discovered as a result of the stop. 42% of searches produced contraband

Traffic Enforcement Analysis



Crashes & DWI

**Responded to
65**

**0
Involving Alcohol
or Drugs**

**33
DWI
Arrests**

DWI Arrests by the numbers*

LEADRS
Law Enforcement Advanced
Data Reporting System

Manor Police Department DWI Profile - July 2024





Travis County Emergency Services District No.12

Item 5.

Office of the Fire Chief

11200 Gregg Lane. • PO Box 846

Manor, Texas 78653

O: 512-272-4502 • F: 512-428-5114

Operational/Prevention Summary – July 2024

Calls - Month

2024 - 419 (+3.2%)

2023 - 406 (+0.5%)

2022 - 404

Calls by Unit

Eng1201 - 103

Eng1202 - 86

Bat1201 – 34

SQ1203 – 134

SQ1205 – 13

(5days)

SQ1201 - 129

Eng1203 - 78

FMO1201 – 6,

143 call reviews

Calls - CYTD

2024 - 2899 (+2.3%)

2023 - 2832 (+4.1%)

2022 - 2719

AVG Response Time - Month

9 min, 16 sec

AVG Response Time - CYTD

8 min, 57 sec

Aiding Departments	Month Received	Month Given	CYTD Received	CYTD Given
Austin FD	4	2	31	13
Bastrop Co. ESDs	0	1	0	2
BT1/ESD 13	0	0	0	1
Elgin VFD	0	1	0	1
TC ESD 2	3	10	28	72
TC ESD 11	1	0	17	1
TC ESD 9/6/3	0	0	0	0
WILCO Dept's	0	0	0	1
-----	-----	-----	-----	-----
TOTAL	8	14	76	91

Incident by Type

100 Fire.....	88	200 Rupture/Explosion...	0	300 EMS/Rescue	272
400 Hazardous Condition.	10	500 Service Call.....	20	600 Good Intent.	17
700 False Calls.....	11	900 Other.....	1	800 Nat. Disaster	0

Training and Events

- DCPE Cardiac
- TAC Cyber Security Training
- ADPO class with ESD1
- ADPO skills testing
- Aflac open enroll
- TCG presentation
- Ghost Town event

Awards and Recognition

- FE. Fritsche 4yrs.
- FL. Gatica 6yrs.
- FE. Bah 6yrs.



Travis County Emergency Services District No.12

Item 5.

Office of the Fire Chief

11200 Gregg Lane. • PO Box 846

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O: 512-272-4502 • F: 512-428-5114

Operational/Prevention Summary – July 2024

Prevention Division Activities (ESD/CoM)

Builder Developer Mtgs.....	0 (0/0)	Site Visits.....	52
Reviews.....	39 (20/19)	Initial Inspections	62 (34/28)
Under Review.....	21 (12/9)	Reinspection.....	3 (1/2)
Re-submittals.....	22 (8/14)	Residential Inspections.....	0 (0/0)
Approvals / Permits Issued.....	26 (10/16)	Investigation Responses.....	2 (2/0)
Awaiting Response from Applicant.....	9 (3/6)	Hydrant Inspections/Tests.....	8
Review Turn-Around (AVG last 30 days)	7 days		

###



MEMO

To: Mayor and City Council Members

From: Scott Jones, Economic Development Director

Date: August 21, 2024

RE: **July 13 to August 16 Economic Development Department Activity**

-
- Completed Wonik's Korea visit reporting to Manor Journal and Austin Business Journal; secured press release information and link to YouTube project video;
 - Referred developer Todd Roazen to Development Services Department for process info; discussed future land acquisition and Fairfield Inn with Huma Patel; met and reviewed potential industrial development of 155 acres south of Parsons and commercial/retail development of portion of the 80 acre Ginsel tract with Reddy brothers;
 - Responded to Opportunity Austin Project Bannister (Ryan's Quarter Crossing vacant 108K sf space); discussed future project management of city facilities with HKM;
 - Toured 236 acre with Hunden Partners, met with city staff and stakeholders, conducted interviews and discussed concepts/strategies for future property development scenarios;
 - Virtual meeting with BuildBlock regarding Boyce St. downtown development incentives;
 - China Stone/Big Plan-Fang Fang introductory meeting to assist in political partner relationship-building for future EV battery manufacturing startup venture in Manor;
 - Met with Dalfen and legal re: Austin dis-annexation requirements for Manor Downs property;
 - Manor water supply meeting with Kim Keefer of Pape-Dawson to explore future Manor water resources with Manville, Aqua and others;
 - Solid Waste & Recycling RFP: work and legal approval of new RFP and contract, rejection of old RFP by Council, inclusion of new terms for updated customer totals/CPI increases/residential franchise fee language, re-solicitation of all due 8/27;
 - Met w/5F Mechanical to assess 900-B documentation for potential use in WWTP grant application; completed two 900-B applications from Bluebonnet Electric and WalMart;
 - Reviewed and commented on Catalyst Commercial's draft Downtown Plan;
 - Toured Ultra Clean Technology's new high-tech clean room manufacturing facility for the semi-conductor industry in Manor;
 - Meeting with BGE on TxDOT planning of FM973 N. of US290;
 - Solicited and responded to industrial and retail property search inquiries from several entities; attended Manor Chamber of Commerce meeting;
 - Attended 2 Regular Council Meetings, 1 PFC Meeting, 2 Budget Workshops, 3 City Staff Meetings.

**DEVELOPMENT SERVICES DEPARTMENT REPORT
PROJECT VALUATION AND FEE REPORT**

July 1-31, 2024

Description	Projects	Valuation	Fees	Detail
Commercial / Education				
Certificate of Occupancy (C)	1	\$5,237.00	\$190.00	Purple Beauty Salon & Barber Shop
Electrical (C)	1	\$9,000.00	\$413.00	
Irrigation (C)	3	\$137,000.00	\$25,474.50	
New (C)	1	\$191,700.00	\$27,369.75	Dutch Bros Coffee
Plumbing (C)	1	\$1,800.00	\$313.00	
Remodel/Repair (C)	2	\$18,500.00	\$2,353.00	
Sign (C)	2	\$69,000.00	\$476.00	
Temporary Sign (C)	1	\$0.00	\$38.00	
Totals	12	\$432,237.00	\$56,627.25	
Residential				
Deck/Patio (R)	2	\$51,700.00	\$306.00	
Electrical (R)	4	\$117,989.27	\$552.00	
Fence (R)	1	\$2,790.00	\$108.00	
Foundation Repair (R)	6	\$112,328.00	\$738.00	
Irrigation (R)	24	\$49,300.00	\$3,312.00	
Mechanical-HVAC (R)	1	\$13,266.00	\$138.00	
New (R)	52	\$16,584,183.30	\$601,297.75	
Plumbing (R)	6	\$13,015.00	\$931.00	
Right of Way (R)	1	\$0.00	\$0.00	
Totals	97	\$16,944,571.57	\$607,382.75	
Grand Totals	109	\$17,376,808.57	\$664,010.00	

Total Certificate of Occupancies Issued:

37

Total Inspections(Comm & Res):

1,556

Scott Dunlop, Development Services Director





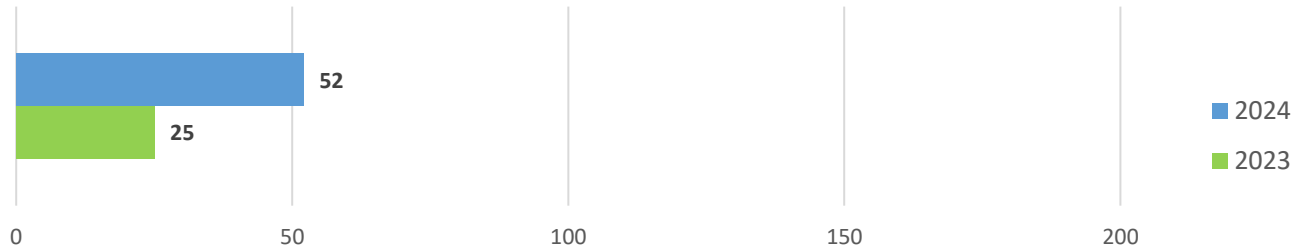
July 2024

DEPARTMENT OF DEVELOPMENT SERVICES
SCOTT DUNLOP, DIRECTOR

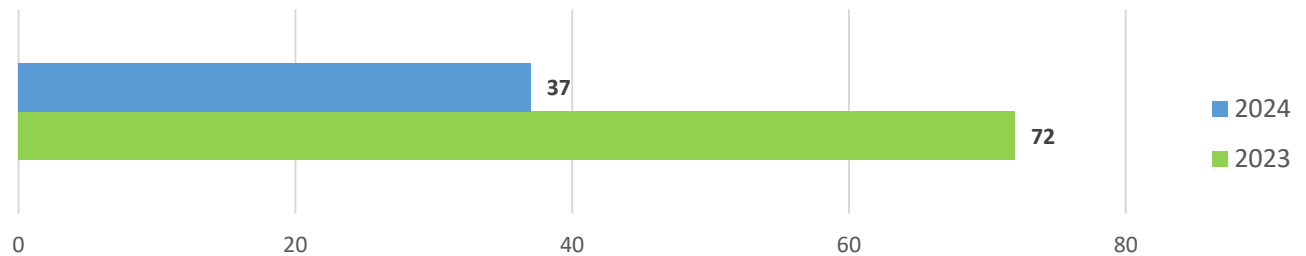
ALL PERMITS ISSUED



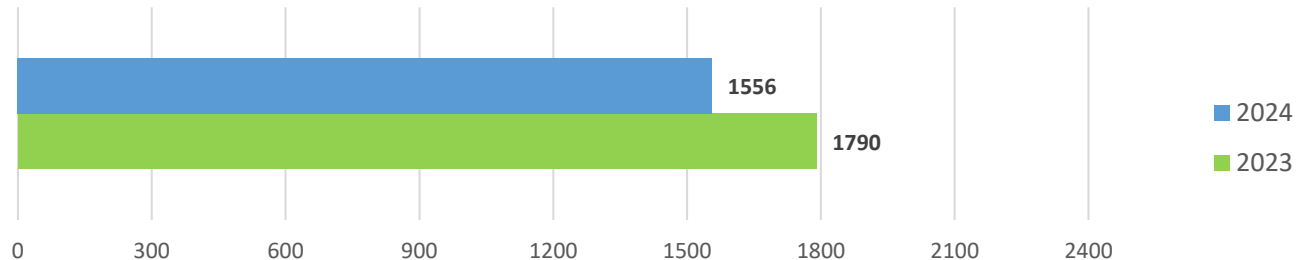
RESIDENTIAL NEW PERMITS



COs ISSUED



INSPECTIONS



*Charts displayed at different scales



**People. Principles.
Purpose. Partnerships.**

MEMO

To: Mayor and City Council Members
From: Yalondra M. Valderrama Santana, Heritage & Tourism Manager
Date: August 21, 2024
RE: **Community Development Department July Report**

EVENTS

4th of July Celebration – Coordinated Event

Thur., July 4th from 4pm to 10pm
East Manor Development No. 1, 15317 Us Hwy 290 E. Manor
Approximate Attendees = 5,500
After Action Report (AAR) Attached

COMMUNITY COLLABORATION

- Manor ISD Reading on the Go Bus – July 10th & July 17th
- Keep Manor Beautiful Meeting -July 15th

TRAINING, EDUCATION, SEMINARS, WORKSHOPS, WEBINARS, ETC.

- NRPA Leadership Development Network Webinar – July 10th
- The Economic Development Benefits of Community EV Charging – July 24th
- Social Media and the Legal Landscape – July 25th

COUNCIL MEETINGS

- City Council Meeting – July 3rd
- City Council Meeting – July 17th

OTHER MEETINGS

- Staff weekly meetings
- EMD#1 Property Tour – July 1st
- Final 4th of July Planning Meeting – July 2nd
- 4th July Supply Shopping – July 3rd
- Public Tree Advisory Committee Meeting – July 8th
- Golden Shovel Demo Presentation – July 8th
- Xplor Recreation Demo Presentation – July 11th
- CivicPlus City Website Proposal Meeting- July 12th
- 4th of July After Action Meeting – July 15th



**People. Principles.
Purpose. Partnerships.**

MEMO

- Place.ai Proposal Meeting – July 15th
- Staff Meeting with Hunden Partners – July 17th
- HUMNA sponsorship proposal meeting – July 18th
- SML meeting – July 24th
- Community Collaboration Committee Meeting -July 24th
- Meeting with Richard from Wino Fest – July 25th
- Central Texas Learning Festival Meeting – July 30th

COMMUNITY PROGRAMS AND ENGAGEMENT

- Manor Youth Advisory Commission
 - Adopted by City Council on July 3, 2024
 - Appointed Manor Youth Advisory Commission liaison by Scott Moore, City Manager, on Monday, July 29, 2024.
 - Schedule 1st recruitment event at the Manor ISD Back-to-School Bash
 - Created all the marketing materials for the program

OTHER

- Update and draft ordinances for Parks and Special Events
- Draft ordinance for Social Media Policy
- Update Park & Amenities Reservation Application
- Create the City Sponsorship Program and its application process, policies, and agreement
- Create marketing materials and schedule weekly social media posts for the city
- Community Development FY 2024-2025 Budget
- FY 24-25 City Events Schedule
- Coordinating Mayor's Ball Event
- Daily duties as the Heritage & Tourism Manager



4th of July

Thursday, July 4, 2024 from 4:00pm to 10:00pm
East Manor Development #1, 15317 US HWY 290E. Manor TX



Yalondra Valderrama Santana,
Heritage & Tourism Manager

I. Overview

- *Description:* The 4th of July Celebration is a fun, family-friendly, FREE event to celebrate the United States' Declaration of Independence. There will be a firework show, games, arts & crafts, food trucks, vendors, live music, photobooths, Bouncy Houses, and more.
- *Target Audience:* Families in the Manor Community & surrounding areas
- *Estimated Expected Attendees:* 2,500

II. Timeline & Program

Day	Time	Details	Areas	POC
2-Jul	8:00am	Viking delivering fencing	Fence	Lance
3-Jul		King Portable Thrones delivery	Restroom	Lance
		United Rentals delivering	Light Towers	Lance
		Kenfield Golf Cars delivery	Golf Cars	Lance
	9am	Noble Party Rental delivering	Tents	Yalondra
		PD Trailers	PD Area	Offi. Lout
4-Jul	10:00am-9:30am	Staff start arriving		
	10:00am	Stage-Lance Stacy	Stage	Lance S.
		Kwik Ice delivery	Ice Trailer	Lance
		Bouncy Houses	Kids Zone	Yalondra
		Lone Star Draft Arrival	Beer Garden	Alex
	12:30pm-3:30pm	Food Vendors Arrival	Food	Yalondra
		Market Vendors Arrival	Food	Yalondra
	3:00pm	PD Arrival	PD Area	Offi. Allen
		Travis County ESD Arrival	ESD Area	McKenzie/Kassidy
	3:30pm-3:45pm	Final Walththrough	All	Yalondra
	4:00pm	Event Open		
	5:00pm-6:30pm	Welcoming by Mayor Dr. Chris Harvey	Stage	Yalondra
		Invocation by Pastor David		
		4th of July Proclamation		
		Presentation of Color Ceremony		
		National Anthems by Tavian Mghee		
	5:30pm	Sky Diving Show by Skydive Skylark		
	6:00pm-8:00pm	Super Heroes Show and Meet & Greet		
	7:30pm-9:00pm	Rewind Band		
	9:30pm-10:00pm	Firework Show	Fireworks	Lance
	10:00pm-11:00pm	Teardown	All	All

III. Planning

Planning Areas	Tasks	Done/Confirm By	POC	Details
Permit	TABC Temporary Event Permit	6/24/2024		Lone Star Draft and the Grand Lady got it DONE

	Travis County ESD12 - Fire Permit	7/1/2024		DONE	Item 5.
Marketing	SD Flier	5/6/2024	Yalondra	DONE Added to the scheduled posts on 5.23.2024	
	Detail Flier	6/3/2024		DONE on 6.6.2024	
	Social Media	ASAP		Send details to post on the event calendar to Scott Dunlop on 2.14.2024 DONE	
	City Wesite	5/6/2024		Send details to post on the event calendar to Scott Dunlop on 2.14.2024 DONE	
	Advertising Groups	5/20/2024		Agreement CONFIRMED with Townsquare Media = \$3,720 Sent Invoice and Vendor W-9 to Gracie on 2.20.2024	
	Printed Marketing	6/3/2024		DONE	
	Video	6/24/2024		Agreement CONFIRMED with Adam = \$2800 Promotional video, event day videos and photos Sent Invoice to Gracie on 2.20.2024	
	VIP Invitations	6/10/2024		DONE Sent on 2.12.2024	
Actractions	Firework Show	2/1/2024	Yalondra	CONFIRMED with USG Pyrotechnics by = \$20000 Sent Invoice to Gracie	
	Photo Booth	6/3/2024		CONFIRMED with Captured Charms Photo Booths = \$500 Send to Gracie	
Activities	Yard Games	5/31/2024	Yalondra	In inventory: Corn hole, football toss, soccer	
	Face Painting			CONFIRMED by Lisa = \$1,800 3 face painters from 4pm to 9pm Send to Gracie	
	Gaming: Arcade		Yalondra	CONFIRMED Neon City Arcade = \$300/6 hours Send to Gracie	
	Bouncy House			CONFIRMED with Amazi Party Rental = \$7,632 Send to Gracie	
Entertainment	Sound/DJ/MC	5/28/2024	Yalondra	CONFIRMED Lance Stacy = \$5000 Includes stage, sound equipment, DJ, & MC	

	Music/Artist			CONFIRMED with TSE - R Item 5. Party Band = \$3000
	Stage			CONFIRMED Lance Stacy = \$5000 Includes stage, sound equipment, DJ, & MC
	Super Heros Show, Meet & Greet			CONFIRMED with Lone Star Character Entertainment = \$755
	Skydiving Jump Demonstration			Quote by Texas Skydiving = \$2,00 (4 jumpers, one flying a 20'x50' American flag banner, and the others flying smoke and/or streamers) - <i>No response from vendor</i> CONFIRMED with Skydive Skylark = \$2,500 (3 jumpers, one flying a 20'x50' American flag banner, and the others flying smoke and/or streamers) Sent Invoice to Gracie Waiting on W9
	National Anthem			E-mail Kellen (Manor ISD)
	Invocation			Pastor David CONFIRMED on 7.2.2024
	Color Guard/Red, White & Blue Display			E-mail Mr. Mr. Garcia (Manor ISD)
Vendors	Food Truck	6/3/2024	Yalondra	E-Mail sent on 7.2.2024 DONE
	Market Vendors (Non-Food Vendors)	6/3/2024		E-Mail sent on 7.2.2024 DONE
	Event Detail E-mail	7/1/2024		E-Mail sent on 7.2.2024 DONE
	Alcohol Vendor	6/3/2024		CONFIRMED with Lone Star Draft
	Sitting Area	6/17/2024		CONFIRMED with Noble Party Rentals = \$1,827.24 Includes a 30x30 tent, 8 (60" round tables) & 64 chairs
Sponsorship	Find Sponsors	5/27/2024	Yalondra	Agreement & send DONE *See sponsorship spreadsheet for details
Saftey Plan	First Aid Station	6/10/2024	FD	CONFIRMED
	Lost Child		PD: Off. Tate	Working with on it
	Traffic Control			CONFIRMED
	Security			
Layout	Full Event Map	6/28/2024	Yalondra	1st Draft on 5.22.2024
	Vendor Map			Final walkthrough on 6.27.2024

Transportation	Shuttlers	6/21/2024	S. Moore	CONFIRMED by Mr. Moor CapMetro	Item 5.
	Map for Pick Up Locations				
Miscellaneous	Staff T-Shirts	6/14/2024	Tracey/Yalondra	Baby J's T-Shirt Logo Design CONFIRMED Tracey ordered DONE	
	Event Signs	6/3/2024	Yalondra	Ordered with Ideal Signs -Banner Received on 6.7.2024 DONE	
	Event Timeline	6/3/2024	Yalondra	DONE and sent to the team on 6.27.2024	
	Event Program	6/28/2024			
	Trash Cans	6/3/2024	Lance	In-House - all DONE	
	Light Towers			In House - 8 Renting - 10 with United Rentals = \$3,965.31 DONE	
	Port-a-Poties			CONFIRMED with Kings Portable Thrones = \$2,240.40 4 handicaps, 8 regulars & 8 hand washing stations	
	Golf Carts			CONFIRMED with Kenfield Golf Cars = \$750 Sent to Gracie	
	Fence			CONFIRMED with Viking Rentals = \$3,899.30 (2,500' fenceing)	
	Generator			PW has it for stage	
	Water for Public	6/12/2024		2 Pallets DONE	
	Ice Trailer	6/28/2024		CONFIRMED by Kwik Ice for \$1,575_4.11.2024	
	Fans	6/4/2024		CONFIRMED with Bluebonnet donation	
	City Info. Tent	6/28/2024	Tracey	DONE	
	Staff Area	6/28/2024	Yalondra	Inside EMD #1 Building DONE	
	Walkie Takies	6/28/2024		CONFIRMED by New Communications = \$475 for 25 radios Received_7.2.2024	
	Cooling Tent	6/28/2024		CONFIRMED with Noble Party Rentals = \$1,827.24 Includes a 30x30 tent, 8 (60" round tables) & 64 chairs	

IV. Marketing

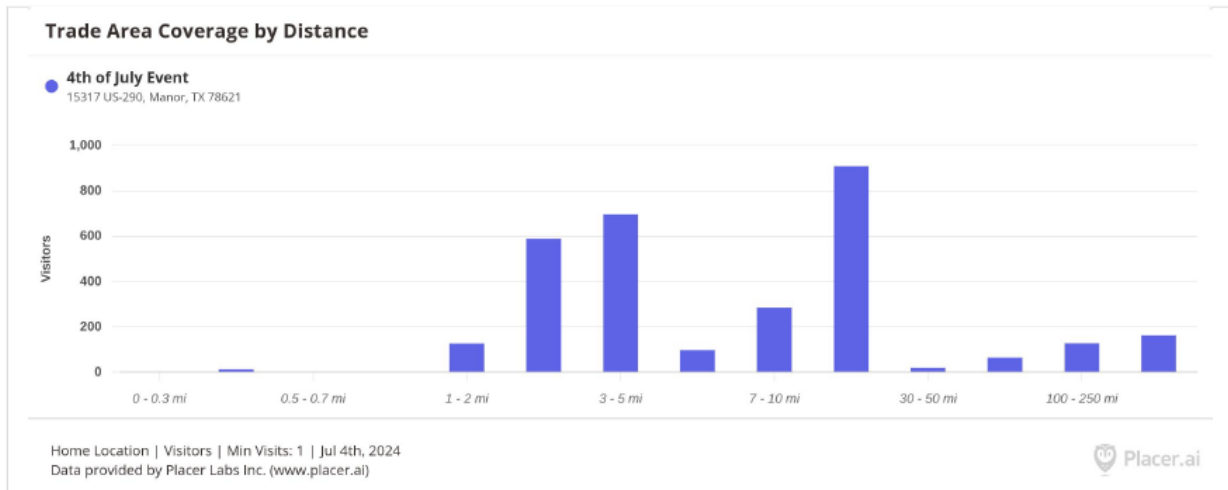
- Programmatic Audio
 - 48.1K audio commercial interaction through various apps
- Digital Ads
 - Over 45.5K digital ad interaction through various apps
- Radio Ads through B106 & 103.1 Kiss
 - Over 57.7K audience interaction in 1 week
- Flyers
- Social Media
- Austin/Manor Area Event Websites
- City Website

V. Event Data

- Attendees Report:
 - Total Attendees by Clicker = ~5.5K
 - Total Vehicles = ~1.9K
 - Total Cellular Report Attendees = 3.9K

Trade Area

Jul 4 - Jul 4, 2024



- Weather:
 - Temperature: 73°/50°
 - Sunny, windy and hot

Thu 04 | Day

99°

Record High
102°

Average High
94°

Sunrise
6:34 am

Sunset
8:37 pm

Thu 04 | Night

79°

Record Low
66°

Average Low
73°

Moonrise
4:59 am

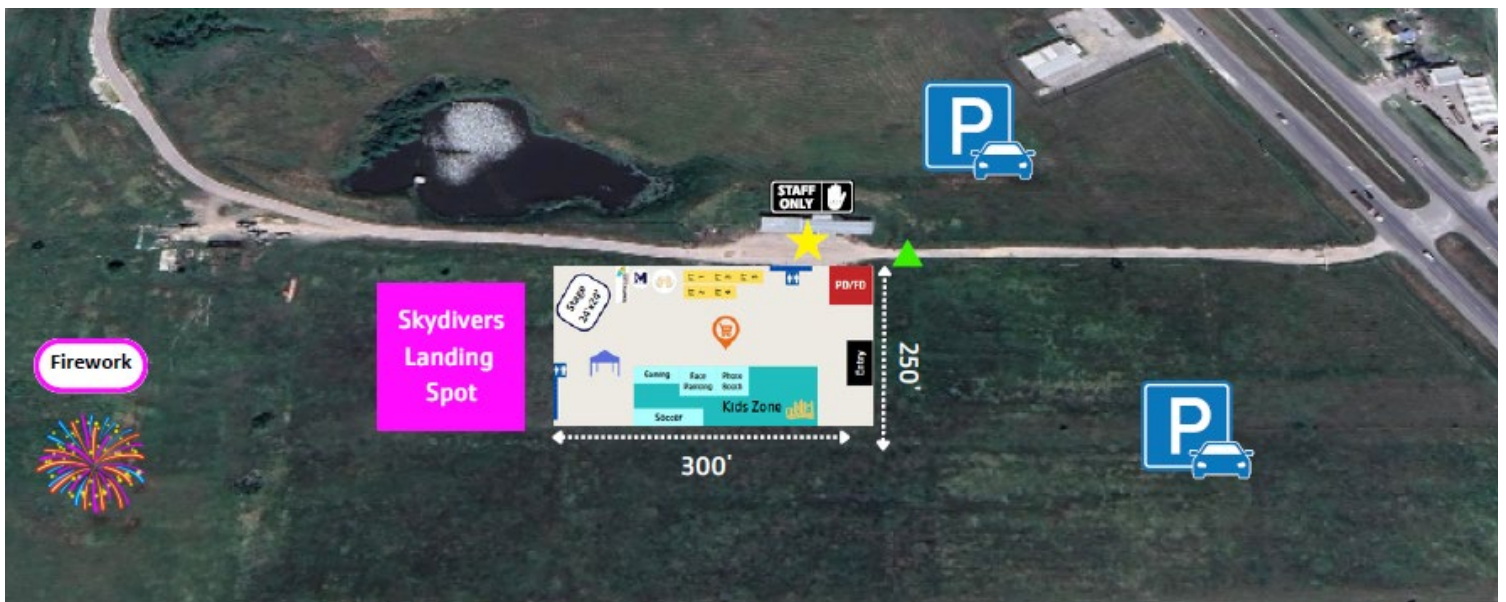
Moonset
8:00 pm

● Waning Crescent

VI. Staff

- Number of Staff
 - Street/Parks = 17
 - Waste Dept. = 2
 - City Hall = 2
 - Police Department = 15
 - In-Duty = 10
 - Fire Department = 6
 - Community Development Departments = 1
- Staff Duties
 - Stage
 - Bouncy House Area
 - Vendor
 - Trash
 - Water & Ice Refills
 - City Tent
 - Set-Up & Teardown
 - First Aide Area
 - Safety
- Food & Refreshments
 - Dominos Pizza = 16 boxes
 - Street Treats
 - Gelu Italian Ice
 - Dominos
 - El Bandido
 - Snacks: chips, bars, crackers, & goldfish
 - Drinks & water
- Staff T-Shirts = 75

VII. Map & Layout



VIII. Kids Zone Area

- Bouncy Houses
 - Amazin Party Rental = 4 Bouncy Houses
- Face Painting
 - Lisa's Face Painting = 3 Artists
- Mobile Arcade
 - Neon City Arcade
- Photo Booth

IX. Market & Food Truck Area

- Total Vendors = 30
 - Food Vendors = 6
 - Food Trucks = 7
 - Art & Crafts = 5
 - Specialty = 1
 - Commercial/Businesses = 6
 - Non-Profit = 5

0000#	Business	POC	Vendor Type
1	N'Less Body Care	Nicole Booker	Art & Crafts
2	Yareli Pradise	Yareli Contreras	Art & Crafts
3	*Manor Area Youth Association	Robin	Non-Profit/Community Group
4	Commons at Manor	Valencia Williams	Commercial/Business
5	Mari's Ballon Bar LLC	Marison Vasquez	Food - Carnival Food
6	South Africa Food Affair	Devan Naidoo	Food Truck VIN: 5B4LFG2EXB3442966
7	Street Treats	Gary Pena & Debora Tellez-Pena	Food Truck VIN: IGBHP32R0X3306785
8	Texas Empowerment Academy	Shannon Kennard	Non-Profit/Community Group
9	KT's Boutique	Iris Tinajero	Commercial/Business
10	Mirchi Boyz	Ishtiaq Uddin	Food Truck VIN: 6018249Y
11	Whats the Tea?	Jasmine Carter	Food - Cottage
12	El Bandido Suelto LLC	Bianca Castillo	Food Truck VIN: 5JW0E1423PF044272
13	The Ojedas	Yuly Ojeda	Commercial/Business
14	Taylor Embroidery	Ashlynn Taylor	Commercial/Business
15	Gelu Italian Ice	Blair Mosley	Food Truck VIN: 4A9BC1426NH185149
16	Frostie Bites	Patrick Baltzor	Food - Cottage
17	*Linda Rae Clark Designs	Rae Downing	Art & Crafts
18	*Elemental Engravings	Tony Goodman	Art & Crafts
19	Sno Ball Dude LLC	John Jonse	Food Truck VIN: 4D6EB162XDC033325
20	Compass Rose Destiny	Dora Negrete	Non-Profit/Community Group
21	I Juan Tacos	Gabriel Cruz	Food Truck VIN: 4UZAARDU8FCGR5837
22	Healing with Horses Ranch	Rebekah Fookes	Non-Profit/Community Group
23	Humana	Virginia Chirinos	Commercial/Business

24	Deborah's Designs	Deborah Pearce	Art & Crafts
25	*Keep'n It Sweet Lemonade	Charlotte Nelson	Food Tent
26	Zirenart	Evenlyn Reategui-Zirena	Specialty
27	*Lippi Lipgloss = Accessories	Shantai Bonner	Commercial/Business
28	Sam's Sweets	Samantha Smith	Food - Cottage
29	American Legion Post 331 + Auxilliary Unit 331	Jenise Baker	Non-Profit/Community Group
30	Dulce Paleta	Esmeralda Santamaria	Food - Cottage

- Total Attended = 21
 - N'Less Body Care
 - Whats the Tea?
 - KT's Boutique
 - Healing with Horses Ranch
 - American Legion Post 331 + Auxilliary Unit 331
 - The Ojedas
 - Frostie Bites
 - Zirenart
 - *Linda Rae Clark Designs
 - *Elemental Engravings
 - Dulce Paleta
 - *Lippi Lipgloss = Accessories
 - *Keep'n It Sweet Lemonade
 - Sam's Sweets
 - Humana
 - Compass Rose Destiny
 - Mari's Ballon Bar LLC
 - Street Treats
 - El Bandido Suelto LLC
 - Gelu Italian Ice
 - I Juan Tacos
- Cancelled/Excused Vendors = 4
 - Manor Area Youth Association
 - Mirchi Boyz
 - Sno Ball Dude LLC
 - Deborah's Designs
- No Show/No Call Vendors = 5
 - Yareli Pradise
 - Taylor Embroidery
 - Commons at Manor
 - Texas Empowerment Academy
 - South Africa Food Affair

X. Entertainment

- Sky Diving Show by Skydive Skylark
- Superheroes Show and Meet & Greet
- Rewind Band
- Firework Show

XI. Contracted Vendors

Business	POC	Phone	E-Mail	Services
Neon City Arcade	Cody Wright	(512) 659-7154	neoncitytexas@gmail.com	Mobile Arcade
Amanzi Party Rentals	Heather	(512) 850-9168	heather@amanzipartyrentals.com	Bouncy House
	Adam Grumbo		adam@adamgrumbo.com	Video/Photographer
Lisa's Face Painting	Lisa Eklund	(806) 671-9854	lisa@lisasfacepainting.com	Face Painting
Lance Stacy Pro Sound	Lance Stacy		lancestacyprosound@gmail.com	Stage/DJ/Music
Noble Party Rental		(512) 850-1530	customerservice@noblepartyrental.com	Tent, chairs, & tables
King's Portable Thrones		(512) 581-5581	kingsportablethrones@yahoo.com	Portable Restroom
Viking Rentals	Jesus Lumbreras	(512) 633-2678	jesus@vikingfence.com	Fences
Kenfield Golf Cars	Kaleb Mullen	(512) 258-8515	kaleb.mullen@kenfieldgolfcars.net	Golf Cars
Kwik Ice	James	(512) 459-5945	james@kwikice.com	Ice Trailer
TSE	Mark Nix	(254) 7173078	marknix@tseentertainment.com	Music Acts
	Glenda Black	(512) 762-0603	glendablack@tseentertainment.com	
Lone Star Character Entertainment	Adam Stone	(410) 504-9864	info@lonestarcharacters.com	Super Heroes
United Rentals		(361) 494-1301	hestrada@ur.com	Light Tower
USG Pyrotechnics	David Freston	(512) 820-5973	usgpyrotechnics@gmail.com	Fireworks
Lone Star Drafts/The Grand Lady	Alex Akin	(469) 708-9375	alex@lonestardrafts.com	Beer Garden
Capture Charms Photo Booth	Mandi Lavan		allinthehustlellc@gmail.com	Photo Booth
Skydive Skylark	Anthony Maschek		anthony@skydiveskylark.com	Skydiving Show
Townsquare Media	Shelly Freitag		Shelly.Freitag@townsquaremedia.com	Media
	Piggie	(309) 502-9815	Piggie@townsquaremedia.com	
Manor New Tech High School	Tavian Mghee	(737) 354-5737	taviananthonymcgee@gmail.com	National Anthem Singer

XII. Financials

Item 5.

Account#	Vendor	Item	Price	Quantity	Total	Payment Method	Confirmed
10-5811-51-51010	Adam Grumbo Films	Videographer & Photographer	\$2,800.00	1	\$2,800.00	Check	Yes
10-5811-51-51010	Ideal Signs	Banner	\$90.00	1	\$90.00	Check	Yes
10-5811-51-51010	Ideal Signs	Pole Banners	\$120.00	10	\$1,200.00	Check	Yes
10-5811-51-51010	Ideal Signs	Event Signs	\$32.00	6	\$192.00	Check	Yes
10-5811-51-51010	Manor Journal	1/4 pg Color Ad	\$165.00	1	\$165.00	Check	Yes
10-5811-51-51010	Townsquare Media	Marketing Programmatic Audio	\$3,720.00	1	\$3,720.00	Check	Yes
10-5811-51-51043	Lance Stacy	Sound/DJ/Stage/MC	\$5,000.00	1	\$5,000.00	Check	Yes
10-5811-51-51043	Kwik Ice	4,000lb-Ice & Ice Trailer Rental	\$1,575.00	1	\$1,575.00	Check	Yes
10-5811-51-51043	Kings Portable Thrones	4 HC, 8 R & 8 HW Stations	\$2,240.40	1	\$2,240.40	Check	Yes
10-5811-51-51043	Noble Party Rental	Tent, chairs & tables	\$1,827.24	1	\$1,827.24	Check	Yes
10-5811-51-51043	Viking Rentals	2,500' Fencing	\$3,899.30	1	\$3,899.30	Check	Yes
10-5811-51-51043	Kenfield Golf Cars	Golf Cars: 3 cars with 6 passengers	\$750.00	1	\$750.00	Check	Yes
10-5811-51-51043	New Communications	25 Walki Talkies	\$475.00	1	\$475.00	Check	Yes
10-5811-51-51043	United Rental	Light Towers - 10	\$2,847.07	1	\$2,847.07	Check	Yes
10-5811-51-51043	Neon City Arcade	Gaming	\$300.00	1	\$300.00	Check	Yes
10-5811-51-51043	Capture Charms Photo Booth	Photo Booth	\$500.00	1	\$500.00	Check	Yes
10-5811-51-51043	TSE	Music Shows - Rewind Party Band	\$3,000.00	1	\$3,000.00	Check	Yes
10-5811-51-51043	Amazin Party Rental	Bouncies - Water SLides	\$7,632.00	1	\$7,632.00	Check	Yes
10-5811-51-51043	USG Pyrotechnics	Fireworks	\$20,000.00	1	\$20,000.00	Check	Yes
10-5811-51-51043	Skydive Skylark	Skydiving Show	\$2,500.00	1	\$2,500.00	Check	Yes
10-5811-51-51043	Lisa Face Paintin g	Face Painting (3 artist)	\$1,800.00	1	\$1,800.00	Check	Yes

10-5811-51-51043	Lone Star Character Entertainment	Super Heroes Characters-Meet&Greet755	\$755.00	1	\$755.00	CC	Yes
10-5811-51-51480	Walmart	Snacks. Drinks & batteries	\$226.86	1	\$226.86	CC	Yes
10-5811-51-51480	Street Treats	Staff Food	\$13.50	1	\$13.50	CC	Yes
10-5811-51-51480	Gelu Italian Ice	Staff Food	\$40.00	1	\$40.00	CC	Yes
10-5811-51-51480	Dominos	Staff Lunch	\$210.44	1	\$210.44	CC	Yes
10-5811-51-51480	El Bandido	Staff Food	\$240.86	1	\$240.86	CC	Yes
10-5811-51-51746	Amazon	Traffic Lights - 12	\$68.75	1	\$68.75	CC	Yes
					\$0.00		
			\$62,828.42	42	\$64,068.42		

Revenue	
Revenue Source	Total
Vendor Fees	\$775.00
	\$775.00
Summary	
Expense	\$64,068.42
Sponsorships	\$0.00
Revenue	\$775.00
Total	-\$63,293.42

XIII. Sponsorship

- Bluebonnet: donated the fans

XIV. What went well?

- Planning process and timeline worked.
- Kids' zone area was well-managed and organized.
- Vendor area setup was well-managed and ran smoothly throughout the event.
- The stage looked amazing and everyone loved it.
- Artists performing did a great job
- Kids zone area was well-managed and organized
- Teardown went smoothly and everyone did a great job in their area
- Face painting was very popular
- Superheroes show was a success. All kids had a lot of fun. The cooperation between the superheroes and FD/DP was incredible and they did a great job.
- Program works perfectly with the event and timeline

- Marketing was successful and managed to reach over 60.5K people per week
- All staff and contracted vendors were on time
- Food Truck area was organized and well-managed.
- Travis County ESD and Police Department area ran smoothly and with minimal incidents.
- Entertainment program was on time at all times and was well managed by staff and stage vendor.
- Radios worked great for fast and efficient communication during the event.
- Parking was managed accordingly and smoothly, with the exception of the last hour before the fireworks show, when we were overwhelmed by the number of last-minute arrivals. But nonetheless, the staff did a great job adjusting and utilizing the resources we had.
- Having staff using the traffic light stick was a great idea and it worked.
- Bottles of water for attendees were distributed accordingly and in a timely manner.
- Townsquare Media did a great job with the marketing.
- Social Media campaign was successful, and the followers were very interactive.
- Restroom area was kept clean by the vendor.
- Fireworks show was a success with no incidents.
- Beer Garden ran smoothly and was a success.

XV. What can be improved?

Areas to Improve	Recommendations
Parking Area – Overwhelmed with last-minute arrival around 8 PM. It took almost 2 hours to evacuate the parking lot.	<ul style="list-style-type: none"> • More entrance/exit areas • More staff are needed to manage the parking area, especially after 6 PM. Consider having 2 shifts of staff to give better breaks and dinner time. • More and bigger directional signs • Utilize an electronic sign to direct attendees to the parking exit. • Have a designated emergency entry/exit for PD & FD. • Have CapMetro provide shuttlers • Post Entry/Exit routes through marketing to help direct people • Earlier lunch/dinner time for all staff • Have at least 15 to 18 staff working the parking area • More Walkie-Talkies
Emergency Plan	<ul style="list-style-type: none"> • We need a full IAP (In-Action Plan)
Food/Market Vendors	<ul style="list-style-type: none"> • More food trucks with a variety of food
Event Venue Entry	<ul style="list-style-type: none"> • Restriction signs need to be bigger and add NO TENTS allowed. • Have a designated exit away from the entry area

	<ul style="list-style-type: none"> • Staff need to stay in their designated area, if staff needs to assist in another area, staff needs to communicate with everyone. • Have at least 4 staff working the entry area
Inside Event Venue	<ul style="list-style-type: none"> • Make sure to have all supplies to run the event including trash bags. • Have at least 6-8 staff working the inside • Make sure to keep up with refilling the water and ice, and changing the trash • More Walkie-Talkies
	<ul style="list-style-type: none"> •

XVI. Recommendations for Next Year:

- Use the same event timeline
- Kids Zone:
 - Arts & Crafts
 - More bouncy houses
 - Mobile Arcade
 - Add free teenager activities and attractions
 - Have superheroes for kids
 - Photo boot
- Entertainment:
 - Teens popular band/music show
 - Magic Show
 - Sky Dicing Show
 - Use the same or similar music genre band
 - Add more music
 - Battle of the band
 - Firework show
- Attraction Ideas:
 - Adult games
 - Carnival
 - Competition
 - Car show
- Food/Market Vendors
 - More food trucks
- Giveaways
 - More t-shirts
 - Add giveaways such as sunglasses, kids toys, etc.
 - Get adult-friendly giveaways
- Use the same layout but expand the event area to at least 500' x 400' (similar to ManorPalooza square-footage)
- More 4th of July branding signs and marketing
- Use the same or similar marketing strategies
- Use the same stage and stage set-up
- Start looking for sponsors at least 9-months in advance
- Get more and bigger directional signs

- Add to marketing event direction with entry/exit instructions
- Sale tickets for VIP area

XVII. Next Year Event:

4th of July

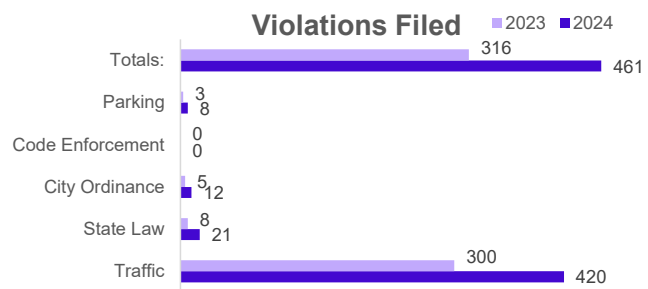
Friday, July 4, 2025 from 4pm to 10pm

East Manor Development #1, 15317 US HWY 290E. Manor TX

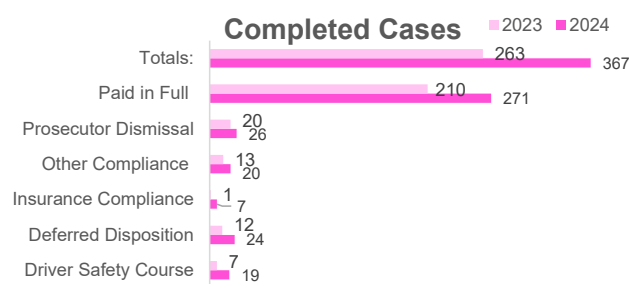


JULY 2024 Court Report

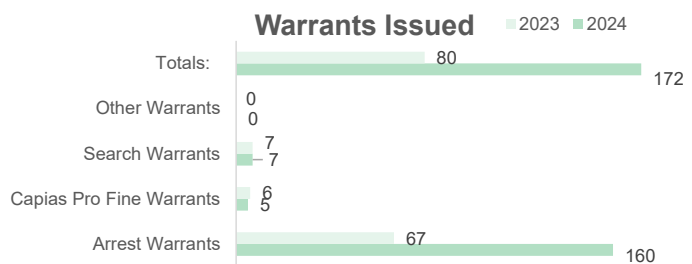
Violations Filed	2024	2023
Traffic	420	300
State Law	21	8
City Ordinance	12	5
Code Enforcement	0	0
Parking	8	3
Totals:	461	316



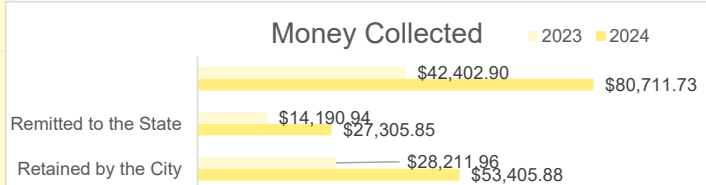
Completed Cases	2024	2023
Driver Safety Course	19	7
Deferred Disposition	24	12
Insurance Compliance	7	1
Other Compliance	20	13
Prosecutor Dismissal	26	20
Paid in Full	271	210
Totals:	367	263



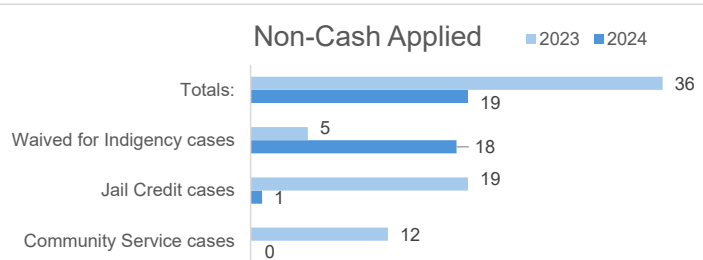
Warrants Issued	2024	2023
Arrest Warrants	160	67
Capias Pro Fine Warrants	5	6
Search Warrants	7	7
Other Warrants	0	0
Totals:	172	80



Money Collected	2024	2023
Retained by the City	\$53,405.88	\$28,211.96
Remitted to the State	\$27,305.85	\$14,190.94
Totals:	\$80,711.73	\$42,402.90



Non-Cash Applied	2024	2023
Community Service cases	0	12
Jail Credit cases	1	19
Waived for Indigency cases	18	5
Totals:	19	36





MEMO

To: Mayor and City Council Members
From: Matt Woodard, Director of Public Works
Date: August 21, 2024
RE: **July Monthly Report**

Public Works Department

Street and Public, Parks, and Maintenance Department

In July, the Public Parks and Maintenance Department mowed all city facilities, alleys, and right of way. They cleaned and maintained all city facilities and parks. They performed all maintenance on city vehicles and heavy equipment, and the Street Department repaired streets, curbs, and signs.

Water and Wastewater Department

In July, the Water Department performed daily maintenance on the water system, repaired water mains, set water meters, and tested the water daily. The Wastewater Department performed daily maintenance on the wastewater plant.

The newly constructed intermitted tank has been filled and tested and is now operational. Utility operators set 14 automatic hydrant flushers to do our monthly flushing per TCEQ.

During a one-year warranty inspection, the city operators found concrete in the wastewater line for Manor Heights Ph 3 Section 1. They also found a hole in seven main lines that needed repair. The contractors who installed the pipe will be notified to come out and fix the abrasions. Twenty-four maintenance holes will need to be repaired due to cracks and recoated.

Water Production & Purchase

In July, 23 % of the water we supplied to our residents was from our wells, and we purchased 77 % from EPCOR and Manville WSC.

Population

City of Manor- 21,714

Shadowglen- 7,108

CITY OF MANOR
CAPITAL PROJECT STATUS REPORT
PUBLIC WORKS DEPARTMENT
July 17th, 2024

PROJECT NAME	PROJECT DESCRIPTION	MONTHLY ACTIVITY	PERCENT CONSTRUCTION COMPLETE/PHASE
Bastrop/Parsons Gravity Main 14627 – Addendum #56	12" gravity wastewater main The contractor is Guerra Underground, LLC	Provided information to the city of what has been paid and change orders. Waiting on City Legal to respond. Trench repair complete; contractor wants additional money for additional work that needed to be done to complete repairs. Bastrop has not been paved yet.	99%
Cottonwood Creek Phase 2 Wastewater Line Extension 14693 - SOW No. 5	The northern extension of the gravity wastewater line in Cottonwood Creek Basin The contractor is R Construction	Punchlist completed waiting on administration documents for final acceptance and release of retainage/final pay app.	99%
Manor Commercial Park WW Collection System 15072 – SOW No. 7	Phased wastewater collection system improvements for the Beltex area	Phase 1 is on CIVCAST. The bid opening is July 30th. Submitted additional information per TCEQ comments 3/8 (review period is 100-150 days).	Construction Documents
Gregg Manor Road GST and Pressurization Facilities 15110 - SOW No. 10	Ground storage tank and water pressurization facilities for the EPCOR water delivery point The contractor is CC Carlton	Construction is underway. Reviewing submittals. Reviewing pay app #6.	Construction Phase
FM 973 and US 290 Water Lines, CIP W-15 & W-16 15110.01 - SOW No. 10	Water line extensions along FM973 and US 290	Acquiring easements. Plata Holding Parcel is being re-appraised for 30' PUE.	Working on easement acquisition and addressing issues/concerns about easements from property owners.
Bell Farms and Presidential Glen LS Imp, CIP-2 & CIP-3 15110.02 - SOW No. 10	Upgrades to the Bell Farms and Presidential Glen lift stations to provide capacity for new growth The contractor is JM Pipeline	Bell Farms Lift Station has a few remaining items. Driveway. Additional items: area lighting, hoist, and groundwork. Tac Pac – DFS, T Morales, City staff to troubleshoot. Repair fencing. Weighted floats to be installed. Presidential Glen has most of the electrical work done, working on Tac Pac Unit. The bypass has been	Construction documents 100%. Bid phase 100% Construction phase 98%

		<p>removed. Fence. Working on access easement on West Elgin property.</p> <p>Weekly meetings with contractors.</p> <p>Change order (deduct) to be submitted shortly.</p>	
Cottonwood Creek West Tributary WW Improvements 15128 - SOW No. 12	<p>Wastewater CIP Line in Cottonwood Creek West Tributary Basin</p> <p>The contractor is Santa Clara Construction</p>	<p>Final walkthrough conducted July 2nd, minimal punch list items. CCTV footage received for review. Revegetation to occur in October.</p> <p>The pipe bedding and true-up change orders are to be submitted shortly.</p>	Construction phase 99%
Cottonwood Creek WWTP Phase II Expansion 15283 - SOW No. 9	Developer-funded expansion of the plant	Plans and specs are sealed and ready for publication in August. Plans sent to the city along with responses to upgrade requests. Some operational issues.	Construction Documents 100%
Cottonwood Creek WWTP Phase III Grant Project 15130 - SOW No. 9A	Grant-funded expansion of the Cottonwood Wastewater Treatment Plant	Nearing 90% submittal for plans.	Design Phase Engineering
Wastewater Collection and Treatment Master Plan 15320 - SOW No. 14	Major Goals: Develop & calibrate sewer model; Use model to estimate timing & location of capacity needs; develop improvements to address capacity needs	Revised Report Submitted 6/17. Plan to be reviewed with combined Capital Committee and Council at workshop the week of August 12. Date and time of workshop TBD.	Completed
Water Distribution System Master Plan 15317 - SOW No. 15	Contract approved at September 7 Council Meeting.	Replied to Raftelis email, currently addressing comments and updating the water model. Finalizing report.	Report Phase – making revisions based on City and Raftelis comments.
2022 Community Impact Fee (CIF) Program Update 15312 - SOW No. 18	Update to the impact fee program	<p>Meeting held July 10th; Preparing engineering report and fee recommendation for the August meeting.</p> <p>At the request of the AC will look into impact fees for Hutto as well as</p>	The next meeting will be on July 10

		different scenarios on credit amounts for developers.	
Gregg Lane Ground Storage Tank and Pressurization Facility 15318 - SOW No. 20	Contract approved at September 7 Council Meeting.	Revising the site layout based on grading provided by the project engineer. The proposed subdivision is being modified resulting in required revisions to PUD, Concept Plan, and Preliminary Plat. After discussions with City Staff, two 250,000-gallon tanks will be installed instead of one 500,000-gallon tank.	Construction documents at 60%
FY2022 Tax Note-Funded Water, Wastewater, and Roadway Improvement Project XXXXX - SOW No. 23	Contract approved at September 7 Council Meeting.	Currently working on finalizing FM 973 N waterline plans and obtaining easements. July 17 th council meeting, preparing construction plan for the city to review. The project includes 973 Water Line, Cottonwood Creek Phase 3, and Hill Lane Improvements. Hill lane – construct Entrada entrance first, update on a drainage easement location for outfall.	Construction plans are being worked on. Finalizing plans to go out for bid in August.
Cottonwood Creek WWTP Permit Amendment 15402.00 - SOW No. 24	Permit Amendment to expand permit from 0.5 MGD to 0.8 MGD	The comment period ended on 3/25/2024. A total of 2 comments and 12 hearing requests have been received. Waiting to hear back from TCEQ legal staff.	Permit Comment
FY2022 Cap Metro Paving Project 15451 – SOW No. 25	Paving project improvements using allocated Cap Metro Funding The contractor is Smith Paving	Preparing draft change order for additional streets Construction is almost complete.	Preparing draft change order for additional streets.
One-Time BCT Cap Metro Funding Paving Project 15452 – SOW No.26	Paving project improvements using allocated one-time funding from Cap Metro The contractor is Lonestar Paving	Waiting on contractor close-out documents. Work is 100% complete.	Waiting on closeout documentation from contractor.

2024 SSES	SSES investigations in the next leakiest basin from the 2022 flow monitoring	Waiting on CCTV to be able to start	Fieldwork is ongoing, and CCTV is the only task remaining. Anticipating a draft report by the end of August unless CCTV gets held up any more.
Wilbarger Creek WWTP Expansion	Expansion of the existing Wilbarger WWTP from 1.33 to 2.0 MGD, sludge digestion, thickening, and dewatering.	30% design level plans were submitted to the City on 7/19/24. Meeting scheduled for 8/9/24 to discuss review comments with the City.	30% Design Level
East Travis Regional WWTP Permit	Permitting of Manor's 98-Acre site for East Travis Regional WWTP	Pre-application work commenced	

Streets and Parks Monthly Report July 2024

Daily Duties and Projects 7-1-2023 / 7-31-2023

Streets Maintenance

Prepped and repaired water cut with asphalt on Jessie St.

Installed new dead-end barricade on E. Burton St.

Cut and removed a dead tree in front of the cemetery on N. Lampasas St.

Replaced damaged post for the flood gate on Lexington St. at the golf course.

Repaired damaged No Outlet sign at Callan Ct. and Jamie Dr.

Stop sign repair at Threshold Ln. and Tur Weg Ln.

Stop sign repair at Breccia Rd. and Inselberg Dr.

Set up and take down for the 4th of July Event.

Pothole repairs at Lapoynor St, Suncrest Rd, Stone Ridge, N. La Grange St, Bois D Arc, Johnson Rd, Tower RD, Timber Arch, Walter Vaughn, Wedding Dr, Carriage Hills Dr, and Gregg Manor Rd.

Crack sealed Ring Dr, Bella Pkwy, Tinker St, and Forest Sage St.

Trimmed tree on the island at Brenham St. and Bastrop St.

Worked the 4th of July Event at the E. Manor Development #1.

Parks Maintenance

Set up and take down for the 4th of July Event.

Worked the 4th of July Event at the E. Manor Development #1.

Trimmed trees on Bella Parkway.

Mowed and trimmed E. Manor Development # 1 for the 4th of July Event.

Mowed the cemetery for the 4th of July.

Power washed City Hall twice on the South and East sides of the building.

Weekly irrigation checks.

Playground and playscape monthly safety checks.

Scheduled weekly Park mowing maintenance.

Friday Afternoons Bulk Drop Off for city residence.

Scheduled weekly Park rounds at park facilities.

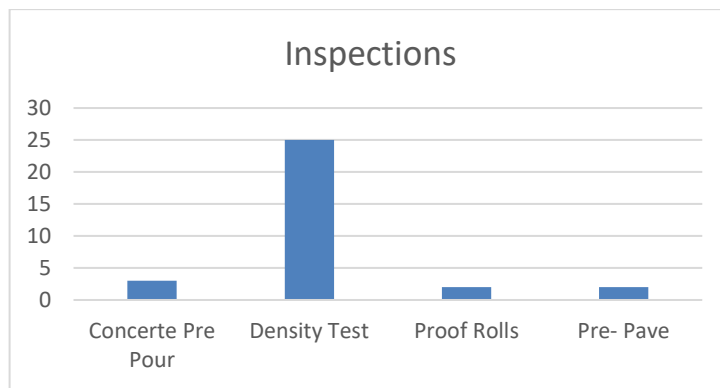
Scheduled weekly (ROW) Right of Way mowing.

Weekly vehicle and equipment check and maintenance.

MS4 Storm drain inspections monitored New/Construction under warranty

704 - inspections are done this month.

2 - MS4 reports summited this month as required by TCEQ.



Inspections/Warranties/New subdivision Walkthroughs and Pre-Construction meetings.

Presidential Heights Phase 3- 2-year walkthrough has been done, contractor in process of repairs. October 2021 still waiting.

Presidential Heights Phase 5 – 2 -year walkthrough has been done, contractor in process of repairs. September 2022.

Presidential Heights Phase 4 – 2 year walkthrough has been done, contractor in process of repairs. November 2021 still waiting.

Manor Heights – Phase II Sec. 1B and 2B Contractor in building process.

Manor Heights – Phase II Sec.2 Contractor in the building process.

Manor Heights – Phase III Sec. 1- Homes are being built.

Manor Heights Phase III Sec. 2 – Homes are being built.

Manor Heights Phase 4 – Development process.

LA Mexicana – Development process.

Manor Crossing (Butler Tract) Development process.

Logos Phase 3- Waiting on homes to be built.

Logos Phase 4 - Homes are being built.

Logos Phase 5 - Homes are being built.

Palomino Subdivision – Homes are being built.

Development process.

Presidential Glen Commercial WW – In the building process.

The LEX at FM 973 & Murchison – Has not started.

Manor Heights Medium Density -Not started.

Holley Smith Phase 1A – Development process.

9910 Hill Lane apartments - Building process

The View at Manor apartments – Development process.

Village at Manor Commons Phase 3 – Building process.

Eggleston Extension – Closed. Opening pending.

Presidential Glen Townhomes – Not started.

Rapid Express Car Wash -Building process.

Las Entradas Section 3- Waiting to be built.

Cap Metro Contracted roads are in the process of being prepped for paving.

Las Entradas Section 4 – Waiting to be built.

109 Lexington apartments – Building process.

Manor Town Apartments Phase 2 –

Cemetery Report

July 1, 2024- Monitored the cemetery.

July 3, 2024 – Monitored the cemetery.

July 5, 2024 – Met with family for a burial site. The funeral is scheduled for July 18th.

July 9, 2024 – Monitored cemetery.

July 11, 2024 – Monitored the cemetery.

July 13, 2024 – Cleaned cemetery. Moved trash bags to the exit area and trimmed crepe myrtle.

July 15, 2024 - Monitored the cemetery.

July 17, 2024 - Monitored the cemetery.

July 19, 2024 – Monitored the cemetery.

July 21, 2024 – Met with family for burial of ashes.

July 23, 2024 - Monitored the cemetery.

July 26, 2024 - Monitored the cemetery.

July 27, 2024 – Monitored the cemetery.

July 29, 2024 – Monitored the cemetery.

WATER/ WASTEWATER MONTHLY REPORT JULY

WASTEWATER	TASK COMPLETED
SERVICE CALLS	5
SEWER BACKUPS	3
LIF STATION CALLS	5
LIFT STATION WORK	
MANHOLES REPAIRED	4
CAMERA LINES	44
TAPS	
LINES REPAIRED	2
LINES LOCATED	6
LINES CLEANED	
MANHOLES PLUS LINES CLEANED	43
SEWER SMELL	
JOBSITE CLEANUP AND RESTORATION	2
BUILDING MAINTENANCE	
SCADA TROUBLESHOOTING	4
WATER	TASK COMPLETED
SERVICE CALLS	22
WATER LEAKS SERVICE LEAKS	
CUSTOMER LEAKS	9
WATER MAIN REPAIRS	1
WATER LINE REPLACEMENT	
HYDRANT MAINTENANCE	INSTALLED AUTO FLUSHERS
HYDRANT FLUSHED	50
HYDRANT REPAIR/REPLACED	
ISOLATION VALVE MAINTENANCE	2
ANGLE STOPS REPLACED	
LINES LOCATED	6
WHOLESALE BROWN WATER	1
BROWN WATER	
WATER PRESSURE/ FROZEN CUSTOMER PIPES	
WATER TURN ON/OFF	10
BAC T SAMPLES	21
JOBSITE CLEANUP AND RESTORATION	2
METER INSTALL	
INSPECTIONS	
SITES	401
MANHOLES INSPECTED	335
CONSTRUCTION METER SET	2
CONSTRUCTION BAC T	2
WATER SERVICES INSTALLED	137



MEMO

To: Mayor and City Council Members

From: Tracey Vasquez, Human Resources Director

Meeting Date: August 21, 2024

RE: July 2024

Meetings and Events:

HR Workshop Roundtable Meeting

July 11, 2024

July 25, 2025

Staff Meetings

July 2, 2024

July 9, 2024

July 30, 2024

City Events:

4th of July

City Council Meetings

July 3, 2024

July 17, 2024

City Council Budget Workshop

July 31, 2024

July 2024

- July 1- Health Benefits meeting with all staff.
- July 3- FY Budget meeting with the Finance Director and City Manager regarding departmental financial portions to staffing, vehicles, and mobile equipment, liability coverage, workers' compensation, errors & omission of real property, and vehicle coverage.
- July 9- Insight implementation with NEOGOV.
- July 10- AFLAC meetings with staff regarding short-term disability cancellations and updating current policies.



MEMO

- July 10- Welcome meeting with Kayla Hoover at Tyler Technologies with the implementation process regarding the ERP Human Resources module and Time and Attendance.
- July 10- Phone conference with attorneys regarding pre-suit notification.
- July 11- FMLA assistance with current employee for leave time.
- July 15- After the action meeting for July 4th.
- July 16- Implementation kickoff meeting with Renaissance Group.
- July 17- Budget review with the Finance Director and City Manager.
- July 18- Implementation meeting with UHC and HUB.
- July 18- VS internship meeting with the Case Manager.
- July 23- Meeting with Cap Metro representative and the City Manager regarding transportation to and from the local area schools for the International Teacher Interns residing in the City of Manor for the upcoming school year.
- July 24- TDEM kick-off meeting for the newly awarded generator grant.
- July 25- Tyler Technologies follow-up meeting for implementation.
- July 30- Work Shield demo meeting.
- July 30- NEOGOV partners meeting.
- July 31- HUB and iSolve implementation meeting for third-party COBRA and FSA.
- July 31- VS Internship meeting with the Case Manager.

Day-to-day Human Resources and Finance department operations regarding accounts payable, bank records, payroll, departmental projects and reports, property, liability, and worker's comp insurance. Assisted employees with specific needs regarding benefits claims, FMLA, and training schedules.



MEMO

To: Mayor and City Council Members

From: Phil Green, IT Director

Date: August 21, 2024

RE: **July Monthly Report**

The following are accomplishments from June.

1. AT&T has finished all the fiber work and will now start the network installation and configuration. Cutover scheduled for 8/17.
2. Roll out new surveillance cameras. Scheduled to begin week of 8/12
3. Swagit! Install - Completed
4. Test a camera system for the well sites for Public Works. One for Public Works installed and being evaluated.
5. 94 Tickets opened for the month, and 92 of those closed. Top contributors PD = 18, City Hall = 65, Public Works = 11. No tickets are waiting for customer response or contractor fulfillment.



MEMO

To: Mayor and City Council Members

From: Lluvia T. Almaraz, City Secretary

Date: August 21, 2024

Re: **July 2024 – Monthly Report**

City Records Obtained and Processed:

ACTIVITY	DESCRIPTION	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
City Council Agendas	City Council meetings and workshop agendas prepared and posted in accordance with the Local Government Code.	4	4	2	3	3	3	3					
Council Minutes	Minutes recorded, prepared, approved, archived	6	4	2	2	3	3	3					
Ordinances	Ordinances written, processed, &/or published and forwarded to Municode for Code Supplement	0	3	5	2	7	8	2					
Resolutions	Resolutions written and processed	2	1	2	8	3	2	5					
Proclamations /Recognitions	Proclamations & Recognitions, written & presented	0	1	1	1	3	0	0					
Deeds/ Easements	Executed and Recorded	3	7	1	4	7	0	3					
Annexations	Prepared & Recorded	0	0	0	0	0	1	1					
Public Improvement Districts	Agreements approved & and executed	0	0	0	0	0	0	0					
Contracts & Agreements	Contracts and agreements approved and executed	4	19	5	9	6	14	7					
Bids	Bids advertised, received, tabulated, awarded, recorded	0	0	0	0	1	0	1					



MEMO

Boards & Commissions appointments	Board appointments implemented and completed; appointments recorded	0	0	0	0	0	0	0					
Alcohol Permits	New Alcohol permit certificate or renewed	2	1	1	1	2	0	0					
Records Management Program	Boxes of documents accessioned to storage in accordance with the retention schedule	0	0	0	0	0	0	0					
Records Manager Program	Shred Day Event 4/13/2024	0	0	0	100 +	0	0	0					
Open Records Requests	Number of Open Records Requests processed (within 10 days as required) Police Requests	21	16	40	42	32	44	50					
	Number of Open Records Requests processed (within 10 days as required) General Requests	19	30	32	25	22	29	25					

COUNCIL MEETINGS

- Council Regular Meetings – July 3rd and July 17th
- City Council Budget Workshop – July 31st

OTHER MEETINGS

- GTS Technology Solutions – Shred Day Event Meeting – July 1st
- Staff Meeting – July 2nd
- Staff Meeting – July 9th
- Municode Agenda Software Meeting – July 17th
- NTMCA Chapter Meeting – July 18th
- TML Region 10 Board Meeting – July 23rd
- Staff Meeting – July 30th



MEMO

TRAINING/EDUCATION/SEMINARS/WEBINARS

- CDI/ Laserfiche Folder Structure Training – July 11th
- CDI/ Laserfiche Folder Structure Training – July 25th

OTHER

- Ongoing daily duties and responsibilities include Election Administration, Records Management Administration, Public Information Processes, Open Meetings Compliance, Boards and Commission processes, City Council Committees processes, Alcohol Beverage City Permits processes, Mayor and City Council administrative support, Administrative and Official duties, and Customer Service.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Dunlop, Development Services Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Amendment to Sidewalk, Trail, and Recreational Easement.

BACKGROUND/SUMMARY:

The City Council previously approved the Development Agreement (EntradaGlen) which contemplated the Developer conveying a trail easement along Gilleland Creek to Travis County. Under the Development Agreement parkland will be dedicated to the City and at that time the easement will be assigned to the City, therefore the trail easement which was conveyed under Document No. 2022119832 required the City to acknowledge and approve the trail easement conveyance. Travis County and Developer now wish to amend the trail easement to include additional land and the City is being asked to acknowledge and approve the amendment to the easement. City staff are in agreement with the request and the attached easement amendment is provided for City Council consideration.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney

FISCAL IMPACT:

PRESENTATION: No

ATTACHMENTS: Yes

- Amendment to Sidewalk, Trail, and Recreational Easement
- Original Easement Document No. 2022119832

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the Amendment to Sidewalk, Trail, and Recreational Easement and authorize the City Manager to execute and acknowledge the amendment on behalf of the City.

PLANNING & ZONING COMMISSION:	N/A	Recommend	Approval	Disapproval	None
	X				

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

AMENDMENT TO SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT

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

THIS AMENDMENT TO SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT AGREEMENT (the “**Amendment**”) is made and entered into as of _____, 2024 (the “**Effective Date**”), by, between and among LAS ENTRADAS DEVELOPMENT CORPORATION, a Texas for-profit corporation (“**Grantor**”), and TRAVIS COUNTY, Texas a political subdivision of the State of Texas (“**Grantee**”).

Recitals

WHEREAS, Grantor granted Grantee an easement pursuant to that certain Sidewalk, Trail and Recreational Easement dated June 2, 2022 and recorded in Document No. 2022119832, Official Public Records of Travis County, Texas (the “**Easement**”); and

WHEREAS, Grantor and Grantee desire to amend the Easement in certain respects.

NOW, THEREFORE, Grantor and Grantee, as of the Effective Date, hereby agree as follows:

Agreement

1. **“Property” and “Easement Tract”**, as defined on page 1 of the Easement, is hereby amended to read as follows:

Property: The approximately 34.278-acre parcel of land and the approximately 4.203-acre parcel of land out of the James Manor Survey No. 40 situated in Travis County, Texas, depicted in attached Exhibits “A”, “B-1”, “B-2” and “C”, attached hereto and incorporated herein for all purposes.

Easement Tract: The approximately 34.278-acre parcel of land and the approximately 4.203-acre parcel of land out of the James Manor Survey No. 40 situated in Travis County, Texas, depicted in attached Exhibits “A”, “B-1”, “B-2” and “C”, attached hereto and incorporated herein for all purposes.

2. Exhibit “A” attached to the Easement is hereby deleted in its entirety and Exhibit “A” attached to this Amendment is hereby substituted therefor.

3. Exhibit "B-1" attached to the Easement is hereby deleted in its entirety and Exhibit "B-1" attached to this Amendment is hereby substituted therefor.
4. Exhibit "B-2" attached to the Easement is hereby deleted in its entirety and Exhibit "B-2" attached to this Amendment is hereby substituted therefor.
5. Exhibit "C" attached to this Amendment is hereby added in its entirety.
6. Except as provided in this Amendment, all other terms and conditions of the Easement remain in full force and effect.
7. The Easement recorded in Document No. 2022119832 of the Official Public Records of Travis County, Texas allowed Grantor the right to replace the Easement with a revised easement tract ("Replacement Easement"); however, this Amendment is not intended to act as a Replacement Easement under that provision.

--- The remainder of this page is intentionally blank ---

This Amendment is executed as of the dates set forth below and is effective upon approval by the County as of the Effective Date stated above.

GRANTEE:

TRAVIS COUNTY, a political subdivision of the State of Texas

By: _____
 Andy Brown, Travis County Judge

Date: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Andy Brown, Judge of Travis County, a political subdivision of the State of Texas, known to me through valid identification to be the person whose name is described to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

This instrument was acknowledged before me on the _____ day of _____, 2024.

 Notary Public for the State of _____

My Commission Expires: _____

 (Printed Name of Notary)

GRANTOR:

Las Entradas Development Corporation,
a Texas for-profit corporation

By: _____
Peter A. Dwyer
Title: President
9900 US Highway 290 E
Manor, Texas 78653-9720

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Peter A. Dwyer, President of Las Entradas Development Corporation, a Texas for-profit corporation, known to me through valid identification to be the person whose name is described to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

This instrument was acknowledged before me on the _____ day of _____, 2024.

Notary Public for the State of _____
My Commission Expires: _____

(Printed Name of Notary)

ACKNOWLEDGED AND ACCEPTED:

City of Manor,
a Texas Municipal corporation

By: _____
Scott Moore
Title: City Manager

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Scott Moore, City Manager, on behalf of the City of Manor, a Texas Municipal corporation, known to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

This instrument was acknowledged before me on the _____ day of _____, 2024.

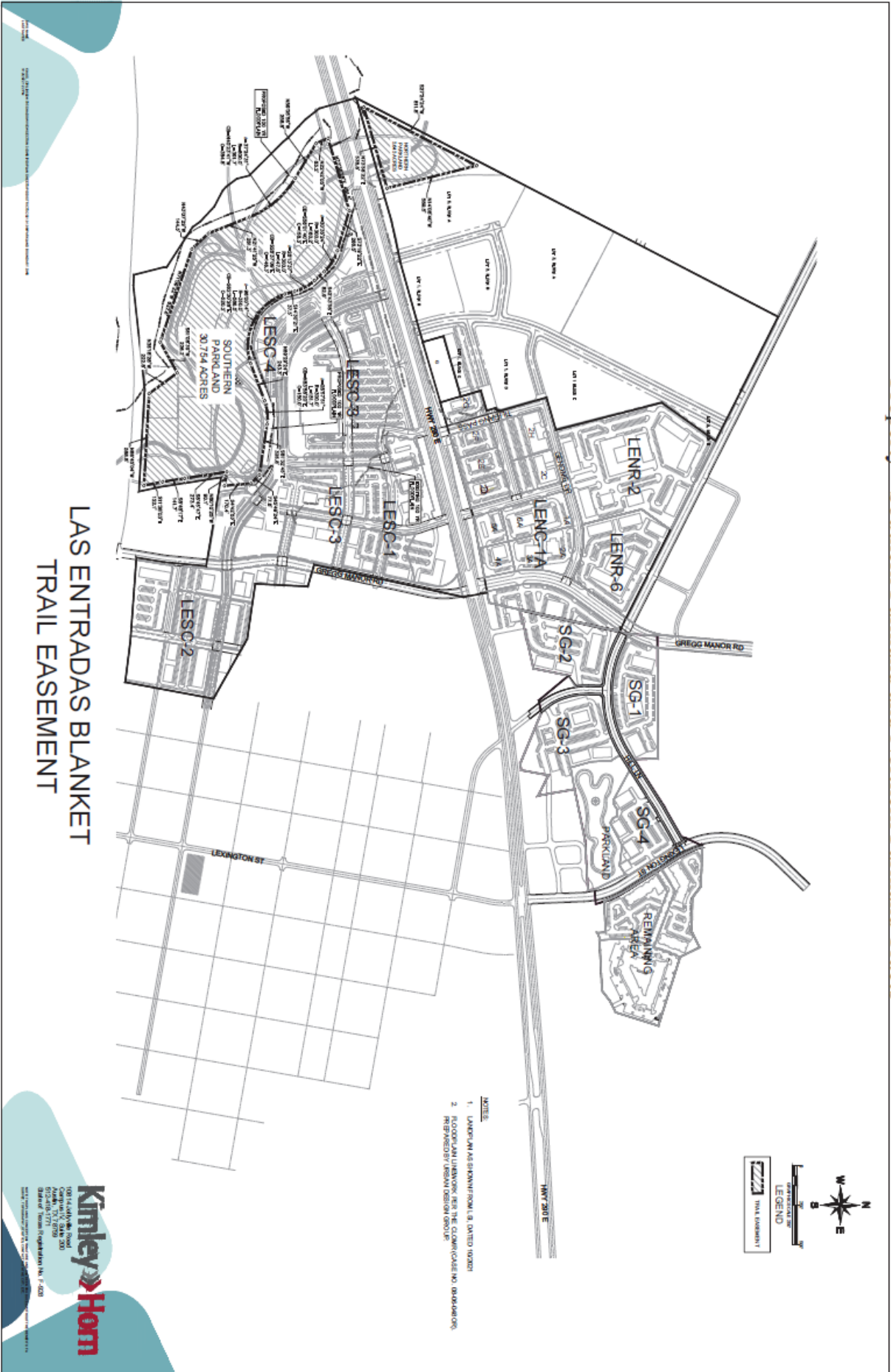
Notary Public for the State of _____
My Commission Expires: _____

(Printed Name of Notary)

AFTER RECORDING, PLEASE RETURN TO:

Travis County Parks
Attn: Janet Coles
P.O. Box 1748
Austin, Texas 78767

EXHIBIT "A"
Property - Southern Parkland and Northern Parkland Tracts



A
L

EXHIBIT "B-1" Southern Trail Easement Legal Description

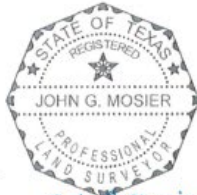
A METES AND BOUNDS DESCRIPTION OF A 30.634 ACRE TRACT OF LAND

BEING a 30.634 acre (1,334,407 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a portion of that certain 105.170 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2607062485 of the Official Public Records of Travis County (remainder); and being more particularly described as follows:

COMMENCING at an iron rod with cap stamped "CAPITAL SURVEYING CO INC" found on the north right-of-way line of Parsons Street also known as Old Highway 20 (variable width public right-of-way), marking the southwest corner of said 105.170 acre tract and the most southerly southeast corner of that certain 18.98 acre tract described in instrument to Manor Independent School District in Volume 5173, Page 1425 of the Deed Records of Travis County, from which an iron rod with cap found on the common line of said north right-of-way line and said 105.170 acre tract bears South 66°48'29" East a distance of 67.28 feet and North 83°51'51" East a distance of 672.07 feet.

THENCE, crossing said 105.170 acre tract, the following twenty-five (25) courses and distances:

1. North 68°46'21" East, 460.40 feet to a point for the **POINT OF BEGINNING** being a southerly corner of the herein described tract;
2. North 71°09'22" West, 627.65 feet to a point for corner;
3. North 43°07'29" West, 144.45 feet to a point for corner;
4. North 21°41'25" West, 281.28 feet to a point for a point of curvature;
5. in a northwesterly direction along a tangent curve to the left, having a radius of 600.00 feet, a chord of North 40°23'41" West, 384.82 feet, a central angle of 37°24'31", and an arc length of 391.74 feet to a point for a point of tangency;
6. North 59°05'56" West, 258.77 feet to a point for corner;
7. North 22°42'05" West, 74.01 feet to a point for the most northerly northwest corner of the herein described tract;
8. North 74°02'48" East, 500.07 feet to a point for the most northerly northeast corner of the herein described tract;
9. South 73°19'22" East, 243.22 feet to a point for a point of curvature;
10. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 58°01'40" East, 158.27 feet, a central angle of 30°35'24", and an arc length of 160.17 feet to a point for a point of tangency;
11. South 42°43'58" East, 82.88 feet to a point for a point of curvature;
12. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 28°37'09" East, 146.31 feet, a central angle of 28°13'37", and an arc length of 147.80 feet to a point for a point of tangency;
13. South 14°30'21" East, 37.51 feet to a point for a point of curvature;
14. in a southeasterly direction along a tangent curve to the left, having a radius of 350.00 feet, a chord of South 62°30'28" East, 520.22 feet, a central angle of 96°00'14", and an arc length of 586.46 feet to a point for a point of tangency;
15. North 69°29'24" East, 243.26 feet to a point for a point of curvature;
16. in an easterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of North 83°58'20" East, 150.05 feet, a central angle of 28°57'51", and an arc length of 151.66 feet to a point for a point of tangency;
17. South 81°32'45" East, 320.82 feet to a point for corner;
18. South 45°49'24" East, 77.85 feet to a point for corner;
19. South 04°43'51" East, 170.23 feet to a point for corner;
20. North 80°21'22" West, 90.23 feet to a point for corner;
21. South 08°48'40" East, 414.93 feet to a point for corner;
22. South 11°31'13" East, 122.27 feet to a point for the most southerly southeast corner of the herein described tract;
23. North 66°45'04" West, 588.69 feet to a point for corner;
24. North 36°17'23" West, 222.88 feet to a point for corner;
25. South 61°06'39" West, 228.18 feet to the **POINT OF BEGINNING**, and containing 30.634 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) (NAD83). 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 Kimley-Horn and Associates, Inc. in San Antonio, Texas.



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
2-18-2022

EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TJA	JGM	2/18/2022	060241754	1 OF 3

HEATH TIA 2/18/2022 12:30 PM K:\5934_SURVEY\5940\DWG\W\DEVELOPMENT\060241753-LAS ENTRADAS SOUTH SECTION 2 & 3ENW\03 SOUTH TRAIL EASEMENT.DWG

Exhibit "B-1" - Page 1

{W1082618.8}

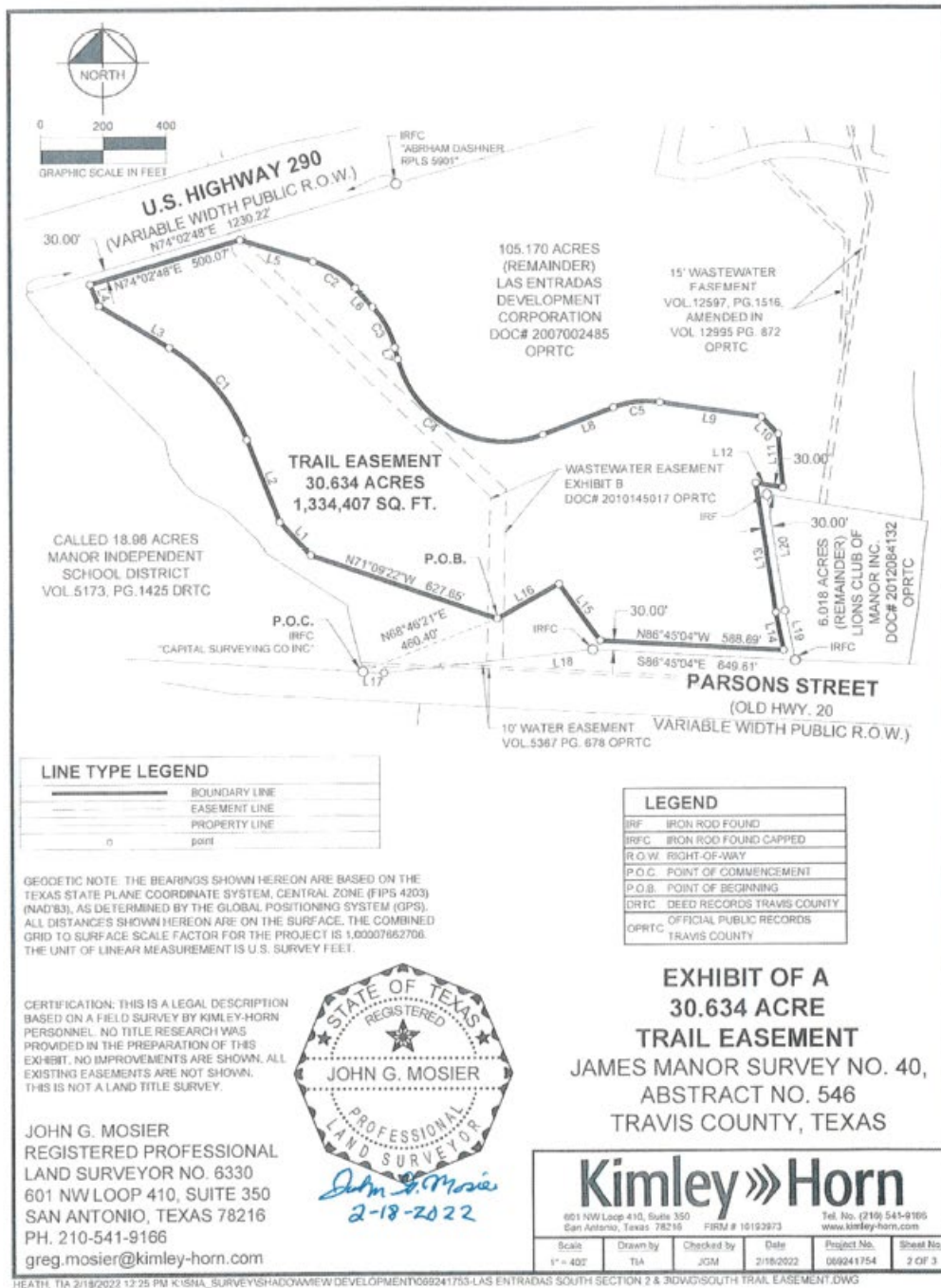


Exhibit "B-1"- Page 2

{W1082618.8}

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°07'29"W	144.45'	L11	S04°43'51"E	170.23'
L2	N21°41'25"W	281.28'	L12	N80°21'22"W	90.23'
L3	N58°05'56"W	258.77'	L13	S08°48'40"E	414.93'
L4	N22°42'05"W	74.01'	L14	S11°31'13"E	122.27'
L5	S73°19'22"E	243.22'	L15	N36°17'33"W	222.88'
L6	S42°43'58"E	82.88'	L16	S61°08'39"W	226.18'
L7	S14°30'21"E	37.51'	L17	S86°48'29"E	67.28'
L8	N69°29'24"E	243.26'	L18	N83°51'51"E	672.07'
L9	S81°32'45"E	326.82'	L19	N11°31'13"W	160.49'
L10	S45°49'24"E	77.85'	L20	N08°48'40"W	372.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°24'31"	600.00'	391.74'	N40°23'41"W	384.82'
C2	30°35'24"	300.00'	160.17'	S58°01'40"E	158.27'
C3	28°13'37"	300.00'	147.80'	S28°37'09"E	146.31'
C4	96°00'14"	350.00'	586.46'	S62°30'28"E	520.22'
C5	28°57'51"	300.00'	151.68'	N83°58'20"E	150.05'

GEODETTIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007662705. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



JOHN G. MOSIER
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LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193873

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TIA	JGM	2/16/2022	090241754	3 OF 3

HEATH, TIA 2/16/2022 12:26 PM K:\SNA_SURVEY\SHADOW\VIEW DEVELOPMENT\G69241753-LAS ENTRADAS SOUTH SECTION 2 & 3\DWG\SOUTH TRAIL EASEMENT.DWG


Exhibit "B-1" - Page 3

{W1082618.8}

Page 9 of 15

Amendment to Sidewalk, Trail, and Recreational Easement
Las Entradas Development Corporation

EXHIBIT "B-2"
Northern Trail Easement Legal Description

A METES AND BOUNDS DESCRIPTION OF A 3.644 ACRE TRACT OF LAND											
<p>BEING a 3.644 acre (158,737 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, being a part of the remaining portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:</p>											
<p>COMMENCING at a concrete monument that has been disturbed found on the north right-of-way line of U.S. Highway 290 (variable width R.O.W.) marking the southwest corner of said 104.825 acre tract, a point on the east boundary line of that certain Tract 3, a called 275.66 acre tract described in instrument to Butler Family Partnership, LTD., in Volume 12271, Page 872 of the Official Public Record of Travis County, Texas, from which a 5/8 inch iron pipe found marking the northwest corner of said 104.825 acre tract, the northeast corner of said 275.66 acre tract, and a point on the south line of Hill Lane (variable width R.O.W.) bears North 27°28'12" East, a distance of 3034.66 feet;</p>											
<p>THENCE, crossing said 104.825 acre tract, the following four (4) courses and distances:</p>											
<ol style="list-style-type: none"> 1. North 50°45'43" East, 75.74 feet to a point for the POINT OF BEGINNING (P.O.B.) being the west corner of the herein described tract; 2. North 27°28'12" East, 810.67 feet to a point for the north corner of the herein described tract; 3. South 14°09'29" East, 589.53 feet to a point for the east corner of the herein described tract; 4. South 74°05'42" West, 538.77 feet to the POINT OF BEGINNING, and containing 3.644 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 Kimley-Horn and Associates, Inc. in San Antonio, Texas. 											
<p>JOHN G. MOSIER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 PH. 210-541-9166 greg.mosier@kimley-horn.com</p>	<div style="text-align: center;">  </div> <div style="text-align: center; margin-top: 20px;"> <p>EXHIBIT OF A 3.644 ACRE TRAIL EASEMENT JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 TRAVIS COUNTY, TEXAS</p> </div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;">Kimley»Horn</td> </tr> <tr> <td style="font-size: small;">601 NW Loop 410, Suite 350 San Antonio, Texas, 78216</td> <td style="font-size: small;">FIRM # 10180973 Tel. (210) 541-9166 www.kimley-horn.com</td> </tr> <tr> <td style="font-size: x-small;">Scale N/A</td> <td style="font-size: x-small;">Drawn by TBA</td> </tr> <tr> <td style="font-size: x-small;">Checked by JGM</td> <td style="font-size: x-small;">Date 2/18/2022</td> </tr> <tr> <td style="font-size: x-small;">Project No. 060241754</td> <td style="font-size: x-small;">Sheet No. 1 OF 2</td> </tr> </table>	Kimley»Horn		601 NW Loop 410, Suite 350 San Antonio, Texas, 78216	FIRM # 10180973 Tel. (210) 541-9166 www.kimley-horn.com	Scale N/A	Drawn by TBA	Checked by JGM	Date 2/18/2022	Project No. 060241754	Sheet No. 1 OF 2
Kimley»Horn											
601 NW Loop 410, Suite 350 San Antonio, Texas, 78216	FIRM # 10180973 Tel. (210) 541-9166 www.kimley-horn.com										
Scale N/A	Drawn by TBA										
Checked by JGM	Date 2/18/2022										
Project No. 060241754	Sheet No. 1 OF 2										

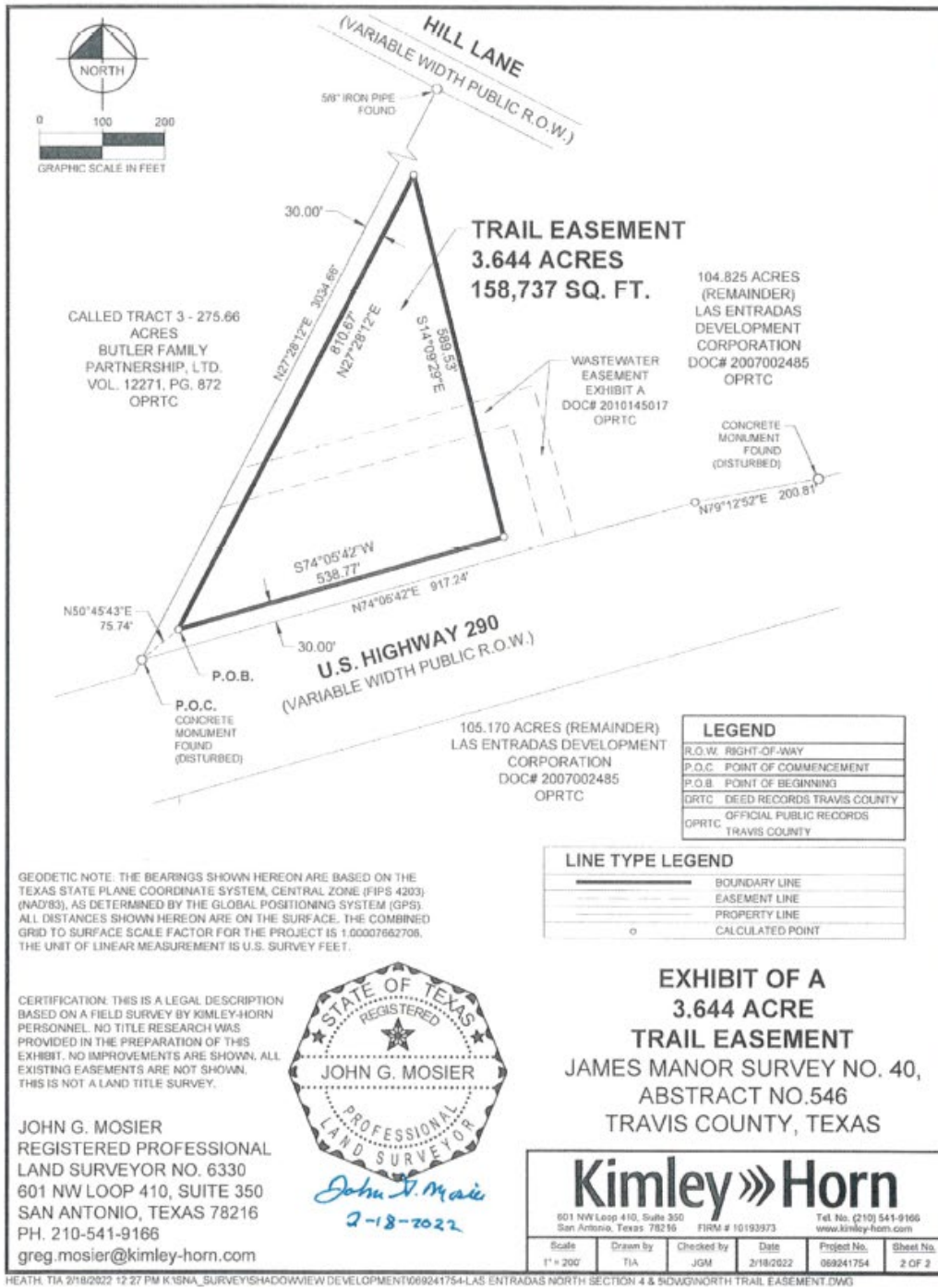
HEATH: TIA 2/18/2022 12:36 PM R:\SNA_SURVEY\SHADOWVIEW\DEVELOPMENT\060241754\LAS ENTRADAS NORTH SECTION 4 & 5\DWG\NORTH TRAIL EASEMENT.DWG

{W1082618.8}

Exhibit "B-2", Page 1

Page 10 of 15

Amendment to Sidewalk, Trail, and Recreational Easement
Las Entradas Development Corporation



{W1082618.8}

Exhibit "B-2", Page 2

Page 11 of 15

Amendment to Sidewalk, Trail, and Recreational Easement
Las Entradas Development Corporation

Exhibit C
4.203-acre Tract Legal Description

4.203 Acres
Page 1 of 2

James Manor Survey No. 40, Abst. No. 546
August 8, 2005
05530.10

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 4.203 acre tract of land out of the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, being a portion of the remainder of that 305.66 acre tract, SAVE AND EXCEPT parcels 1 through 32, conveyed to Ben Russell Eppright, Jr. (50% interest) and the Nancy E. Nordquist Trust (50% interest) by deed recorded in Volume 12844, Page 798 of the Real Property Records of Travis County, Texas and also SAVE AND EXCEPT a portion of U.S. Highway 290 as conveyed in Volume 678, Page 263 of the Deed Records of Travis County, Texas and a portion of Old Highway 20 (Parsons Street) of which no recording information could be found; the said 4.203 acre tract is more particularly described as follows:

BEGINNING at a ½" iron rod set, with plastic cap marked "Capital Surveying Co., Inc.", on the south line of the said 305.66 acre tract, being a point on the north line of that railroad right-of-way as conveyed to the City of Austin by Quitclaim Deed in Volume 9837, Page 414 of the said Real Property Records, being the southwest corner of that 0.32 acre tract, conveyed to Ambus Habbit and Fuminer Habbit by deed recorded in Volume 2136, Page 549 of the said Deed Records, and being the southeast corner of the herein described tract, from which a car axle found bears S88°28'07"E, 64.39 feet;

THENCE N79°53'00"W, with the south line of the said 305.66 acre tract, being the north line of the said railroad right-of-way, for a distance of 1226.63 feet to a calculated point for the southwest corner of the herein described tract, being the southeast corner of that certain tract conveyed to Lawrence C. Bates and Cheryl Ann Bates by deed recorded in Volume 9447, Page 797 of the said Real Property Records, from which a ½" iron rod found bears S07°03'26"W, 0.35 feet;

THENCE, N07°03'26"E, across the said 305.66 acre tract, with the east line of the said Bates tract, at a distance of 71.83 feet pass a ½" iron rod found, for a total distance of 73.20 feet to a calculated point on the existing south right-of-way line of Parsons Street (Old Highway 20, right-of-way varies), for the northwest corner of the herein described tract;

THENCE, continuing across the said 305.66 acre tract, with the south right-of-way line of Parsons Street, for the following three (3) courses:

- 1) S86°48'29"E, 1032.66 feet to a ½" iron rod set for an angle point;
- 2) N89°22'40"E, 150.33 feet to a ½" iron rod set for an angle point;

Exhibit C- Page 1

Page 12 of 15

4.203 Acres
Page 2 of 2

James Manor Survey No. 40, Abst. No. 546
August 8, 2005
05530.10

- 3) S86°48'29"E, 58.13 feet to a ½" iron rod set for the northeast corner of the herein described tract, being the northwest corner of the said 0.32 acre tract, from which a ½" iron rod found for the northeast corner of the aforesaid 0.32 acre tract, bears S85°56'35"E, 50.01 feet;

THENCE, S10°07'00"W, continuing across the said 305.66 acre tract, with the west line of the said 0.32 acre tract, for a distance of 232.62 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 4.203 acres of land area.

Notes: "½" iron rod set" denotes an iron rod set with plastic cap marked "Capital Surveying Co., Inc."

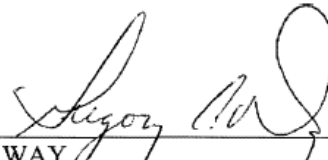
Basis of Bearing is the State Plane Coordinate System, Central Zone, NAD 83.

The Parsons Street (Old Highway 20) right-of-way was partially determined using centerline construction plans obtained from Travis County. No recording or strip-map information was found for this section of the roadway.

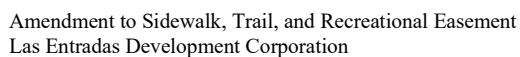
That I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 8th day of August 2005.




GREGORY A. WAY
Registered Professional Land Surveyor
No. 4567 - State of Texas

Page 14 of 15







NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT

Date:

6-2-2022

Project Name:

GILLELAND CREEK GREENWAY

Grantor:
corporation

LAS ENTRADAS DEVELOPMENT CORPORATION, a Texas

Grantor's Address:

9900 Hwy 290 E
Manor, Texas 78653

County/Grantee:

TRAVIS COUNTY, TEXAS, a political subdivision of the State of Texas.

County's Address:

P.O. Box 1748
Austin, Travis County, Texas 78767

Property:

The approximately 34.397-acre parcel of land situated in Travis County, Texas, depicted in the attached **Exhibit "A"** as the "Southern Parkland" and "Northern Parkland" tracts.

Easement Tract:

The 30.634-acre tract and the 3.644-acre tract comprising the approximately 34.397-acre parcel of land situated in Travis County, Texas, more particularly described and depicted in the attached **Exhibits "B-1" and "B-2"**.

Easement Duration:

Perpetual, unless amended by Travis County.

Easement Purpose:
upgrade,

To install, construct, operate, use, maintain, repair, modify, monitor, inspect, replace, make connections with, and remove the Facilities.

Facilities:

Walkways, sidewalks, multi-use trails, and promenade structures with all associated steps, stairs, ramps, tunnels, walls, and other appurtenances which provide public connectivity and an area for other recreational activities as determined by the County in its reasonable discretion.

Permitted Encumbrances:

Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real

Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date.

Prohibited Activity:

Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, fence which is installed other than parallel to the Facilities, detention or water quality control, rainwater harvesting system, or other similar improvement in the Easement Tract.

Repairable Improvements:

Irrigation systems which are installed perpendicular to the Facilities, barbed-wire, chain-link or wooden fences which are installed parallel to the Facilities, and asphalt or concrete walkways, driveways, parking areas, or access roads at grade level that do not interfere in any material way or are not inconsistent with the rights granted the County under this Easement for the Easement Purpose as determined by the County in its reasonable discretion.

Grantor, in consideration of the terms of that certain EntradaGlen Development Agreement between Grantor, Cottonwood Holdings, Ltd. and the City of Manor, Texas (the "City") dated July 7, 2021 (the "Development Agreement") and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the County a non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose by the Grantee and the General Public, (ii) the right to require the elimination of any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the County under this instrument for the Easement Purpose as determined by the County in its reasonable discretion, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

The parties to this Easement acknowledge that the Easement Tract is located within a public improvement district (the "EntradaGlen PID") created by the City by Resolution No. 2020-16. The rights and obligations herein are granted subject to, and shall be exercised in accordance with, the rights and obligations of Grantor and the City associated with the EntradaGlen PID and the Development Agreement.

The parties further acknowledge that the City shall have the right to access and use any portion of the Easement Tract for any and all purposes that do not interfere with the use of the Easement Tract by Grantee.

After final construction and installation of the Facilities, the Easement hereby granted shall be limited to an area extending five feet on all sides of the actual installed location of the Facilities.

and this Easement shall no longer be in force or effect thereafter as to those portions of the Property outside the Easement.

GRANTOR reserves the right to replace this Easement with a replacement easement, in a form acceptable to the City, containing a surveyed metes and bounds description of the revised Easement Tract ("Replacement Easement"). The survey and metes and bounds description shall be prepared at Grantor's expense. This Easement shall remain in full force and effect until such time as the Replacement Easement has been recorded by Grantor.

TO HAVE AND TO HOLD the Easement to the County, and County's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the County under this Easement for the Easement Purpose as determined by County in its reasonable discretion. County shall be obligated to restore or replace to a good and functioning condition as determined by the County in its reasonable discretion only the Repairable Improvements which have been removed, relocated, altered, damaged, or destroyed as a result of County's use of the Easement Tract. This easement is made and accepted subject to all easements, covenants, restrictions, liens, and other encumbrances of record in Travis County, Texas affecting the Easement Tract.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the County against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through or under Grantor, but not otherwise.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *County* includes *County's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

--- The remainder of this page is intentionally blank ---

Executed effective the Date first above stated.

Grantor:

Las Entradas Development Corporation,
a Texas corporation

By: *P. Dwyer* 5/4/2022

Peter A. Dwyer

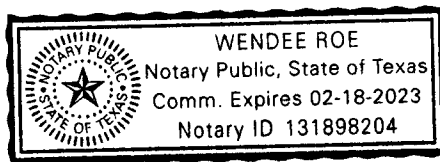
Title: President

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned notary, on this day personally appeared Peter A. Dwyer, President of Las Entradas Development Corporation, a Texas corporation known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on May 4, 2022

[Seal]



Notary Public, State of Texas

Wendee Roe
Name (typed or printed)

My Commission expires: 02-18-2023

Wendee Roe

ACKNOWLEDGED AND ACCEPTED:

City of Manor, a Texas Municipal corporation

By: Scott Moore

(Scott Moore, City Manager)

THE STATE OF TEXAS

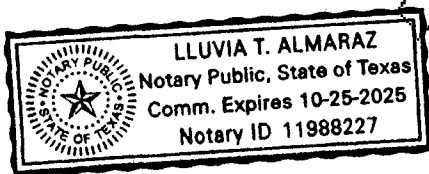
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COUNTY OF TRAVIS

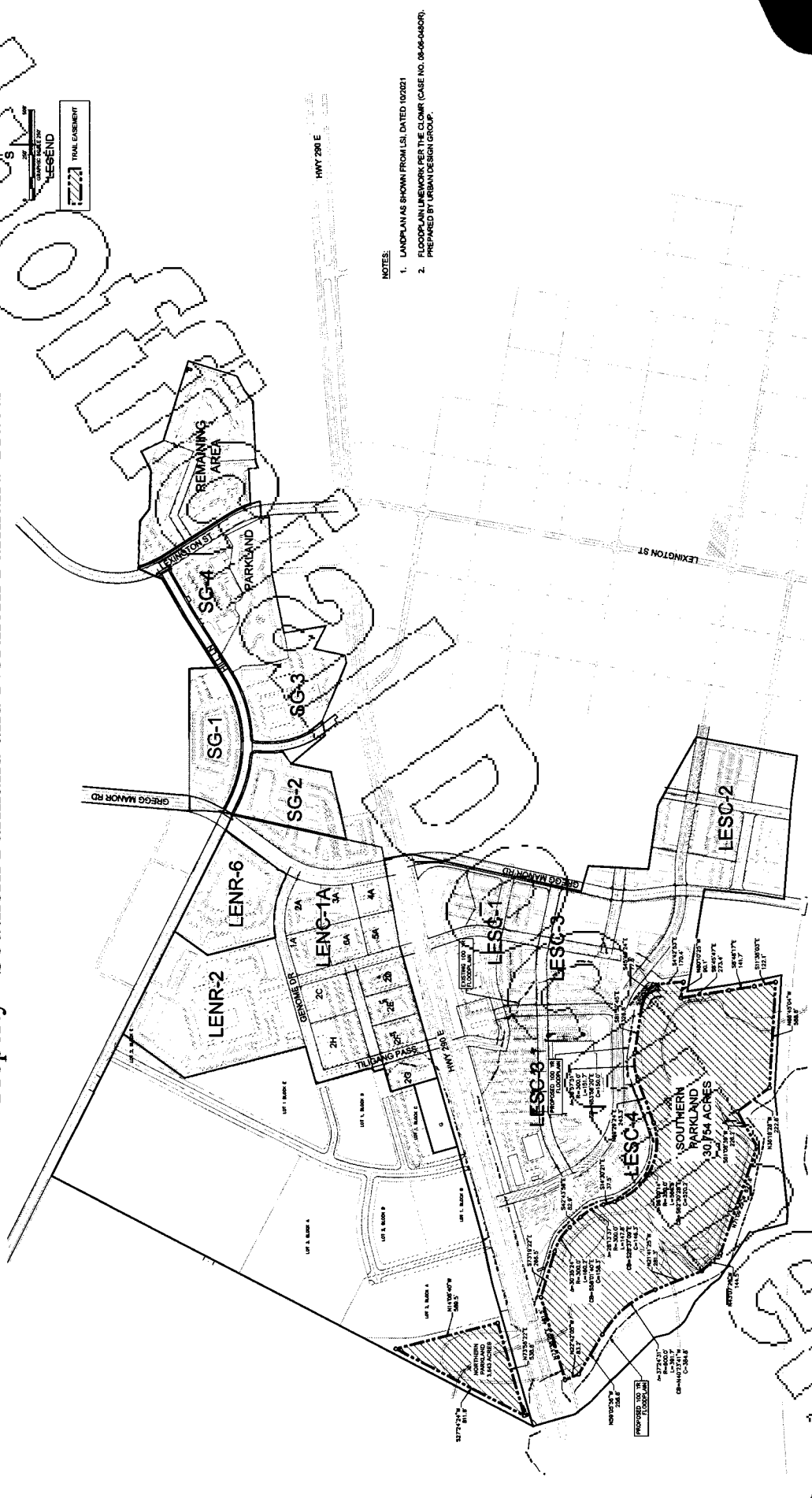
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BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this the 2nd day of June, 2022, personally appeared Scott Moore, City Manager, on behalf of the City of Manor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


Lluvia T. Almaraz
 Notary Public - State of Texas
AFTER RECORDING, PLEASE RETURN TO:

Travis County Parks
 Attn: Janet Coles
 P.O. Box 1748
 Austin, Texas
 78767

EXHIBIT "A"
Property - Southern Parkland and Northern Parkland Tracts



- NOTES:
1. LANDPLAN AS SHOWN FROM LSI, DATED 10/02/21
 2. FLOODPLAIN LINEWORK PER THE CLOMR (CASE NO. 08-05-0450R); PREPARED BY URBAN DESIGN GROUP.

Kimley»
10014 Jolly Road, Suite 200
Austin, TX 78750
512-338-1771
State of Texas Registration No. 7403

**LAS ENTRADAS BLANKET
TRAIL EASEMENT**

EXHIBIT "B-1" Southern Trail Easement Legal Description

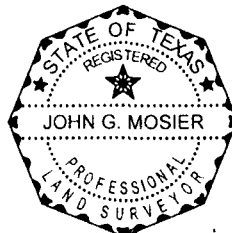
A METES AND BOUNDS DESCRIPTION OF A 30.634 ACRE TRACT OF LAND

BEING a 30.634 acre (1,334,407 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a portion of that certain 105.170 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County (remainder); and being more particularly described as follows.

COMMENCING at an iron rod with cap stamped "CAPITAL SURVEYING CO INC" found on the north right-of-way line of Parsons Street also known as Old Highway 20, (variable width public right-of-way), marking the southwest corner of said 105.170 acre tract and the most southerly southeast corner of that certain 18.98 acre tract described in instrument to Manor Independent School District in Volume 5173, Page 1425 of the Deed Records of Travis County, from which an iron rod with cap found on the common line of said north right-of-way line and said 105.170 acre tract bears South 86°48'29" East a distance of 67.28 feet and North 83°51'51" East a distance of 672.07 feet.

THENCE, crossing said 105.170 acre tract, the following twenty-five (25) courses and distances:

1. North 68°46'21" East, 460.40 feet to a point for the **POINT OF BEGINNING** being a southerly corner of the herein described tract;
2. North 71°09'22" West, 627.65 feet to a point for corner;
3. North 43°07'26" West, 347.45 feet to a point for corner;
4. North 21°41'25" West, 281.29 feet to a point for a point of curvature;
5. in a northwesterly direction along a tangent curve to the left, having a radius of 600.00 feet, a chord of North 40°23'41" West, 344.82 feet, a central angle of 37°24'31", and an arc length of 391.74 feet to a point for a point of tangency;
6. North 59°05'56" West, 256.77 feet to a point for corner;
7. North 22°42'08" West, 74.81 feet to a point for the most northerly northwest corner of the herein described tract;
8. North 74°02'48" East, 500.97 feet to a point for the most northerly northeast corner of the herein described tract;
9. South 73°19'22" East, 243.22 feet to a point for a point of curvature;
10. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 58°01'40" East, 158.22 feet, a central angle of 30°35'24", and an arc length of 160.17 feet to a point for a point of tangency;
11. South 42°43'58" East, 82.88 feet to a point for a point of curvature;
12. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 28°37'09" East, 146.31 feet, a central angle of 28°13'37", and an arc length of 147.80 feet to a point for a point of tangency;
13. South 14°30'21" East, 37.51 feet to a point for a point of curvature;
14. in a southeasterly direction along a tangent curve to the right, having a radius of 350.00 feet, a chord of South 62°30'28" East, 520.22 feet, a central angle of 96°00'14", and an arc length of 586.46 feet to a point for a point of tangency;
15. North 69°29'24" East, 243.26 feet to a point for a point of curvature;
16. in an easterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of North 83°58'20" East, 150.05 feet, a central angle of 28°57'51", and an arc length of 151.66 feet to a point for a point of tangency;
17. South 81°32'45" East, 326.82 feet to a point for corner;
18. South 45°49'24" East, 77.85 feet to a point for corner;
19. South 04°43'51" East, 170.23 feet to a point for corner;
20. North 80°21'22" West, 90.23 feet to a point for corner;
21. South 08°48'40" East, 414.93 feet to a point for corner;
22. South 11°31'13" East, 122.27 feet to a point for the most southerly southeast corner of the herein described tract;
23. North 86°45'04" West, 588.69 feet to a point for corner;
24. North 36°17'23" West, 222.88 feet to a point for corner;
25. South 61°08'39" West, 226.18 feet to the **POINT OF BEGINNING**, and containing 30.634 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (NAD83) (FIPS 4203) (NAD83). 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 Kimley-Horn and Associates, Inc. in San Antonio, Texas.



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
2-18-2022

EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS

Kimley-Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10192073
Tel. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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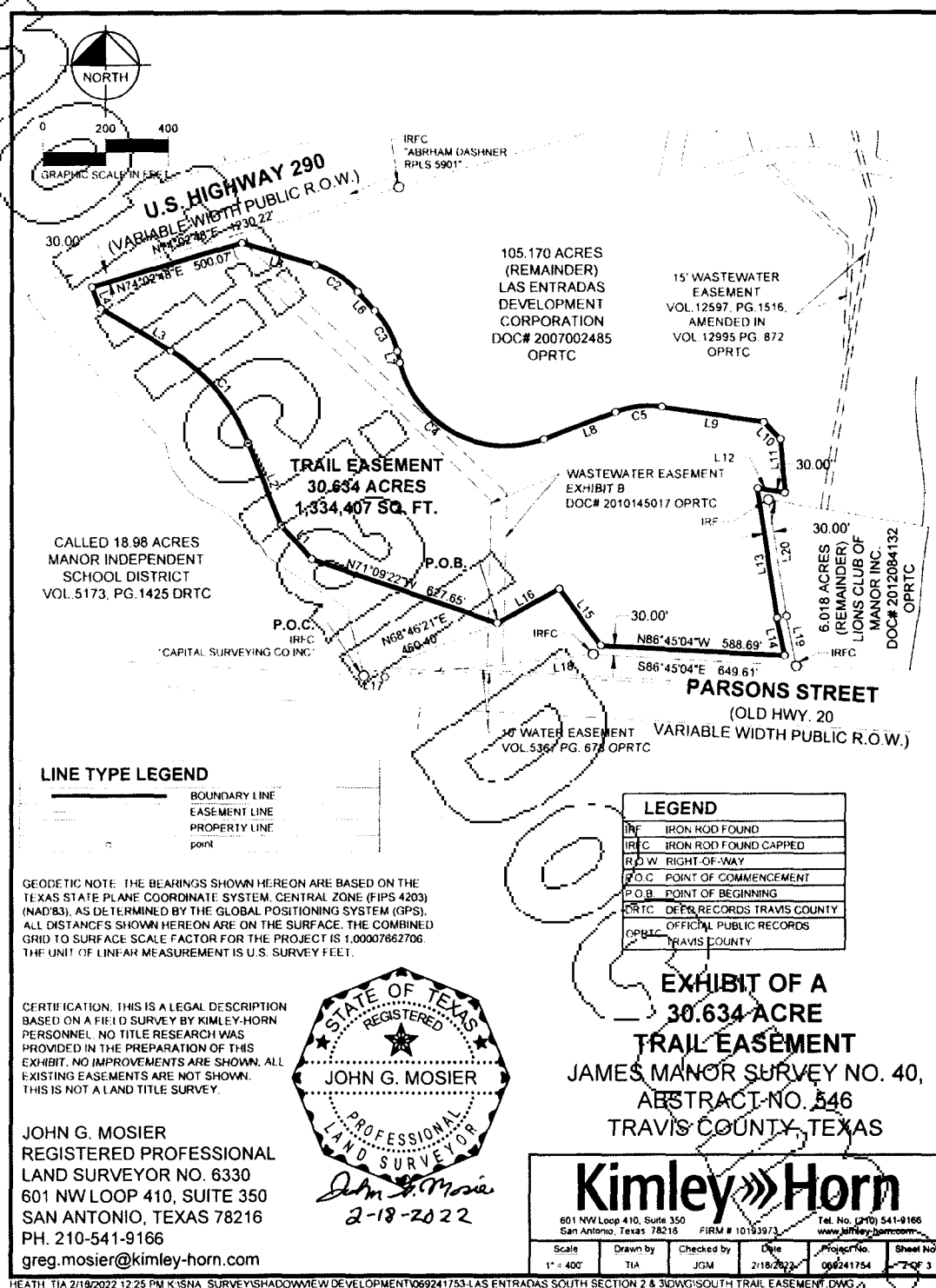


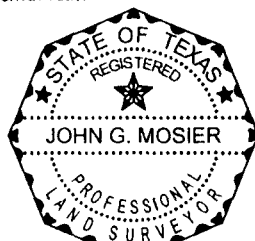
Exhibit "B-1"- Page 2

{W1082618.8}

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°07'29"W	144.45'	L11	S04°43'51"E	170.23'
L2	N21°41'25"W	281.28'	L12	N80°21'22"W	90.23'
L3	N59°05'56"W	258.77'	L13	S08°48'40"E	414.93'
L4	N22°42'05"W	74.01'	L14	S11°31'13"E	122.27'
L5	S73°19'22"E	243.22'	L15	N36°17'33"W	222.88'
L6	S42°43'58"E	82.88'	L16	S61°08'39"W	226.18'
L7	S14°30'21"E	37.51'	L17	S86°48'29"E	67.28'
L8	N69°29'24"E	243.26'	L18	N83°51'51"E	672.07'
L9	S84°32'45"E	326.82'	L19	N11°31'13"W	160.49'
L10	S45°49'24"E	77.85'	L20	N08°48'40"W	372.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°24'31"	606.00'	391.74'	N40°23'41"W	384.82'
C2	30°35'24"	300.00'	160.17'	S58°01'40"E	158.27'
C3	28°13'37"	300.00'	147.80'	S28°37'09"E	146.31'
C4	96°00'14"	350.00'	586.46'	S82°30'78"E	520.22'
C5	28°57'51"	300.00'	151.66'	N83°58'20"E	150.05'

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007662706. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
2-18-2022

EXHIBIT OF A
30.634-ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TIA	JGM	2/18/2022	089241/54	3 OF 3

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EXHIBIT "B-2"
Northern Trail Easement Legal Description

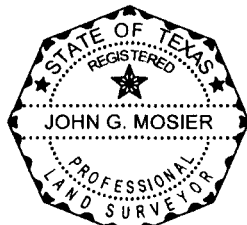
**A METES AND BOUNDS
 DESCRIPTION OF A
 3.644 ACRE TRACT OF LAND**

BEING a 3.644 acre (158,731 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, being a part of the remaining portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a concrete monument that has been disturbed found on the north right-of-way line of U.S. Highway 290 (variable width R.O.W.) marking the southwest corner of said 104.825 acre tract, a point on the east boundary line of that certain Tract 3, a called 275.66 acre tract described in instrument to Butler Family Partnership, LTD., in Volume 12271, Page 872 of the Official Public Record of Travis County, Texas, from which a 5/8 inch iron pipe found marking the northwest corner of said 104.825 acre tract, the northeast corner of said 275.66 acre tract, and a point on the south line of Hill Lane (variable width R.O.W.) bears North 27°28'12" East, a distance of 3034.66 feet;

THENCE, crossing said 104.825 acre tract, the following four (4) courses and distances

1. North 50°45'49" East, 73.74 feet to a point for the **POINT OF BEGINNING (P.O.B.)** being the west corner of the herein described tract;
2. North 27°28'12" East, 810.67 feet to a point for the north corner of the herein described tract;
3. South 14°09'29" East, 589.53 feet to a point for the east corner of the herein described tract;
4. South 74°05'42" West, 538.77 feet to the **POINT OF BEGINNING**, and containing 3.644 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 Kimley-Horn and Associates, Inc. in San Antonio, Texas.



JOHN G. MOSIER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6330
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH. 210-541-9166
 greg.mosier@kimley-horn.com

John G. Mosier
 2-18-2022

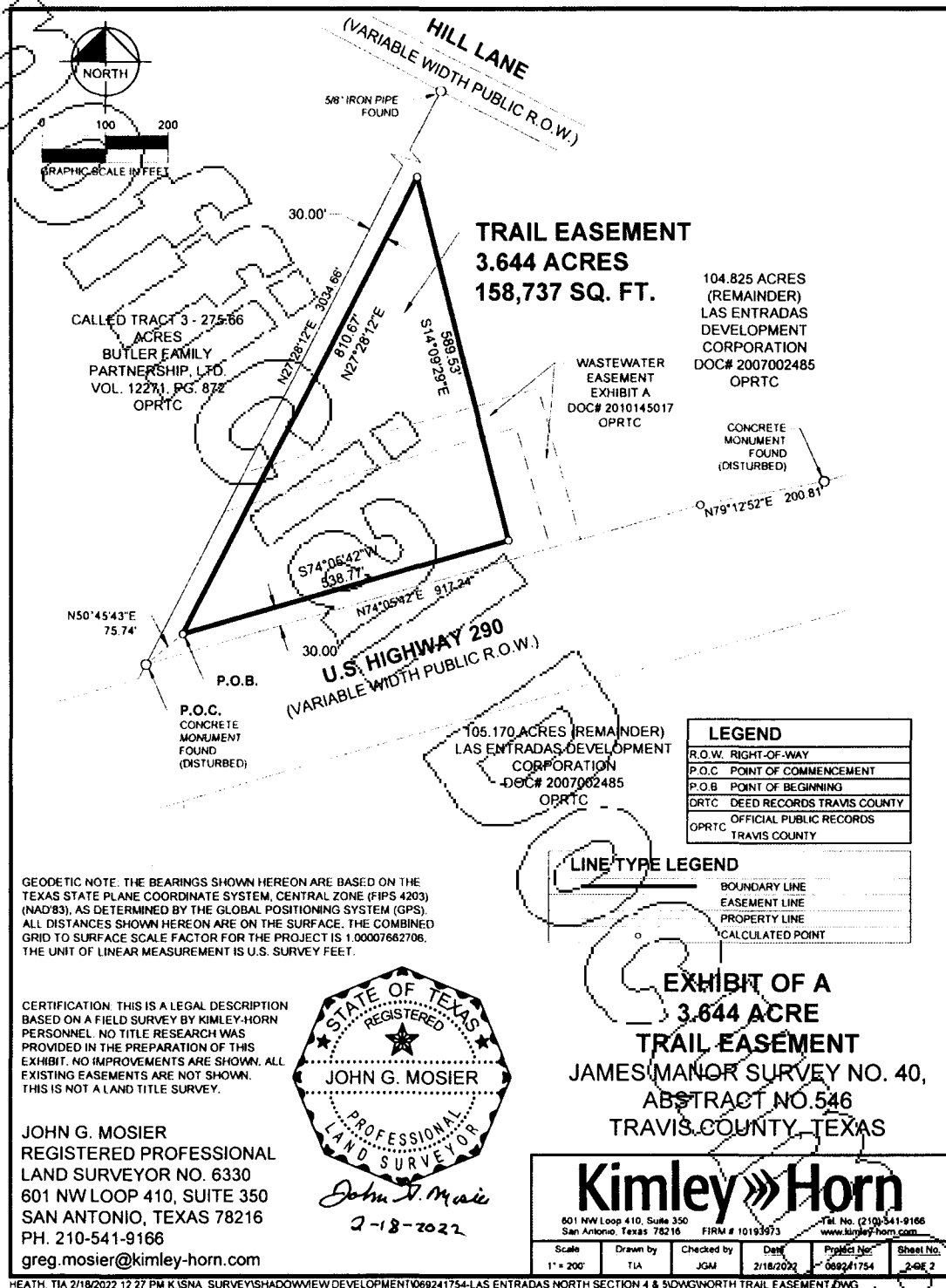
**EXHIBIT OF A
 3.644 ACRE
 TRAIL EASEMENT
 JAMES MANOR SURVEY NO. 40,
 ABSTRACT NO. 546
 TRAVIS COUNTY, TEXAS**

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10109073 Tel. 210 (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TIA	JGM	2/18/2022	069241754	1 OF 2

HEATH TIA 2/18/2022 12:26 PM K:\SNA_SURVEY\SHADOWVIEW DEVELOPMENT\069241754-LAS ENTRADAS NORTH SECTION 4 & S10WGNORTH TRAIL EASEMENT.DWG





5900 Shepherd Mountain Cove
 Building 2, Suite 200
 Austin, TX 78730
 (512) 454-4500
www.independencetitle.com

OWNERSHIP & ENCUMBRANCE REPORT

INVOICE NO. 20220141

(THIS IS NOT TITLE INSURANCE COVERAGE)

Independence Title Company has made a search of the record of the County Clerk of Travis County, Texas, as to the following described property:

Tract 1: Being a 30.634 acre (1,334,407 square feet) tract of land situated in the JAMES A. MANOR SURVEY NO. 40, ABSTRACT NO. 546, Travis County, being a portion of that certain 105.170 acres of land described in instrument to Las Entradas Development Corporation in Document No. 2007002485, Official Public Records, Travis County, Texas.

Tract 2: Being a 3.644 acre (158,737 square feet) tract of land situated in the JAMES A. MANOR SURVEY NO. 40, ABSTRACT NO. 546, Travis County, and being part of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485, Official Public Records, Travis County, Texas.

1. The last recorded document purporting to transfer title to the land described herein shows the following:

Purported owner(s):

Las Entradas Development Corporation, a Texas corporation

2. The following Monetary lien(s) and applicable recorded items, if any, affecting the subject property:

Deed of Trust:

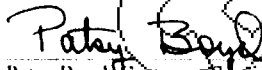
Recorded: Document No. 2020024121, Official Public Records, Travis County, Texas
 Grantor: Las Entradas Development Corporation
 Trustee: John N. Gambrell
 Beneficiary: Bank Ozk
 Amount: \$6,350,000.00

3. The following Involuntary lien(s) and applicable recorded items, if any, affecting parties with similar or like names as the purported owners: (Where no outstanding liens appear of record, state that the item is deleted.)

This section is hereby deleted; no liens found of record.

The records were checked from January 4, 2007 to the certification date of February 28, 2022 and executed this day of March 14, 2022.

WITNESS the signature of **Independence Title Company** at its office in the City of Austin, Travis County, Texas.


Patsy Boyd, Customer Service Representative

This report is issued with the express understanding, evidenced by the acceptance of same, that Independence Title Company does not undertake herein to give or express any opinion as to the validity of the title to the property above described, nor as to the validity of any of the instruments reported on herein, including the purported deed(s) establishing the record owner(s) in Item 1 above; but is simply reporting briefly herein as to certain instruments found of record pertaining to said property. It is expressly understood and agreed that this report is neither a guaranty nor warranty of title. By acceptance of this report, it is understood and agreed that the liability of Independence Title Company is expressly limited to the consideration paid for same. Our search has been limited to the above matters and the above time period; and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. In addition, the information reflected on this report may not be reproduced or regenerated for the purpose of distribution to any party(s) other than those reflected herein. In addition, this report is intended for the sole benefit of the party named herein and may not be re-distributed.

LIENHOLDER CONSENT AND SUBORDINATION TO GRANT OF SIDEWALK, TRAIL, AND RECREATIONAL EASEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

Recitals:

Las Entradas Development Corporation, a Texas corporation, is the Owner ("Owner") of the following property:

That tract of land situated in Travis County, Texas described in the attached and incorporated **EXHIBIT "1"** ("Property").

Bank OZK ("Lienholder") holds a lien against the Property under the following described documents:

Deed of Trust, Security Agreement and Financing Statement dated February 12, 2020, filed in the Official Public Records, Travis County, Texas Document No. 2020024121 in the amount of \$6,350,000.00 between Owner and Lienholder.

Owner has granted to Travis County, Texas ("County") a sidewalk, trail, and recreational easement against and running with the portion of the Property described in **Exhibits "2-A" and "2-B"** ("Easement").

Agreement

In consideration of \$10, and other good and valuable consideration, the receipt of which is acknowledged, the Lienholder agrees as follows:

1. Lienholder consents to the grant of the Easement against and running with the Property on which it has the lien, which is executed contemporaneously herewith.
2. Lienholder subordinates all of its liens on this Property to the rights granted and the obligations set forth in the Easement and to rights and interests of the County, its successors and assigns, and any foreclosure of its liens will not extinguish the Easement or County's rights and interests in the Easement.
3. Lienholder affirms that the undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on May 24, 2022.

BANK OZK

By: [Signature]Name: Rick EadesTitle: SVP

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Williamson §

Before me Nicole Vaughan (Notary name), Notary Public, on
this day personally appeared Rick Eades (signer's name),
SVP (title) of Bank OZK, known to me to be the
person whose name is subscribed to the foregoing instrument and acknowledged that he executed
the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of May,
2022.

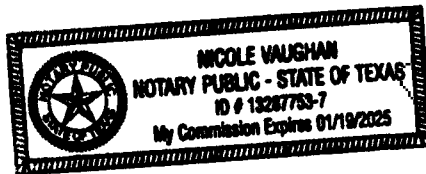

[Signature]
Notary Public, State of Texas

EXHIBIT "1"**Property**~~20200204121 Page 24 of 35~~

ABRAM DASHNER, RPLS, LLC
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420
rpls5901@gmail.com 512-905-4369

82.665 ACRES
JAMES MANOR SURVEY NO. 40, ABS. 546
MANOR, TRAVIS COUNTY, TEXAS

FILE NO. 2020.005
PROJECT: 064-01
DATE: 01/16/2020

DESCRIPTION

82.665 ACRES OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 104.825 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, BY DEED OF RECORD IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 82.665 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4-inch iron pipe found in the southwest right-of-way line of Hill Lane (r.o.w. varies), being the northeast corner of that certain 275.66 acre tract conveyed to Butler Family Partnership, Ltd., by Deed of record in 12271, Page 872, of the Real Property Records of Travis County, Texas, for the northwesterly corner of said 104.825 acre tract and hereof;

THENCE, S63°13'04"E, along said southwest right-of-way line, being the north line of said 104.825 acre tract a distance of 2148.72 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the intersection of said southwest right-of-way line and the west right-of-way line of Gregg Manor Road (100' r.o.w.), for the northeasterly corner hereof;

THENCE, leaving said southwest right-of-way line, over and across said 104.825 acre tract, along said west right-of-way line of Gregg Manor Road, the following two (2) courses and distances:

1. S86°14'29"W, a distance of 343.78 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
2. Along said curve, having a radius of 550.00 feet, a central angle of 05°49'29", an arc length of 55.91 feet, and a chord which bears S33°26'35"W, a distance of 55.89 feet to a 1/2-inch iron rod found at the point of reverse curvature of a curve to the right, being the intersection of said west right-of-way line and the north right-of-way line of Genome Drive (60' r.o.w.), as dedicated by Las Entradas North Section 4's subdivision of record in Document No. 201200182, of said Official Public Records;

THENCE, leaving said west right-of-way line of Gregg Manor Road, continuing over and across said 104.825 acre tract, along said north right-of-way line of Genome Drive, the following four (4) courses and distances:

EXHIBIT
PAGE 1 OF 3 PAGES

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1. Along said curve to the right, having a radius of 25.00 feet, a central angle of $86^{\circ}09'23''$, an arc length of 37.59 feet, and a chord which bears $S72^{\circ}58'50''W$, a distance of 34.15 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
2. $N63^{\circ}14'15''W$, a distance of 32.45 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
3. Along said curve, having a radius of 500.00 feet, a central angle of $40^{\circ}48'34''$, an arc length of 356.13 feet, and a chord which bears $N85^{\circ}36'38''W$, a distance of 348.85 feet to a 1/2-inch iron rod found at the point of tangency of said curve;
4. $S74^{\circ}14'30''W$, a distance of 271.98 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the northwesterly terminus of said Genome Drive, being the northwest corner of said Las Entradas North Section 1;

THENCE, $S15^{\circ}35'20''E$, continuing over and across said 104.825 acre tract, along the west line of said Las Entradas North Section 1, being the west line of said Genome Drive, a distance of 60.00 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the right, being the intersection of the south right-of-way line of said Genome Drive and the west right-of-way line of Tillgang Pass (60' r.o.w.), as dedicated by said Las Entradas North Section 1;

THENCE, continuing over and across said 104.825 acre tract, along said west right-of-way line of Tillgang Pass, being the west line of said Las Entradas North Section 1, the following three (3) courses and distances:

1. Along said curve, having a radius of 25.00 feet, a central angle of $90^{\circ}36'00''$, an arc length of 39.53 feet, and a chord which bears $S60^{\circ}48'09''E$, a distance of 35.54 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the end of said curve;
2. $S15^{\circ}57'33''E$, a distance of 551.00 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
3. Along said curve, having a radius of 25.00 feet, a central angle of $90^{\circ}00'54''$, an arc length of 39.28 feet, and a chord which bears $S29^{\circ}02'36''W$, a distance of 35.36 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the south line of said 104.825 acre tract, being the southwest corner of said Las Entradas North Section 1, also being the intersection of said west right-of-way line and the north right-of-way line of U.S. 290 (r.o.w. varies);

THENCE, along said north right-of-way line of U.S. 290, being the south line of said 104.825 acre tract, the following seven (7) courses and distances:

1. $S73^{\circ}58'55''W$, a distance of 676.67 feet to a TxDOT Type 1 concrete monument found, for an angle point;
2. $N15^{\circ}52'54''W$, a distance of 135.73 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;

EXHIBIT A-1
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3. S74°07'06"W, a distance of 400.00 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
4. S15°52'54"E, a distance of 136.00 feet to a 1/2-inch iron rod found, for an angle point;
5. S74°06'59"W, a distance of 498.70 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
6. S79°15'40"W, a distance of 200.81 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
7. S74°07'06"W, a distance of 86.77 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for the southwesterly corner hereof;

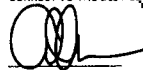
THENCE, leaving said north right-of-way line, over and across said 104.825 acre tract, the following three (3) courses and distances:

1. N14°43'51"W, a distance of 370.42 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
2. Along said curve, having a radius of 400.20 feet, a central angle of 16°33'12", an arc length of 105.62 feet, and a chord which bears N05°57'14"W, a distance of 115.22 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
3. N00°31'43"E, a distance of 647.71 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the west line of said 104.825 acre tract, being the east line of said 275.66 acre tract, for an angle point.

THENCE, N27°26'53"E, along the east line of said 275.66 acre tract, being the west line of said 104.825 acre tract, a distance of 1513.89 feet to the POINT OF BEGINNING, and containing 82.665 acres (3,600,897 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.


 ABRAM C. DASHNER
 TEXAS RPLS 5901
 TBPLS FIRM NO. 10194420



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ABRAM DASHNER, RPLS, LLC
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901
 TBPLS FIRM NO. 10194420
 rplas901@gmail.com 512-905-4369

23.980 ACRES
 JAMES MANOR SURVEY NO. 40, ABS. 546
 MANOR, TRAVIS COUNTY, TEXAS

FILE NO. 2020.006
 PROJECT: 064-01
 DATE: 01/16/2020

DESCRIPTION

23.980 ACRES OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 105.170 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, BY DEED OF RECORD IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 23.980 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set within said 105.170 acre tract, being the intersection of the west line of a forty-foot (40') private roadway (commonly called "Gregg Manor Road") and the south line of a 50-foot (50') private roadway (commonly called "Tur Weg Lane"), being an angle point in the south line of Lot 1, Block A, Las Entradas South Section 1, a subdivision of record in Document No. 201200083, of said Official Public Records, for the northeasterly corner hereof;

THENCE, over and across said 105.170 acre tract, the following twelve (12) courses and distances:

1. S12°18'00"W, a distance of 506.89 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
2. Along said curve having a radius of 645.00 feet, a central angle of 19°59'09", an arc length of 224.39 feet, and a chord which bears S02°19'24"W, a distance of 223.85 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
3. S07°40'11"E, a distance of 140.56 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
4. Along said curve, having a radius of 555.00 feet, a central angle of 02°06'26", an arc length of 20.41 feet, and a chord which bears S06°36'58"E, a distance of 20.41 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set (to be replaced by a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap) at the end of said curve, for the southeasterly corner hereof;
5. N85°09'31"W, a distance of 8.56 feet to a calculated point at the beginning of a non-tangent curve to the right;

EXHIBIT A-2
 PAGE 1 OF 2 PAGES

~~2020024484 Page 20 of 30~~

6. Along said curve, having a radius of 471.59 feet, a central angle of $34^{\circ}13'16''$, an arc length of 281.67 feet, and a chord which bears $N67^{\circ}17'15''W$, a distance of 277.50 feet to a calculated point at the end of said curve;
 7. $N50^{\circ}10'36''W$, a distance of 509.35 feet to a calculated point at the point of curvature of a curve to the left;
 8. Along said curve, having a radius of 328.41 feet, a central angle of $56^{\circ}06'18''$, an arc length of 321.59 feet, and a chord which bears $N78^{\circ}13'46''W$, a distance of 308.89 feet to a calculated point at the point of tangency of said curve;
 9. $S73^{\circ}43'04''W$, a distance of 209.58 feet to a calculated point at the point of curvature of a curve to the right;
 10. Along said curve, having a radius of 271.59 feet, a central angle of $75^{\circ}35'32''$, an arc length of 358.32 feet, and a chord which bears $N68^{\circ}29'11''W$, a distance of 332.89 feet to a calculated point at the point of tangency of said curve;
 11. $N30^{\circ}41'26''W$, a distance of 368.08 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the beginning of a non-tangent curve to the right;
 12. Along said curve, having a radius of 271.59 feet, a central angle of $09^{\circ}48'54''$, an arc length of 46.52 feet, and a chord which bears $N25^{\circ}46'09''W$, a distance of 46.47 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the north line of said 105.170 acre tract, being the south right-of-way line of U.S. 290 (r.o.w. varies), for the northwesterly corner hereof;
- THENCE, $N74^{\circ}02'51''E$, along said south right-of-way line, being the north line of said 105.170 acre tract, a distance of 884.42 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the northwest corner of said Lot 1, Block A, being the northwest terminus of a 60-foot (60') private roadway (commonly called "Briaridge Drive");
- THENCE, leaving said south right-of-way line, over and across said 105.170 acre tract, along the west and south lines of said Lot 1, Block A, the following nine (9) courses and distances:
1. Along a non-tangent curve to the right, having a radius of 15.00 feet, a central angle of $102^{\circ}45'56''$, an arc length of 26.40 feet, and a chord which bears $S54^{\circ}34'30''E$, a distance of 23.44 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of compound curvature of a curve to the right;
 2. Along said curve, having a radius of 156.00 feet, a central angle of $15^{\circ}30'48''$, an arc length of 40.61 feet, and a chord which bears $S04^{\circ}33'29''W$, a distance of 40.49 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
 3. $S12^{\circ}18'52''W$, a distance of 165.24 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the southwest corner of said Lot 1, for an angle point;

EXHIBITS A-2
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4. S77°41'08"E, a distance of 66.69 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the left;
5. Along said curve, having a radius of 225.00 feet, a central angle of 29°48'19", an arc length of 117.05 feet, and a chord which bears N87°24'42"E, a distance of 115.73 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
6. N72°30'33"E, a distance of 114.41 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
7. Along said curve, having a radius of 550.00 feet, a central angle of 29°48'25", an arc length of 286.13 feet, and a chord which bears N87°24'46"E, a distance of 282.91 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
8. S72°41'00"E, a distance of 358.75 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
9. Along said curve, having a radius of 25.00 feet, a central angle of 90°00'54", an arc length of 39.28 feet, and a chord which bears S32°41'00"E, a distance of 35.36 feet to the POINT OF BEGINNING, and containing 23.980 acres (1,044,576 square feet) of land, more or less.

BEARING BASE, TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTRNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.


 ABRAM C. DASHNER
 TEXAS RPLS 5901
 TBPLS FIRM NO. 10194428



EXHIBIT A-2
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ABRAM DASHNER, RPLS, LLC
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901
 TBPLS FIRM NO. 10194420
 rpl5901@gmail.com 512-905-4369

14.095 ACRES
 JAMES MANOR SURVEY NO. 40, ABS. 546
 MANOR, TRAVIS COUNTY, TEXAS

FILE NO. 2020.007
 PROJECT: 064-01
 DATE: 01/16/2020

DESCRIPTION

14.095 ACRES OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 105.170 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, BY DEED OF RECORD IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 14.095 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found at an angle point in the east line of said 105.170 acre tract, being an angle point in the west line of that certain 9.973 acre tract conveyed to Manor Apartments, LLC, by Deed of record in Document No. 2019137031, of said Official Public Records, for the northeasterly corner hereof;

THENCE S03°07'08"W, along the west line of said 9.973 acre tract, being the east line of said 105.170 acre tract, a distance of 435.80 feet to a 1/2-inch iron rod found at the southwest corner of said 9.973 acre tract, for an angle point;

THENCE, along the south line of said 9.973 acre tract, being the east line of said 105.170 acre tract, the following three (3) courses and distances:

1. S81°35'50"E, a distance of 357.77 feet to a 60D nail found, for an angle point;
2. S61°03'59"E, a distance of 38.51 feet to a 60D nail found, for an angle point;
3. S60°23'18"E, a distance of 398.76 feet to a 60D nail found at the southeast corner of said 9.973 acre tract, being in the west line of the City of Manor, a subdivision of record in Volume V, Page 796, of the Deed Records of Travis County, Texas, for an angle point;

EXHIBIT A-3
 PAGE 1 OF 2 PAGES

~~2022084421 Page 24 of 26~~

THENCE, S10°19'41"W, along the west line of said City of Manor, being the east line of said 105.170 acre tract, a distance of 572.40 feet to a calculated point at the southeast corner of said 105.170 acre tract, for the southeasterly corner hereof;

THENCE, along the south line of said 105.170 acre tract, the following two (2) courses and distances:

1. N82°15'53"W, a distance of 252.68 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;

N86°02'28"W, a distance of 534.52 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for the southwesterly corner hereof;

THENCE, over and across said 105.170 acre tract, the following seven (7) courses and distances:

1. N09°37'11"E, a distance of 182.88 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
2. N03°33'06"E, a distance of 34.02 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set, for an angle point;
3. N05°31'20"E, a distance of 280.78 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the beginning of a non-tangent curve to the left;
4. Along said curve, having a radius of 645.00 feet, a central angle of 13°12'04", an arc length of 148.81 feet, and a chord which bears N01°04'10"W, a distance of 148.28 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the end of said curve;
5. N07°40'11"W, a distance of 140.56 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of curvature of a curve to the right;
6. Along said curve, having a radius of 555.00 feet, a central angle of 19°59'11", an arc length of 198.60 feet, and a chord which bears N02°19'24"E, a distance of 192.62 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set at the point of tangency of said curve;
7. N32°19'00"E, a distance of 251.73 feet to a 1/2-inch iron rod with "Dashner RPLS 5901" stainless steel cap set in the east line of said 105.170 acre tract, being the west line of said 9.973 acre tract, for the northwesterly corner hereof; from which a 1/2-inch iron rod found at an angle point in said west line bears N73°46'27"W, a distance of 50.95 feet;

EXHIBIT A-3
PAGE 2 OF 3 PAGES

2020024121 Page 32 of 36

THENCE, S73°46'17"E, along the west line of said 9.973 acre tract, being the east line of said 105.170 acre tract, a distance of 95.67 feet to the POINT OF BEGINNING, and containing 14.095 acres (613,990 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

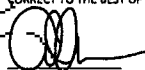

 ABRAM C. DASHNER
 TEXAS CPLS 5901
 TPLS FIRM NO. 10194420



EXHIBIT 4-3
 PAGE 3 OF 31 PAGES

Exhibit 2-A

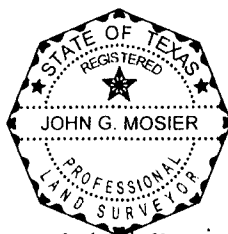
**A METES AND BOUNDS
DESCRIPTION OF A
30.634 ACRE TRACT OF LAND**

BEING a 30.634 acre (1,334,407 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a portion of that certain 105.170 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County (remainder), and being more particularly described as follows:

COMMENCING at an iron rod with cap stamped "CAPITAL SURVEYING CO INC" found on the north right-of-way line of Parsons Street also known as Old Highway 20 (variable width public right-of-way), marking the southwest corner of said 105.170 acre tract and the most southerly southeast corner of that certain 18.86 acre tract described in instrument to Manor Independent School District in Volume 5173, Page 1425 of the Deed Records of Travis County, from which an iron rod with cap found on the common line of said north right-of-way line and said 105.170 acre tract bears South 86°18'29" East a distance of 67.28 feet and North 83°51'51" East a distance of 672.07 feet,

THENCE crossing said 105.170 acre tract, the following twenty-five (25) courses and distances:

1. North 58°46'21" East, 460.40 feet to a point for the **POINT OF BEGINNING** being a southerly corner of the herein described tract;
2. North 71°39'22" West, 527.65 feet to a point for corner;
3. North 43°07'29" West, 144.45 feet to a point for corner;
4. North 21°41'25" West, 281.28 feet to a point for a point of curvature;
5. in a northwesterly direction along a tangent curve to the left, having a radius of 600.00 feet, a chord of North 48°23'41" West, 384.82 feet, a central angle of 37°24'31", and an arc length of 391.74 feet to a point for a point of tangency;
6. North 59°05'56" West, 258.71 feet to a point for corner;
7. North 22°48'05" West, 74.01 feet to a point for the most northerly northwest corner of the herein described tract;
8. North 74°02'48" East, 600.07 feet to a point for the most northerly northeast corner of the herein described tract;
9. South 73°19'22" East, 243.22 feet to a point for a point of curvature;
10. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 58°01'40" East, 158.27 feet, a central angle of 30°35'24", and an arc length of 160.17 feet to a point for a point of tangency;
11. South 42°43'58" East, 62.88 feet to a point for a point of curvature;
12. in a southeasterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of South 28°37'09" East, 146.31 feet, a central angle of 28°43'37", and an arc length of 147.80 feet to a point for a point of tangency;
13. South 14°30'21" East, 37.51 feet to a point for a point of curvature;
14. in a southeasterly direction along a tangent curve to the left, having a radius of 350.00 feet, a chord of South 62°30'28" East, 520.22 feet, a central angle of 96°00'14", and an arc length of 586.46 feet to a point for a point of tangency;
15. North 69°29'24" East, 243.28 feet to a point for a point of curvature;
16. in an easterly direction along a tangent curve to the right, having a radius of 300.00 feet, a chord of North 83°58'20" East, 150.05 feet, a central angle of 28°57'51", and an arc length of 151.66 feet to a point for a point of tangency;
17. South 81°32'45" East, 326.82 feet to a point for corner;
18. South 45°49'24" East, 77.85 feet to a point for corner;
19. South 04°43'51" East, 170.23 feet to a point for corner;
20. North 80°21'22" West, 90.23 feet to a point for corner;
21. South 08°48'40" East, 414.93 feet to a point for corner;
22. South 11°31'13" East, 122.27 feet to a point for the most southerly southeast corner of the herein described tract;
23. North 86°45'04" West, 588.69 feet to a point for corner;
24. North 36°17'23" West, 222.88 feet to a point for corner;
25. South 61°08'39" West, 226.18 feet to the **POINT OF BEGINNING** and containing 30.634 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 Kimley-Horn and Associates, Inc. in San Antonio, Texas.



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
2-18-2022

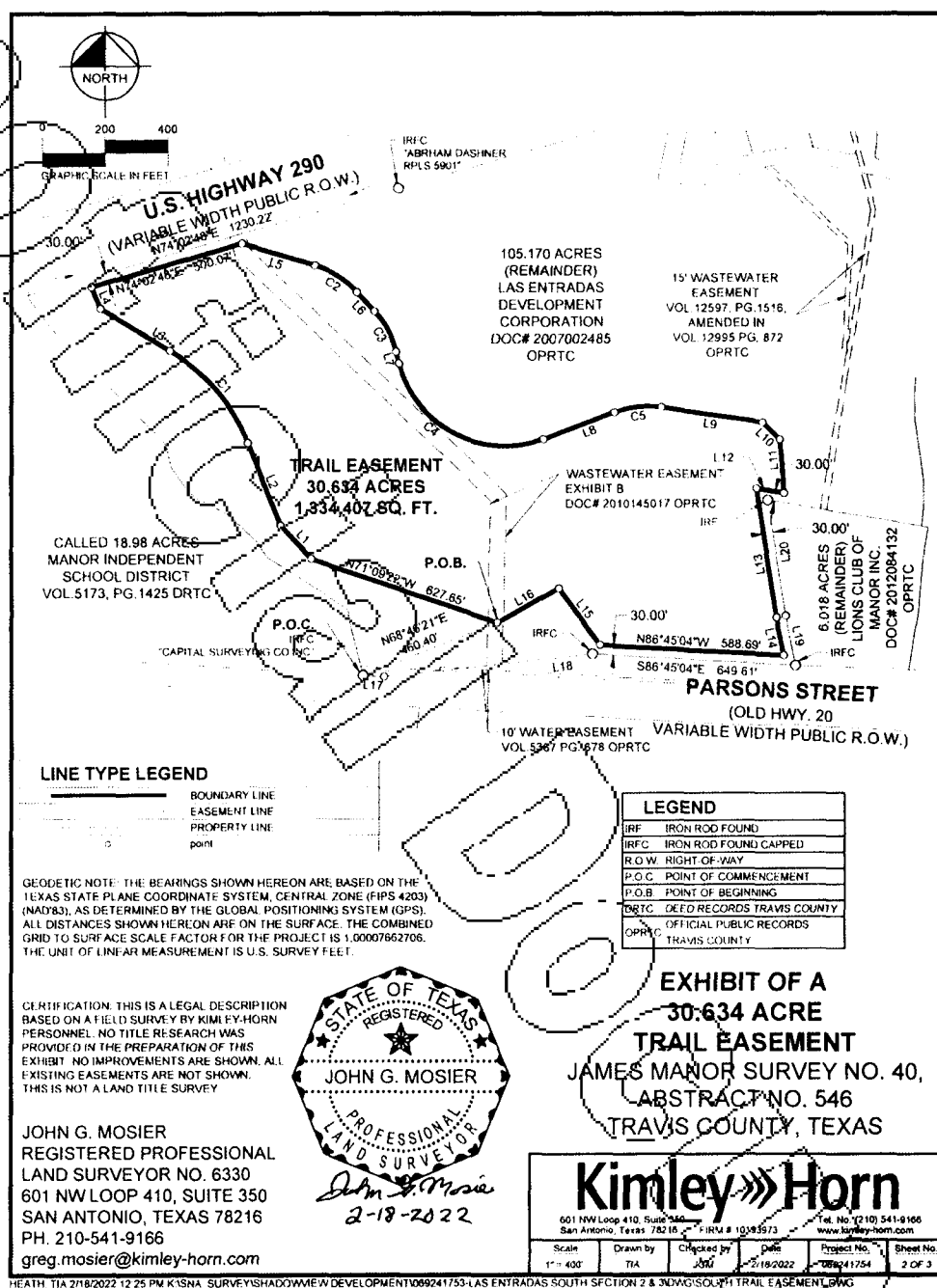
**EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS**

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TIA	JGM	2/18/2022	066241754	TRAIL 3

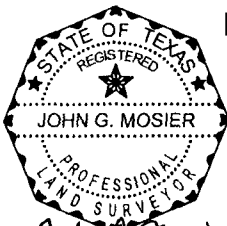
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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°07'29"W	144.45'	L11	S04°43'51"E	170.23'
L2	N21°41'25"W	281.28'	L12	N80°21'22"W	90.23'
L3	N59°05'56"W	258.77'	L13	S08°48'40"E	414.93'
L4	N22°42'05"W	74.01'	L14	S11°31'13"E	122.27'
L5	S73°19'22"E	243.22'	L15	N36°17'33"W	222.88'
L6	S42°43'58"E	82.88'	L16	S61°08'39"W	226.18'
L7	S14°30'21"E	37.51'	L17	S86°48'29"E	67.28'
L8	N69°29'24"E	243.26'	L18	N83°51'51"E	672.07'
L9	S81°32'45"E	326.82'	L19	N11°31'13"W	160.49'
L10	S46°49'24"E	77.85'	L20	N08°48'40"W	372.59'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°24'31"	600.00'	391.74'	N40°23'41"W	384.82'
C2	30°35'24"	300.00'	160.17'	S58°01'40"E	158.27'
C3	28°13'37"	300.00'	147.80'	S28°37'09"E	146.31'
C4	96°00'14"	350.00'	586.46'	S62°30'28"E	520.22'
C5	28°57'51"	300.00'	151.66'	N83°58'20"E	150.05'

GEODETIC NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED GRID TO SURFACE SCALE FACTOR FOR THE PROJECT IS 1.00007862706. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



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John G. Mosier
2-18-2022

EXHIBIT OF A
30.634 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TJA	JGM	2/18/2022	099241754	3 OF 3

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Exhibit 2-B

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

BEING a 3.644 acre (158,737 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a part of the remaining portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a concrete monument that has been disturbed found on the north right-of-way line of U.S. Highway 290 (variable width R.O.W.) marking the southwest corner of said 104.825 acre tract, a point on the east boundary line of that certain Tract 3, a called 275.66 acre tract described in instrument to Butler Family Partnership, LTD., in Volume 12271, Page 872 of the Official Public Record of Travis County, Texas, from which a 5/8 inch iron pipe found marking the northwest corner of said 104.825 acre tract, the northeast corner of said 275.66 acre tract, and a point on the south line of Hill Lane (variable width R.O.W.) bears North 27°28'12" East, a distance of 3034.66 feet;

THENCE crossing said 104.825 acre tract, the following four (4) courses and distances.

1. North 50°45'43" East, 75.74 feet to a point for the **POINT OF BEGINNING (P.O.B.)** being the west corner of the herein described tract;
2. North 27°28'12" East, 819.67 feet to a point for the north corner of the herein described tract;
3. South 14°09'29" East, 588.53 feet to a point for the east corner of the herein described tract;
4. South 74°05'42" West, 538.77 feet to the **POINT OF BEGINNING**, and containing 3.644 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 Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JOHN G. MOSIER
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**EXHIBIT OF A
3.644 ACRE
TRAIL EASEMENT
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS**

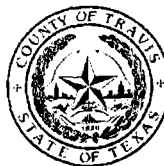
Kimley»Horn	
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 File No. 10193873 Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	N/A
Drawn by	TIA
Checked by	gcm
Date	2/18/2022
Project No.	06924178
Sheet No.	1 OF 2

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Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Rebecca Guerrero
**Rebecca Guerrero, County Clerk
Travis County, Texas**

2022119832

Jul 11, 2022 02:08 PM

Fee: \$142.00

ANDERSOND

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, Texas.

Applicant: Kimley-Horn & Associates

Owner: RHOF LLC

BACKGROUND/SUMMARY:

Originally approved in November 2018, this amendment to the Concept Plan is updating Phase 6 of the project to be consistent with the updated PUD. The updated PUD was approved in October 2023, and it modified a 9.30-acre area from Open Space to C-2 Medium Commercial. In addition to relabeling a portion of Phase 6 to C2, the land use and square footage tables were also updated. Notes 25 and 26 were also added to the concept plan to be consistent with the notes approved on the revised PUD.

The Planning and Zoning Commission voted 4-0 to approve.

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

- Concept Plan Redline
- Concept Plan
- PUD Zoning Ord 721

- Aerial location image
- Engineer Comments
- Conformance Letter
- Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

CONCEPT PLAN FOR MANOR HEIGHTS PHASES 2, 3, 4, 5, 6 2018-P-1130-CP CITY OF MANOR, TRAVIS COUNTY, TEXAS November 2018

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

LEGAL DESCRIPTION:

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

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

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS

157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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

BENCHMARK NOTE:

BM #103 "X" SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 "X" SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN. ELEV.=543.45'

SITE SUMMARY 477.8 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	25.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	19.7	-	-
TOTALS	477.8		1435-1536

* PUD MEDIUM DENSITY (10 UNITS/ACRE) (7 LUE/UNIT)
**COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)
*** CITY PARKLAND (6 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	477.75
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	25.9
*EXCESS OF REQUIRED PARKLAND	2.0

TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Uses			
Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
DATED THIS ____ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY,
MAYOR OF THE CITY OF MANOR, TEXAS

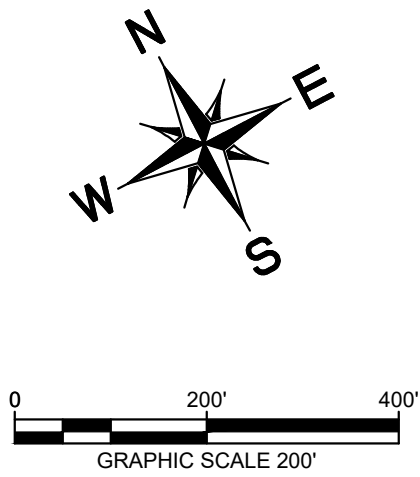
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.
DATED THIS ____ DAY OF _____, 20__
BY: _____
LAKESHA SMALL, CHAIRPERSON



VICINITY MAP SCALE: 1" = 2,000'

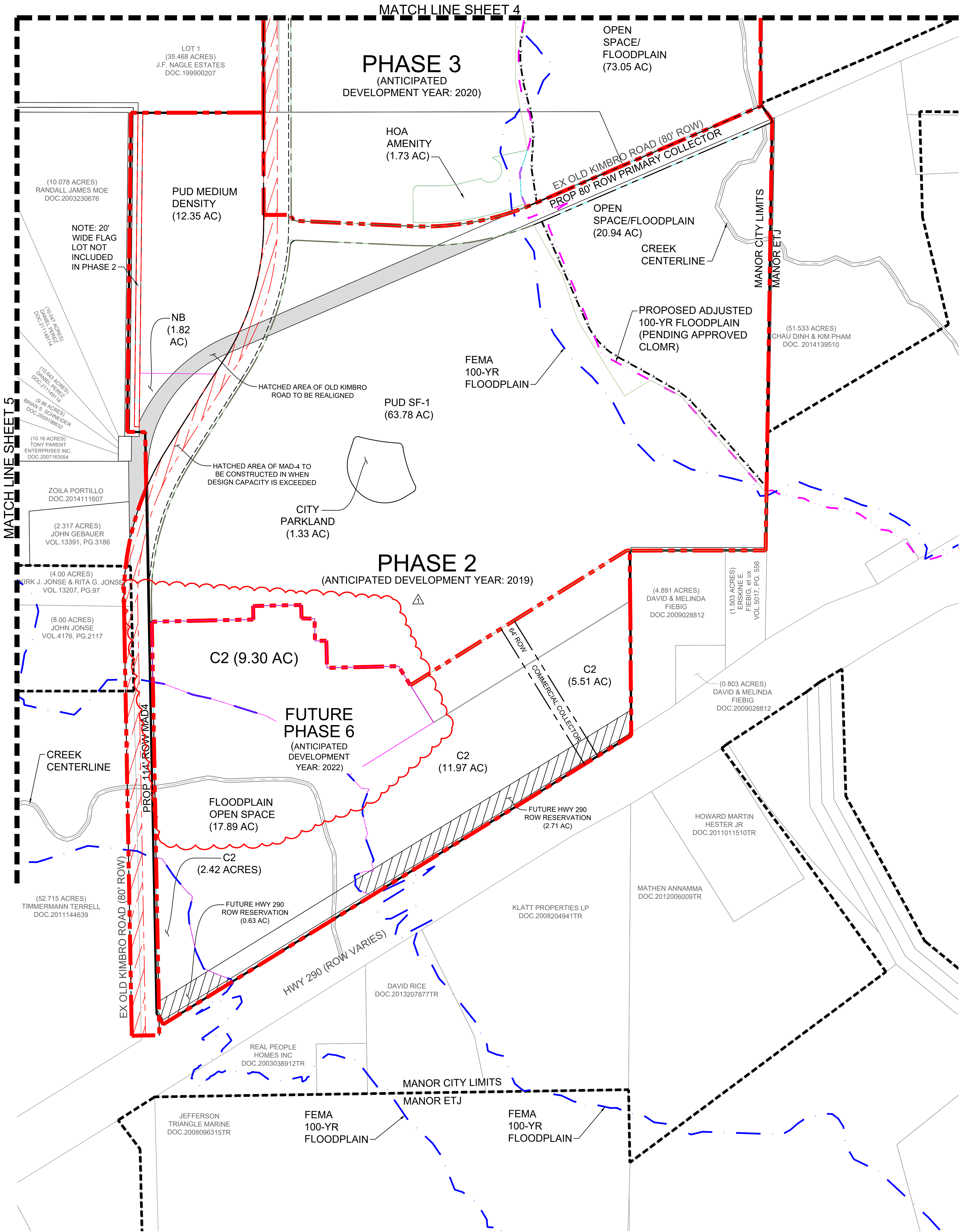
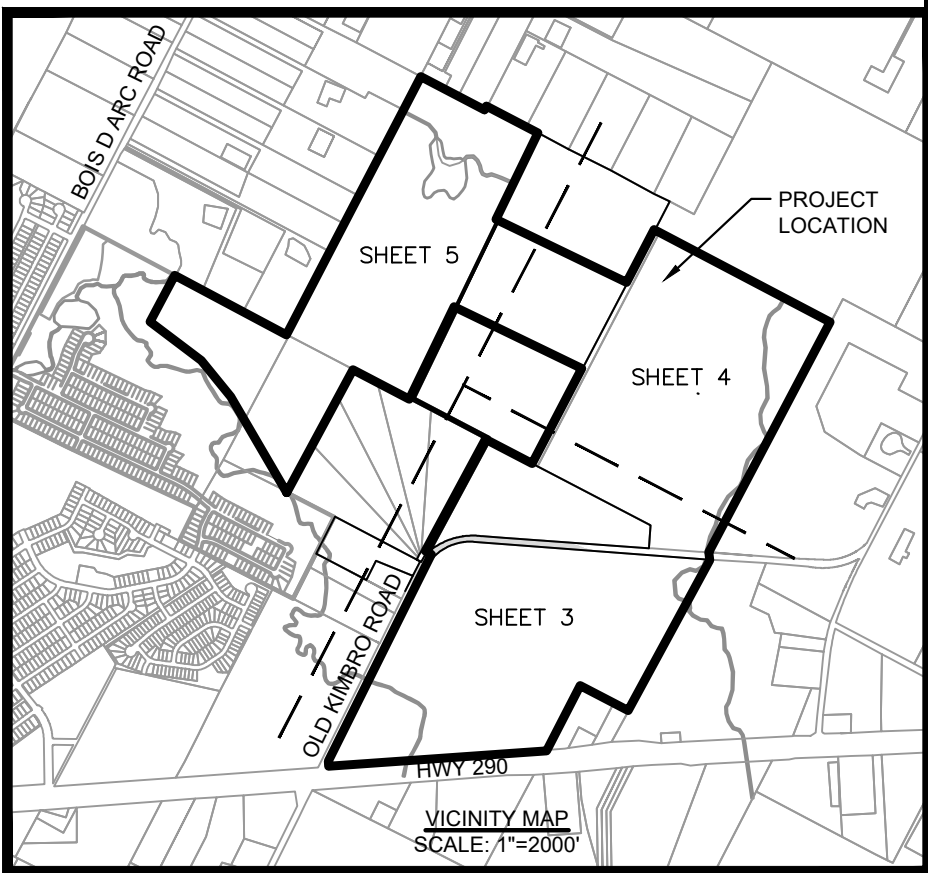
Trip Generation Planner (ITE 10th Edition) - Summary Report

Weekday Trip Generation				Project Name		MANOR HEIGHTS	
Trips Based on Average Rates/Equations				Project Number			



LEGEND

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



	DESCRIPTION	DATE	BY
	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	09/13/23	SFS

CONCEPT PLAN FOR MANOR HEIGHTS PHASES 2, 3, 4, 5, 6 2023-P-1594-CP CITY OF MANOR, TRAVIS COUNTY, TEXAS FEBRUARY 2024

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
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LEGAL DESCRIPTION:

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

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

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS

157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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

BENCHMARK NOTE:

BM #103 "X" SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 "X" SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN. ELEV.=543.45'

SITE SUMMARY 477.8 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	25.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	19.7	-	-
TOTALS	477.8		1435-1536

* PUD MEDIUM DENSITY (10 UNITS/ACRE) (7 LUE/UNIT)
**COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)
*** CITY PARKLAND (6 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	477.75
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	25.9
*EXCESS OF REQUIRED PARKLAND	2.0

TRAFFIC

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Uses			
Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
DATED THIS ____ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY,
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.
DATED THIS ____ DAY OF _____, 20__
BY: _____
FELIZ PAIZ, CHAIRPERSON



VICINITY MAP SCALE: 1" = 2,000'

Trip Generation Planner (ITE 10th Edition) - Summary Report

Weekday Trip Generation		Project Name		MANOR HEIGHTS	
Trips Based on Average Rates/Equations		Project Number			
				Rates	
				Total Trips	
				Net Trips after Internal Capture	
				Net Trips after Internal Capture & Pass-By	
ITE	Internal Capture	Independent	Setting/Location	No. of	Avg
Code	Land Use	Variable		Units or Bq	Rate
920	Retail	1,000 Sq Ft GLA	General Urban/Suburban	233	Avg
932	Restaurant	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	14.7	Avg
934	Restaurant	Fast-Food Restaurant w/ D.T.	General Urban/Suburban	6	Avg
		1,000 Sq Ft			
		Total Office			
		Total Retail			
		Total Restaurant			
		Total Office			
		Total Restaurant			
		Total Residential			
		Total Hotel			
		Total Other			
		Subtotal before Internal Capture			
		Total			
		Grand Total			

Notes:
(1) AM and/or PM rates correspond to peak hour of generator.
(2) Land use was removed in Trip Generation, 10th Edition; trip generation data from the ITE Trip Generation, 9th Edition.
A Trip Generation data from ITE Trip Generation, 10th Edition.
B All/PM rates correspond to peak of adjacent street traffic (if data available).
C Includes weekday rates only.
D Total trips include pass-by trips w/ no internal capture.
E Pass-by rates from ITE Trip Generation Handbook, 3rd Edition.
F Internal capture rates from ITE Trip Generation Handbook, 3rd Edition.
G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition.
H Enter data in shaded cells of column A.
I ITE Codes entered on first 6 rows of table are assumed to be part of mixed use and will be used in calculation of internal capture.

SUBDIVISION NOTES

- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT, A COST ESTIMATE FOR THE CONSTRUCTION OF ANY

- SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3,300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
 - LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
 - ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
 - LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
 - SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
 - SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
 - OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
 - EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
 - LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.

- NO DUPLEXES ARE ALLOWED IN THIS PUD.
- THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
- THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY, NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
- 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN", AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

ENGINEER / SURVEYOR

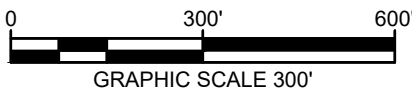
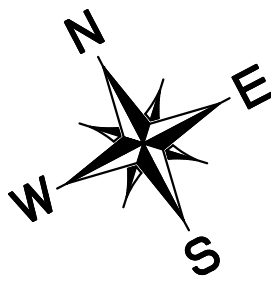
Kimley»Horn

501 SOUTH AUSTIN AVENUE
SUITE 1310
GEORGETOWN, TX 78626
PH: (512) 418-1771
CONTACT: ALEX GRANADOS, P.E.

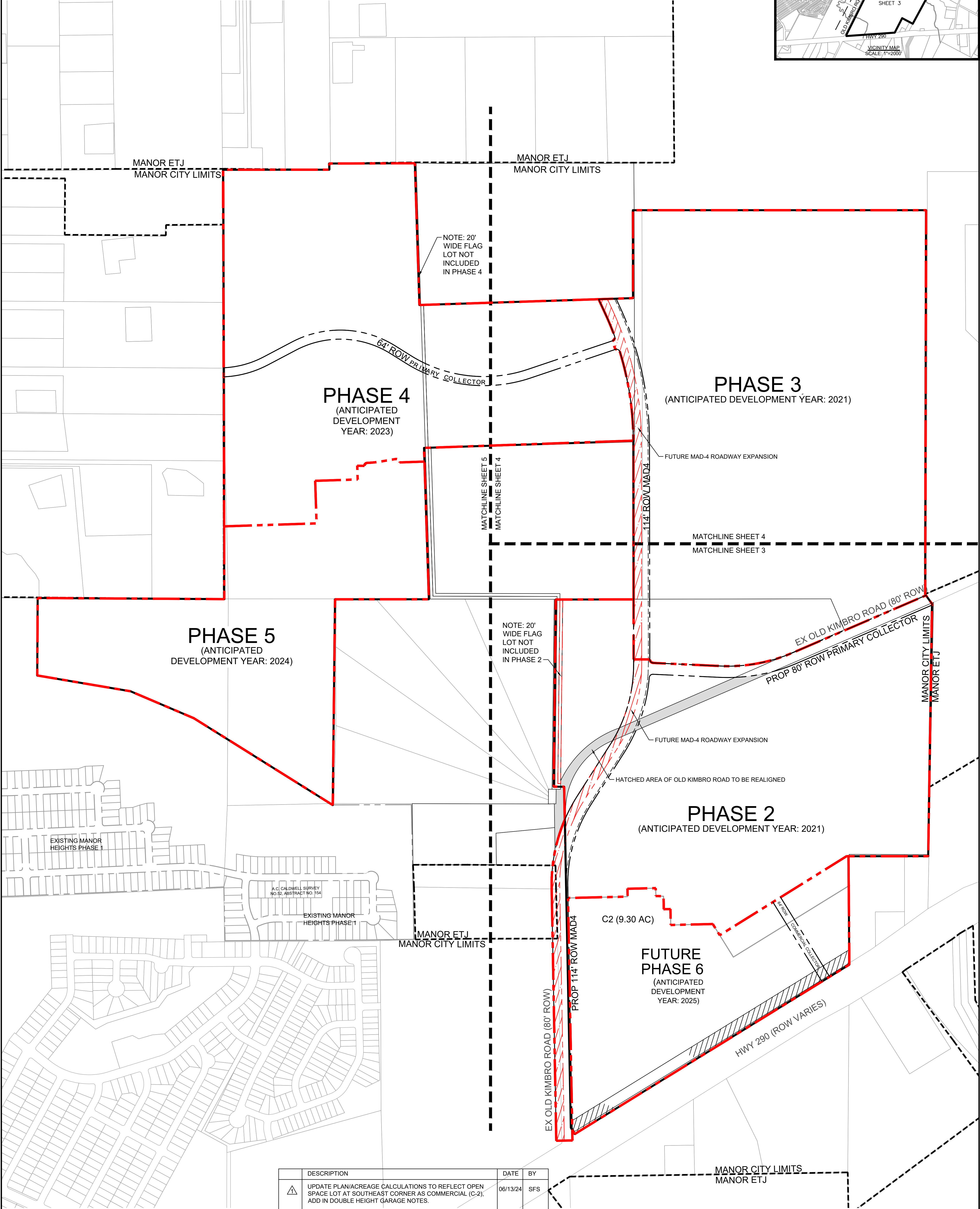
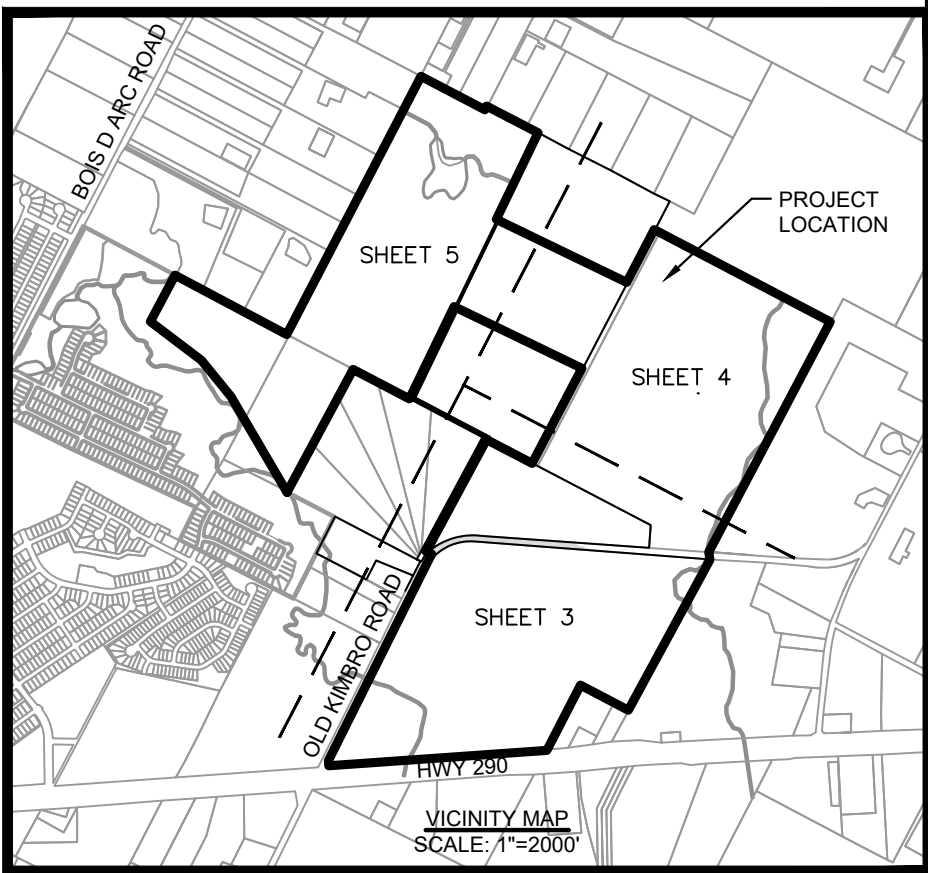
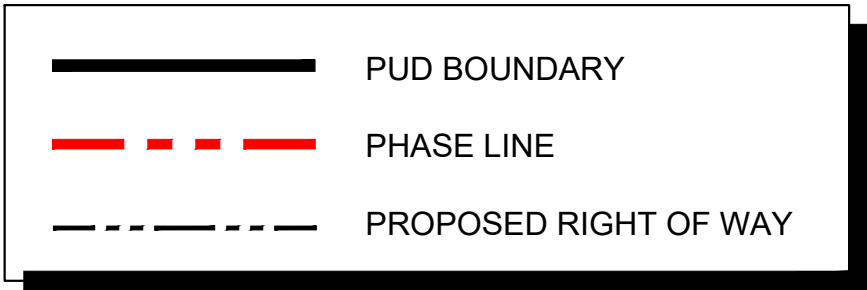
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

SKY VILLAGE KIMBRO ESTATES LLC,
2730 TRANSIT ROAD
WEST SENECA, NEW YORK 14224-2523
CONTACT: GORDON REGER



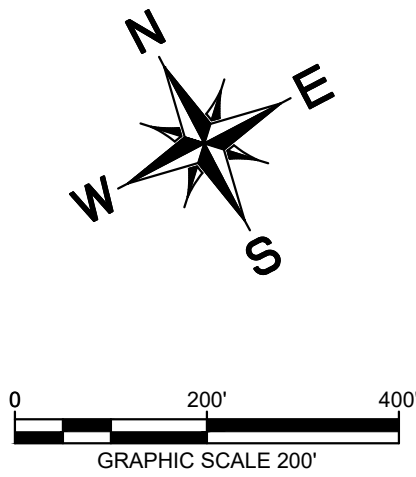
LEGEND



	DESCRIPTION	DATE	BY
⚠	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS

MANOR HEIGHTS

OVERALL
PHASING PLAN



LEGEND

PUD BOUNDARY

TRAIL

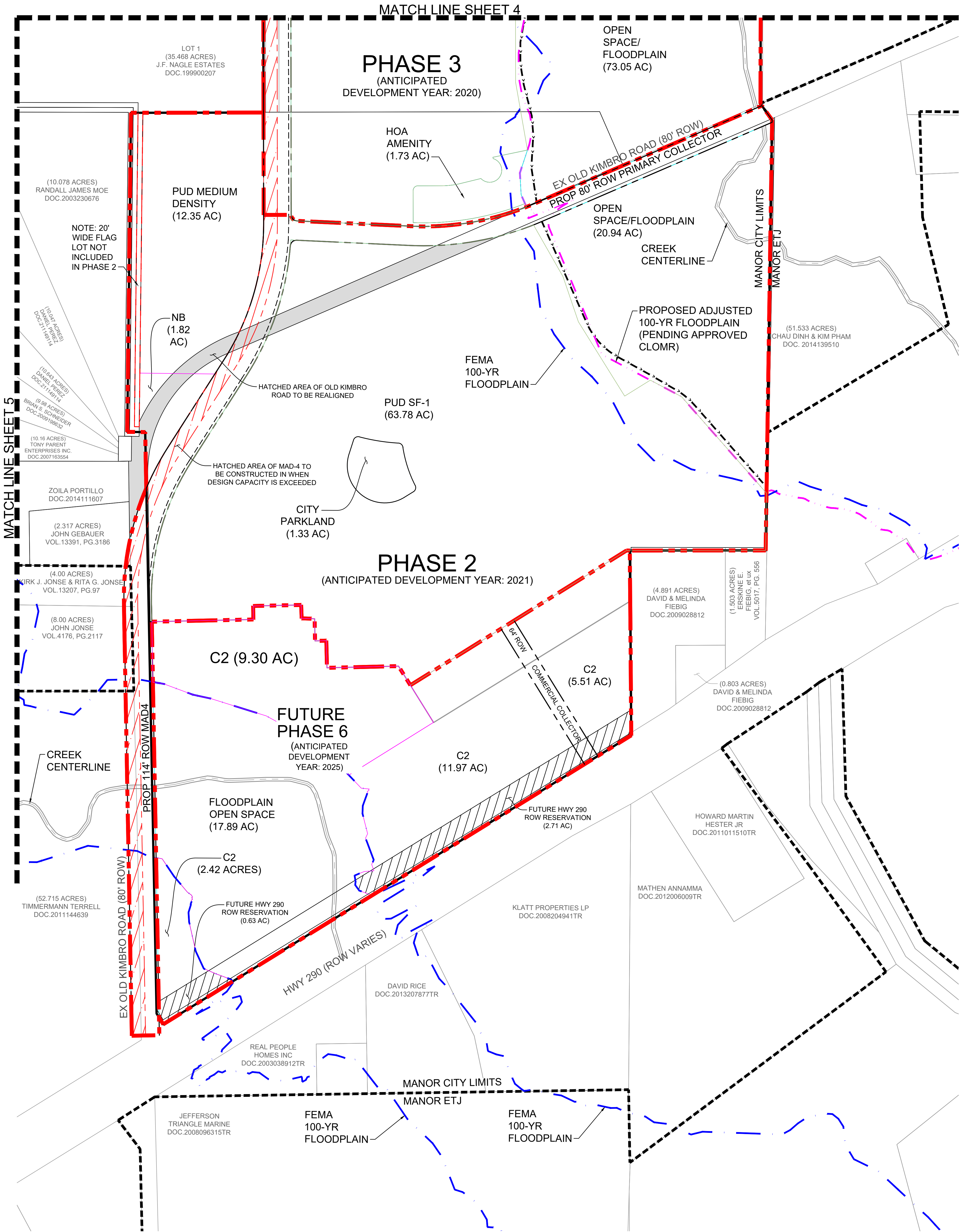
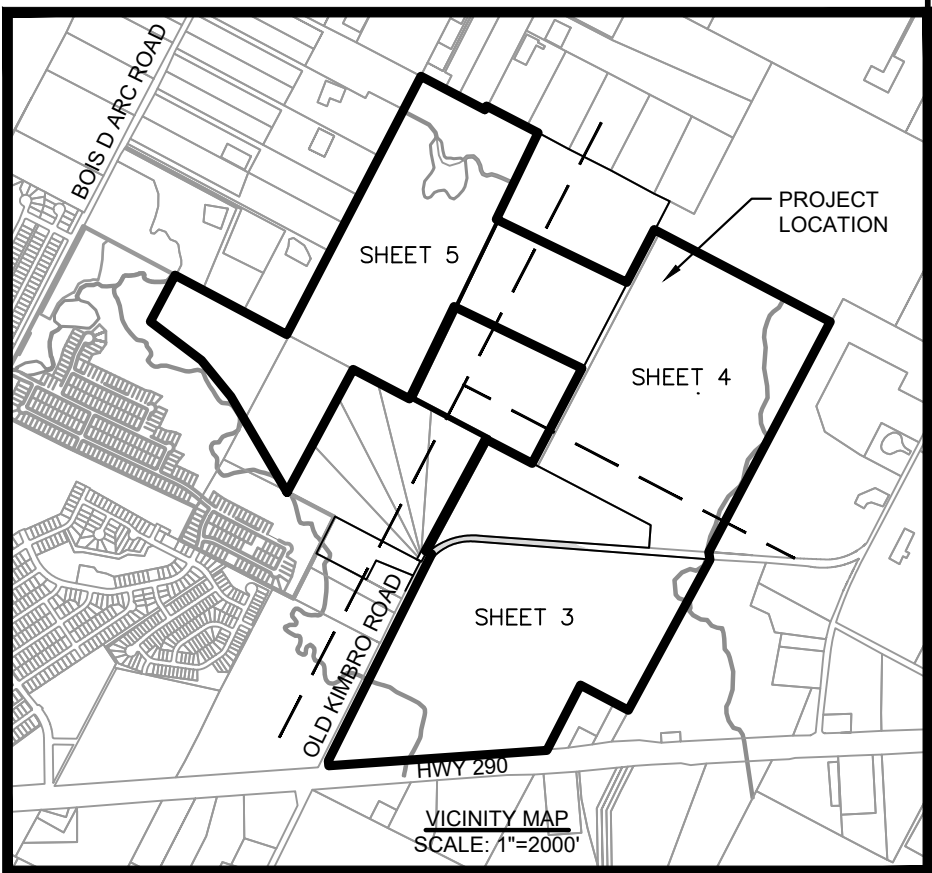
SHARED USE PATH

PHASE LINE

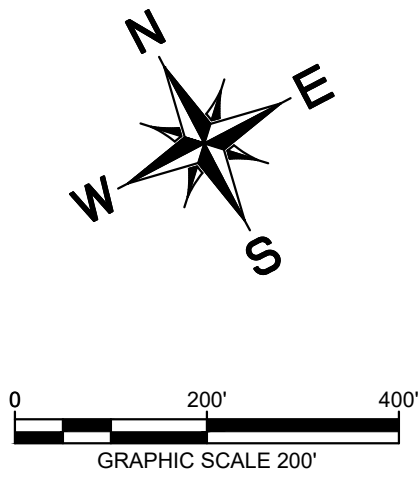
PROPOSED RIGHT OF WAY

FEMA 100-YR FLOODPLAIN

PROPOSED 100-YR FLOODPLAIN

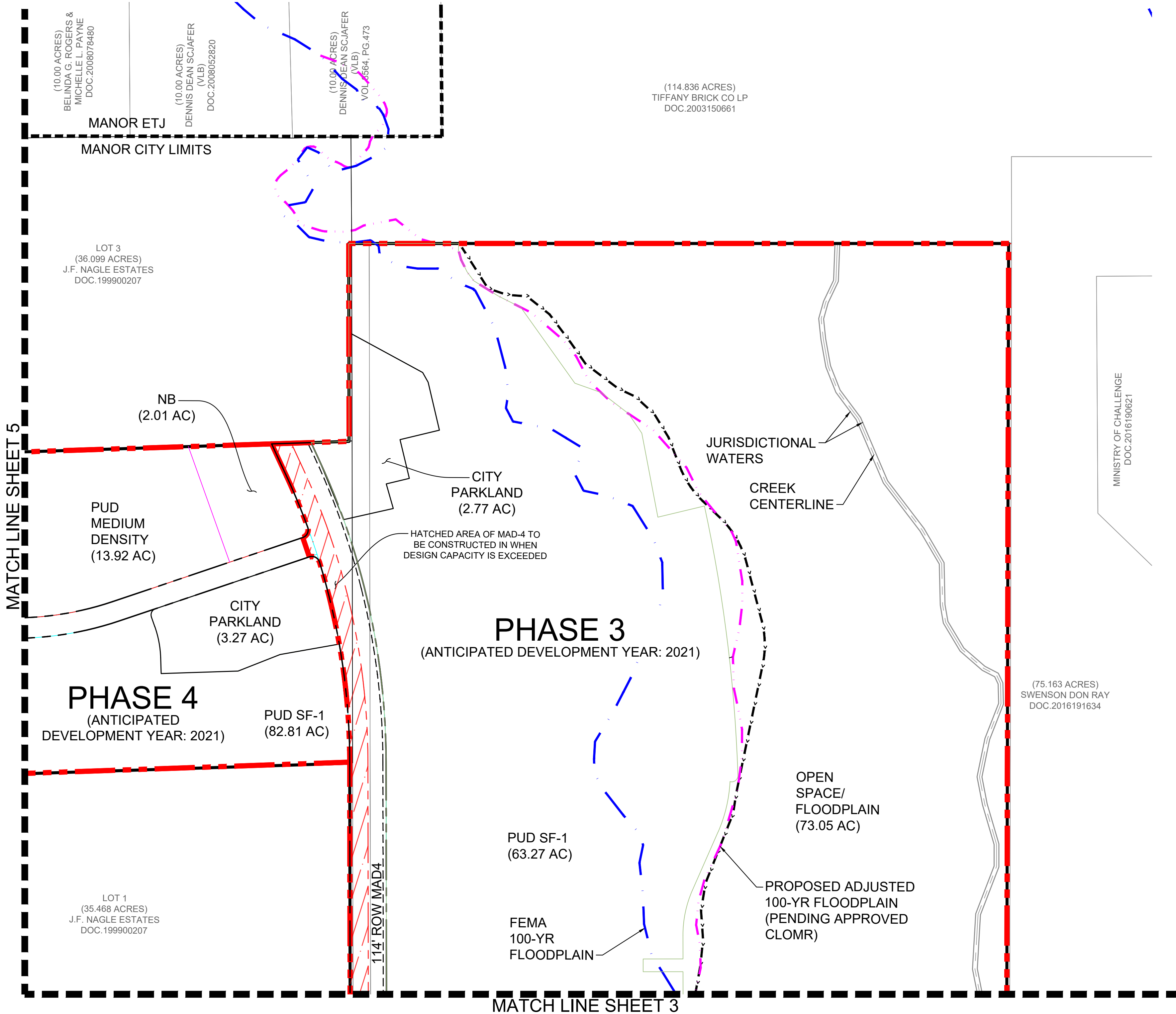
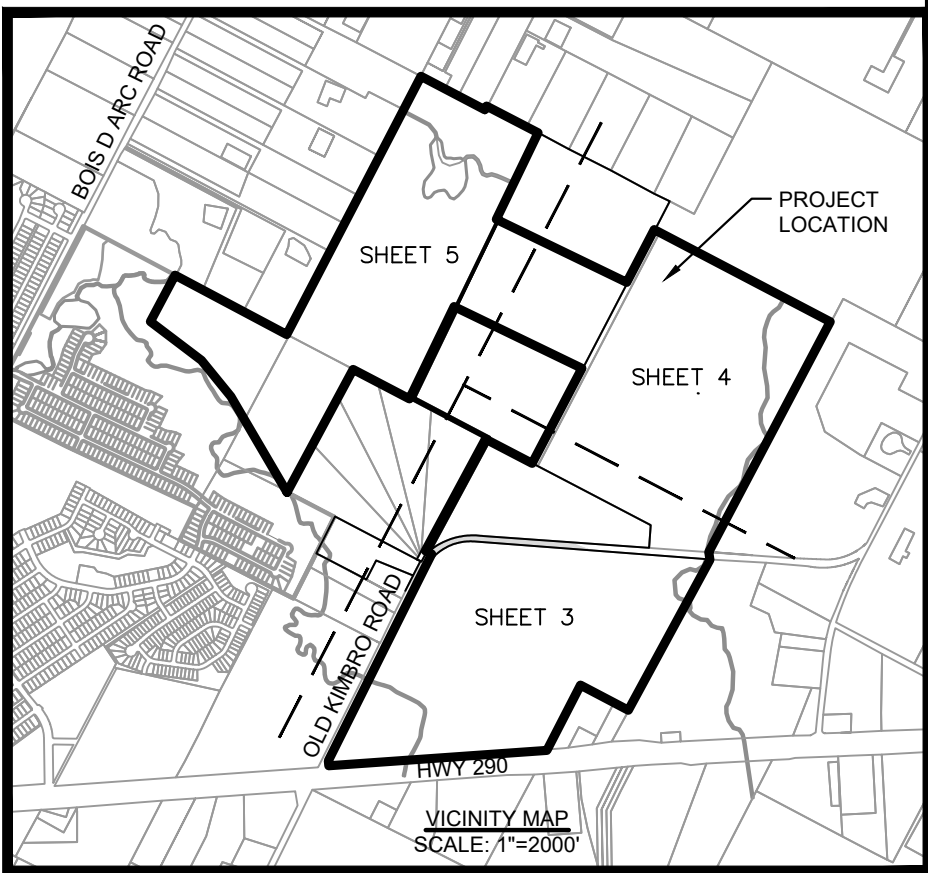


	DESCRIPTION	DATE	BY
△	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS

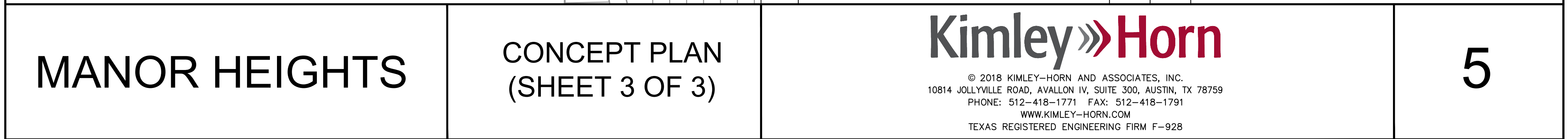


LEGEND

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



	DESCRIPTION	DATE	BY
	UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS



ORDINANCE NO. 721

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING
ORDINANCE 534 TO MODIFY THE PLANNED UNIT DEVELOPMENT
LAND USE PLAN FOR THE MANOR HEIGHTS DEVELOPMENT;
REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) TO
PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT;
AND PROVIDING FOR RELATED MATTERS.**

Whereas, the City of Manor, Texas (the "City") has initiated that the property described hereinafter in Exhibit "A" attached hereto and incorporated herein as if fully set forth (the "Property") be rezoned from zoning district Planned Unit Development (PUD) to zoning district Planned Unit Development (PUD);

Whereas, Ordinance No. 534 was adopted by the City of Manor, Texas City Council (the "City Council") on November 14, 2018;

Whereas, the City has initiated an amendment to Ordinance No. 534 in order to modify the Planned Unit Development Land Use Plan for the Manor Heights Subdivision Planned Unit Development;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired.

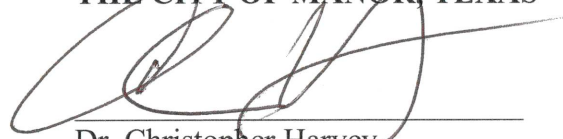
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

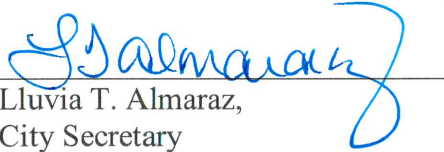
Section 2. Amendment of Ordinance. Ordinance No. 534 is hereby modified and amended by replacing Exhibit "B" in its entirety and replacing with a new Exhibit "B" which is attached hereto and incorporated herein as if fully set forth as Exhibit "B" to include the modified Planned Unit Development Land Use Plan for the Manor Heights Planned Unit Development.

Section 3. Amendment of Conflicting Ordinances. Exhibit "B" of the City's Ordinance No. 534 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any code or ordinance of the city, the terms and provisions of this ordinance shall govern.

Section 4. Open Meetings. That 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, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO. 721**Page 2****PASSED AND APPROVED FIRST READING** on this the 20th day of September 2023.**PASSED AND APPROVED SECOND AND FINAL READING** on this the 2nd day of October 2023.**THE CITY OF MANOR, TEXAS**

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary



EXHIBIT "A"**Property Legal Description:**

90.089 acres out of the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being the tracts of land conveyed to RHOF, LLC, a Texas Limited Liability Company, per deed recorded as document No.2017194263 of the official public records of Travis County, Texas

44.0347 acres of land located in the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being a portion of that certain called 180.83 acres of land conveyed to Alma Juanita Meier, as described in Volume 11376, Page 676, Official Public Records of Travis County, Texas

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

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

Westernmost 20 feet of LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

3.469 acres of land located in the Lemuel Kimbro Survey, Abstract Number 456, Travis County, Texas and being a portion of that certain tract of land conveyed to Sky Village Kimbro Estates, LLC, as recorded in 2017157471 of the official Records of Travis County, Texas

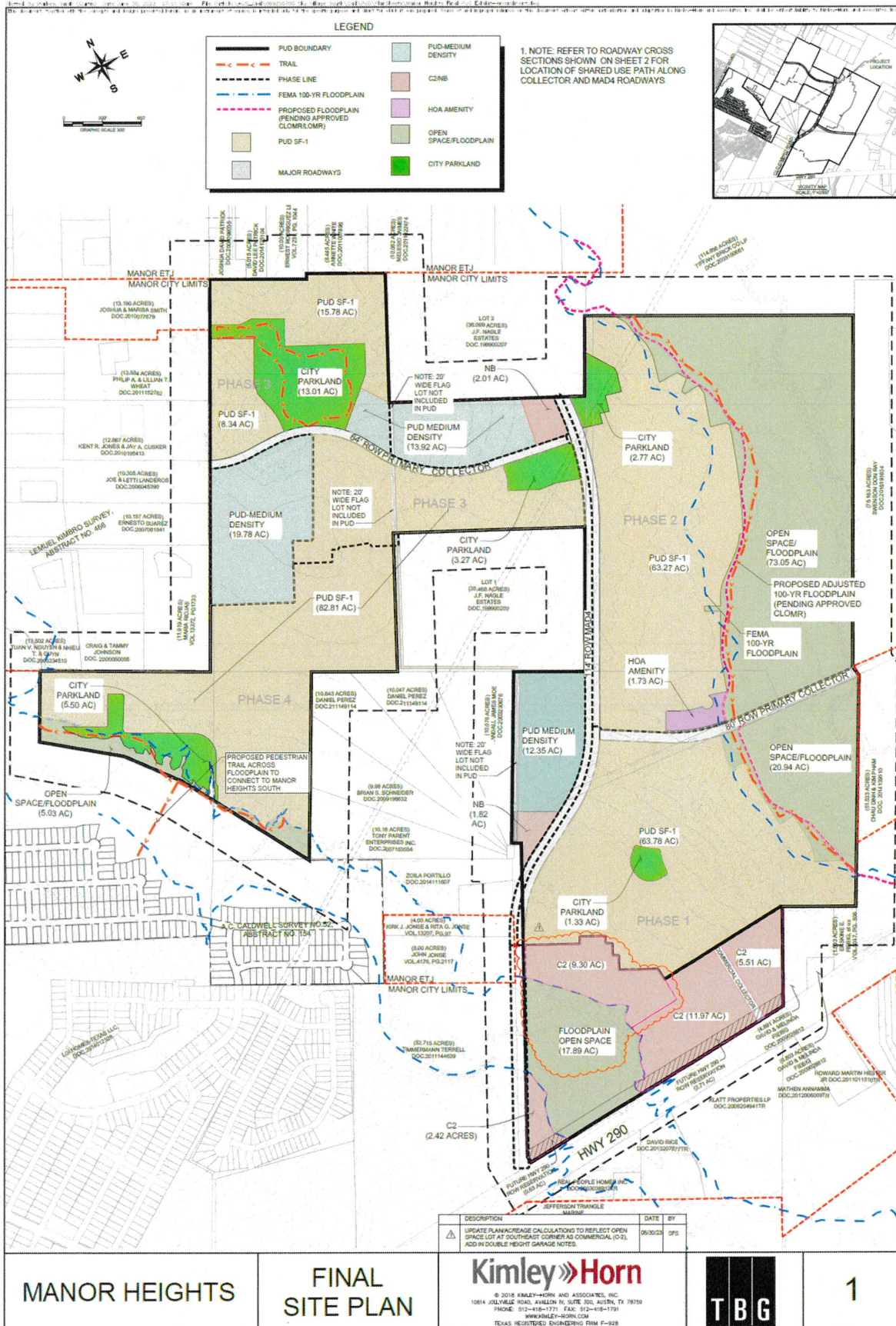
157.9603 acres out of the A.C. Caldwell survey No.52, Abstract 154 and the Lemuel Kimbro Survey No.64, Abstract 456, and being the tracts of land conveyed to Kimbro Road Estates, LP per deed recorded as document No.201780865 of the official public records of Travis County, Texas

ORDINANCE NO. 721

Page 4

EXHIBIT “B”

Planned Unit Development Land Use Plan
[attached]





Front Facades
Page 208

Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park with a wall or fence between the facade and park is not a front facade. Both street-facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetfront Variety. The same elevation can be repeated no more than every fourth Lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plan with the same elevation. No elevations may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 25 lots.

Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, bays, porches, porticoes, canopies, ornamental corners, ornamental and bay windows, vertical "dentation" off-set, peaked roof forms, arched, architectural details such as tile work or moldings integrated into the facade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.



Front-loaded Garage - Flush with Facade
Page 209

Garage doors flush with the street-facing facade require design features on the facade that de-emphasize the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead cave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.



Front Entries
Page 210

On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.



Front-loaded Garage - Projecting
Page 211

Garages projecting in front of the street-facing building facade may protrude in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage facades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof



Exteriors of Residential Buildings
Page 212

Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementitious-fiber planking and board and batten (not painted), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%; masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be continued around the primary building; the percentage of design elements, materials and detailing may vary from facade to facade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.



Garage Door Articulation
Page 213

Stain or paint colors for garage doors shall be compatible with the color palette of the building facade siding or trim of the home to de-emphasize the garage door and emphasize the architectural building facade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.



Front-loaded Garage - Living Area Forward
Page 214

A garage door recessed from the face of the front facade that emphasizes the living area of the home from the street is a permitted garage type.



Roofs and Overhead Structures
Page 215

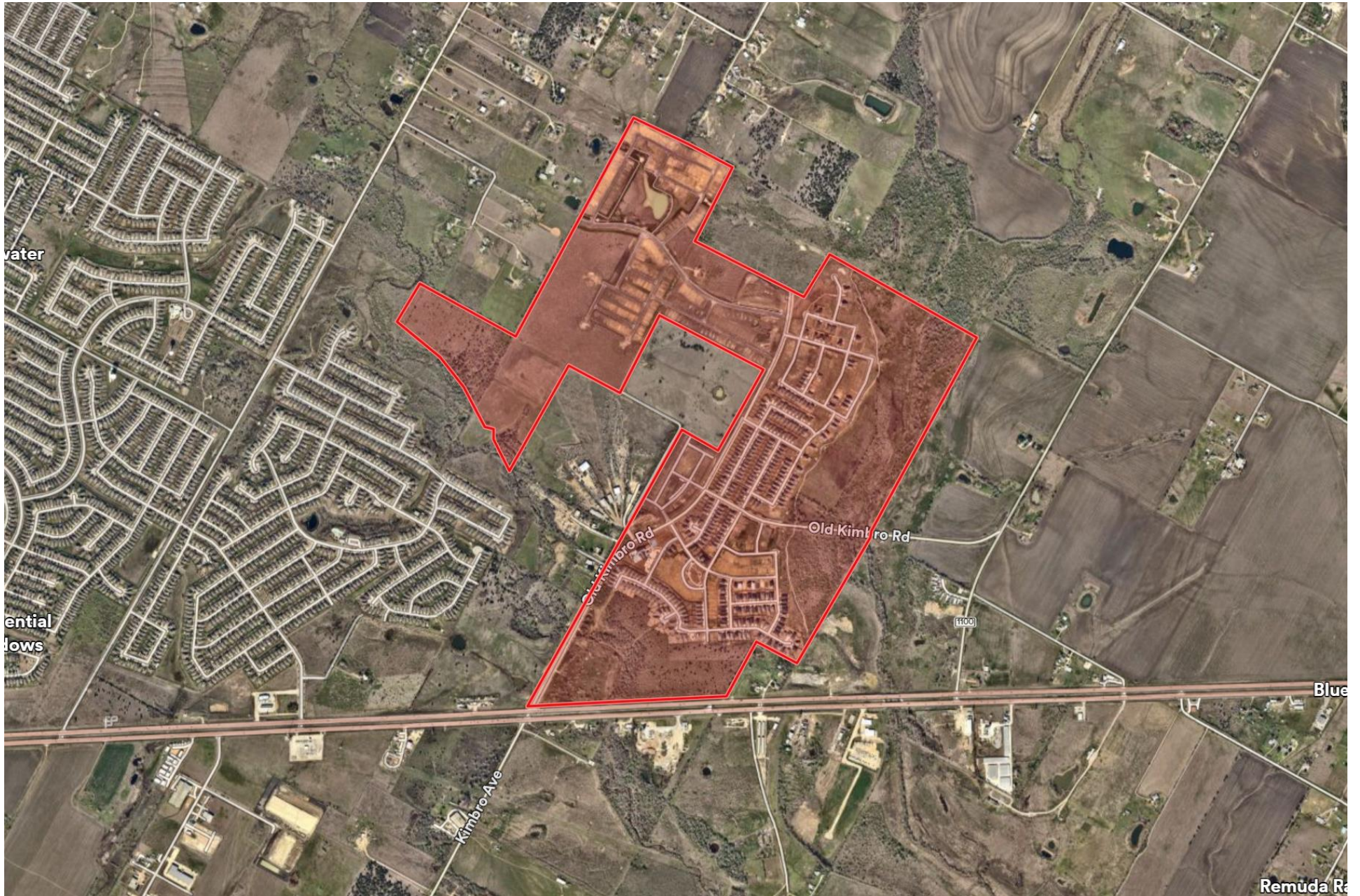
Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead cave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead cave or the porte-cochere may extend five feet into the building setback line.

		<table><tr><th>DESCRIPTION</th><th>DATE</th><th>BY</th></tr><tr><td> UPDATE PLANS/SCHEMATIC CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AND COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.</td><td>06/20/22</td><td>SFS</td></tr></table>	DESCRIPTION	DATE	BY	 UPDATE PLANS/SCHEMATIC CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AND COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/20/22	SFS		
DESCRIPTION	DATE	BY								
 UPDATE PLANS/SCHEMATIC CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AND COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/20/22	SFS								
MANOR HEIGHTS	EXHIBIT B PUD DESIGN STANDARDS	<div>Kimley»Horn</div> <div>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVALE ROAD, ARLINGTON, TX, SUITE 300, AUSTIN, TX 78758 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM P-928</div>		3						

 <p>MEDIUM DENSITY RESIDENTIAL</p> <p>All guidelines set forth in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:</p> <p>Architectural style A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.</p> <p>Form and mass A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.</p> <p>Long walls and facades Up to six attached dwellings may be attached in a single row as a group.</p> <p>Windows and transparency All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.</p> <p>Medium Density Residential</p>	<p>The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.</p> <p>All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.</p> <p>Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.</p> <p>Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.</p> <p>Common Open Space</p>									
 <p>Building roofs On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.</p> <p>Mechanical equipment screening Roof-top mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.</p> <p>Solar panels and rain collection devices are exempt from mechanical equipment screening standards.</p> <p>Medium Density Residential</p>	<p>A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.</p> <p>Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.</p> <p>House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.</p> <p>Design Review and Enforcement</p>									
 <p>DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)</p>	 <p>DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)</p>									
<p>MANOR HEIGHTS</p>	<p>EXHIBIT B PUD DESIGN STANDARDS</p>	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.</td> <td>06/30/20</td> <td>SPS</td> </tr> </tbody> </table> <p>Kimley»Horn</p> <p>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JULYVILLE ROAD, AUSTIN, TX 78758 PHONE: 512-418-1771 FAX: 512-418-1781 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	DESCRIPTION	DATE	BY	UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/20	SPS	<p>TBG</p>	<p>4</p>
DESCRIPTION	DATE	BY								
UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/20	SPS								





Date: Wednesday, November 29, 2023

Sarah Starkey
 Kimley-Horn & Associates
 501 South Austin Ave, Suite 1310
 Georgetown TX 78626
 sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP
 Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

Staff has completed its review of plans for the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment that is to be located at OLD KIMBRO RD, MANOR 78653. Comments from this review follow.

City Planning Review

The following comments have been provided by Michael Burrell. Should you have any questions or require additional information regarding any of these comments, please contact Michael Burrell by telephone at (512) 215-8158 or by email at mburrell@manortx.gov.

- Include a lot count for the sections being changed.
- Submit a new plan set for this amendment. An accurate sheet count, current dates, and only the sheets with changes being made are what should be uploaded.
- Ensure that the mailout list is accurate. Only three property owners are listed.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Review of this submittal does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 215-8158, or by e-mail at mburrell@manortx.gov.

Thank you,

11/29/2023 11:48:11 AM
Manor Heights PH. 2,3,4,5,6 Concept Plan
Amendment
2023-P-1594-CP
Page 2

Michael Burrell
Development Services



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, April 22, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP
Job Address: OLD KIMBRO RD, MANOR, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment (*Concept Plan*) submitted by Kimley-Horn & Associates and received on June 24, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
- ii. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures. Existing utilities in this area.
- iii. Update anticipated timing of proposed phases of development.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, July 11, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP
Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

We have conducted a review of the concept plan for the above-referenced project, submitted by Sarah Starkey and received by our office on June 24, 2024, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.
Lead AES
GBA



7/31/2024

City of Manor Development Services

Notification for a Subdivision Concept Plan Amendment

Project Name: Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment

Case Number: 2023-P-1594-CP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan Amendment for Manor Heights PH. 2,3,4,5,6 being located at the northeast intersection of US HWY 290 W and Old Kimbro Rd., Manor, TX. Subdivision Concept Plan Amendments that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: RHOF LLC

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

JONSE JOHN & RITA
PO BOX 21
MANOR, TX 78653

BERUMEN ARMANDO JR & AMELIA J
13300 MILLEDGE PASS
MANOR, TX 78653

RANGEL FRANCISCO CASTR
20303 LONE PEAK PASS
MANOR, TX 78653

GUERRA CHRISTINA & ALEJANDRO
20305 LONE PEAK PASS
MANOR, TX 78653

NGUYEN LE FAMILY TRUST
808 HEDGESTONE WAY
MODESTO, CA 95355

CALDWELL CHARLES K
20309 LONE PEAK PASS
MANOR, TX 78653

ELLINGTON AARON & SHANNON
20515 LONE PEAK PASS
MANOR, TX 78653

NAVA KEVIN JORDAN & DAHAJIRA
IVETTE L
20406 LONE PEAK PASS
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

HERNANDEZ ALEISHA JEAN & JOSE
LEON
20412 LONE PEAK PASS
MANOR, TX 78653

PERNESKY MATTHEW & TRACY
20307 LONE PEAK PASS
MANOR, TX 78653

LE BRIAN & HUYEN THI MINH NGUYEN
20308 LONE PEAK PASS
MANOR, TX 78653

JUN SARAH & JASON J
20506 LONE PEAK PASS
MANOR, TX 78653

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746

GEBAUER JOHN JR
13330 OLD KIMBRO RD
MANOR, TX 78653

KARCHER CHRISTOPHER RYAN
1001 CASHEW LN
CEDAR PARK, TX 78613

CORDOVA CRISTAL & MARICELA
CORDOVA
20300 LONE PEAK PASS
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

HERNANDEZ JOSE M & MA SALUSTIA
ALICIA
20304 LONE PEAK PASS
MANOR, TX 78653

GEBRE GULILAT GIRMA
20306 LONE PEAK PASS
MANOR, TX 78653

RANGANATHAN SURESH BERI
20500 LONE PEAK PASS
MANOR, TX 78653

HUYNH TRUC LE MINH & PHUONG TU
HAN
20403 PHEBE FOSTER ST
MANOR, TX 78653

ROSEMOND KERRICK JR & WHITNEY
13302 MILLEDGE PASS
MANOR, TX 78653

GUZMAN FRANKLIN PERLA SR &
DANIEL ANTHONY BIS
13308 MILLEDGE PASS
MANOR, TX 78653

GEBRELULE KIDANE ASGEDE &
NATSNET SIMON KESE
13310 MILLEDGE PASS
MANOR, TX 78653

VALLADARES VICTOR R & SUSANA
VALLADERES
13300 LONE PEAK CV
MANOR, TX 78653

FENNIX TURRAN CORTEZ
20403 LONE PEAK PASS
MANOR, TX 78653

MORONFOLU QUWIYAT FOLAWUMI
20402 LONE PEAK PASS
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

JONSE KIRK J & CATHY W
13326 OLD KIMBRO RD
MANOR, TX 78653

PARKS CATHERINE & GREG
13304 MILLEDGE PASS
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

GUERRERO ALAN
20509 LONE PEAK PASS
MANOR, TX 78653

Item 7.

FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

HIGGINS JON TERRENCE & DEMETRA
RENEE WILLIAMS & SAM CALLOWAY
HIGGI
20508 LONE PEAK PASS
MANOR, TX 78653
LUCENA FREDDIE
13304 LONE PEAK CV
MANOR, TX 78653

NGUYEN DUSTIN & CHAN HONG PHAM
& KATHY NGUYEN
9888 CASTELLI WAY
ELK GROVE, CA 95757

PADRON LEONARDO SANCHEZ SR &
ANA KARINA LEURA R
20409 LONE PEAK PASS
MANOR, TX 78653

DZURISIN CARA & ERIC
13306 LONE PEAK CV
MANOR, TX 78653

JEIZAN ELHAM
2900 CENTURY PARK BLVD APT 303
AUSTIN, TX 78727

BALBOA JESSICA THALIA & JOSE LUIS
RODRIGUE
20408 LONE PEAK PASS
MANOR, TX 78653

ROBERTS RICHARD JUMBOSEBIETOMA
& DESIREE MICHELLE L
20401 LONE PEAK PASS
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA &
BENIGNO TORRES ROSS Y
20400 LONE PEAK PASS
MANOR, TX 78653

PENA DANY ARIEL & YARETH BARRIOS
RODRIGUEZ
20513 LONE PEAK PASS
MANOR, TX 78653

WHITFIELD SHARON
20510 LONE PEAK PASS
MANOR, TX 78653

RHOF LLC
2730 TRANSIT RD
WEST SENECA, NY 14224

NGUYEN LE FAMILY TRUST THE
808 HEDGESTONE WAY
MODESTO, CA 95355

CUADRADO DAIRON LABARGA
20302 LONE PEAK PASS
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP
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2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

HO STEVEN A & KATIE LAM-HO
20311 LONE PEAK PASS
MANOR, TX 78653

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FORESTAR USA REAL ESTATE GROUP
INC
2221 E LAMAR BLVD STE 790
ARLINGTON, TX 76006

MENDOZA ELIZABETH & ZACHARY N
HUDSON
20416 LONE PEAK PASS
MANOR, TX 78653

PADRON ALMA BEATRIZ MEDRANO &
JESHUA MEDRANO MON
20401 PHEBE FOSTER ST
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP
10700 PECAN PARK BLVD STE 400
AUSTIN, TX 78750

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, Texas.

Applicant: Kimley-Horn

Owner: Kenneth and Suanna Tumlinson

BACKGROUND/SUMMARY:

This Concept Plan has been approved by our engineers. Multi-family zoning for this property was approved by Ordinance 737 in March 2024. The developer has partnered with the city's Public Facilities Corporation (PFC) to provide the units at a subsidized rate. The development is proposed to have 324 units and through the TIA and development agreement, there are proposed turn lane improvements at the site driveway, a realignment of Suncrest and Tower Road, and a signal at Suncrest and FM 973.

The Planning and Zoning Commission voted 4-0 to approve.

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

- Concept Plan
- Aerial Location Image
- Conformance Letter
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

Plotted By: Henry, Deon Date: July 29, 2024 05:52:35pm File Path: K:\SAU_Civil\069264311 - Dominion Manor\Concept Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

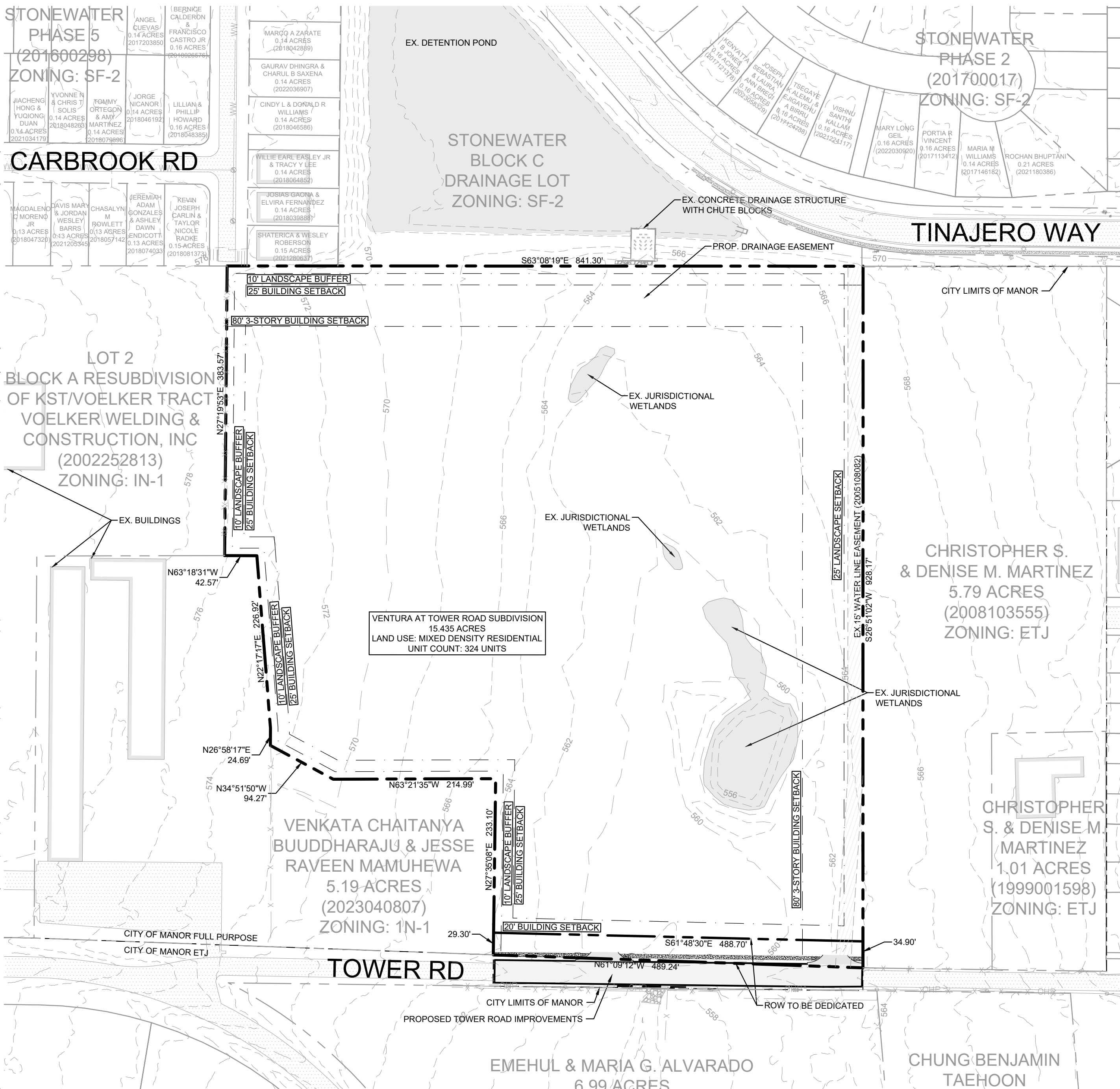


Table 2 – 2025 Site Trip Generation

Land Uses	Quantity	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) ¹	324 DU	220	2,153	30	94	124	101	59	160
TOTAL TRIPS			2,153	30	94	124	101	59	160

- Notes:
- Multifamily Housing (Low-Rise)
 - Daily: $T = 6.41(X) + 75.31$
 - AM: $T = 0.31(X) + 22.85$
 - PM: $T = 0.43(X) + 20.55$

0 100' 200'

GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- OHP
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT

VICINITY MAP

SCALE: 1" = 2,000'

SITE SUMMARY

PROJECT NAME: VENTURA AT TOWER ROAD

SITE ADDRESS: 12100 TOWER RD

CURRENT ZONING: MF-2

DEVELOPER: MANOR LEASED HOUSING DEVELOPMENT I, LLC
C/O DOMINIUM
MARK S. MOOREHOUSE
AND NEAL M. ROUTE
2905 NORTHWEST BLVD., PLYMOUTH, MN

OWNER: KENNETH R. & SUSAN M TUMLINSON
PO BOX 869
LEXINGTON, TX 78947

ENGINEER / OWNER'S AGENT: ANDREW GRAHAM, P.E.
5301 SOUTHWEST PARKWAY BLDG 2, SUITE 100
AUSTIN, TX 78735
PHONE (737) 787-7268

SURVEYOR: DANIEL R. ARTHUR, R.P.L.S. (TX)
400 N OKLAHOMA DR STE 105, CELINA, TX 75009
PHONE (469) 501-2172

LEGAL DESCRIPTION: ABS 315 SUR 63 GATES G ACR 15.4872 (1-D-1)

FLOODPLAIN: NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

NOTES
LAND USE = MIXED DENSITY NEIGHBORHOOD
UNIT COUNT = 324 UNITS
REQUESTED WATER LUE'S = 165 LUE'S
REQUESTED WASTEWATER LUE'S = 165 LUE'S
ANTICIPATED TRAFFIC GENERATION = REF. TABLE 2 THIS SHEET AND TIA DATED MAY 3, 2024

SUBMITTAL LOG:
FIRST CITY SUBMITTAL WEDNESDAY MAY 22, 2024
SECOND CITY SUBMITTAL MONDAY JULY 29, 2024

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____

CHAIRPERSON _____ CITY SECRETARY _____

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20__ A.D.
BY: _____ ATTEST: _____

MAYOR OF THE CITY OF MANOR, TEXAS _____ CITY SECRETARY _____

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
Austin, Texas 78746
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

07/29/2024

KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069264311	JULY 2024	AS SHOWN	ABG	ARP	ABG

CONCEPT PLAN

VENTURA AT TOWER ROAD
CITY OF MANOR
TRAVIS COUNTY, TEXAS

Item 8.

439





1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, June 28, 2024

Andy Graham
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1657-CP
Job Address: 12100 Tower Rd, Manor 78653

Dear Andy Graham,

We have conducted a review of the concept plan for the above-referenced project, submitted by Andy Graham and received by our office on June 03, 2024, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



7/31/2024

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Ventura At Tower Road Apartments Concept Plan

Case Number: 2024-P-1657-CP

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan for the Ventura at Tower Road Apartments being located near the intersection of Tower Rd. and Suncrest Rd., specifically at 12100 Tower Rd, Manor, TX. Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

Applicant: Kimley-Horn

Owner: Kenneth and Suanna Tumlinson

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

BHATNAGAR APARNA & VISHAL
11913 RIPARIAN RD
MANOR TX 78653-2055

JONES KENYATTA B
11917 RIPARIAN RD
MANOR TX 78653-2055

BRECI JOSEPH SEBASTIAN &
11921 RIPARIAN RD
MANOR TX 78653-2055

ALEMU TSEGAYE K
11925 RIPARIAN RD
MANOR TX 78653-2055

KALLAM VISHNU SANTHI
24300 SW HIDDEN VALLEY RD
PECULIAR MO 64078-8879

GEIL MARY LONG
11933 RIPARIAN RD
MANOR TX 78653-2055

VINCENT PORTIA R
11937 RIPARIAN RD
MANOR TX 78653-2055

WILLIAMS MARIA M
12001 RIPARIAN RD
MANOR TX 78653-2056

BHUPTANI ROCHAN
752 SPRINGFIELD DR
CAMPBELL CA 95008-0912

RESENDEZ RAFAELA
12009 RIPARIAN RD
MANOR TX 78653-2056

KIMARARUNGU FIDELE & ODETTE
NYABIRORI KWIZERA
12013 RIPARIAN RD
MANOR TX 78653-2056

SPARKS DOUGLAS E & GLENDA G
12017 RIPARIAN RD
MANOR TX 78653-2056

WAN CHOR HONG & EMILY LY
11936 RIPARIAN RD
MANOR TX 78653-2055

WALCOTT PIA CARA ANGELA VELARDE &
JASON E
11932 RIPARIAN RD
MANOR TX 78653-2055

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN TX 78729-1190

ROBERSON SHATERICA & WESLEY
ROBERSON
ESTUARY RD
MANOR TX 78653-2066

GAONA JOSIAS & ELVIRA FERNANDEZ
14405 ESTUARY RD
MANOR TX 78653-2066

EASLEY WILLIE EARL JR
14409 ESTUARY RD
MANOR TX 78653-2066

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN TX 78729-1190

WILLIAMS CINDY L & DONALD R
14413 ESTUARY RD
MANOR TX 78653-2066

DHINGRA GAURAV
2688 COREY PL
SAN RAMON CA 94583-2405

CALDERON BERNICE
11737 CAMBRIAN RD
MANOR TX 78653-3442

CUEVAS ANGEL
11733 CAMBRIAN RD
MANOR TX 78653-3442

HOLOMON ALISSA
820 MODRELL BLVD
ELKHART IN 46514-3419

RODRIGUEZ VERONICA M
11725 CAMBRIAN RD
MANOR TX 78653-3442

MUJICA MORALES RIGOBERTO
11721 CAMBRIAN RD
AUSTIN TX 78653-3442

HOWARD LILLIAN & PHILLIP
11740 CARBROOK RD
MANOR TX 78653-2065

NICANOR JORGE
11736 CARBROOK RD
MANOR TX 78653-2065

ORTEGON TOMMY & AMY MARTINEZ
11732 CARBROOK RD
MANOR TX 78653-2065

SOLIS YVONNE N & CHRISTOPHER T
11728 CARBROOK RD
MANOR TX 78653-2065

HONG JIACHENG
1436 CABRILLO AVE
BURLINGAME CA 94010-4709

VOELKER WELDING & CONSTRUCTION
14401 FM 973 N
MANOR TX 78653

BUDDHARAJU VENKATA CHAITANYA
1401 WEST AVE STE B
AUSTIN TX 78701-1527

TUMLINSON KENNETH R & SUANNA M
PO BOX 869
LEXINGTON TX 78947

MARTINEZ CHRISTOPHER S
12200 TOWER RD
MANOR TX 78653-4540

CHUNG BENJAMIN TAEHOON
PO BOX 812
MANOR TX 78653-0812

CHUNG BENJAMIN TAEHOON
PO BOX 812
MANOR TX 78653-0812

ALVARADO EMEHUL & MARIA G
12101 TOWER ROAD
MANOR TX 78653-4541

MARTINEZ CHRISTOPHER S
12200 TOWER RD
MANOR TX 78653-4540

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Pauline M. Gray, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a change order to the construction contract for the FY2022 Capital Metro Pavement Improvements project.

The project 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. A majority of the work has been completed but not all of the funds have been used. GBA met with City Staff, and it was decided that additional streets would be added to the project in order to use the allocated funds.

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

- Change Order No. 2
- Change Order Calculations

STAFF RECOMMENDATION:

The City Staff recommends that the City Council approve proposed Change Order No. 2 for the FY2022 Capital Metro Paving Project in the amount of \$330,909.80.

PLANNING & ZONING COMMISSION:	N/A	Recommend	Disapproval	None
	X	Approval		

CHANGE ORDER

ORDER NO.: 2

DATE: August 21, 2024

AGREEMENT DATE: August 2, 2023

NAME OF PROJECT: FY2022 Capital Metro Paving Improvements

OWNER: City of Manor

CONTRACTOR: Smith Paving, Inc.

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Justification:

Item No. 1 – Add item CO2.1 – 12" Flexible base (Caldwell between Wheeler and Eggleston) – 978 SY @ \$16.60/SY

Item No. 2 – Add item CO2.2 – Excavation of existing street (Caldwell between Wheeler and Eggleston) – 978 SY @ \$22.00/SY

Item No. 3 – Add item CO2.3 – 6" subgrade preparation (Caldwell between Eggleston and Wheeler) – 978 SY @ \$4.00/SY

Item No. 4 – Add item CO2.4 – 2" HMAC (Caldwell between Eggleston and Wheeler) – 978 SY @ \$15.75/SY

Item No. 5 – Add item CO2.5 – Installation of stop bar – 1 EA @ \$330.00/EA

Item No. 6 – Add item CO2.6 – Driveway Pavement Joint to existing driveways per detail, complete 4 EA @ \$950/EA

Item No. 7 – Add item CO2.7 – 12" Flexible base (Caldwell between Boyce and Parsons) – 770 SY @ \$16.60/SY

Item No. 8 – Add item CO2.8 – Excavation of existing street (Caldwell between Boyce and Parsons) – 770 SY @ \$22.00/SY

Item No. 9 – Add item CO2.9 – 6" subgrade preparation (Caldwell between Boyce and Parsons) – 770 SY @ \$4.00/SY

Item No. 10 – Add item CO2.10 – 2" HMAC (Caldwell between Boyce and Parsons) – 770 SY @ \$15.75/SY

Item No. 11 – Add item CO2.11 – Installation of stop bar –2 EA @ \$330.00/EA

- Item No. 12 – Add item CO2.12 – Driveway Pavement Joint to existing driveways per detail, complete
6 EA @ \$950/EA
- Item No. 13 – Add item CO2.13 – 12" Flexible base (Caldwell between Boyce and Eggleston) – 840
SY @ \$16.60/SY
- Item No. 14 – Add item CO2.14 – Excavation of existing street (Caldwell between Boyce and
Eggleston) – 840 SY @ \$22.00/SY
- Item No. 15 – Add item CO2.15 – 6" subgrade preparation (Caldwell between Boyce and Eggleston)
– 840 SY @ \$4.00/SY
- Item No. 16 – Add item CO2.16 – 2" HMA (Caldwell between Boyce and Eggleston) – 840 SY @
\$15.75/SY
- Item No. 17 – Add item CO2.17 – Driveway Pavement Joint to existing driveways per detail, complete
4 EA @ \$950/EA
- Item No. 18 – Add item CO2.18 – 12" Flexible base (Caldwell between Wheeler and Browning) – 840
SY @ \$16.60/SY
- Item No. 19 – Add item CO2.19 – Excavation of existing street (Caldwell between Wheeler and
Browning) – 840 SY @ \$22.00/SY
- Item No. 20 – Add item CO2.20 – 6" subgrade preparation (Caldwell between Wheeler and Browning)
– 840 SY @ \$4.00/SY
- Item No. 21 – Add item CO2.21 – 2" HMA (Caldwell between Wheeler and Browning) – 840 SY @
\$15.75/SY
- Item No. 22 – Add item CO2.22 – Driveway Pavement Joint to existing driveways per detail, complete
6 EA @ \$950/EA
- Item No. 23 – Add item CO2.23 – 12" Flexible base (Murray between Burnet and LaGrange) – 880
SY @ \$16.60/SY
- Item No. 24 – Add item CO2.24 – Excavation of existing street (Murray between Burnet and
LaGrange) – 880 SY @ \$22.00/SY
- Item No. 25 – Add item CO2.25 – 6" subgrade preparation (Murray between Burnet and LaGrange)
– 880 SY @ \$4.00/SY

- Item No. 26– Add item CO2.26 – 2" HMAC (Murray between Burnet and LaGrange) – 880 SY @ \$15.75/SY
- Item No. 27 – Add item CO2.27 – Driveway Pavement Joint to existing driveways per detail, complete 2 EA @ \$950/EA
- Item No. 28 – Add item CO2.28 – 12" Flexible base (Murray between Lexington and Burnet) – 880 SY @ \$16.60/SY
- Item No. 29 – Add item CO2.29 – Excavation of existing street (Murray between Lexington and Burnet) – 880 SY @ \$22.00/SY
- Item No. 30 – Add item CO2.30 – 6" subgrade preparation (Murray between Lexington and Burnet) – 880 SY @ \$4.00/SY
- Item No. 31– Add item CO2.31 – 2" HMAC (Murray between Lexington and Burnet) – 880 SY @ \$15.75/SY
- Item No. 32 – Add item CO2.32 – Driveway Pavement Joint to existing driveways per detail, complete 4 EA @ \$950/EA
- Item No. 33 – Add item CO2.33 – Additional traffic controls – 1 LS @ \$2500.

2. Change to CONTRACT PRICE:

Original CONTRACT PRICE: \$1,033,072.10

Current CONTRACT PRICE adjusted by previous CHANGE ORDER \$1,372,794.20

The CONTRACT PRICE due to this CHANGE ORDER will be increased by: \$330,909.80

New CONTRACT PRICE including this CHANGE ORDER will be: \$ 1,703,704.00

3. Change to CONTRACT TIME:

An additional 90 calendar days

Approvals Required:

To be effective, this order must be signed by all parties to the Agreement if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Recommended by: Pauline M. Gray, P.E. Signed: 
Engineer

Ordered by: _____ Signed: _____
Owner City of Manor

Accepted by: Cosay Smith Signed: 
Contractor

Change Order Calculations - Change Order #2					
Item No.	Estimated Quantity	Unit	Description of Item	Unit Price	Total Item Cost
Caldwell - Wheeler to Eggleston					
CO2.1	978	SY	12" Flex base	\$16.60	\$16,234.80
CO2.2	978	SY	Excavation of existing street	\$22.00	\$21,516.00
CO2.3	978	SY	6" Subgrade Prep	\$4.00	\$3,912.00
CO2.4	978	SY	2" HMA Overlay	\$15.75	\$15,403.50
CO2.5	1	EA	Stop Bar	\$330.00	\$330.00
CO2.6	4	EA	Driveway/Street Pavement joint	\$950.00	\$3,800.00
Caldwell - Boyce to Parsons					
CO2.7	770	SY	12" Flex base	\$16.60	\$12,782.00
CO2.8	770	SY	Excavation of existing street	\$22.00	\$16,940.00
CO2.9	770	SY	6" Subgrade Prep	\$4.00	\$3,080.00
CO2.10	770	SY	2" HMA Overlay	\$15.75	\$12,127.50
CO2.11	2	EA	Stop Bar	\$330.00	\$660.00
CO2.12	6	EA	Driveway/Street Pavement joint	\$950.00	\$5,700.00
Caldwell - Boyce to Eggleston					
CO2.13	840	SY	12" Flex base	\$16.60	\$13,944.00
CO2.14	840	SY	Excavation of existing street	\$22.00	\$18,480.00
CO2.15	840	SY	6" Subgrade Prep	\$4.00	\$3,360.00
CO2.16	840	SY	2" HMA Overlay	\$15.75	\$13,230.00
CO2.17	4	EA	Driveway/Street Pavement joint	\$950.00	\$3,800.00
Caldwell - Wheeler to Browning					
CO2.18	840	SY	12" Flex base	\$16.60	\$13,944.00
CO2.19	840	SY	Excavation of existing street	\$22.00	\$18,480.00
CO2.20	840	SY	6" Subgrade Prep	\$4.00	\$3,360.00
CO2.21	840	SY	2" HMA Overlay	\$15.75	\$13,230.00
CO2.22	6	EA	Driveway/Street Pavement joint	\$950.00	\$5,700.00
Murray - Burnet to La Grange					
CO2.23	880	SY	12" Flex base	\$16.60	\$14,608.00
CO2.24	880	SY	Excavation of existing street	\$22.00	\$19,360.00
CO2.25	880	SY	6" Subgrade Prep	\$4.00	\$3,520.00
CO2.26	880	SY	2" HMA Overlay	\$15.75	\$13,860.00
CO2.27	2	EA	Driveway/Street Pavement joint	\$950.00	\$1,900.00
Murray - Lexington to Burnet					
CO2.28	880	SY	12" Flex base	\$16.60	\$14,608.00
CO2.29	880	SY	Excavation of existing street	\$22.00	\$19,360.00
CO2.30	880	SY	6" Subgrade Prep	\$4.00	\$3,520.00
CO2.31	880	SY	2" HMA Overlay	\$15.75	\$13,860.00
CO2.32	4	EA	Driveway/Street Pavement joint	\$950.00	\$3,800.00
Misc.					
CO2.33	1	LS	Traffic Controls	\$2,500.00	\$2,500.00
Total Change Order Amount					\$330,909.80
Contract Amount + CO #1					\$1,427,550.20
Total Change Order #1 and #2 + Contract					\$1,758,460.00
Budget					\$1,765,048.00
Remaining Funds					\$6,588.00

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Pauline M. Gray, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to submit project closeout documentation to Capital Metro for the One-Time Capital Metro BCT Funded Paving Improvements Project.

BACKGROUND/SUMMARY:

The project included milling, overlay, restriping, median work, and speed cushion installation. It was funded by a One-Time Payment from Capital Metro. Approximately 0.75 miles of City Streets were repaired with the project. Streets that were worked on were Lexington Street and Shadowglen Boulevard from the intersection with US 290 north to the City Limits.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Draft Project Closeout letter
- Closeout Documentation to be attached to the project closeout letter

STAFF RECOMMENDATION:

City Staff recommends that the City Council approve the submittal project closeout documentation to Capital Metro for the One-Time Capital Metro BCT Funded Paving Improvements Project, and authorize the City Manager to request the remainder of the allocated funds for the One-Time Capital Metro BCT Funded Paving Improvements Project.

PLANNING & ZONING COMMISSION:	N/A	Recommend	Disapproval	None
	X	Approval		



August 21, 2024

Ms. Melanie Capesius
Government Relations and Compliance Manager
Capital Metropolitan Transportation Authority
2910 East Fifth Street
Austin, TX 78702

Re: BCT Suburban Communities Program
City of Manor One-Time BCT Funded Paving Project
City of Manor, Texas

Dear Ms. Capesius:

The City of Manor has recently completed our approved One-Time Funded BCT Paving Improvements Project, which consisted of street milling and overlay. The City of Manor staff inspected the completed street project along with the project engineer and found that the completed streets complied with our interlocal agreement and the Engineer's plans and specifications.

As you recall, the city had requested to reserve \$713,490.00 of the \$1,585,190.00 one-time allocation funding. Please provide a written correspondence confirming the remaining funds to be allocated to the city for the current project are authorized to be released so that the city can prepare an invoice for the payment of the remaining approved one-time funds. We have prepared documentation pertaining to the cost of the project and photographs of the completed project that will be included with the final invoice.

If you have any questions or need additional information regarding the City of Manor's participation in the BCT Suburban Communities Program, please let us know. Thank you for your time and assistance in reviewing and processing this request.

Sincerely,

Scott Moore, City Manager
City of Manor, Texas

Enclosures

CC: George Butler Associates

CONTRACT DOCUMENTS AND SPECIFICATIONS
FOR THE
ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS
NOVEMBER 2023



Prepared By:
GEORGE BUTLER ASSOCIATES, INC.

Texas Registered Engineering Firm 4242

ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS
CITY OF MANOR, TEXAS

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CITY OF MANOR, TEXAS INVITATION TO BID

The City of Manor, Texas hereby invites the submission of sealed bids for the ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS. This project consists of milling, HMAC overlay, subgrade preparation, flexible base, pavement marker installation, stop bar installation, traffic control, and other appurtenant work.

Sealed bids will be received at Manor Public Works, 416 Gregg Street, Manor, Texas until 2:00 pm. on Tuesday, November 28, 2023. At such time and place, bids will be publicly opened and read aloud.

Bids shall be clearly identified on the lower-left corner of the envelope with "ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS". Bids received after the named closing date and time will be returned unopened.

Construction plans, bid documents, questions, and addendum will be processed through CIVCAST. Email: pgray@gbateam.com or contact Pauline M. Gray, P.E. at (737)247-7557 with any questions.

A 5% Bid Bond, 100% Performance and Payment Bonds, and Insurance requirements are required. Bidders shall comply with all bid requirements and specifications as defined by George Butler

The City of Manor reserves the right to reject any or all bids, and to waive any and all technicalities or formalities.

Publication Date: November 3, 2023

ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS
CITY OF MANOR

INSTRUCTIONS TO BIDDERS

SEALED PROPOSALS addressed to the CITY OF MANOR (hereinafter named the "Owner") for completion of the ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS ("Project") will be received at City of Manor Public Works, until 2:00 P.M. on Tuesday, November 28, 2023, and then be publicly opened and read aloud at that time and place.

The Owner may not accept this bid until it has received from the bidder a completed, signed, and notarized TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC will result in a non-conforming bid and will prohibit the Owner from considering this bid for acceptance.

Envelopes containing sealed proposals shall be clearly marked on the outside with the name and address of the bidder and the words:

ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS
CITY OF MANOR, TEXAS
TO BE OPENED AT 2:00 PM, TUESDAY, NOVEMBER 28, 2023

The Contractor's Proposal form, provided separately, contains spaces which to enter prices, or a computer-generated form, for BASE BID AND ALTERNATE BID Items. Bidders must enter a price for all Items. Award of a construction contract will be based on the most favorable combination of BASE BID AND ALTERNATIVE BID prices. The BASE BID will be the minimum amount of work awarded if a contract is awarded.

Each proposal shall be legibly printed in ink, or replaced with a computer-generated form, and attached to the Contractor's Proposal form provided. No alterations in proposals, or in the printed forms therefore, or erasures, interpolations, or otherwise will be acceptable unless signed or initialed by the bidder. No alteration in any proposal, or in the form on which it is submitted shall be made by any person after the proposal has been submitted by the bidder. Any and all addenda to the contract documents on which a proposal is based shall be acknowledged by the bidder's signature in the space provided on the proposal.

The bidder shall state all unit prices in written words, as well as in figures, and in case of a difference between written words and in figures, the written words shall be deemed correct.

1. **PROPOSAL GUARANTEE:** Each proposal shall be accompanied by a cashier's check or a certified check drawn on an acceptable bank, or an acceptable bid bond, in an amount not less than five percent (5%) of the total amount of the bid. The proposal guarantee shall be made payable without condition to Owner and the amount of the said proposal guarantee may be retained by the Owner as liquidated damages if the proposal covered thereby is accepted and a contract based thereon is awarded and the bidder should fail to enter into a contract in the form prescribed within ten (10) days after such award is made by the Owner.
2. **WITHDRAWAL OF BID:** No bidder may withdraw his proposal for a period of forty-five (45) days after the day of the bid opening. A bidder may withdraw his proposal at any time prior to the expiration of the period during which proposals may be submitted, by a written request signed in the same manner and by the same person who signed the proposal.

3. RETURN OF PROPOSAL GUARANTEE: The proposal guarantee of each unsuccessful bidder will be returned when his proposal is rejected. The proposal guarantee of the bidder to whom a contract is awarded will be returned when the successful bidder executes a contract and files a satisfactory bond. The proposal guarantee of the second lowest responsible bidder will be returned when the successful bidder executes a contract and files a satisfactory bond, which period shall not exceed forty-five (45) days from the day of the bid opening.
4. EXECUTION OF AGREEMENT: Bidders shall note the Agreement bound herein, and all provisions thereof. The successful bidder, upon notice of award of a contract for construction of the Project, will be required to execute the Agreement as bound herein.
5. ACCEPTANCE AND REJECTION OF BIDS: The Owner reserves the right to accept the bid which, in its judgment, is the lowest and best bid; to reject any or all bids; and to waive irregularities or formalities in any bid. Bids received after the specified time of closing will be returned unopened.
6. SIGNATURE OF BIDDERS: Each bidder shall sign his proposal using his usual signature and giving his full business address. Bids by partnerships shall be signed with the partnership name followed by the signature and designation of one of the partners or other authorized representatives. Bids by corporations shall be signed with the name of the corporation followed by the signature and designation of the president, secretary, or other person authorized to bind the corporation. The names of all persons signing should also be typed or printed below the word "President", "Secretary", "Agent", or other designation. When requested by the Owner, satisfactory evidence of the authority of the person signing shall be furnished.
7. INTERPRETATION OF CONTRACT DOCUMENTS: If any person who contemplates submitting a bid is in doubt as to the true meaning of any part of these specifications or other proposed contract documents he may submit to the Engineer (Jay Engineering Company, Inc., P.O. Box 1220, Leander, TX 78646) a written request for an interpretation thereof prior to 72 hours before the opening of bids. The person submitting the request will be responsible for its prompt delivery. Interpretation of the proposed contract documents will be made only by addendum. A copy of each addendum will be mailed or delivered to each person obtaining a set of contract documents. The Owner will not be responsible for any other explanations or interpretations of the proposed contract documents.
8. TIME FOR COMPLETION: The Contractor will be expected to start work upon issuance of a written work order by the Owner or Notice to Proceed by the Engineer and shall complete all work thereunder within the following times:

Base Bid – NINETY (90) calendar days

See Special Conditions for sequencing of the work. The time allowed is deemed sufficient for completion of the work considering materials availability, weather, and the work scope, but if weather conditions prevent proper and safe prosecution of the work, additional time will be allowed if justified and documented. The contractor must demonstrate continuous progress in the work if the weather allows.

9. QUALIFICATIONS OF BIDDERS: Bidders that have not recently performed work for the Owner, or that otherwise have no local performance record, must be prepared to submit qualification data within 48 hours after the scheduled opening of bids. If requested, bidders must submit satisfactory evidence that they have practical knowledge of the particular work bid upon and that they have adequate plant, appropriate technical expertise, and the necessary financial resources to complete the proposed work. Specific submittal data shall include:

- a) A current financial statement.
- b) The name, address, and telephone of the bidder's surety.
- c) The name, address, and telephone of financial references, including banks and trade accounts. Bank and financial reference authorizations may be required.
- d) A complete listing of projects completed within the past two years and a complete listing of projects in progress. The listing shall include for each project the location, amount of contract, and the name, address, and telephone of the project owner and engineer.

Each bidder must thereby show that former work performed by him has been handled in such a manner that there are no just or proper claims pending against such work. No bid submitted by a bidder who is engaged in any work which would impair his ability to finance the work covered by such bid or to provide suitable equipment for its proper prosecution and completion will be accepted. Bidders are expected to inform themselves regarding all local and site conditions pertaining to the work they will be doing.

10. **TEC FORM 1295:** Provision of Texas Ethics Commission Form 1295 ("TEC Form 1295") by Bidders: Effective January 1, 2016, pursuant to Texas Government Code § 2252.908 (the "Interested Party Disclosure Act" or the "Act"), the Owner may not award the contract to a bidder unless the bidder has provided to the Owner a completed, signed and notarized TEC Form 1295 which has been assigned a certificate number by the Texas Ethics Commission (the "TEC"). Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed, and notarized, and provided to the Owner. The TEC Form 1295 may accompany the bid or may be submitted separately but must be provided to the Owner before the award of the contract. For purposes of completing the TEC Form 1295, the entity's name is **CITY OF MANOR**; the contract ID number is **2023-74**, and the description of goods and services is **ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS**. Neither the Owner nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295.
11. **RULES AND REGULATIONS:** The bidder's attention is directed to the fact that all applicable Federal and State Laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over the work to be performed and services to be provided shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though written herein.
12. **BONDS:** Coincident with the execution of the contract, the contractor shall furnish good and sufficient surety bond in the full amount of the contract sum, guaranteeing the faithful performance of all the covenants, stipulations and agreements of the contract, the payment of all bills and obligations arising from the execution of the contract, which bills or obligations might or will in any manner become a claim against the Owner, and guaranteeing the work included in this contract against faulty materials or workmanship for one (1) year after the date of completion of contract and acceptance by the Owner. All provisions of the bonds shall be complete and in full accordance with Statutory requirements. The bonds shall be executed with the proper sureties through a company licensed and qualified to operate in the State and approved by the Owner. Bonds shall be signed by an agent resident in State and date of bond shall be the date of execution of the contract. If at any time during the continuance of the contract the surety of the Contractor's bond becomes irresponsible, the Owner shall have the right to require additional and sufficient sureties which the Contractor shall furnish to the satisfaction of the Owner within ten (10) days after notice to do so. In default thereof the contract may be suspended, and all payments or money due the Contractor withheld.

13. INSURANCE: The Contractor, and his subcontractors shall, when performing construction work under his supervision at the Project site, carry insurance as follows for the duration of such work:

- a) Statutory Workers Compensation.
- b) Comprehensive General Liability Insurance with minimum Bodily Injury limits of \$500,000 for each person and \$1,000,000 for each occurrence including coverage on same for independent contractors.
- c) Property Damage Insurance with minimum limits of \$300,000 for each occurrence including same coverage limits for independent contractors.
- d) Automobile Liability Insurance for all owner, non-owned, and hired vehicles with minimum limits for Bodily Injury of \$250,000 for each person and \$500,000 for each occurrence and Property Damage minimum limits of \$100,000 for each occurrence. Contractor shall require subcontractors to provide Automobile Insurance with same minimum limits.

Contractor shall not commence work at site under this contract until he has obtained all required insurance and until such insurance has been approved by the Owner. Certificates must be furnished within 72 hours of Notice of Award. The Contractor shall not allow any sub-contractors to commence work until all the insurance required has been obtained and approved. Approval of the insurance by the Owner and Engineer shall not relieve or decrease the liability of the Contractor hereunder.

The required insurance must be written by a company licensed to do business in Texas at the time the policy is issued. In addition, the company must be acceptable to the Owner.

The Contractor 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 or reduced, restricted or limited until ten (10) days after the Owner has received written notice as evidenced by return receipts of registered or certified letter. Certificates of insurance shall contain transcripts from the proper office of the Insurer, evidencing in particular those operations to which the insurance applies, the expiration date and the above-mentioned notice of cancellation clause.

All liability policies carried under these contracts shall also include the CITY OF MANOR, TEXAS as an additional insured.

For insurance purposes, the title of ownership of equipment and materials shall remain with the Contractor until final acceptance.

14. BUILDERS RISK INSURANCE: The Contractor shall maintain Builder's Risk Insurance (fire and extended coverage) on a 100% completed value basis on the insurable portions of the Project for the benefit of the Owner, the Contractor and all sub-contractors, as their interest may appear.
15. SALES TAX: The Contractor must possess an individual Texas Sales and Use Tax permit. The successful Contractor will be required to furnish a Separation of Costs document to the Owner. The Owner will then furnish an exemption certificate to the Contractor.

ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS
CITY OF MANOR

CONTRACTOR'S PROPOSAL

TO THE

CITY OF MANOR, TEXAS

FOR THE

ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS

Date: 11-28-2023, 2023

Proposal of Asphalt Inc LLC dba Lone Star Paving Company (hereinafter called "Bidder") a (proprietorship)(corporation) organized and doing business under the laws of the state of Texas to the City of Manor, Texas (hereinafter called "City" or "Owner"):

GENTLEMEN:

The Bidder, in compliance with your advertisement and Instructions to Bidders for construction of the – ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS ("Project"); having examined the drawings and technical specifications with related documents, the site of the proposed work, and being familiar with all the conditions and requirements for construction of the proposed Project, including the availability of labor, materials and equipment for proper prosecution of the work, hereby proposes to furnish all labor, materials, plant and equipment to construct the Project in strict accordance with the Contract Documents and Specifications, within the time set forth herein and at the price(s) stated in the following schedule. The stated prices are sufficient to cover all expenses incurred in performing the work required under the Contract Documents of which this Proposal is a part.

Bidder acknowledges receipt of the following Addenda, as evidenced by the authorized signature(s) following:

ADDENDUM NO. N/A BY: N/A

ADDENDUM NO. _____ BY: _____

ADDENDUM NO. _____ BY: _____

ADDENDUM NO. _____ BY: _____

CONTRACTOR'S PROPOSAL (cont'd)

Bidder hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" from the Owner and to fully complete the work within following times:


Base Bid – NINETY (90) calendar days

Upon receipt of a written notice to the acceptance of this bid, Bidder will execute the formal contract Agreement within ten (10) days and shall deliver the Surety Bonds and Insurance Certificate as required by the Instructions to Bidders.

Bid security as required by the Instructions to Bidders in the sum of 5%
(\$ _____) is hereto attached.

The bid security is to become the property of the Owner in the event the Proposal is accepted by the Owner and the Agreement and bond are not executed within the time above set forth, as liquidated damages for the delay and additional expense to the Owner caused thereby.

Respectfully Submitted,

By 
Alex Flores
Title Executive Vice President
Asphalt Inc., LLC dba
Lone Star Paving Company
Business Name
11675 Jollyville Rd.
Ste. 150
Austin, TX 78759
Address
512-428-5778
Telephone

(Corporate Seal,
if applicable)

Contractor's Proposal Bid Schedule					
Item No.	Estimated Quantity	Unit	Description of Item	Unit Price	Total Item Cost
Base Bid Items					
1	1	LS	Traffic Control Plan and controls, complete and in place, per Lump Sum.	\$ 10,500.00	\$ 10,500.00
2	2	EA	Project Sign including posts, installation and removal, complete and in place per Each.	\$ 1,650.00	\$ 3,300.00
Lexington Boulevard - North of US 290 to City Limits - Mill and Overlay					
3	19,678	SY	Milling Asphaltic Concrete Pavement	\$ 1.55	\$ 30,500.90
4	19,678	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 17.00	\$ 334,526.00
5	1	LS	Restriping of Roadway	\$ 20,000.00	\$ 20,000.00
6	3	EA	Wastewater Manhole Adjustment (18" max.,) complete and in place,per Each.	\$ 2,500.00	\$ 7,500.00
7	6	EA	Pavement Markers - fire hydrants	\$ 9.25	\$ 55.50
8	1	LS	Installation of Speed Humps by Golf Cart Crossing	\$ 19,000.00	\$ 19,000.00
9	2	EA	New to existing pavement joints	\$ 107.00	\$ 214.00
10	8	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 27.00	\$ 216.00
Shadowglen Boulevard - North of US 290 to City Limits - Mill and Overlay					
11	6,365	SY	Milling Asphaltic Concrete Pavement	\$ 2.40	\$ 15,276.00
12	6,365	SY	2" HMAC Type D, PG 64-16 Pavement Overlay including prep work and prime/tack coat complete and in place, per Square Yard.	\$ 19.50	\$ 124,117.50
13	1	LS	Restriping of Roadway	\$ 9,000.00	\$ 9,000.00
14	2	EA	Wastewater Manhole Adjustment (18" max.,) complete and in place,per Each.	\$ 2,500.00	\$ 5,000.00
15	4	EA	Pavement Markers - fire hydrants	\$ 9.25	\$ 37.00
16	1	EA	New to existing pavement joints	\$ 107.00	\$ 107.00
17	4	EA	Driveway Pavement Joint to existing driveways per detail, complete and in place per Each.	\$ 27.00	\$ 108.00
Total Base Bid =					\$ 579,457.90

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 2

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2023-1098108

Date Filed:
11/28/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Asphalt Inc. LLC, dba Lone Star Paving Company
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Manor

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2023-74
ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Spinn, Steve	Austin, TX United States	X	
	Naivar, Joe	Austin, TX United States	X	
	Ramming, John	Austin, TX United States	X	
	Ohlendorf, Ryan	San Antonio, TX United States	X	
	Knox, Allen	Austin, TX United States	X	
	Playfair, Thomas	Austin, TX United States	X	
	Morisey, Greg	Austin, TX United States	X	
	Condon, Josh	Austin, TX United States	X	
	Carroll, Brian	Temple, TX United States		X
	Cabaza, Aaron	Austin, TX United States	X	
	Lundquist, Dean	Leander, TX United States	X	
	Asphalt Inc Employee Investments,	Austin, TX United States	X	
	Kaitlin Wheeler Heritage Trust,	Austin, TX United States	X	
	Patrick Wheeler Heritage Trust,	Austin, TX United States	X	
	Nolan Wheeler Heritage Trust,	Austin, TX United States	X	
	Wheeler, Jack	Austin, TX United States	X	

CERTIFICATE OF INTERESTED PARTIES

Item 10.

FORM 1295

2 of 2

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2023-1098108

Date Filed:
11/28/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Asphalt Inc. LLC, dba Lone Star Paving Company
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Manor

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2023-74
ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party. ☐

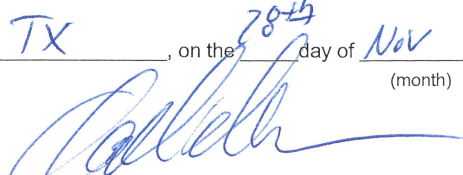
6 UNSWORN DECLARATION

My name is Andrew Warner, and my date of birth is 03/11/1981.

My address is 255 Taylor Point, Bulverde, TX, 78163, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of TX, on the 28th day of Nov, 2023.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

30200462

CNA SURETY**Performance Bond**Bond No. 30200462**CONTRACTOR:**

(Name, legal status and address)

Asphalt, Inc. dba Lone Star Paving

11675 Jollyville Rd., Suite 119
Austin, TX 78759**OWNER:**

(Name, legal status and address)

City of Manor

105 E. Eggleston St.
Manor, TX**CONSTRUCTION CONTRACT**

Date: January 3, 2024

\$: 579,457.90

Amount: Five Hundred Seventy-Nine Thousand, Four Hundred Fifty-Seven and 90/100

Description:

(Name and location)

One-Time Capital Metro BCT Funded Paving Improvements

BOND

Date: January 3, 2024

(Not earlier than Construction Contract Date)

\$: 579,457.90

Amount: Five Hundred Seventy-Nine Thousand, Four Hundred Fifty-Seven and 90/100

Modifications to this Bond: ☐ None☐ See Section 16**CONTRACTOR AS PRINCIPAL**

Company:

Asphalt, Inc. dba Lone Star Paving


(Corporate Seal)

SURETY


Company:

Continental Casualty Company

(Corporate Seal)

Signature: Name Alex Floresand Title: Executive Vice President

(Any additional signatures appear on the last page of this Performance Bond.)

Signature: 

Name Brent M. Blonigan

and Title: Attorney-in-Fact

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:Grayhawk Insurance
1820 N. Greenville Ave., Suite 200
Richardson, TX 75081
972-671-9105**OWNER'S REPRESENTATIVE:**

(Architect, Engineer or other party:)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

30200462

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 8.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

30200462

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

30200462

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)
CONTRACTOR AS PRINCIPAL **SURETY**
Company: _____ (Corporate Seal) Company: _____ (Corporate Seal)

Signature: _____ Signature: _____
Name and Title: _____ Name and Title: _____
Address _____ Address _____

30200462

CNA SURETY**Payment Bond**Bond No. 30200462**CONTRACTOR:**

(Name, legal status and address)

Asphalt, Inc. dba Lone Star Paving

11675 Jollyville Rd., Suite 119
Austin, TX 78759**OWNER:**

(Name, legal status and address)

City of Manor

105 E. Eggleston St.
Manor, TX**CONSTRUCTION CONTRACT**

Date: January 3, 2024

\$ 579,457.90

Amount: Five Hundred Seventy-Nine Thousand, Four Hundred Fifty-Seven and 90/100

Description:

(Name and location)

One-Time Capital Metro BCT Funded Paving Improvements

SURETY: Continental Casualty Company: Illinois Corporation(Name, legal status and principal place
of business)151 N. Franklin Street
17th Floor
Chicago, IL 60606This document has important legal
consequences. Consultation with
an attorney is encouraged with
respect to its completion or
modification.Any singular reference to
Contractor, Surety, Owner or
other party shall be considered
plural where applicable.AIA Document A312-2010
combines two separate bonds, a
Performance Bond and a
Payment Bond, into one form.
This is not a single combined
Performance and Payment Bond.**BOND**

Date: January 3, 2024

(Not earlier than Construction Contract Date)

\$ 579,457.90

Amount: Five Hundred Seventy-Nine Thousand, Four Hundred Fifty-Seven and 90/100

Modifications to this Bond: ☐ None☐ See Section 18**CONTRACTOR AS PRINCIPAL**

Company:

Asphalt, Inc. dba Lone Star Paving

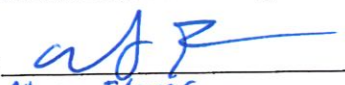
(Corporate Seal)

SURETY

Company:

Continental Casualty Company

(Corporate Seal)

Signature: 


Name

Alex Flores

and Title:

Executive Vice President

(Any additional signatures appear on the last page of this Payment Bond.)

Signature: 

Name Brent M. Blonigan

and Title: Attorney-in-Fact

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:Grayhawk Insurance
1820 N. Greenville Ave., Suite 200
Richardson, TX 75081
972-671-9105**OWNER'S REPRESENTATIVE:**

(Architect, Engineer or other party:)

30200462

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

30200462

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

30200462

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature: _____

Name and Title:

Address

Signature: _____

Name and Title:

Address

Printed in cooperation with the American Institute of Architects (AIA).

The language in this document conforms to the language used in AIA Document A312 - Payment Bond - 2010 Edition.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company (herein called "the CNA Companies"), are duly organized and existing insurance companies having their principal offices in the City of Chicago, and State of Illinois, and that they do by virtue of the signatures and seals herein affixed hereby make, constitute and appoint

Brent M Blonigan, Rob J Dreiling, Kara Pierce, Raul F Campa, Debbie Palmer, Individually

of Richardson, TX, their true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on their behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

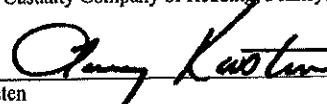
and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of their insurance companies and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Laws and Resolutions, printed below, duly adopted, as indicated, by the Boards of Directors of the insurance companies.

In Witness Whereof, the CNA Companies have caused these presents to be signed by their Vice President and their corporate seals to be hereto affixed on this 30th day of November, 2023.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania

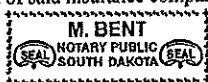

Larry Kasten Vice President

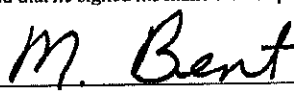
State of South Dakota, County of Minnehaha, ss:

On this 30th day of November, 2023, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company described in and which executed the above instrument; that he knows the seals of said insurance companies; that the seals affixed to the said instrument are such corporate seals; that they were so affixed pursuant to authority given by the Boards of Directors of said insurance companies and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance companies.

My commission expires

March 2, 2026



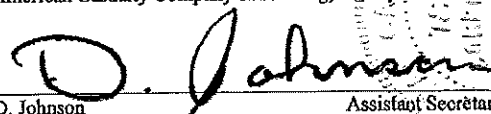

M. Bent Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of Continental Casualty Company, an Illinois insurance company, National Fire Insurance Company of Hartford, an Illinois insurance company, and American Casualty Company of Reading, Pennsylvania, a Pennsylvania insurance company do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Laws and Resolutions of the Board of Directors of the insurance companies printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance companies this 3rd day of January, 2024.



Continental Casualty Company
National Fire Insurance Company of Hartford
American Casualty Company of Reading, Pennsylvania


D. Johnson Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF EACH OF CONTINENTAL CASUALTY COMPANY, NATIONAL FIRE INSURANCE COMPANY OF HARTFORD, and AMERICAN CASUALTY COMPANY OF READING, PENNSYLVANIA (as defined above, the "CNA Companies"):

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of each of the above CNA Companies at a meeting held on May 12, 1995:

"RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of each of the CNA Companies.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of each of the above Companies by unanimous written consent dated the 25th day of April, 2012:

"Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and

Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of each of the above CNA Companies by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, If you want to verify bond authenticity.

State of Texas
Claim Notice Endorsement

To be attached to and form a part of Bond No. 30200462.

In accordance with Section 2253.021(f) of the Texas Government Code and Section 53.202(6) of the Texas Property Code any notice of claim to the named surety under this bond(s) should be sent to:

CNA Surety
151 North Franklin, 17th Floor
Chicago, IL 60606

Telephone: 1-877-672-6115

Figure: 28 TAC §1.601(a)(3)

1 IMPORTANT NOTICE

To obtain information or make a complaint:

2 You may contact Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company at 312-822-5000.

3 You may call Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company's toll-free telephone number for information or to make a complaint at:

1-877-672-6115

4 You may also write to Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company at:

CNA Surety
151 North Franklin, 17th Floor
Chicago, IL 60606

5 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

6 You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

7 PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact Continental Casualty Company, National Fire Insurance Company of Hartford, American Casualty Company of Reading, PA and Continental Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Form F8277-6-2018

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company al 312-822-5000.

Usted puede llamar al numero de telefono gratis de Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company's para informacion o para someter una queja al:

1-877-672-6115

Usted tambien puede escribir a Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company:

CNA Surety
151 North Franklin, 17th Floor
Chicago, IL 60606

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Continental Casualty Company, National Fire Insurance Company de Hartford, American Casualty Company de Reading, PA y Continental Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



Dear Policyholder,

Thank you for choosing Federated Insurance to handle your insurance and risk management needs. The attached certificate document(s) have been issued or updated.

Please feel free to contact us with any additional changes, additions or deletions that may be needed by contacting the Federated Client Contact Center at:

E-mail: clientcontactcenter@fedins.com

Phone: 1-888-333-4949

Fax: 507-446-4664

Thank you for your business!

Client Contact Center

Enclosed:
Certificate Document(s)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/09/2024

Item 10.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
FEDERATED MUTUAL INSURANCE COMPANY
HOME OFFICE: P.O. BOX 328
OWATONNA, MN 55060

CONTACT
NAME: CLIENT CONTACT CENTERPHONE
(A/C, No, Ext): 888-333-4949FAX
(A/C, No): 507-446-4664E-MAIL
ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: FEDERATED MUTUAL INSURANCE COMPANY

13935

INSURED
ASPHALT INC LLC, LONE STAR PAVING COMPANY
PO BOX 200608
AUSTIN, TX 78720-0608

383-986-7

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER: 3085

REVISION NUMBER: 0

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
TR		INSR	WVD		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	N	N	9151293	01/19/2023	01/19/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS & COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	9151293	01/19/2023	01/19/2024	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION	N	N	9151295	01/19/2023	01/19/2024	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTHER E.L EACH ACCIDENT E.L DISEASE EA EMPLOYEE E.L DISEASE - POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROJECT: ONE-TIME CAPITAL METRO BCT FUNDED PAVING IMPROVEMENTS

CERTIFICATE HOLDER

383-986-7
CITY OF MANOR
105 E EGGLESTON ST
MANOR, TX 78653-3463

3085 0

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (01) Item 10.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Primary Source Insurance Agency Inc 121 E Park Square Owatonna MN 55060	CONTACT NAME: Shelly Prieve PHONE (A/C, No, Ext): (800) 760-2809 FAX (A/C, No): (877) 446-4631 E-MAIL ADDRESS: saprieve@fedins.com INSURER(S) AFFORDING COVERAGE INSURER A: Texas Mutual Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Asphalt Inc LLC, DBA: Lone Star Paving Company 11675 Jollyville Rd Ste 250 Austin TX 78759-4108	NAIC # 22945

COVERAGES**CERTIFICATE NUMBER:** 23-24 WC**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE AGGREGATE
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	Y	0001299829	01/19/2023	01/19/2024 <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

One-Time Capital Metro BCT Funded Paving Improvement Project. BLANKET WAIVER OF SUBROGATION APPLIES TO THE WORK COMP POLICY WHERE REQUIRED BY WRITTEN CONTRACT. WE WILL ENDEAVOR TO PROVIDE 30 DAYS NOTICE OF CANCELLATION

CERTIFICATE HOLDER**CANCELLATION**

City of Manor 105 E. Eggleston St Manor TX	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

**WORKERS' COMPENSATION AND
EMPLOYERS LIABILITY POLICY**

WC 42 06 01
Insured copy

TEXAS NOTICE OF MATERIAL CHANGE ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

In the event of cancellation or other material change of the policy, we will mail advance notice to the person or organization named in the Schedule. The number of days advance notice is shown in the Schedule.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

1. Number of days advance notice: 30
2. Notice will be mailed to: PER LIST ON FILE

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.
(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)
This endorsement, effective on 1/19/23 at 12:01 a.m. standard time, forms a part of:

Policy no. 0001299829 of Texas Mutual Insurance Company effective on 1/19/23

Issued to: ASPHALT INC LLC

DBA: LONE STAR PAVING

This is not a bill

NCCI Carrier Code: 29939



Authorized representative

1/17/23

**WORKERS' COMPENSATION AND
EMPLOYERS LIABILITY POLICY**

WC 42 03 04 B
Insured copy

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ☐ Specific Waiver

Name of person or organization

☒ Blanket Waiver

Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations: ALL TEXAS OPERATIONS

3. Premium:

The premium charge for this endorsement shall be **2.00** percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium: Included, see Information Page

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.
(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)
This endorsement, effective on 1/19/23 at 12:01 a.m. standard time, forms a part of:

Policy no. 0001299829 of Texas Mutual Insurance Company effective on 1/19/23

Issued to: ASPHALT INC LLC

DBA: LONE STAR PAVING

This is not a bill



Authorized representative

NCCI Carrier Code: 29939

1/17/23

**WORKERS' COMPENSATION AND
EMPLOYERS LIABILITY POLICY**

WC 42 03 08
Insured copy

TEXAS PARTNERS, OFFICERS AND OTHERS EXCLUSION ENDORSEMENT

The policy does not cover bodily injury to any person described in the Schedule.

The premium basis for the policy does not include the remuneration of such persons.

You will reimburse us for any payment we must make because of bodily injury to such persons.

Schedule

Name, title

JACK WHEELER, President

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.
(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)

This endorsement, effective on 1/19/23 at 12:01 a.m. standard time, forms a part of:

Policy no. 0001299829 of Texas Mutual Insurance Company effective on 1/19/23

Issued to: ASPHALT INC LLC

DBA: LONE STAR PAVING

This is not a bill



Authorized representative

NCCI Carrier Code: 29939

1/17/23

SEPARATION OF COSTS

Pursuant to the Instructions to Bidders, the proposal of the undersigned that has been submitted for performing this contract in full is hereby segregated as follows:

The amount of this bid that is charged for
Skill and labor is:

\$ 374900.55

The amount of this bid that is charged for
materials and tangible personal property
(not less than the actual cost of such
materials) is

\$ 273892.00

TOTAL

\$ 648792.55



Contractor Signature

(Note: This form to be completed only by lowest responsible bidder after he has been selected)

AFFIDAVIT OF BILLS PAID AND WAIVER OF CLAIMS

BEFORE ME, the undersigned authority, on this day personally appeared, Lone Star Paving, LLC hereinafter called CONTRACTOR to that certain contract entered into on the day of January 25, 2024 between the City of Manor, Texas and CONTRACTOR for the construction and completion of the improvements and/or additions upon the following described premises, to wit:

One Time Cap Metro BCT Funded Paving Improvement Project

Said Party being by me duly sworn states that the said improvements have been functionally completed in full compliance with the above-referenced Contract, Project Manuals, Project Plans, and Owner Directives. Deponent further states that he or she has paid all bills and claims for materials furnished and labor performed on said Contract and that there are no outstanding unpaid bills and claims for materials furnished and labor performed, or material furnished on said Contract and that there are no outstanding unpaid bills or legal claims for labor performed or materials furnished upon said job.

Lone Star Paving, LLC


By: 

(Signature)

Tracy Gairney Project Manager

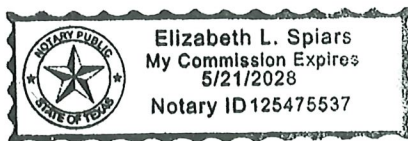
(Printed Name & Title)

Subscribed and sworn to before me, the undersigned authority, on the 29th day of July, 2024.

Notary: 

My Commission Expires: 05/21/2028

NOTARY SEAL





1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

CHANGE ORDER

ORDER NO.: 1

DATE: February 20, 2024

AGREEMENT DATE: January 3, 2024

NAME OF PROJECT: One-Time Capital Metro BCT Funded Paving Improvements

OWNER: City of Manor

CONTRACTOR: Asphalt Inc, LLC dba Lone Star Paving Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Justification:

Item No. 1 – Add item CO1.1 - Lexington Street – Remove curb and area in the existing median as shown in the attached exhibit, excavate 10" down in this area, and replace the removed area with 8" of type B PG64-22 (Black Base), install new curb in the adjusted median – 1 LS @ \$60,652.15/LS.

Item No. 2 – Add item CO1.2 – Add new pavement markings and delineators to Lexington St. as shown in the attached exhibit – 1 LS @ \$6,727.50/LS

Item No. 3 – Add item CO1.3 – Install 2" HMAC Type D, PG64-22 pavement overlay – 115 SY @ \$17.00/SY

2. Change to CONTRACT PRICE:

Original CONTRACT PRICE: \$579,457.90

Current CONTRACT PRICE adjusted by previous CHANGE ORDERS \$0.00

The CONTRACT PRICE due to this CHANGE ORDER will be increased by: \$69,334.65

New CONTRACT PRICE including this CHANGE ORDER will be: \$648,792.55

3. Change to CONTRACT TIME:

The CONTRACT TIME will be increased by 10 calendar days. The date for completion of all work will be , May 8, 2024.



Approvals Required:

To be effective, this order must be signed by all parties to the Agreement if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Recommended by: Pauline M. Gray, P.E. Signed: *Pauline M. Gray*
Engineer

Ordered by: *Dr. Chris Harvey* Signed: *[Signature]*
Dr. Christopher Harvey, Mayor

Accepted by: Tracy Gainey Signed: *Tracy Gainey*
Contractor

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO CONTRACTOR:
City of Manor

PROJECT: Cap Metro BCT Paving Improvements

APP #: 1

PROJECT NO: 00-00540-36

CONTRACT DATE: 01/0/2024

APPLICATION DATE: April 30, 2024

PERIOD FROM: April 1, 2024

PERIOD TO: April 30, 2024

Distribution to:
☐ OWNER
☐ ENGINEER
☒ G. C.
☐ ARCHITECT
☐ OTHER

FROM SUBCONTRACTOR:
Lone Star Paving
P.O. Box 200608
Austin, TX 78720

ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	579,457.90
2. Net change by Change Orders	\$	69,334.65
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	648,792.55
4. TOTAL COMPLETED & STORED TO DATE (Column H on G703)	\$	635,769.05
5. RETAINAGE:		
a. 0 % of Completed Work (Column F + G on G703)	\$	63,576.91
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column K of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	635,769.05
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from Previous Application)	\$	0.00
8. CURRENT PAYMENT DUE	\$	635,769.05
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	13,023.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	69,334.65	0.00
TOTALS	69,334.65	0.00
NET CHANGES by Change Order	69,334.65	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents and that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment have been issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Lone Star Paving Company

By: [Signature] Date: May 20, 2024

State of: Texas County of: Travis

Subscribed and sworn to before me this 20th day of May

Notary Public: Elizabeth M. Spiars

My Commission expires: 05/21/2024

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 635,769.05

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: By: [Signature] Date: 5/22/2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

TO BE PAID WITH FUNDS RECEIVED FROM CAP METRO FOR THE ONE-TIME FUNDING

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 4/30/2024

PERIOD TO: 4/30/2024

PROJECT NO: 12/10/2047

A ITEM NO.	B DESCRIPTION OF WORK	C ORIGINAL VALUE	D CHANGES IN VALUE	E REVISED VALUE (C + D)	F WORK COMPLETED		H MATERIALS PRESENTLY STORED (NOT IN FOR G)	I		J BALANCE TO FINISH (E - I)	K RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (F + G + H)	% (I ÷ E)		
	ORIGINAL CONTRACT										
1	Traffic Control Plan & Controls, Complete & In Place/Lump Sum	10,500.00		10,500.00	0.00	10,500.00		10,500.00		0.00	0.00
2	Project Sign Including Posts, Installation & removal. Complete & In Place/Each.	3,300.00		3,300.00	0.00	3,300.00		3,300.00		0.00	0.00
3	Lex/Blvd-Milling Asphaltic Concrete Pavement	30,500.90		30,500.90	0.00	30,500.90		30,500.90		0.00	0.00
4	Lex/Blvd 2" HMAC Ty D, Pavement Overlay Include Prep Work, Prime, Tack Coat/SY	334,526.00		334,526.00	0.00	334,526.00		334,526.00		0.00	0.00
5	Lex/Blvd-Restriping of Roadway	20,000.00		20,000.00	0.00	20,000.00		20,000.00		0.00	0.00
6	Lex/Blvd-WW Manhole Adj. (18" max), Complete and In Place/Each.	7,500.00		7,500.00	0.00	0.00		0.00		7,500.00	0.00
7	Lex-Blvd-Pavement Markers-Fire Hydrants	55.50		55.50	0.00	0.00		0.00		55.50	0.00
8	Lex-Bvld-Installation of Speed Humps by Golf Cart Crossing	19,000.00		19,000.00	0.00	19,000.00		19,000.00		0.00	0.00
9	Lex-Blvd-New to Existing Pavement Joints	214.00		214.00	0.00	214.00		214.00		0.00	0.00
10	Lex-Blvd-Drwy Pavement Joint to Existing Drwy's/Detail Complete & in Place/Each	216.00		216.00	0.00	0.00		0.00		216.00	0.00
11	Shadowglen-Milling Asphaltic Concrete Pavement	15,276.00		15,276.00	0.00	15,276.00		15,276.00		0.00	0.00
12	Shadowglen-2" HMAC Ty D, Pavement Overlay Include Prep Work, Prime, Tack Coat/SY	124,117.50		124,117.50	0.00	124,117.50		124,117.50		0.00	0.00
13	Shadowglen - Restriping of Roadway	9,000.00		9,000.00	0.00	9,000.00		9,000.00		0.00	0.00
14	Shadowglen-WW Manhole Adj. (18" max), Complete and In Place/Each.	5,000.00		5,000.00	0.00	0.00		0.00		5,000.00	0.00
15	Shadowglen-Pavement Markers-Fire Hydrants	37.00		37.00	0.00	0.00		0.00		37.00	0.00
16	Shadowglen-New to Existing Pavement Joints	107.00		107.00		0.00		0.00		107.00	0.00
17	Shadowglen-Drwy Pavement Joint to Existing Drwy's/Detail, Complete & In Place/Each	108.00		108.00		0.00		0.00		108.00	0.00
	CHANGE ORDER										
CO1.1	Lexington St: Remove Median, Excavate 12", Replace With 10" TY B HMA, Replace Curb		60,652.15	60,652.15		60,652.15		60,652.15		0.00	0.00
CO1.2	Added Pavement Markings to Lexington		6,727.50	6,727.50		6,727.50		6,727.50		0.00	0.00
CO1.3	Install 2" HMAC TY D PG64-22 Pavement Overlay		1,955.00	1,955.00		1,955.00		1,955.00		0.00	0.00
								0.00		0.00	0.00
	Total Contract Amount	579,457.90	69,334.65	648,792.55	0.00	635,769.05	0.00	635,769.05		13,023.50	0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO CONTRACTOR:
City of Manor

PROJECT:
Cap Metro BCT Paving Improvements

APP #:
2

PROJECT NO:
00-00540-36

CONTRACT DATE:
01/0/2024

APPLICATION DATE:
May 29, 2024

PERIOD FROM:
May 1, 2024

PERIOD TO:
May 31, 2024

FROM SUBCONTRACTOR:
Lone Star Paving
P.O. Box 200608
Austin, TX 78720

ARCHITECT:

Distribution to:
☐ OWNER
☐ ENGINEER
☒ G. C.
☐ ARCHITECT
☐ OTHER

Item 10.

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM

\$

579,457.90

2. Net change by Change Orders

\$

69,334.65

3. CONTRACT SUM TO DATE (Line 1 ± 2)

\$

648,792.55

4. TOTAL COMPLETED & STORED TO DATE (Column H on G703)

\$

645,889.30

5. RETAINAGE:

a. 0 % of Completed Work (Column F + G on G703)

\$

64,588.93

b. % of Stored Material (Column F on G703)

\$

Total Retainage (Lines 5a + 5b or Total in Column K of G703)

\$

0.00

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

\$

645,889.30

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from Previous Application)

\$

635,769.05

8. CURRENT PAYMENT DUE

\$

10,120.25

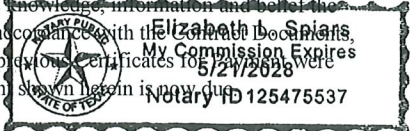
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$

2,903.25

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	69,334.65	0.00
Total approved this Month	0.00	0.00
TOTALS	69,334.65	0.00
NET CHANGES by Change Order	69,334.65	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.



CONTRACTOR: Lone Star Paving Company

By: Date: May 29, 2024

State of: Texas County of: Travis

Subscribed and sworn to before me this 29th day of May

Notary Public: Elizabeth L. Spiers

My Commission expires: 05/21/2028

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 10,120.25

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: By: Pauline M. Gray

Date: 6/12/2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
APPLICATION DATE: 4/30/2024
PERIOD TO: 4/30/2024
PROJECT NO: 12/10/2047

A ITEM NO.	B DESCRIPTION OF WORK	C ORIGINAL VALUE	D CHANGES IN VALUE	E REVISED VALUE (C + D)	F WORK COMPLETED		H MATERIALS PRESENTLY STORED (NOT IN FOR G)	I		J BALANCE TO FINISH (E - I)	K RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (F + G + H)	% (I ÷ E)		
	ORIGINAL CONTRACT										
1	Traffic Control Plan & Controls, Complete & In Place/Lump Sum	10,500.00		10,500.00	10,500.00	0.00		10,500.00		0.00	0.00
2	Project Sign Including Posts, Installation & removal. Complete & In Place/Each.	3,300.00		3,300.00	3,300.00	0.00		3,300.00		0.00	0.00
3	Lex/Blvd-Milling Asphaltic Concrete Pavement	30,500.90		30,500.90	30,500.90	0.00		30,500.90		0.00	0.00
4	Lex/Blvd 2" HMAc Ty D, Pavement Overlay Include Prep Work, Prime, Tack Coat/SY	334,526.00		334,526.00	334,526.00	0.00		334,526.00		0.00	0.00
5	Lex/Blvd-Restriping of Roadway	20,000.00		20,000.00	20,000.00	0.00		20,000.00		0.00	0.00
6	Lex/Blvd-WW Manhole Adj. (18" max), Complete and In Place/Each.	7,500.00		7,500.00	0.00	7,500.00		7,500.00		0.00	0.00
7	Lex-Blvd-Pavement Markers-Fire Hydrants	55.50		55.50	0.00	83.25		83.25		(27.75)	0.00
8	Lex-Bvld-Installation of Speed Humps by Golf Cart Crossing	19,000.00		19,000.00	19,000.00	0.00		19,000.00		0.00	0.00
9	Lex-Blvd-New to Existing Pavement Joints	214.00		214.00	214.00	0.00		214.00		0.00	0.00
10	Lex-Blvd-Drwy Pavement Joint to Existing Drwy's/Detail Complete & in Place/Each	216.00		216.00	0.00	0.00		0.00		216.00	0.00
11	Shadowglen-Milling Asphaltic Concrete Pavement	15,276.00		15,276.00	15,276.00	0.00		15,276.00		0.00	0.00
12	Shadowglen-2" HMAc Ty D, Pavement Overlay Include Prep Work, Prime, Tack Coat/SY	124,117.50		124,117.50	124,117.50	0.00		124,117.50		0.00	0.00
13	Shadowglen - Restriping of Roadway	9,000.00		9,000.00	9,000.00	0.00		9,000.00		0.00	0.00
14	Shadowglen-WW Manhole Adj. (18" max), Complete and In Place/Each.	5,000.00		5,000.00	0.00	2,500.00		2,500.00		2,500.00	0.00
15	Shadowglen-Pavement Markers-Fire Hydrants	37.00		37.00	0.00	37.00		37.00		0.00	0.00
16	Shadowglen-New to Existing Pavement Joints	107.00		107.00	0.00	0.00		0.00		107.00	0.00
17	Shadowglen-Drwy Pavement Joint to Existing Drwy's/Detail, Complete & In Place/Each	108.00		108.00	0.00	0.00		0.00		108.00	0.00
	CHANGE ORDER										
CO1.1	Lexington St: Remove Median, Excavate 12", Replace With 10" TY B HMA, Replace Curb		60,652.15	60,652.15	60,652.15	0.00		60,652.15		0.00	0.00
CO1.2	Added Pavement Markings to Lexington		6,727.50	6,727.50	6,727.50	0.00		6,727.50		0.00	0.00
CO1.3	Install 2" HMAc TY D PG64-22 Pavement Overlay		1,955.00	1,955.00	1,955.00	0.00		1,955.00		0.00	0.00
								0.00		0.00	0.00
	Total Contract Amount	579,457.90	69,334.65	648,792.55	635,769.05	10,120.25	0.00	645,889.30		2,903.25	0.00
Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity											
Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity											



1500 County Road
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

CHANGE ORDER

ORDER NO.: 2
DATE: February 20, 2024
AGREEMENT DATE: January 3, 2024

NAME OF PROJECT: One-Time Capital Metro BCT Funded Paving Improvements

OWNER: City of Manor

CONTRACTOR: Asphalt Inc, LLC dba Lone Star Paving Company

The following changes are hereby made to the CONTRACT DOCUMENTS:
1. Justification:

- Item No. 1 – Deduct Bid Item No. 10 - Driveway Pavement Joint to existing driveways per detail, 8 EA @ \$27/EA.
- Item No. 2 – Deduct Bid Item No. 17 - Driveway Pavement Joint to existing driveways per detail, 4 EA @ \$27/EA.
- Item No. 3 – Deduct Bid Item No. 14 - Wastewater Manhole Adjustment (18" max.,) 1 EA @ \$2500/EA.

2. Change to CONTRACT PRICE:
Original CONTRACT PRICE: \$579,457.90
Current CONTRACT PRICE adjusted by previous CHANGE ORDERS \$648,792.55
The CONTRACT PRICE due to this CHANGE ORDER will be decreased by: \$\$2,824.00
New CONTRACT PRICE including this CHANGE ORDER will be: \$645,968.55

3. Change to CONTRACT TIME:

No additional time will be added to the contract.

Approvals Required:
To be effective, this order must be signed by all parties to the Agreement if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Recommended by: Pauline M. Gray, P.E. Signed: _____
Engineer

Ordered by: _____ Signed: _____
Owner City of Manor

Accepted by: _____ Signed: _____
Contractor



















AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Pauline M. Gray, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a change order to the construction contract for the One-Time BCT Funded Paving Improvements project.

The improvements consist of mill and overlay and hot mix asphalt concrete in selected areas. As reflected on the attached Bid Tabulation, five bids were received. The low bidder was Asphalt Inc., LLC dba Lone Star Paving Company. The process of verifying the Contractor's qualifications has been completed. Based on submitted project information, previous work on similar types of projects, and project references Asphalt Inc., LLC dba Lone Star Paving Company has extensive experience with street paving improvements. The proposed change order is to reduce the contract amount of the project by \$2,824.00, due to the fact that some of the work did not need to be completed.

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

- Change Order No. 2

STAFF RECOMMENDATION:

The City staff recommends that the City Council approve Change Order No. 2 to the construction contract for the One-Time BCT Funded Paving Improvements Project.

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



1500 County Road
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

CHANGE ORDER

ORDER NO.: 2
DATE: February 20, 2024
AGREEMENT DATE: January 3, 2024

NAME OF PROJECT: One-Time Capital Metro BCT Funded Paving Improvements

OWNER: City of Manor

CONTRACTOR: Asphalt Inc, LLC dba Lone Star Paving Company

The following changes are hereby made to the CONTRACT DOCUMENTS:

1. Justification:


- Item No. 1 – Deduct Bid Item No. 10 - Driveway Pavement Joint to existing driveways per detail, 8 EA @ \$27/EA.
- Item No. 2 – Deduct Bid Item No. 17 - Driveway Pavement Joint to existing driveways per detail, 4 EA @ \$27/EA.
- Item No. 3 – Deduct Bid Item No. 14 - Wastewater Manhole Adjustment (18" max.,) 1 EA @ \$2500/EA.

2. Change to CONTRACT PRICE:
Original CONTRACT PRICE: \$579,457.90
Current CONTRACT PRICE adjusted by previous CHANGE ORDERS \$648,792.55
The CONTRACT PRICE due to this CHANGE ORDER will be decreased by: \$\$2,824.00
New CONTRACT PRICE including this CHANGE ORDER will be: \$645,968.55


3. Change to CONTRACT TIME:

No additional time will be added to the contract.

Approvals Required:
To be effective, this order must be signed by all parties to the Agreement if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Recommended by: Pauline M. Gray, P.E. Signed: 
Engineer

Ordered by: _____ Signed: _____
Owner City of Manor

Accepted by: Tracy Gainey Signed 
Contractor

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Frank T. Phelan P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on selecting the FY 2024 CIP project option for 2023 Certificates of Obligation funding and commencement.

BACKGROUND/SUMMARY:

In late November of 2023, the City of Manor issued the Series 2023 Certificates of Obligation to fund various land purchases and infrastructure projects. Proceeds from the issuance, amounting to \$40,000,000, were deposited into the construction fund. Of these proceeds, \$11,180,980 was allocated for the Parks portion of the CAYSA property, \$22,569,000 was designated for Water, Wastewater, Drainage, Road, and Infrastructure, and \$6,250,000 was slated for the purchase of the Timmerman and St. Mary's properties.

At the City Council meeting on February 21, 2024, the commencement of the Wilbarger Creek Wastewater Treatment Plant (WWTP) Expansion project was authorized. This project, part of the planned FY 2023 Certificates of Obligation (CO) project list, was budgeted at \$16,900,000. Following the allocation of funds for the Wilbarger WWTP Expansion project, approximately \$5,669,000 (exclusive of accrued interest) of the CO proceeds remain available for other water, wastewater, and roadway infrastructure improvements.

Since the February City Council meeting, the Capital Committee has convened five times to review CIP projects and provide options for the City Council's consideration. The projects evaluated by the Committee were drawn from the existing Community Impact Fee (CIF) Capital Improvements Plan (CIP) project list, priority projects from the draft Water and Wastewater Master Plans, and an identified priority roadway project. The Capital Committee members reviewed each project, including its need, benefit, budget, funding source, and priority. From all considered projects, seven were selected as the highest priority to be funded with the remaining Series 2023 CO proceeds. Four projects were from the original list of projects for the FY 2023 CO issuance and include three water projects and one roadway project. Two water projects were selected from the Water Master Plan draft, and one wastewater project was selected from the Wastewater Master Plan draft. Details for each priority project, including location, description, need, cost, and funding sources, are contained in the respective project charter pages in the FY2024 CIP plan (attached).

From the discussions, three combinations of project lists/budgets were derived as Options 1, 2, and 3 in the attached FY 2024 Capital Improvement Program package. Project Options are slated to fund two years' worth of project costs from the Series 2023 CO proceeds. The two-year totals for the three options are as follows:

Option 1 - \$4,775,905
 Option 2 - \$5,245,000
 Option 3 - \$5,655,905

All three options are fundable with the remaining Series 2023 Certificate of Obligation proceeds. The Capital Committee recommends Option 2 in the amount of \$5,245,000, with the caveat that if a project were to be removed from the list for budgetary purposes, it should be 6B, CP-WW-0003 the Llano and Lampasas Street Interceptors.

The City Council and members of the Capital Committee held a workshop on August 5th. During this meeting, the Council directed staff to include a proposed waterline extension from the existing water main at the Manor Heights Development to the 236-acre E. Manor Development #1 (formerly Caysa Tract – see attached charter and map), which will allow for the accelerated economic development of the tract in the eastern portion of the City. This project is to be considered as an alternative in conjunction with the three previous options. This alternative, now considered Option 4, will total approximately \$1,500,000.

When considering Option 4, evaluation of the projects listed in Options 1-3 could consider delaying of a project that will have the least detrimental affect on the implementation of priority capital projects. Delay of the construction of the Bois de Arc water line would make available \$1,184,000 of the current proceeds for the E. Manor Development Water Line. Economic development funds could be used to fund the remaining \$316,000 of costs to complete the E. Manor Development Water Line Project.

Given that FY24 is nearing 80% completion, project timings will need to be adjusted. All FY 2024 projects can be initiated in FY 2024 if authorized by Council action in August. These projects will roll into FY 2025. FY 2025 projects can still be initiated in FY 2025.

LEGAL REVIEW: No
FISCAL IMPACT: Yes – Projects will utilize the remaining Series 2023 Certificates of Obligation proceeds
PRESENTATION: Yes
ATTACHMENTS: Yes

- FY 2024 Capital Improvement Program Packet
- Charter and Map for E. Manor Development #1 Offsite Water Line

STAFF RECOMMENDATION:

City staff recommends that the City Council approve and select an option for the FY 2024 CIP Project for 2023 Certificates of Obligation funding and commencement.

PLANNING & ZONING COMMISSION:	N/A	Recommend Approval	Disapproval	None
	X			

City of Manor, Texas

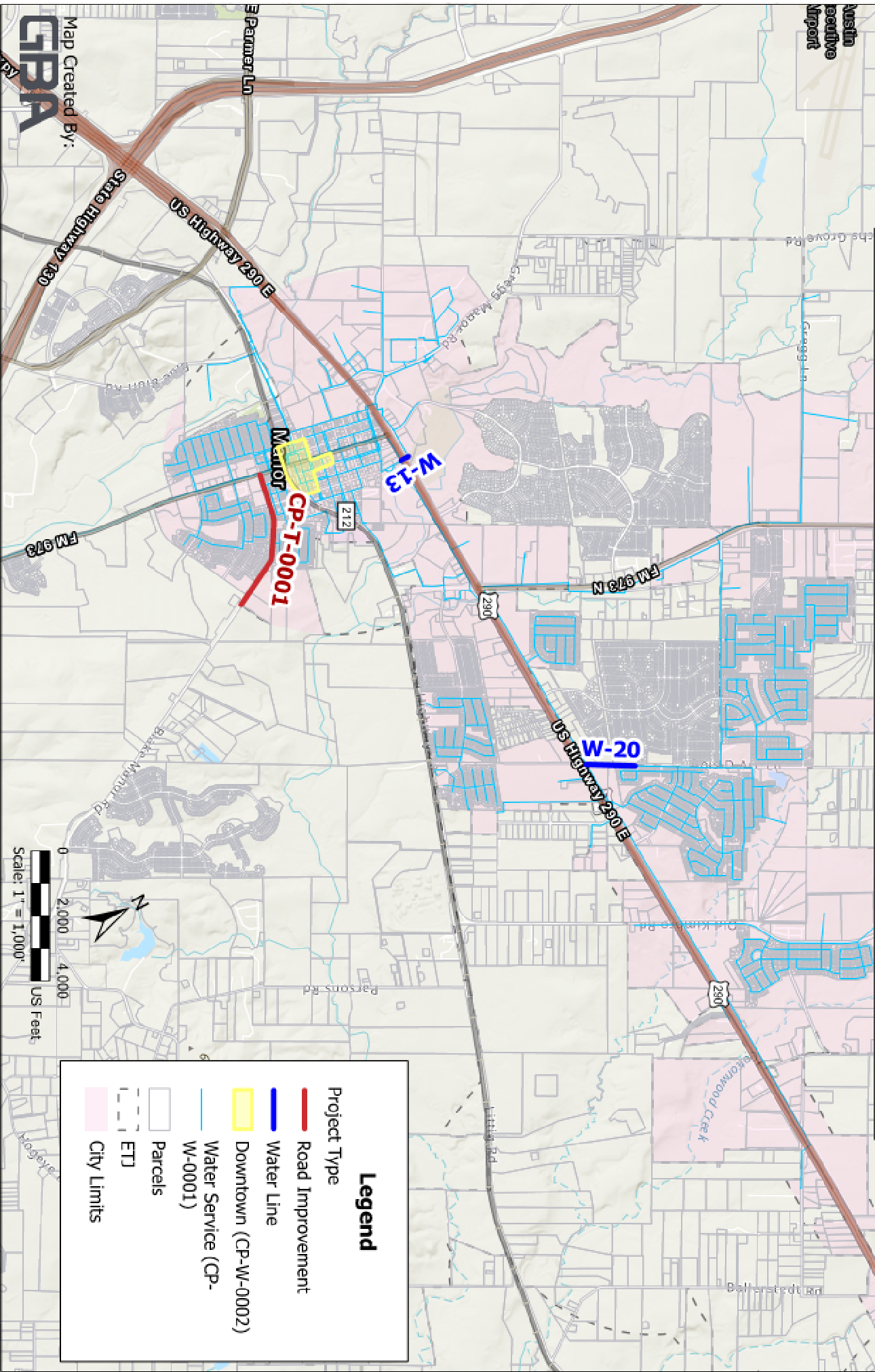
Capital Improvement Program

Fiscal Year 2024



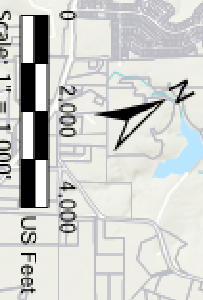


CITY OF MANOR PRIORITY PROJECTS 2024: Option 1 Location Map



Legend

- Project Type**
- Road Improvement
 - Water Line
 - Downtown (CP-W-0002)
 - Water Service (CP-W-0001)
 - ETJ
 - City Limits



Map Created By:
GPBA

CITY OF MANOR PRIORITY PROJECTS - OPTION 1

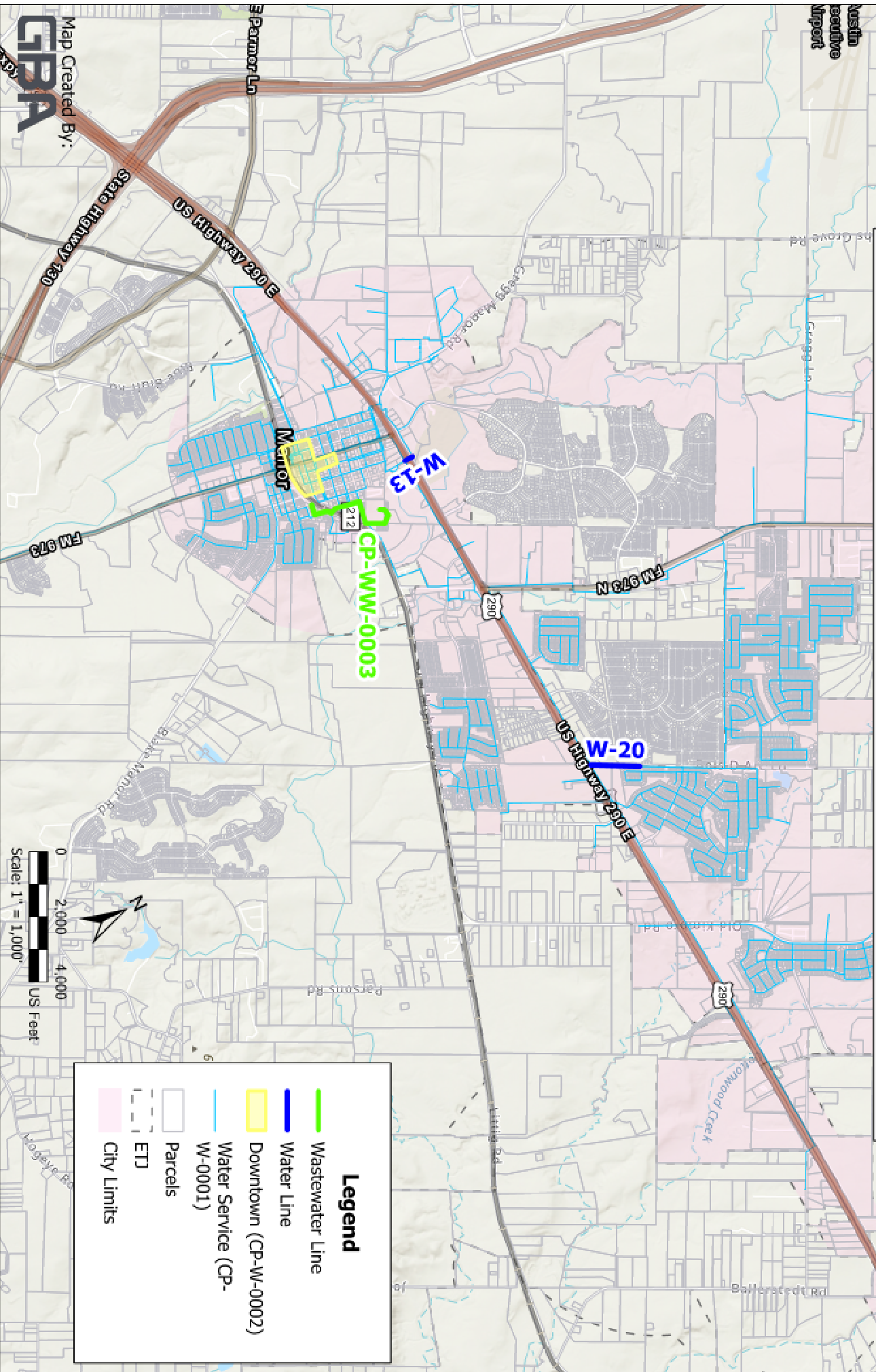
Color Code:	Projects from 2023 Bond Project List
	Projects from Wastewater Master Plan
	Projects from Water Master Plan



Priority	Project ID	Type	Project Title	Project Description	Project Costs				Origin	Funding Source
					FY 2024	FY 2025	FY 2026	Total Cost		
1	CP-W-0002	Water	Waterline Upsizing Project	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown. This project will research alternative water sources for the City that were introduced in the Water Master Plan.	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00	Water Master Plan	TBD
2	CP-W-0004	Water	Alternative Water Options Research Project	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	Water Master Plan	TBD
3	W-13	Water	US 290 Crossing at Golf Course	This connecting line will complete a water line loop along Bois de Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00	2023 Bond Project List	2023 Certificates of Obligation
4	W-20	Water	Bois d'Arc 16" Waterline	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00	2023 Bond Project List	2023 Certificates of Obligation
5	CP-W-0001	Water	Water Master Plan (Water Supply)	Project is for improvement and expansion of Brenham Road (Blake Manor Road) from Lexington Street (FM973), with the option to extend from Bastrop Street, east to the City Limits from a 2-lane road to a 3-lane road, including drainage and SUP improvements to transition from County road improvements east of Manor into Manor.	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00	2023 Bond Project List	2023 Certificates of Obligation
6A	CP-T-0001	Transportation	Brenham Road (Blake Manor) Improvements		\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00	2023 Bond Project List	2023 Certificates of Obligation
Total Cost					\$ 979,590.00	\$ 3,796,315.00	\$ 29,102,089.00	\$ 33,877,994.00		



CITY OF MANOR PRIORITY PROJECTS 2024: Option 2 Location Map



- Legend**
- Wastewater Line
 - Water Line
 - Downtown (CP-W-0002)
 - Water Service (CP-W-0001)
 - Parcels
 - ETJ
 - City Limits

Map Created By:
GPBA

CITY OF MANOR PRIORITY PROJECTS - OPTION 2

Color Code:	Projects from 2023 Bond Project List
	Projects from Wastewater Master Plan
	Projects from Water Master Plan

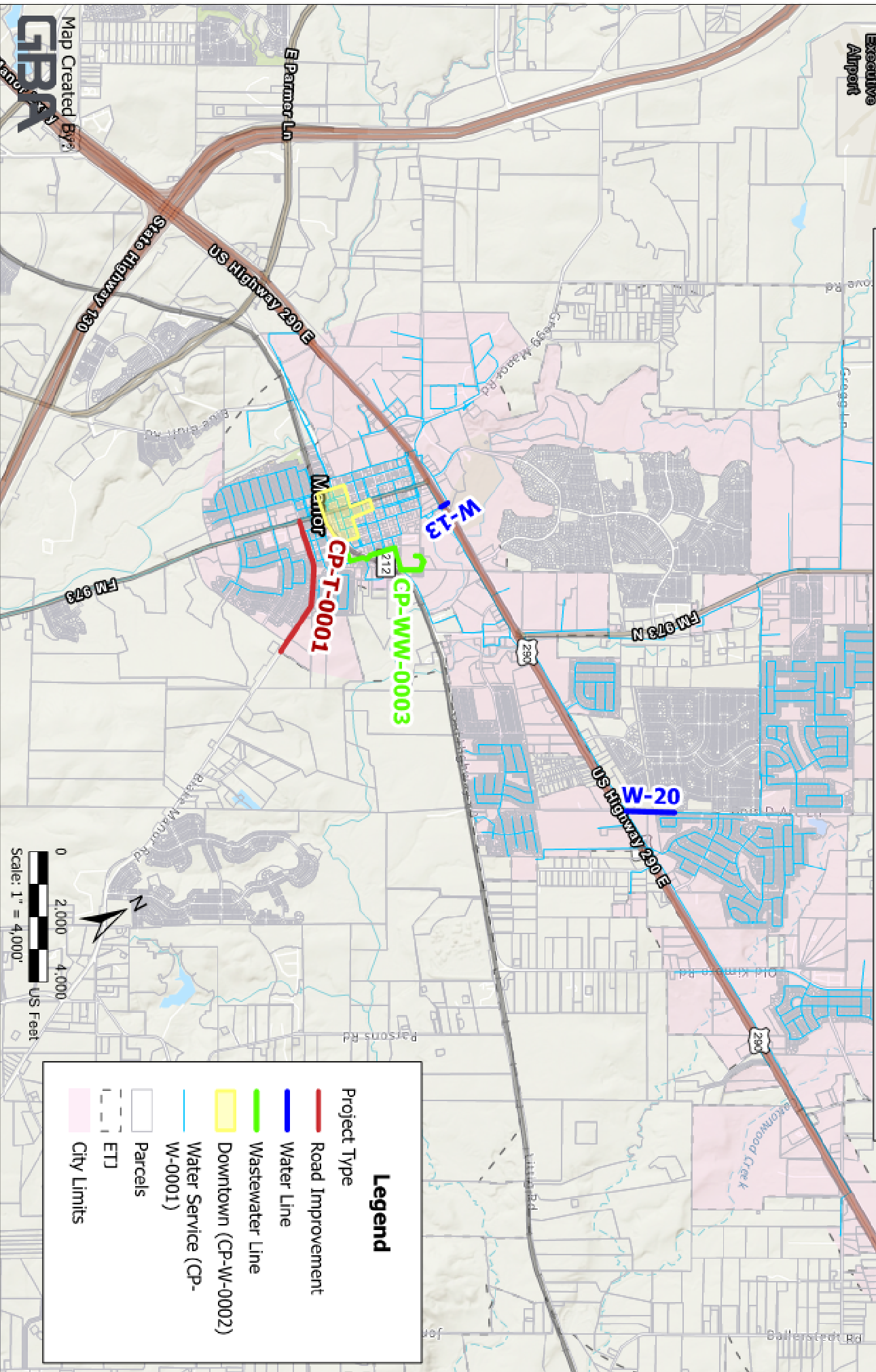
Priority	Project ID	Type	Project Title	Project Description	Project Costs				Origin	Funding Source
					FY 2024	FY 2025	FY 2026	Total Cost		
1	CP-W-0002	Water	Waterline Upsizing Project	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown. This project will research alternative water sources for the City that were introduced in the Water Master Plan.	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00	Water Master Plan	TBD
2	CP-W-0004	Water	Alternative Water Options Research Project	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	Water Master Plan	TBD
3	W-13	Water	US 290 Crossing at Golf Course	This connecting line will complete a water line loop along Bois de' Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00	2023 Bond Project List	2023 Certificates of Obligation
4	W-20	Water	Bois d'Arc 16" Waterline	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00	2023 Bond Project List	2023 Certificates of Obligation
5	CP-W-0001	Water	Water Master Plan (Water Supply)	The project involves the upgrade/upsizes of existing gravity relief pipes, with pipe diameters ranging from 18" to 36". The total length of pipe to be installed is 4,060 feet.	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00	2023 Bond Project List	2023 Certificates of Obligation
6B	CP-WW-0003	Wastewater	Llano St and Lampasas St Interceptors		\$ 300,000.00	\$ 580,000.00	\$ 4,427,000.00	\$ 5,312,000.00	Present CIP Project List (WWMP)	TBD
Total Cost					\$ 1,128,000.00	\$ 4,117,000.00	\$ 28,679,000.00	\$ 33,929,000.00		





MANOR
EST. 1872
TEXAS

CITY OF MANOR PRIORITY PROJECTS 2024: Option 3 Location Map



CITY OF MANOR PRIORITY PROJECTS - OPTION 3

Color Code:	Projects from 2023 Bond Project List
	Projects from Wastewater Master Plan
	Projects from Water Master Plan




Priority	Project ID	Type	Project Title	Project Description	Project Costs				Origin	Funding Source
					FY 2024	FY 2025	FY 2026	Total Cost		
1	CP-W-0002	Water	Waterline Upsizing Project	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown. This project will research alternative water sources for the City that were introduced in the Water Master Plan.	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00	Water Master Plan	TBD
2	CP-W-0004	Water	Alternative Water Options Research Project	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	Water Master Plan	TBD
3	W-13	Water	US 290 Crossing at Golf Course	This connecting line will complete a water line loop along Bois de Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00	2023 Bond Project List	2023 Certificates of Obligation
4	W-20	Water	Bois d'Arc 16" Waterline	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00	2023 Bond Project List	2023 Certificates of Obligation
5	CP-W-0001	Water	Water Master Plan (Water Supply)	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00	2023 Bond Project List	2023 Certificates of Obligation
6A	CP-T-0001	Transportation	Brenham Road (Blake Manor) Improvements	Project is for improvement and expansion of Brenham Road (Blake Manor Road) from Lexington Street (FM973), with the option to extend from Bastrop Street, east to the City Limits from a 2-lane road to a 3-lane road, including drainage and SUP improvements to transition from County road improvements east of Manor into Manor.	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00	2023 Bond Project List	2023 Certificates of Obligation
6B	CP-WW-0003	Wastewater	Llano St and Lampasas St Interceptors	The project involves the upgrade/size of existing gravity relief pipes, with pipe diameters ranging from 18" to 36". The total length of pipe to be installed is 4,060 feet.	\$ 300,000.00	\$ 580,000.00	\$ 4,427,000.00	\$ 5,312,000.00	Present CIP Project List (WWMP)	TBD
Total Cost					\$ 1,279,590.00	\$ 4,376,315.00	\$ 33,529,089.00	\$ 39,189,994.00		

City of Manor, Texas
Capital Improvement Program
Fiscal Year 2024

Project Type: Water



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-W-0002	
TYPE:	Water	
PROJECT TITLE:	Waterline Upsizing Project	
ADDRESS:		
LOCATION:	Downtown Manor	
DESCRIPTION:	This project involves the replacement of the existing 12" waterline with a 16" waterline between the intermediate tank to downtown.	

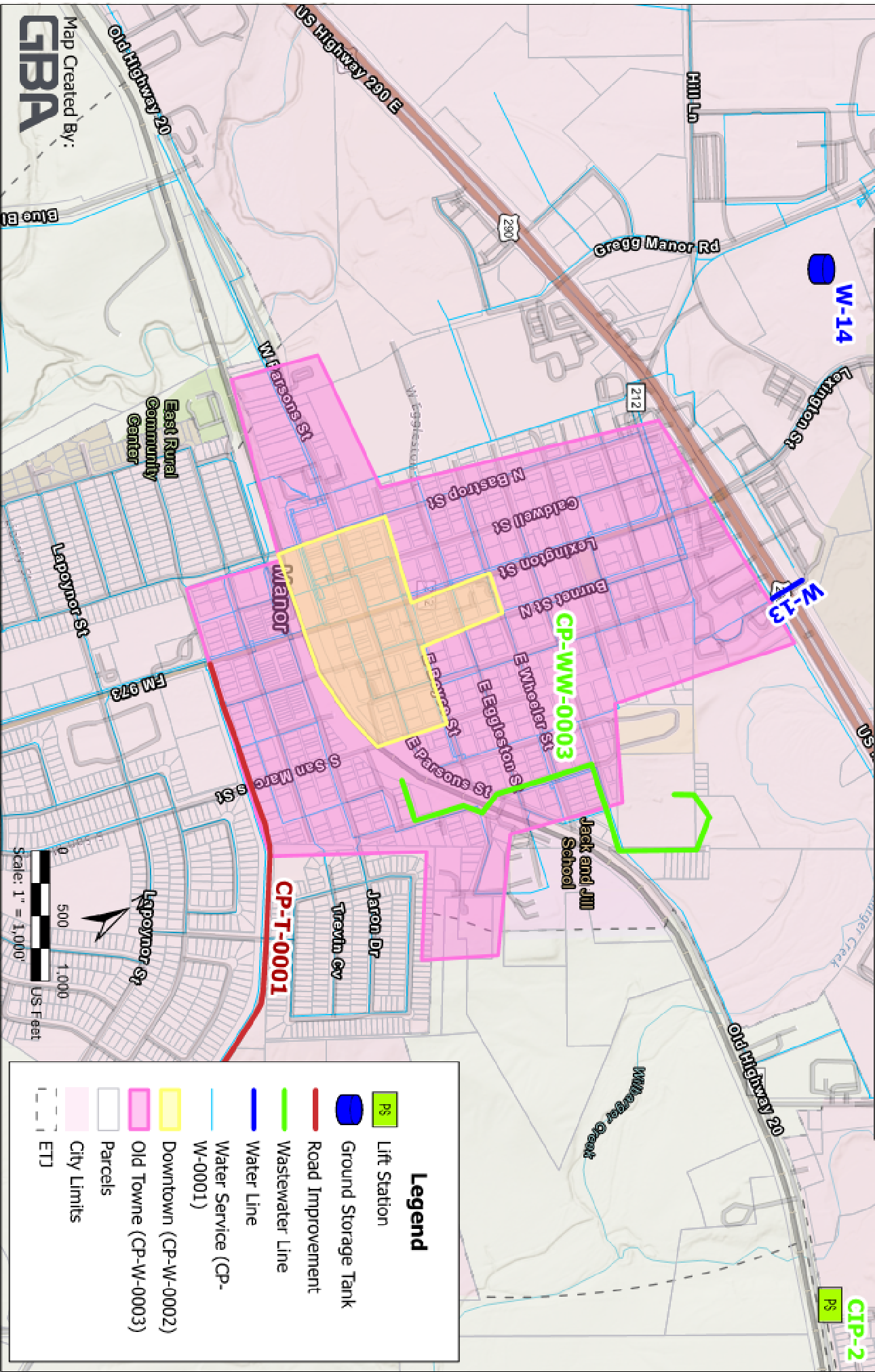
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Improved water flow and pressure. Reduced risk of leaks and breaks. Enhanced system reliability and resilience.
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
<p>For Non-Utility Projects, check all that apply:</p> <p><input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer).</p> <p><input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure.</p> <p><input checked="" type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.</p>			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase		\$ 555,000.00		\$ 555,000.00
Management				\$ -
Construction			\$ 3,700,000.00	\$ 3,700,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00
<i>Total Revenues</i>	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00
<u>EXPENDITURE</u>				
	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00
<i>Total Expenditures</i>	\$ -	\$ 555,000.00	\$ 3,700,000.00	\$ 4,255,000.00




CAPITAL PROJECTS LOCATION MAP: Waterline Upsizing Project (CP-W-0002)



- Legend**
- PS Lift Station
 - PS Ground Storage Tank
 - Red Road Improvement
 - Green Wastewater Line
 - Blue Water Line
 - Water Service (CP-W-0001)
 - Yellow Downtown (CP-W-0002)
 - Pink Old Towne (CP-W-0003)
 - White Parcels
 - Light Blue City Limits
 - Dashed Line ETJ

Map Created By:
GBA

CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM


PROJECT ID:	CP-W-0004	
TYPE:	Water	
PROJECT TITLE:	Alternative Water Options Research Project	
ADDRESS:		
LOCATION:	City of Manor	
DESCRIPTION:	This project will research alternative water sources for the City that were introduced in the Water Master Plan.	

SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Diversification of water supply. Increased resilience to drought and water shortages. Potential cost savings.
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
<p>For Non-Utility Projects, check all that apply:</p> <p><input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer).</p> <p><input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure.</p> <p><input checked="" type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.</p>			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase				\$ -
Management				\$ -
Construction				\$ -
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
<i>Total Revenues</i>	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
<u>EXPENDITURE</u>				
	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00
<i>Total Expenditures</i>	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00

CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	W-13	
TYPE:	Water	
PROJECT TITLE:	US 290 Crossing at Golf Course	
ADDRESS:	US-290, Manor, TX 78653	
LOCATION:	Across US HWY 290, next to the Shadow Glen Golf Club	
DESCRIPTION:	This water line project is necessary to provide adequate conveyance across US 290 from the Gregg Manor Road ground storage tank and pressurization facility to the south side of US 290. Manor will be able to receive more flow from the wholesale supplier at the take point at the new tank and pump station and needs additional capacity to convey the increased supply to downtown Manor. The crossing will also provide system resiliency by creating another connection from the north to the south side US 290.	

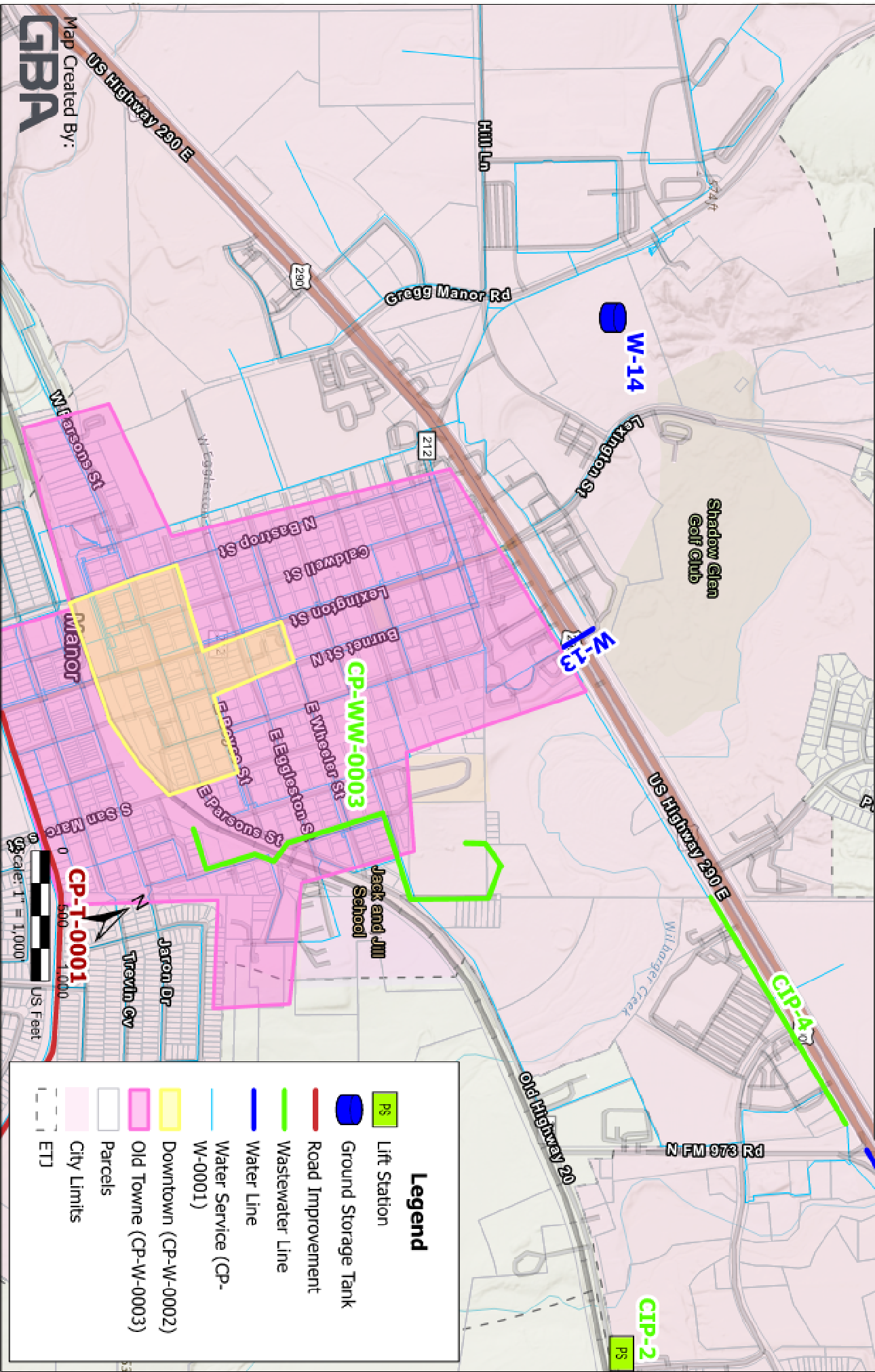
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Support for future growth and development Improved conveyance and increased flow capacity
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input checked="" type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase		\$ 48,000.00		\$ 48,000.00
Management			\$ 20,000.00	\$ 20,000.00
Construction			\$ 532,000.00	\$ 532,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
Total Estimated Cost	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
FUNDING SOURCE				
2023 Certificates of Obligation	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00
Total Revenues	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00
EXPENDITURE				
US 290 Crossing at Golf Course	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00
Total Expenditures	\$ -	\$ 48,000.00	\$ 552,000.00	\$ 600,000.00



CAPITAL PROJECTS LOCATION MAP: US 290 Crossing at Golf Course (W-13)




Map Created By:
GBA

Legend

- PS Lift Station
- Ground Storage Tank
- Road Improvement
- Wastewater Line
- Water Line
- Water Service (CP-W-0001)
- Downtown (CP-W-0002)
- Old Towne (CP-W-0003)
- City Limits
- ETJ

CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM



PROJECT ID:	W-20	
TYPE:	Water	
PROJECT TITLE:	Bois d'Arc 16" Waterline	
ADDRESS:	Bois d'Arc Rd, Manor, TX 78653	
LOCATION:	Bois d'Arc Rd, between President Meadows and Presidential Glen	
DESCRIPTION:	This connecting line will complete a water line loop along Bois de' Arc lane that will provide for improved water quality, system reliability and enhanced distribution system capacity for growth in the area.	

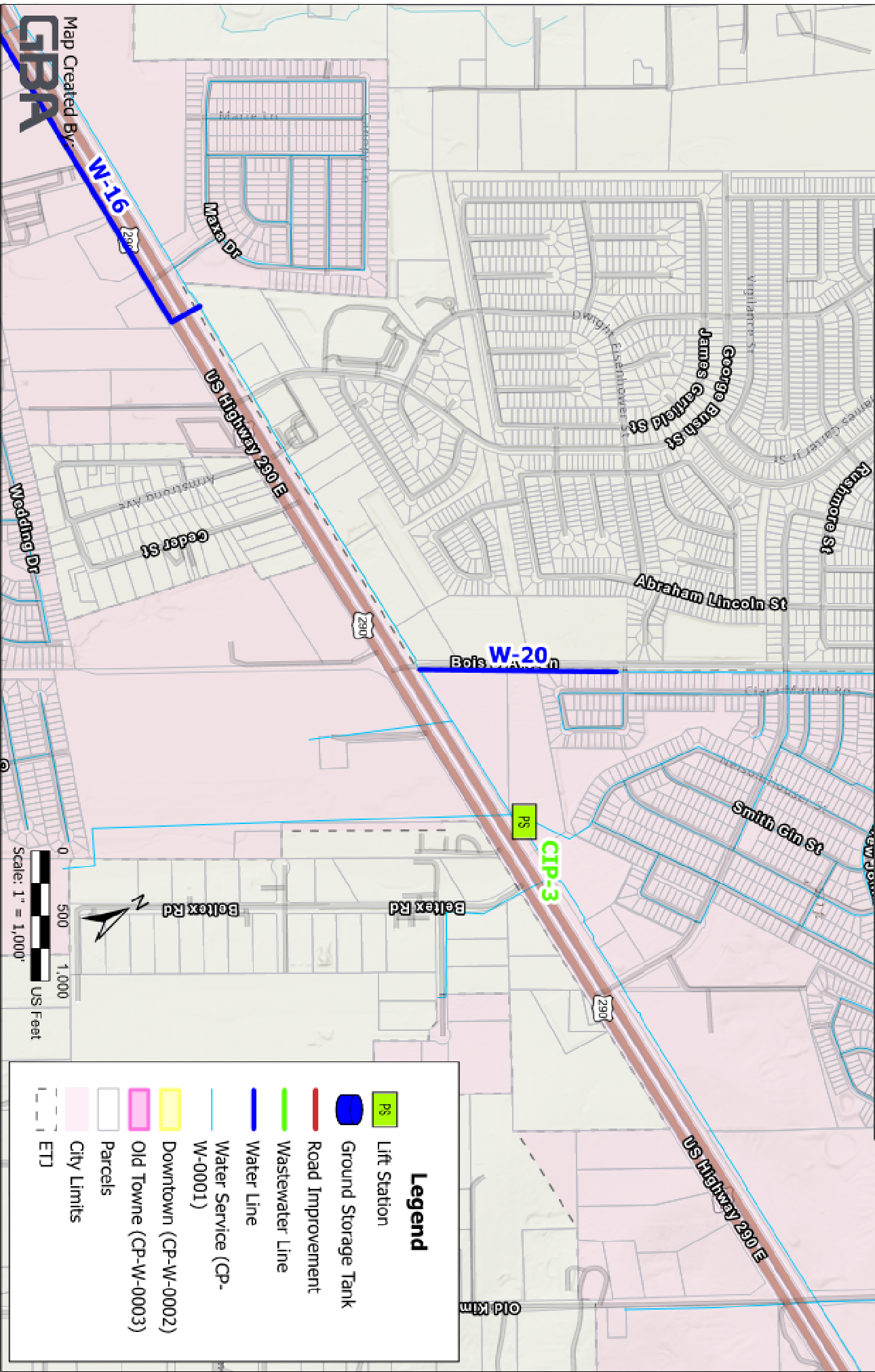
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Improved water quality and system reliability Enhanced distribution system capacity for population growth in the area
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input checked="" type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 120,000.00			\$ 120,000.00
Management		\$ 50,000.00		\$ 50,000.00
Construction	\$ 208,000.00	\$ 1,134,000.00		\$ 1,342,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
<i>Total Estimated Cost</i>	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00


PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
2023 Certificates of Obligation	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00
<i>Total Revenues</i>	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00
<u>EXPENDITURE</u>				
Bois d'Arc 16" Waterline	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00
<i>Total Expenditures</i>	\$ 328,000.00	\$ 1,184,000.00	\$ -	\$ 1,512,000.00



CAPITAL PROJECTS LOCATION MAP: Bois d'Arc 16" Waterline (W-20)



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-W-0001 (15317)	
TYPE:	Water	
PROJECT TITLE:	Water Master Plan (Water Supply)	
ADDRESS:		
LOCATION:	All Manor water service areas	
DESCRIPTION:	The water master plan is to be completed this year. Adoption of the plan will include recommendations for water supply options. To allow sufficient time for planning, engineering and construction, preliminary engineering needs to begin in 2024 and design completed in 2025 to assure adequate water supplies when needed.	

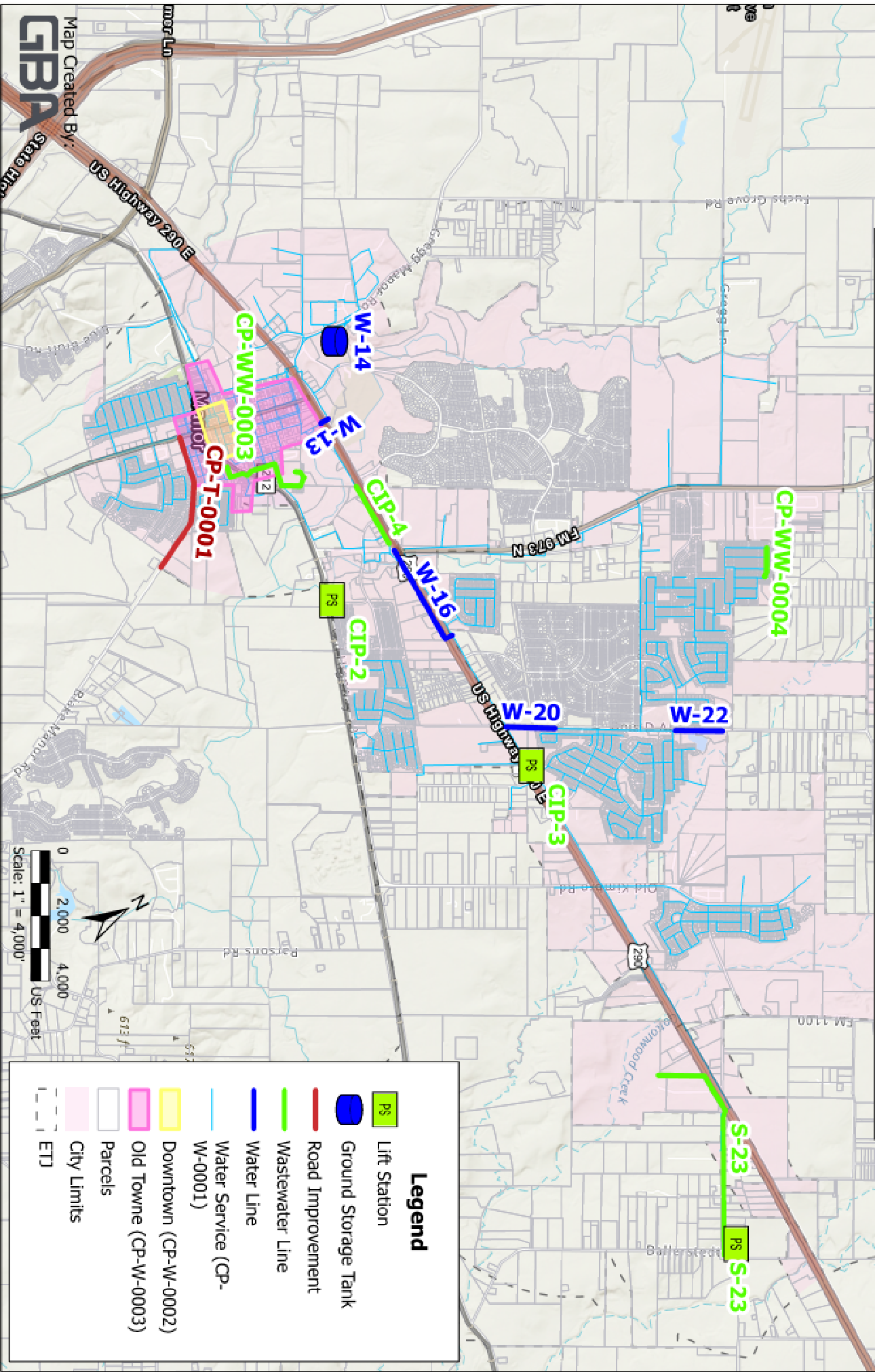
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Provides guidance on future water supply options Ensures the availability of adequate water supplies Provides a foundation in which the City can effectively plan for, engineer, and construct necessary infrastructure for future water supply needs
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input checked="" type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 250,000.00	\$ 1,750,000.00		\$ 2,000,000.00
Management				\$ -
Construction			\$ 20,000,000.00	\$ 20,000,000.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
Total Estimated Cost	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
FUNDING SOURCE				
2023 Certificates of Obligation	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00
Total Revenues	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00
EXPENDITURE				
Water Master Plan (Water Supply)	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00
Total Expenditures	\$ 250,000.00	\$ 1,750,000.00	\$ 20,000,000.00	\$ 22,000,000.00



CAPITAL PROJECTS LOCATION MAP: Water Master Plan (Water Supply) (CP-W-0001)




Map Created By:
GBA

City of Manor, Texas
Capital Improvement Program
Fiscal Year 2024

Project Type: Wastewater



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-WW-0003	
TYPE:	Wastewater	
PROJECT TITLE:	Llano St and Lampasas St Interceptors	
ADDRESS:		
LOCATION:	Llano St and Lampasas St	
DESCRIPTION:	The project involves the upgrade/upsizes of existing gravity relief pipes, with pipe diameters ranging from 18" to 36". The total length of pipe to be installed is 4,060 feet.	

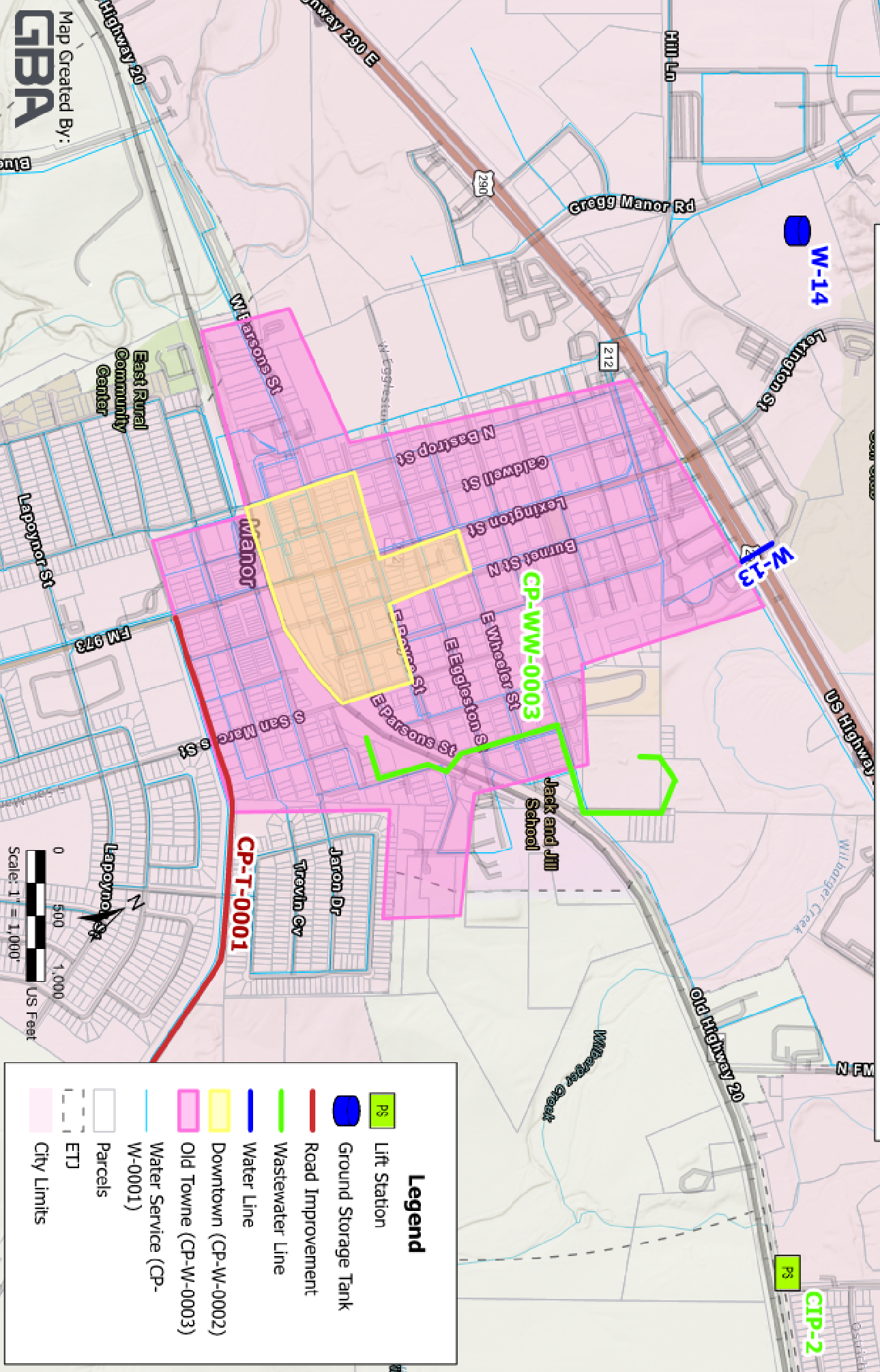
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Improved system capacity that will help accommodate current and future wastewater flows, reducing the risk of overflows and backups
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input checked="" type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 300,000.00	\$ 580,000.00		\$ 880,000.00
Management				\$ -
Construction			\$ 3,405,040.00	\$ 3,405,040.00
Inspection/Testing				\$ -
Contingencies			\$ 1,026,960.00	\$ 1,026,960.00
Other				\$ -
<i>Total Estimated Cost</i>	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
<u>FUNDING SOURCE</u>				
	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00
<i>Total Revenues</i>	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00
<u>EXPENDITURE</u>				
	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00
<i>Total Expenditures</i>	\$ 300,000.00	\$ 580,000.00	\$ 4,432,000.00	\$ 5,312,000.00



CAPITAL PROJECTS LOCATION MAP: Llano St and Lampasas St Interceptors (CP-WW-0003)



Map Created By:
GBA

Scale: 1" = 1,000'
0 500 1,000
US Feet

Legend


- PS Lift Station
- Ground Storage Tank
- Road Improvement
- Wastewater Line
- Water Line
- Downtown (CP-W-0002)
- Old Towne (CP-W-0003)
- Water Service (CP-W-0001)
- Parcels
- ETJ
- City Limits

City of Manor, Texas
Capital Improvement Program
Fiscal Year 2024

Project Type: Transportation



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-T-0001	
TYPE:	Transportation	
PROJECT TITLE:	Brenham Road (Blake Manor) Improvements	
ADDRESS:	E Brenham St Manor, TX 78653	
LOCATION/LIMITS:	Brenham Road (Blake Manor Road) from Bastrop Street east to the City Limits	
DESCRIPTION:	Project is for improvement and expansion of Brenham Road (Blake Manor Road) from Lexington Street (FM973), with the option to extend from Bastrop Street, east to the City Limits from a 2-lane road to a 3-lane road, including drainage and SUP improvements to transition from County road improvements east of Manor into Manor.	

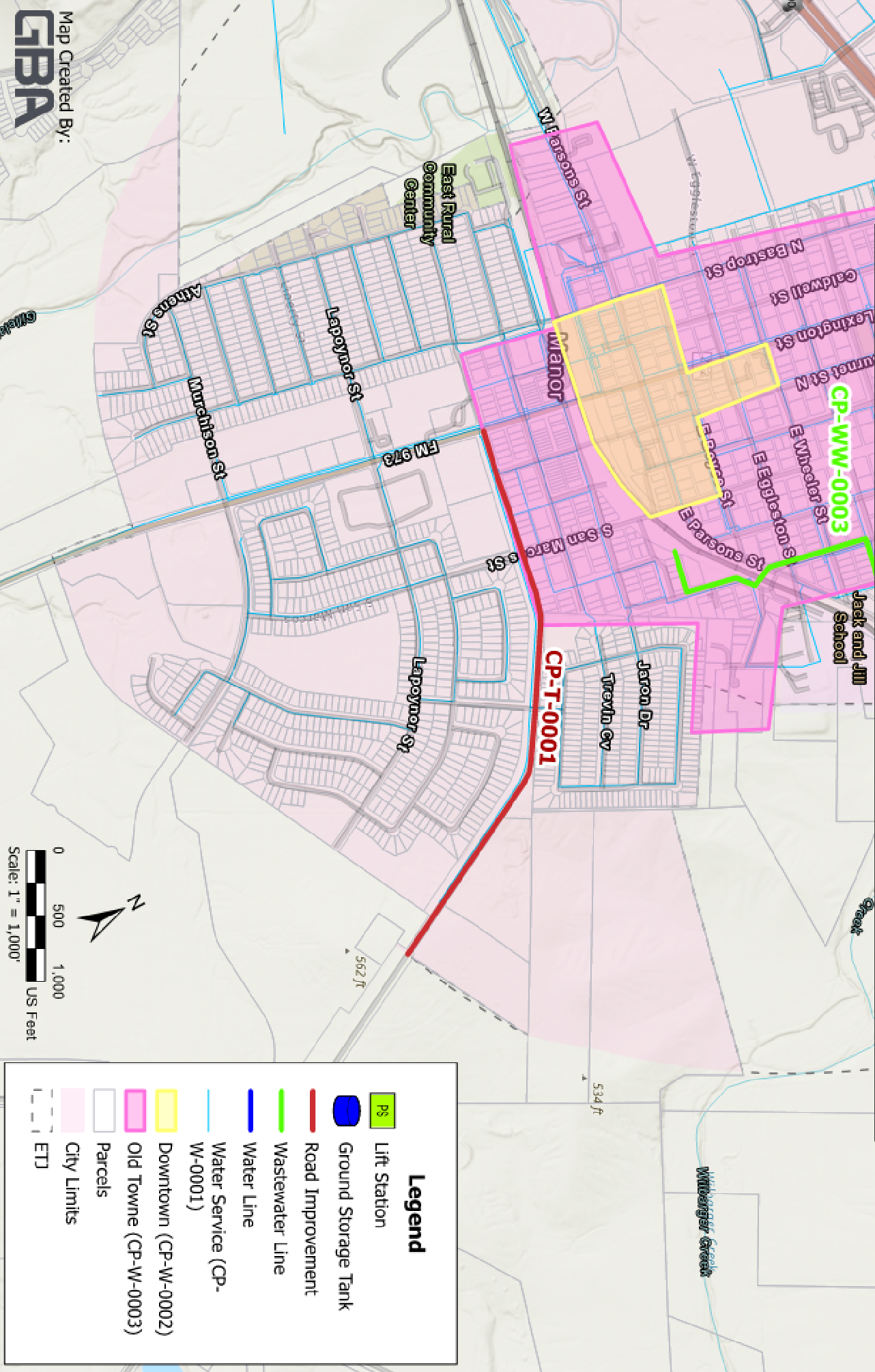
SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN	2024	2025	<ul style="list-style-type: none"> Enhanced traffic operations and safety Improved drainage to mitigate flooding Upgraded shared use paths Improved continuity with County segment
FINAL DESIGN	2025	2026	
PERMITTING	2026	2026	
CONSTRUCTION	2026	2027	
For Non-Utility Projects, check all that apply: <input checked="" type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input checked="" type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 151,590.00	\$ 259,315.00		\$ 410,905.00
Management			\$ 63,490.00	\$ 63,490.00
Construction			\$ 4,786,599.00	\$ 4,786,599.00
Inspection/Testing				\$ -
Contingencies				\$ -
Other				\$ -
Total Estimated Cost	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00


PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
FUNDING SOURCE				
2023 Certificates of Obligation	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00
Total Revenues	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00
EXPENDITURE				
Brenham Road (Blake Manor ...	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00
Total Expenditures	\$ 151,590.00	\$ 259,315.00	\$ 4,850,089.00	\$ 5,260,994.00



CAPITAL PROJECTS LOCATION MAP: Brenham Road (Blake Manor) Improvements (CP-T-0001)



CITY OF MANOR CAPITAL IMPROVEMENT PROGRAM

PROJECT ID:	CP-W-0010	
TYPE:	Water	
PROJECT TITLE:	East Manor Development #1 Water Line	
ADDRESS:	US 290 East	
LOCATION:	From Manor Heights to E. Manor Development #1	
DESCRIPTION:	5,500 LF of 16" water line from Manor Heights to E. Manor Development #1 including bore under FM 1100 and US 290.	

SCHEDULE	START	END	PROJECT NEED/BENEFITS
PRELIM DESIGN			<ul style="list-style-type: none"> Support for economic development along US 290 corridor to Manor Development #1
FINAL DESIGN			
PERMITTING			
CONSTRUCTION			
For Non-Utility Projects, check all that apply: <input type="checkbox"/> Project will also involve the need for NEW City Utility Infrastructure (Water, Storm, Sewer). <input type="checkbox"/> Project Cost Estimate Below DOES include cost for new utility infrastructure. <input type="checkbox"/> Project Cost Estimate Below DOES NOT include cost for new utility infrastructure.			

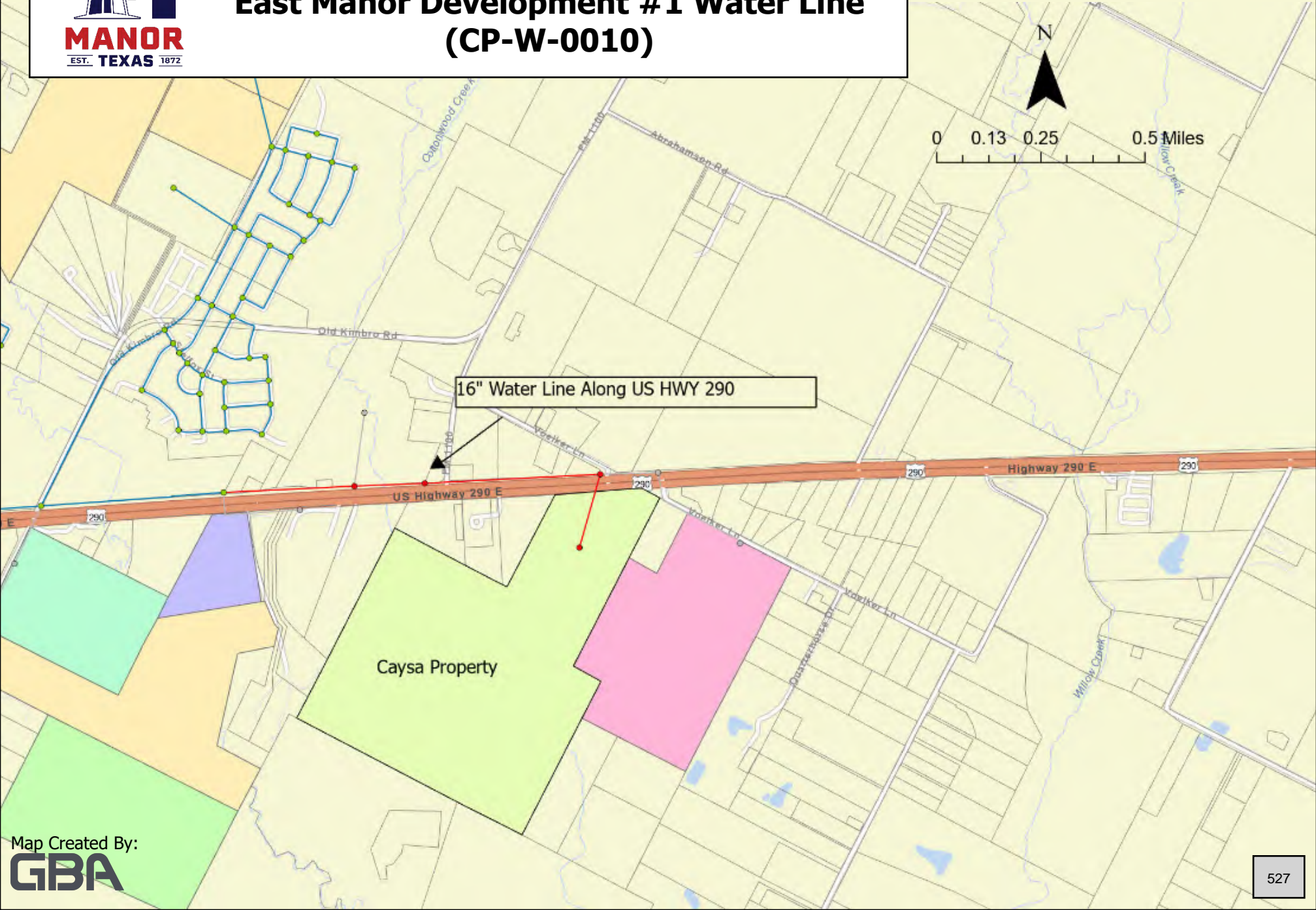
PROJECT COSTS	FY 2024	FY 2025	FY 2026	TOTAL
Design Phase	\$ 100,000.00			\$ 100,000.00
Management		\$ 65,000.00		\$ 65,000.00
Construction		\$ 1,100,000.00		\$ 1,100,000.00
Inspection/Testing				\$ -
Contingencies		\$ 110,000.00		\$ 110,000.00
Other (Easements)	\$ 125,000.00			\$ 125,000.00
Total Estimated Cost	\$ 225,000.00	\$ 1,275,000.00	\$ -	\$ 1,500,000.00

PROJECT BUDGET	FY 2024	FY 2025	FY 2026	TOTAL
FUNDING SOURCE				
2023 Certificates of Obligation	\$ 225,000.00	\$ 875,000.00	\$ -	\$ 1,100,000.00
Economic Development Funds		\$ 400,000.00		\$ 400,000.00
Total Revenues	\$ 225,000.00	\$ 1,275,000.00	\$ -	\$ 1,500,000.00
EXPENDITURE				
	\$ 225,000.00	\$ 1,275,000.00	\$ -	\$ 1,500,000.00
Total Expenditures	\$ 225,000.00	\$ 1,275,000.00	\$ -	\$ 1,500,000.00



**CAPITAL PROJECTS LOCATION MAP:
East Manor Development #1 Water Line
(CP-W-0010)**

Item 12.



AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Frank T. Phelan, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Statement of Work No. 31 to the Master Services Agreement with George Butler Associates, Inc. for the East Travis Regional Wastewater Treatment Plant Permit Application.

BACKGROUND AND SUMMARY:

This proposal is for the preparation and submittal to the TCEQ a major discharge permit application for the East Travis Regional WWTP facility to be located on Property ID 73815 (ABS 1 Sur 22 Alexander A, 98.286 ACR.) The application is to be for a phased TPDES municipal discharge permit for the property with limits of: Interim Phase I of 1.5 MGD, Interim Phase II of 3.0 MGD and Ultimate Phase of 6.0 MGD.

The planned facility is part of the City's Community Impact Fee Capital Improvements Project list as well as City's Wastewater Master Plan and is a critical piece of infrastructure to the ongoing development of the City in accordance with the Comprehensive Master Plan.

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

- SOW No. 32

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the Statement of Work No. 31 to the Master Services Agreement with George Butler Associates, Inc. for the East Travis Regional Wastewater Treatment Plant Permit Application in the amount of \$56,600.00.

PLANNING & ZONING COMMISSION:	N/A	Recommend	Disapproval	None
	X	Approval		

EXHIBIT A**Statement of Work (SOW) No. 31****TO MASTER SERVICES AGREEMENT**

Statement of Work No. 31 ("SOW") to the Master Services Agreement between the City of Manor, Texas, as CITY, and George Butler Associates, Inc., as ENGINEER, dated October 7, 2020.

Through this SOW, CITY hereby authorizes ENGINEER to undertake the work assignment described below, said assignment to be performed within the terms and conditions defined in said Master Services Agreement, except as modified herein.

ASSIGNMENT: Professional Engineering Services for assisting the CITY in the assembly and submittal to TCEQ of a Texas Pollutant Discharge Elimination System (TPDES) permit for the proposed East Travis Regional Wastewater Treatment Plant.

STATEMENT OF WORK:**TASK 100: APPLICATION**

ENGINEER will prepare and submit to the TCEQ a major discharge permit application for the East Travis Regional WWTP facility to be located on Property ID 73815 (ABS 1 Sur 22 Alexander A, 98.286 ACR.) The application is for a phased TPDES municipal discharge permit for the property with limits of: Interim Phase I of 1.5 MGD, Interim Phase II of 3.0 MGD and Ultimate Phase of 6.0 MGD. All mapping, evaluations, meetings and technical support services for application, through attendance at first hearing is included.

TASK 200: RESPONSE

Respond to reviewing entity comments.

ADDITIONAL SERVICES:

Services specifically excluded under this SOW include:

1. Additional meetings and site visits not specifically listed.
2. Any other service not specifically listed.

COMPENSATION:

TASK 100 FEE:	\$53,700.00
TASK 200 FEE:	\$2,900.00

TOTAL:	\$56,600.00
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CITY OF MANOR, TEXAS

GEORGE BUTLER ASSOCIATES, INC.

By: _____

By: Frank T. Phelon

Date: _____

Date: 8/2/2024



AGENDA ITEM SUMMARY FORM

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Pauline M. Gray, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Statement of Work No. 32 to the Master Services Agreement with George Butler Associates, Inc. for the Wilbarger Creek Wastewater Treatment Plant TCEQ permit renewal.

BACKGROUND AND SUMMARY:

This proposal for Statement of Work No. 32 is for the renewal of the City's existing discharge permit for the Wilbarger Wastewater Treatment Plant. The TCEQ requires discharge permits to be renewed at five-year intervals. The current permit expires on July 22, 2025. Typically, applications are submitted 180 days in advance of the permit expiration. City Staff has requested that work begin to ensure the renewal will be submitted prior to the deadline.

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

- SOW No. 32

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve the Statement of Work No. 32 to the Master Services Agreement with George Butler Associates, Inc. for the Wilbarger Creek WWTP Discharge Permit Renewal in the amount of \$38,800.

PLANNING & ZONING COMMISSION:	N/A X	Recommend Approval	Disapproval	None
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EXHIBIT A

Statement of Work (SOW) No. 32

TO MASTER SERVICES AGREEMENT

Statement of Work No. 32 (“SOW”) to the Master Services Agreement between the City of Manor, Texas, as CITY, and George Butler Associates, Inc., as ENGINEER, dated October 7, 2020.

Through this SOW, CITY hereby authorizes ENGINEER to undertake the work assignment described below, said assignment to be performed within the terms and conditions defined in said Master Services Agreement, except as modified herein.

ASSIGNMENT: Professional Engineering Services for assisting the CITY in the assembly and submittal to TCEQ of a permit renewal for permit No. WQ0012900001 for Wilbarger Creek Wastewater Treatment Plant.

STATEMENT OF WORK:

TASK 100: APPLICATION

ENGINEER will prepare and submit to the TCEQ a discharge permit renewal application for the existing Wilbarger Creek WWTP facility. The application is to renew the City’s existing TCEQ permit that allows for up to a 2.0 MGD discharge from the plant. All mapping, evaluations, meetings and technical support services for application, through attendance at first hearing is included.

TASK 200: RESPONSE

Respond to reviewing entity comments.

ADDITIONAL SERVICES:

Services specifically excluded under this SOW include:

1. Additional meetings and site visits not specifically listed.
2. Any other service not specifically listed.

COMPENSATION:

TASK 100 FEE:	\$34,300
TASK 200 FEE:	\$4,500
TOTAL:	\$38,800

CITY OF MANOR, TEXAS

GEORGE BUTLER ASSOCIATES, INC.

By: _____

Date: _____

By: Frank T. Phelon

Date: 8/21/2024

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Pauline M. Gray, P.E.
DEPARTMENT: City Engineer

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Statement of Work No. 33 to the Master Services Agreement with George Butler Associates, Inc. for the Cottonwood Creek Wastewater Treatment Plant TCEQ permit renewal.

BACKGROUND AND SUMMARY:

This proposal for Statement of Work No. 33 is for the renewal of the City's exiting discharge permit for the Cottonwood Creek Wastewater Treatment Plant. The TCEQ requires discharge permits to be renewed at five-year intervals. The current permit expires on June 18, 2025, City staff requested work begin to ensure the renewal will be submitted prior to the deadline.

LEGAL REVIEW: Yes
FISCAL IMPACT: Yes
PRESENTATION: No
ATTACHMENTS: Yes

- SOW No. 33

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the proposed Statement of Work No. 33 to the Master Services Agreement with George Butler Associates, Inc. for the Cottonwood Creek WWTP Discharge Permit Renewal in the amount of \$18,680.00.

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

EXHIBIT A**Statement of Work (SOW) No. 33****TO MASTER SERVICES AGREEMENT**

Statement of Work No. 33 ("SOW") to the Master Services Agreement between the City of Manor, Texas, as CITY, and George Butler Associates, Inc., as ENGINEER, dated October 7, 2020.

Through this SOW, CITY hereby authorizes ENGINEER to undertake the work assignment described below, said assignment to be performed within the terms and conditions defined in said Master Services Agreement, except as modified herein.

ASSIGNMENT: Professional Engineering Services for assisting the CITY in the assembly and submittal to TCEQ of a permit renewal for permit No. WQ0014129002 for Cottonwood Creek Wastewater Treatment Plant.

STATEMENT OF WORK:**TASK 100: APPLICATION**

ENGINEER will prepare and submit to the TCEQ a discharge permit renewal application for the existing Cottonwood Creek WWTP facility. The application is to renew the City's existing TCEQ permit that allows for up to a 0.60 MGD discharge from the plant. All mapping, evaluations, meetings and technical support services for application, through attendance at first hearing is included.

TASK 200: RESPONSE

Respond to reviewing entity comments.

ADDITIONAL SERVICES:

Services specifically excluded under this SOW include:

1. Additional meetings and site visits not specifically listed.
2. Any other service not specifically listed.

COMPENSATION:

TASK 100 FEE:	\$16,605
TASK 200 FEE:	\$2,075
TOTAL:	\$18,680

CITY OF MANOR, TEXAS

GEORGE BUTLER ASSOCIATES, INC.

By: _____

By: Frank T. Phelon

Date: _____

Date: 8/21/2024

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Ordinance approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Lagos Public Improvement District Including the Collection of the 2024 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 by ordinance. P3Works, the City's PID Administrator and Consultant, prepared the 2024 updated SAP. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2024.

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

- Ordinance No. 757
- Lagos PID 2024 Annual Service Plan Update

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 757 approving the Lagos Public Improvement District 2024 Annual Service Plan Update including the collection of the 2024 annual installments.

CITY COUNCIL: **Recommend Approval** **Disapproval** **None**

ORDINANCE NO. 757**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS APPROVING THE 2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE LAGOS PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2024 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, on August 2, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 711 (the “2023 SAP”) which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll for 2023; and

WHEREAS, the 2023 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 2023 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 2024 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 2024 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.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED on this 21st day of August 2024.

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
2024 Annual Service Plan Update



LAGOS PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 21, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “2022 A&R 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.

On August 2, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 711 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 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 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

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 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

- The Final Plat for Lagos Phase 1 was approved by the 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 the 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 was approved by the 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 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.

DISTRICT LOT TYPES

On October 16, 2023, a homebuilder within the District made prepayments on 115 lots within Phase 2 of the District. Prior to these prepayments all 115 lots were classified as Lot Type 5. Following the application of these prepayments the affected lots were re-classified as either Lot Type 7, Lot Type 8, or Lot Type 9, depending on the amount of Assessment remaining on each lot. See below for the definition of each lot type:

- **“Lot Type 7”** means a lot within Phase 2 of the District, which, as of the date of this 2024 Annual SAP Update, has a total outstanding Assessment of \$2,945.25
- **“Lot Type 8”** means a lot within Phase 2 of the District, which, as of the date of this 2024 Annual SAP Update, has a total outstanding Assessment of \$10,153.72
- **“Lot Type 9”** means a lot within Phase 2 of the District, which, as of the date of this 2024 Annual SAP Update, has a total outstanding Assessment of \$3,144.78

See sections **Prepayment of Assessment in Full** and **Partial Prepayment of Assessments** for more information.

LOT AND HOME SALES

Major Improvement Area

Per the quarterly report dated March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 1 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
- End-User Owned:
 - Lot Type 1: 110 Lots
 - Lot Type 2: 7 Lots
 - Lot Type 3: 74 Lots

Improvement Area #1

Per the quarterly report for Major Improvement Area Bonds dated March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 5: 0 Lots
- Homebuilder Owned:
 - Lot Type 5: 215 Lots
- End-User Owned:
 - Lot Type 5: 164 Lots

See **Exhibit C** for the buyer disclosure

AUTHORIZED IMPROVEMENTS

Major Improvement Area

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

Improvement Area #1

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

OUTSTANDING ASSESSMENT

Major Improvement Area

Net the principal bond payment due September 15, the Major Improvement Area has an outstanding Assessment of \$2,637,915.97. The outstanding Assessment is less than the \$2,760,000.00 in outstanding Major Improvement Area Bonds due to prepayment of Assessment for which Major Improvement Area Bonds have not yet been redeemed.

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$5,312,002.56.

ANNUAL INSTALLMENT DUE 1/31/2025

Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Major Improvement Area Annual Installment is \$193,943.76.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$151,800.00 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 \$13,800.00.
- **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 \$21,711.23.

Annual Collection Costs Breakdown Major Improvement Area		
P3Works Administration	\$	13,792.53
City Auditor	\$	736.50
Filing Fees	\$	294.60
County Collections	\$	593.00
Miscellaneous	\$	294.60
PID Trustee Fees	\$	3,000.00
Dissemination Agent	\$	500.00
Arbitrage Calculation	\$	2,500.00
Total Annual Collection Costs	\$	21,711.23

Major Improvement Area Due January 31, 2025		
Principal	\$	70,000.00
Interest	\$	123,943.76
Additional Interest	\$	13,800.00
Annual Collection Costs	\$	21,711.23
Total Installment	\$	229,454.99

See the limited offering memorandum for the pay period for the Major Improvement Area. See **Exhibit B-1** for the debt service schedule for the Major Improvement Area Bonds as shown in the limited offering memorandum.

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Improvement Area #1 Annual Installment is \$330,219.32.
- **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 \$36,596.77.

Annual Collection Costs Breakdown Improvement Area #1		
P3Works Administration	\$	33,025.47
City Auditor	\$	1,763.50
Filing Fees	\$	705.40
County Collections	\$	397.00
Miscellaneous	\$	705.40
Total Annual Collection Costs	\$	36,596.77

Improvement Area #1		
Due January 31, 2025		
Principal	\$	91,179.20
Interest	\$	239,040.12
Annual Collection Costs	\$	36,596.77
Total Installment	\$	366,816.09

Please contact P3Works for the pay period for Improvement Area #1. See **Exhibit B-2** for the reimbursement 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
956101	13121 Cerro Castellan Trace	5	6/29/2023

[Remainder of page intentionally left blank]

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
956101	13121 CERRO CASTELLAN TRC	5	6/29/2023
956013	12900 CERRO CASTELLAN TRC	7	10/16/2023
956012	12904 CERRO CASTELLAN TRC	7	10/16/2023
956011	12908 CERRO CASTELLAN TRC	7	10/16/2023
956010	12912 CERRO CASTELLAN TRC	7	10/16/2023
956009	12916 CERRO CASTELLAN TRC	7	10/16/2023
956112	12924 LAPOYNOR ST	7	10/16/2023
956089	12925 CERRO CASTELLAN TRC	7	10/16/2023
956111	13000 LAPOYNOR ST	7	10/16/2023
956019	13000 TEXANA TRL	7	10/16/2023
956090	13001 CERRO CASTELLAN TRC	7	10/16/2023
956054	13001 TEXANA TRL	7	10/16/2023
956110	13004 LAPOYNOR ST	7	10/16/2023
956018	13004 TEXANA TRL	7	10/16/2023
956091	13005 CERRO CASTELLAN TRC	7	10/16/2023
956055	13005 TEXANA TRL	7	10/16/2023
956109	13008 LAPOYNOR ST	7	10/16/2023
956017	13008 TEXANA TRL	7	10/16/2023
956092	13009 CERRO CASTELLAN TRC	7	10/16/2023
956056	13009 TEXANA TRL	7	10/16/2023
956108	13012 LAPOYNOR ST	7	10/16/2023
956016	13012 TEXANA TRL	7	10/16/2023
956093	13013 CERRO CASTELLAN TRC	7	10/16/2023
956057	13013 TEXANA TRL	7	10/16/2023
956107	13016 LAPOYNOR ST	7	10/16/2023
956094	13017 CERRO CASTELLAN TRC	7	10/16/2023
956106	13020 LAPOYNOR ST	7	10/16/2023
956095	13021 CERRO CASTELLAN TRC	7	10/16/2023
956105	13100 LAPOYNOR ST	7	10/16/2023
956096	13101 CERRO CASTELLAN TRC	7	10/16/2023
956104	13104 LAPOYNOR ST	7	10/16/2023
956097	13105 CERRO CASTELLAN TRC	7	10/16/2023
956103	13108 LAPOYNOR ST	7	10/16/2023
956098	13109 CERRO CASTELLAN TRC	7	10/16/2023
956122	13112 LAPOYNOR ST	7	10/16/2023
956099	13113 CERRO CASTELLAN TRC	7	10/16/2023
956120	13120 LAPOYNOR ST	7	10/16/2023
956088	600 S SAN MARCOS ST	7	10/16/2023
956058	601 S SAN MARCOS ST	7	10/16/2023
956087	604 S SAN MARCOS ST	7	10/16/2023
956059	605 S SAN MARCOS ST	7	10/16/2023
956086	608 S SAN MARCOS ST	7	10/16/2023
956060	609 S SAN MARCOS ST	7	10/16/2023
956061	613 S SAN MARCOS ST	7	10/16/2023
956015	13016 TEXANA TRL	9	10/16/2023
956014	13020 TEXANA TRL	9	10/16/2023
956100	13117 CERRO CASTELLAN TRC	9	10/16/2023
956085	612 S SAN MARCOS ST	9	10/16/2023

PARTIAL PREPAYMENT OF ASSESSMENTS

Major Improvement Area

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

Major Improvement Area			
Parcel/Property ID	Lot Type	Amount Paid	Date Paid
Phase 1 Cluster Lots Parcel	3	\$ 56,801.50	12/5/2022
956013	7	\$ 1,315.30	10/16/2023
956012	7	\$ 1,315.30	10/16/2023
956011	7	\$ 1,315.30	10/16/2023
956010	7	\$ 1,315.30	10/16/2023
956009	7	\$ 1,315.30	10/16/2023
956112	7	\$ 1,315.30	10/16/2023
956089	7	\$ 1,315.30	10/16/2023
956111	7	\$ 1,315.30	10/16/2023
956019	7	\$ 1,315.30	10/16/2023
956090	7	\$ 1,315.30	10/16/2023
956054	7	\$ 1,315.30	10/16/2023
956110	7	\$ 1,315.30	10/16/2023
956018	7	\$ 1,315.30	10/16/2023
956091	7	\$ 1,315.30	10/16/2023
956055	7	\$ 1,315.30	10/16/2023
956109	7	\$ 1,315.30	10/16/2023
956017	7	\$ 1,315.30	10/16/2023
956092	7	\$ 1,315.30	10/16/2023
956056	7	\$ 1,315.30	10/16/2023
956108	7	\$ 1,315.30	10/16/2023
956016	7	\$ 1,315.30	10/16/2023
956093	7	\$ 1,315.30	10/16/2023
956057	7	\$ 1,315.30	10/16/2023
956107	7	\$ 1,315.30	10/16/2023
956094	7	\$ 1,315.30	10/16/2023
956106	7	\$ 1,315.30	10/16/2023
956095	7	\$ 1,315.30	10/16/2023
956105	7	\$ 1,315.30	10/16/2023
956096	7	\$ 1,315.30	10/16/2023
956104	7	\$ 1,315.30	10/16/2023
956097	7	\$ 1,315.30	10/16/2023
956103	7	\$ 1,315.30	10/16/2023
956098	7	\$ 1,315.30	10/16/2023
956122	7	\$ 1,315.30	10/16/2023
956099	7	\$ 1,315.30	10/16/2023
956120	7	\$ 1,315.30	10/16/2023
956088	7	\$ 1,315.30	10/16/2023
956058	7	\$ 1,315.30	10/16/2023
956087	7	\$ 1,315.30	10/16/2023
956059	7	\$ 1,315.30	10/16/2023
956086	7	\$ 1,315.30	10/16/2023
956060	7	\$ 1,315.30	10/16/2023
956061	7	\$ 1,315.30	10/16/2023
956015	9	\$ 1,115.77	10/16/2023
956014	9	\$ 1,115.77	10/16/2023
956100	9	\$ 1,115.77	10/16/2023
956085	9	\$ 1,115.77	10/16/2023

Improvement Area #1

The following is a list of all Parcels or Lots that made a partial prepayment within Improvement Area #1.

Improvement Area #1				
Property ID	Lot Type	Amount Paid	Date Paid	
956044	8	\$ 8,018.32	10/16/2023	
956114	8	\$ 8,018.32	10/16/2023	
956043	8	\$ 8,018.32	10/16/2023	
956115	8	\$ 8,018.32	10/16/2023	
956084	8	\$ 8,018.32	10/16/2023	
956042	8	\$ 8,018.32	10/16/2023	
956116	8	\$ 8,018.32	10/16/2023	
956083	8	\$ 8,018.32	10/16/2023	
956041	8	\$ 8,018.32	10/16/2023	
956117	8	\$ 8,018.32	10/16/2023	
956067	8	\$ 8,018.32	10/16/2023	
956082	8	\$ 8,018.32	10/16/2023	
956040	8	\$ 8,018.32	10/16/2023	
956118	8	\$ 8,018.32	10/16/2023	
956068	8	\$ 8,018.32	10/16/2023	
956081	8	\$ 8,018.32	10/16/2023	
956039	8	\$ 8,018.32	10/16/2023	
956119	8	\$ 8,018.32	10/16/2023	
956069	8	\$ 8,018.32	10/16/2023	
956038	8	\$ 8,018.32	10/16/2023	
956078	8	\$ 8,018.32	10/16/2023	
956080	8	\$ 8,018.32	10/16/2023	
956052	8	\$ 8,018.32	10/16/2023	
956037	8	\$ 8,018.32	10/16/2023	
956022	8	\$ 8,018.32	10/16/2023	
956062	8	\$ 8,018.32	10/16/2023	
955999	8	\$ 8,018.32	10/16/2023	
956070	8	\$ 8,018.32	10/16/2023	
956023	8	\$ 8,018.32	10/16/2023	
956077	8	\$ 8,018.32	10/16/2023	
956079	8	\$ 8,018.32	10/16/2023	
956051	8	\$ 8,018.32	10/16/2023	
956036	8	\$ 8,018.32	10/16/2023	
956024	8	\$ 8,018.32	10/16/2023	
956063	8	\$ 8,018.32	10/16/2023	
956000	8	\$ 8,018.32	10/16/2023	
956071	8	\$ 8,018.32	10/16/2023	
956076	8	\$ 8,018.32	10/16/2023	
956050	8	\$ 8,018.32	10/16/2023	
956035	8	\$ 8,018.32	10/16/2023	
956025	8	\$ 8,018.32	10/16/2023	
956064	8	\$ 8,018.32	10/16/2023	
956001	8	\$ 8,018.32	10/16/2023	
956072	8	\$ 8,018.32	10/16/2023	
956075	8	\$ 8,018.32	10/16/2023	
956049	8	\$ 8,018.32	10/16/2023	
956034	8	\$ 8,018.32	10/16/2023	
956026	8	\$ 8,018.32	10/16/2023	

Improvement Area #1				
Property ID	Lot Type	Amount Paid	Date Paid	
956065	8	\$ 8,018.32	10/16/2023	
956002	8	\$ 8,018.32	10/16/2023	
956073	8	\$ 8,018.32	10/16/2023	
956027	8	\$ 8,018.32	10/16/2023	
956074	8	\$ 8,018.32	10/16/2023	
956048	8	\$ 8,018.32	10/16/2023	
956121	8	\$ 8,018.32	10/16/2023	
956033	8	\$ 8,018.32	10/16/2023	
956028	8	\$ 8,018.32	10/16/2023	
956066	8	\$ 8,018.32	10/16/2023	
956003	8	\$ 8,018.32	10/16/2023	
956047	8	\$ 8,018.32	10/16/2023	
956032	8	\$ 8,018.32	10/16/2023	
956029	8	\$ 8,018.32	10/16/2023	
956004	8	\$ 8,018.32	10/16/2023	
956046	8	\$ 8,018.32	10/16/2023	
956031	8	\$ 8,018.32	10/16/2023	
956030	8	\$ 8,018.32	10/16/2023	
956102	8	\$ 8,018.32	10/16/2023	
956045	8	\$ 8,018.32	10/16/2023	

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions 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.

		Major Improvement Area				
Annual Installment Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 75,000.00	\$ 75,000.00
Interest		\$ 123,943.76	\$ 121,318.76	\$ 118,431.26	\$ 115,543.76	\$ 112,450.00
	(1)	\$ 193,943.76	\$ 191,318.76	\$ 188,431.26	\$ 190,543.76	\$ 187,450.00
Additional Interest	(2)	\$ 13,800.00	\$ 13,450.00	\$ 13,100.00	\$ 12,750.00	\$ 12,375.00
Annual Collection Costs	(3)	\$ 21,711.23	\$ 22,145.45	\$ 22,588.36	\$ 23,040.13	\$ 23,500.93
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 229,454.99	\$ 226,914.21	\$ 224,119.62	\$ 226,333.89	\$ 223,325.93

Improvement Area #1					
Annual Installment Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal	\$ 91,179.20	\$ 95,249.70	\$ 99,320.20	\$ 104,204.80	\$ 108,275.30
Interest	\$ 239,040.12	\$ 234,937.05	\$ 230,650.81	\$ 226,181.41	\$ 221,492.19
(1)	\$ 330,219.32	\$ 330,186.75	\$ 329,971.02	\$ 330,386.21	\$ 329,767.49
Annual Collection Costs (2)	\$ 36,596.77	\$ 37,328.71	\$ 38,075.28	\$ 38,836.79	\$ 39,613.52
Total Annual Installment (3) = (1) + (2)	\$ 366,816.09	\$ 367,515.46	\$ 368,046.30	\$ 369,222.99	\$ 369,381.01

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 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
906078	02316201010000	Non-Benefited		\$ -	\$ -
906079	02316201020000	1		\$ 3,177.12	\$ 264.13
906080	02316201030000	1		\$ 3,177.12	\$ 264.13
906081	02316201040000	1		\$ 3,177.12	\$ 264.13
906082	02316201050000	1		\$ 3,177.12	\$ 264.13
906083	02316201060000	1		\$ 3,177.12	\$ 264.13
906084	02316201070000	1		\$ 3,177.12	\$ 264.13
906085	02316201080000	1		\$ 3,177.12	\$ 264.13
906086	02316201090000	1		\$ 3,177.12	\$ 264.13
906087	02316201100000	1		\$ 3,177.12	\$ 264.13
906088	02316201110000	1		\$ 3,177.12	\$ 264.13
906089	02316201120000	1		\$ 3,177.12	\$ 264.13
906090	02316201130000	1		\$ 3,177.12	\$ 264.13
906091	02316201140000	1		\$ 3,177.12	\$ 264.13
906092	02316201150000	1		\$ 3,177.12	\$ 264.13
906093	02316201160000	1		\$ 3,177.12	\$ 264.13
906094	02316201170000	1		\$ 3,177.12	\$ 264.13
906095	02316201180000	1		\$ 3,177.12	\$ 264.13
906096	02316201190000	1		\$ 3,177.12	\$ 264.13
906097	02316201200000	1		\$ 3,177.12	\$ 264.13
906098	02316201210000	1		\$ 3,177.12	\$ 264.13
906101	02336221020000	Non-Benefited		\$ -	\$ -
906102	02336221030000	1		\$ 3,177.12	\$ 264.13
906103	02336221040000	1		\$ 3,177.12	\$ 264.13
906104	02336221050000	1		\$ 3,177.12	\$ 264.13
906105	02336221060000	1		\$ 3,177.12	\$ 264.13
906106	02336221070000	1		\$ 3,177.12	\$ 264.13
906107	02316202010000	1		\$ 3,177.12	\$ 264.13
906108	02316202020000	1		\$ 3,177.12	\$ 264.13
906109	02316202030000	1		\$ 3,177.12	\$ 264.13
906110	02316202040000	1		\$ 3,177.12	\$ 264.13
906111	02316202050000	1		\$ 3,177.12	\$ 264.13
906112	02316202060000	1		\$ 3,177.12	\$ 264.13
906113	02316202070000	1		\$ 3,177.12	\$ 264.13
906114	02316202080000	1		\$ 3,177.12	\$ 264.13
906115	02316202090000	1		\$ 3,177.12	\$ 264.13
906116	02316202100000	1		\$ 3,177.12	\$ 264.13
906117	02316202110000	1		\$ 3,177.12	\$ 264.13
906118	02315908010000	1		\$ 3,177.12	\$ 264.13
906119	02315908020000	1		\$ 3,177.12	\$ 264.13
906120	02315908030000	1		\$ 3,177.12	\$ 264.13
906121	02315908040000	1		\$ 3,177.12	\$ 264.13
906122	02315908050000	1		\$ 3,177.12	\$ 264.13
906123	02315908060000	1		\$ 3,177.12	\$ 264.13
906124	02315908070000	1		\$ 3,177.12	\$ 264.13
906125	02315908080000	1		\$ 3,177.12	\$ 264.13
906126	02315908090000	1		\$ 3,177.12	\$ 264.13
906127	02315908100000	1		\$ 3,177.12	\$ 264.13
906128	02315908110000	1		\$ 3,177.12	\$ 264.13
906129	02315908120000	1		\$ 3,177.12	\$ 264.13
906130	02315908130000	1		\$ 3,177.12	\$ 264.13
906131	02315908140000	1		\$ 3,177.12	\$ 264.13
906132	02315908150000	1		\$ 3,177.12	\$ 264.13
906133	02315908160000	1		\$ 3,177.12	\$ 264.13
906134	02315908170000	1		\$ 3,177.12	\$ 264.13
906135	02315908180000	1		\$ 3,177.12	\$ 264.13
906136	02315908190000	1		\$ 3,177.12	\$ 264.13
906137	02315908200000	Non-Benefited		\$ -	\$ -
906138	02315908210000	1		\$ 3,177.12	\$ 264.13
906139	02315908220000	1		\$ 3,177.12	\$ 264.13

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
906140	02315908230000	1		\$ 3,177.12	\$ 264.13
906141	02315908240000	1		\$ 3,177.12	\$ 264.13
906142	02315908250000	1		\$ 3,177.12	\$ 264.13
906143	02315908260000	1		\$ 3,177.12	\$ 264.13
906144	02315908270000	1		\$ 3,177.12	\$ 264.13
906145	02336222010000	1		\$ 3,177.12	\$ 264.13
906146	02336222020000	1		\$ 3,177.12	\$ 264.13
906147	02336222030000	1		\$ 3,177.12	\$ 264.13
906148	02336222040000	1		\$ 3,177.12	\$ 264.13
906149	02336222050000	1		\$ 3,177.12	\$ 264.13
906150	02336222060000	1		\$ 3,177.12	\$ 264.13
906151	02336222070000	1		\$ 3,177.12	\$ 264.13
906152	02336222080000	1		\$ 3,177.12	\$ 264.13
906153	02336222090000	1		\$ 3,177.12	\$ 264.13
906154	02316203010000	1		\$ 3,177.12	\$ 264.13
906155	02316203020000	1		\$ 3,177.12	\$ 264.13
906156	02316203030000	1		\$ 3,177.12	\$ 264.13
906157	02316203040000	1		\$ 3,177.12	\$ 264.13
906158	02316203050000	1		\$ 3,177.12	\$ 264.13
906159	02316203060000	1		\$ 3,177.12	\$ 264.13
906160	02316203070000	1		\$ 3,177.12	\$ 264.13
906161	02316203080000	1		\$ 3,177.12	\$ 264.13
906162	02316203090000	1		\$ 3,177.12	\$ 264.13
906163	02316203100000	1		\$ 3,177.12	\$ 264.13
906164	02316203110000	1		\$ 3,177.12	\$ 264.13
906165	02316203120000	1		\$ 3,177.12	\$ 264.13
906166	02316203130000	1		\$ 3,177.12	\$ 264.13
906167	02316203140000	1		\$ 3,177.12	\$ 264.13
906168	02316203150000	2		\$ 3,353.63	\$ 278.81
906169	02316203160000	2		\$ 3,353.63	\$ 278.81
906170	02316203170000	2		\$ 3,353.63	\$ 278.81
906171	02316203180000	1		\$ 3,177.12	\$ 264.13
906172	02316203190000	1		\$ 3,177.12	\$ 264.13
906173	02316203200000	1		\$ 3,177.12	\$ 264.13
906174	02316203210000	1		\$ 3,177.12	\$ 264.13
906175	02316203220000	1		\$ 3,177.12	\$ 264.13
906176	02316203230000	1		\$ 3,177.12	\$ 264.13
906177	02316203240000	1		\$ 3,177.12	\$ 264.13
906178	02316203250000	1		\$ 3,177.12	\$ 264.13
906179	02316203260000	1		\$ 3,177.12	\$ 264.13
906180	02316203270000	1		\$ 3,177.12	\$ 264.13
906181	02316203280000	1		\$ 3,177.12	\$ 264.13
906182	02315909010000	1		\$ 3,177.12	\$ 264.13
906183	02315909020000	1		\$ 3,177.12	\$ 264.13
906184	02315909030000	1		\$ 3,177.12	\$ 264.13
906185	02315909040000	1		\$ 3,177.12	\$ 264.13
906186	02315909050000	1		\$ 3,177.12	\$ 264.13
906187	02315909060000	1		\$ 3,177.12	\$ 264.13
906188	02315909070000	1		\$ 3,177.12	\$ 264.13
906189	02315909080000	1		\$ 3,177.12	\$ 264.13
906190	02315909090000	1		\$ 3,177.12	\$ 264.13
906191	02315909100000	1		\$ 3,177.12	\$ 264.13
906192	02315909110000	2		\$ 3,353.63	\$ 278.81
906193	02315909120000	2		\$ 3,353.63	\$ 278.81
906194	02315909130000	2		\$ 3,353.63	\$ 278.81
906195	02316204010000	2		\$ 3,353.63	\$ 278.81
906196	02316204020000	1		\$ 3,177.12	\$ 264.13
906197	02316204030000	1		\$ 3,177.12	\$ 264.13
906198	02316204040000	1		\$ 3,177.12	\$ 264.13
906199	02316204050000	1		\$ 3,177.12	\$ 264.13

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
906200	02316204060000	1		\$ 3,177.12	\$ 264.13
955999	02316201220000	8		\$ 4,260.55	\$ 354.20
956000	02316201230000	8		\$ 4,260.55	\$ 354.20
956001	02316201240000	8		\$ 4,260.55	\$ 354.20
956002	02316201250000	8		\$ 4,260.55	\$ 354.20
956003	02316201260000	8		\$ 4,260.55	\$ 354.20
956004	02316201270000	8		\$ 4,260.55	\$ 354.20
956005	02316201280000	Non-Benefited		\$ -	\$ -
956006	02336223010000	4		\$ 130,550.99	\$ 10,853.47
956007	02336223020000	6		\$ 63,219.42	\$ 5,255.80
956008	02336223030000	Non-Benefited		\$ -	\$ -
956009	02336223040000	7		\$ 2,945.25	\$ 244.86
956010	02336223050000	7		\$ 2,945.25	\$ 244.86
956011	02336223060000	7		\$ 2,945.25	\$ 244.86
956012	02336223070000	7		\$ 2,945.25	\$ 244.86
956013	02336223080000	7		\$ 2,945.25	\$ 244.86
956014	02336223090000	9		\$ 3,144.78	\$ 261.44
956015	02336223100000	9		\$ 3,144.78	\$ 261.44
956016	02336223110000	7		\$ 2,945.25	\$ 244.86
956017	02336223120000	7		\$ 2,945.25	\$ 244.86
956018	02336223130000	7		\$ 2,945.25	\$ 244.86
956019	02336223140000	7		\$ 2,945.25	\$ 244.86
956020	02336223150000	Non-Benefited		\$ -	\$ -
956021	02336224010000	Non-Benefited		\$ -	\$ -
956022	02336224020000	8		\$ 4,260.55	\$ 354.20
956023	02336224030000	8		\$ 4,260.55	\$ 354.20
956024	02336224040000	8		\$ 4,260.55	\$ 354.20
956025	02336224050000	8		\$ 4,260.55	\$ 354.20
956026	02336224060000	8		\$ 4,260.55	\$ 354.20
956027	02336224070000	8		\$ 4,260.55	\$ 354.20
956028	02336224080000	8		\$ 4,260.55	\$ 354.20
956029	02336224090000	8		\$ 4,260.55	\$ 354.20
956030	02336224100000	8		\$ 4,260.55	\$ 354.20
956031	02336224110000	8		\$ 4,260.55	\$ 354.20
956032	02336224120000	8		\$ 4,260.55	\$ 354.20
956033	02336224130000	8		\$ 4,260.55	\$ 354.20
956034	02336224140000	8		\$ 4,260.55	\$ 354.20
956035	02336224150000	8		\$ 4,260.55	\$ 354.20
956036	02336224160000	8		\$ 4,260.55	\$ 354.20
956037	02336224170000	8		\$ 4,260.55	\$ 354.20
956038	02336224180000	8		\$ 4,260.55	\$ 354.20
956039	02336224190000	8		\$ 4,260.55	\$ 354.20
956040	02336224200000	8		\$ 4,260.55	\$ 354.20
956041	02336224210000	8		\$ 4,260.55	\$ 354.20
956042	02336224220000	8		\$ 4,260.55	\$ 354.20
956043	02336224230000	8		\$ 4,260.55	\$ 354.20
956044	02336224240000	8		\$ 4,260.55	\$ 354.20
956045	02336224250000	8		\$ 4,260.55	\$ 354.20
956046	02336224260000	8		\$ 4,260.55	\$ 354.20
956047	02336224270000	8		\$ 4,260.55	\$ 354.20
956048	02336224280000	8		\$ 4,260.55	\$ 354.20
956049	02336224290000	8		\$ 4,260.55	\$ 354.20
956050	02336224300000	8		\$ 4,260.55	\$ 354.20
956051	02336224310000	8		\$ 4,260.55	\$ 354.20
956052	02336224320000	8		\$ 4,260.55	\$ 354.20
956053	02336224330000	Non-Benefited		\$ -	\$ -
956054	02336225010000	7		\$ 2,945.25	\$ 244.86
956055	02336225020000	7		\$ 2,945.25	\$ 244.86
956056	02336225030000	7		\$ 2,945.25	\$ 244.86
956057	02336225040000	7		\$ 2,945.25	\$ 244.86

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
956058	02336225050000	7		\$ 2,945.25	\$ 244.86
956059	02336225060000	7		\$ 2,945.25	\$ 244.86
956060	02336225070000	7		\$ 2,945.25	\$ 244.86
956061	02336225080000	7		\$ 2,945.25	\$ 244.86
956062	02336226010000	8		\$ 4,260.55	\$ 354.20
956063	02336226020000	8		\$ 4,260.55	\$ 354.20
956064	02336226030000	8		\$ 4,260.55	\$ 354.20
956065	02336226040000	8		\$ 4,260.55	\$ 354.20
956066	02336226050000	8		\$ 4,260.55	\$ 354.20
956067	02336226060000	8		\$ 4,260.55	\$ 354.20
956068	02336226070000	8		\$ 4,260.55	\$ 354.20
956069	02336226080000	8		\$ 4,260.55	\$ 354.20
956070	02336226090000	8		\$ 4,260.55	\$ 354.20
956071	02336226100000	8		\$ 4,260.55	\$ 354.20
956072	02336226110000	8		\$ 4,260.55	\$ 354.20
956073	02336226120000	8		\$ 4,260.55	\$ 354.20
956074	02336226130000	8		\$ 4,260.55	\$ 354.20
956075	02336226140000	8		\$ 4,260.55	\$ 354.20
956076	02336226150000	8		\$ 4,260.55	\$ 354.20
956077	02336226160000	8		\$ 4,260.55	\$ 354.20
956078	02336226170000	8		\$ 4,260.55	\$ 354.20
956079	02336226180000	8		\$ 4,260.55	\$ 354.20
956080	02336226190000	8		\$ 4,260.55	\$ 354.20
956081	02336226200000	8		\$ 4,260.55	\$ 354.20
956082	02336226210000	8		\$ 4,260.55	\$ 354.20
956083	02336226220000	8		\$ 4,260.55	\$ 354.20
956084	02336226230000	8		\$ 4,260.55	\$ 354.20
956085	02336227010000	9		\$ 3,144.78	\$ 261.44
956086	02336227020000	7		\$ 2,945.25	\$ 244.86
956087	02336227030000	7		\$ 2,945.25	\$ 244.86
956088	02336227040000	7		\$ 2,945.25	\$ 244.86
956089	02336227050000	7		\$ 2,945.25	\$ 244.86
956090	02336227060000	7		\$ 2,945.25	\$ 244.86
956091	02336227070000	7		\$ 2,945.25	\$ 244.86
956092	02336227080000	7		\$ 2,945.25	\$ 244.86
956093	02336227090000	7		\$ 2,945.25	\$ 244.86
956094	02336227100000	7		\$ 2,945.25	\$ 244.86
956095	02336227110000	7		\$ 2,945.25	\$ 244.86
956096	02336227120000	7		\$ 2,945.25	\$ 244.86
956097	02336227130000	7		\$ 2,945.25	\$ 244.86
956098	02336227140000	7		\$ 2,945.25	\$ 244.86
956099	02336227150000	7		\$ 2,945.25	\$ 244.86
956100	02336227160000	9		\$ 3,144.78	\$ 261.44
956101	02336227170000	5	[b]	\$ -	\$ -
956102	02336227180000	8		\$ 4,260.55	\$ 354.20
956103	02336227190000	7		\$ 2,945.25	\$ 244.86
956104	02336227200000	7		\$ 2,945.25	\$ 244.86
956105	02336227210000	7		\$ 2,945.25	\$ 244.86
956106	02336227220000	7		\$ 2,945.25	\$ 244.86
956107	02336227230000	7		\$ 2,945.25	\$ 244.86
956108	02336227240000	7		\$ 2,945.25	\$ 244.86
956109	02336227250000	7		\$ 2,945.25	\$ 244.86
956110	02336227260000	7		\$ 2,945.25	\$ 244.86
956111	02336227270000	7		\$ 2,945.25	\$ 244.86
956112	02336227280000	7		\$ 2,945.25	\$ 244.86
956113	02336228010000	Non-Benefited		\$ -	\$ -
956114	02336228020000	8		\$ 4,260.55	\$ 354.20
956115	02336228030000	8		\$ 4,260.55	\$ 354.20
956116	02336228040000	8		\$ 4,260.55	\$ 354.20
956117	02336228050000	8		\$ 4,260.55	\$ 354.20

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
956118	02336228060000	8		\$ 4,260.55	\$ 354.20
956119	02336228070000	8		\$ 4,260.55	\$ 354.20
956120	02316205010000	7		\$ 2,945.25	\$ 244.86
956121	02316205020000	8		\$ 4,260.55	\$ 354.20
956122	02316205030000	7		\$ 2,945.25	\$ 244.86
959941	02335924020000	3		\$ 2,677.79	\$ 222.62
959942	02335924030000	3		\$ 2,677.79	\$ 222.62
959943	02335924040000	3		\$ 2,677.79	\$ 222.62
959944	02335924050000	3		\$ 2,677.79	\$ 222.62
959945	02335924060000	3		\$ 2,677.79	\$ 222.62
959946	02335924070000	3		\$ 2,677.79	\$ 222.62
959947	02335924080000	3		\$ 2,677.79	\$ 222.62
959948	02335924090000	3		\$ 2,677.79	\$ 222.62
959949	02335924100000	3		\$ 2,677.79	\$ 222.62
959950	02335924110000	3		\$ 2,677.79	\$ 222.62
959951	02335924120000	3		\$ 2,677.79	\$ 222.62
959952	02335924130000	3		\$ 2,677.79	\$ 222.62
959953	02335924140000	3		\$ 2,677.79	\$ 222.62
959954	02335924150000	3		\$ 2,677.79	\$ 222.62
959955	02335924160000	3		\$ 2,677.79	\$ 222.62
959956	02335924170000	3		\$ 2,677.79	\$ 222.62
959957	02335924180000	3		\$ 2,677.79	\$ 222.62
959958	02335924190000	3		\$ 2,677.79	\$ 222.62
959959	02335924200000	3		\$ 2,677.79	\$ 222.62
959960	02335924210000	3		\$ 2,677.79	\$ 222.62
959961	02335924220000	3		\$ 2,677.79	\$ 222.62
959962	02335924230000	3		\$ 2,677.79	\$ 222.62
959963	02335924240000	3		\$ 2,677.79	\$ 222.62
959964	02335924250000	3		\$ 2,677.79	\$ 222.62
959965	02335924260000	3		\$ 2,677.79	\$ 222.62
959966	02335924270000	3		\$ 2,677.79	\$ 222.62
959967	02335924280000	3		\$ 2,677.79	\$ 222.62
959968	02335924290000	3		\$ 2,677.79	\$ 222.62
959969	02335924300000	3		\$ 2,677.79	\$ 222.62
959970	02335924310000	3		\$ 2,677.79	\$ 222.62
959971	02335924320000	3		\$ 2,677.79	\$ 222.62
959972	02335924330000	3		\$ 2,677.79	\$ 222.62
959973	02335924340000	3		\$ 2,677.79	\$ 222.62
959974	02335924350000	3		\$ 2,677.79	\$ 222.62
959975	02335924360000	3		\$ 2,677.79	\$ 222.62
959976	02335924370000	3		\$ 2,677.79	\$ 222.62
959977	02335924380000	3		\$ 2,677.79	\$ 222.62
959978	02335924390000	3		\$ 2,677.79	\$ 222.62
959979	02335924400000	3		\$ 2,677.79	\$ 222.62
959980	02335924410000	3		\$ 2,677.79	\$ 222.62
959981	02335924420000	3		\$ 2,677.79	\$ 222.62
959982	02335924430000	3		\$ 2,677.79	\$ 222.62
959983	02335924440000	3		\$ 2,677.79	\$ 222.62
959984	02335924450000	3		\$ 2,677.79	\$ 222.62
959985	02335924460000	3		\$ 2,677.79	\$ 222.62
959986	02335924470000	3		\$ 2,677.79	\$ 222.62
959987	02335924480000	3		\$ 2,677.79	\$ 222.62
959988	02335924490000	3		\$ 2,677.79	\$ 222.62
959989	02335924500000	3		\$ 2,677.79	\$ 222.62
959990	02335924510000	3		\$ 2,677.79	\$ 222.62
959991	02335924520000	3		\$ 2,677.79	\$ 222.62
959992	02335924530000	3		\$ 2,677.79	\$ 222.62
959993	02335924540000	3		\$ 2,677.79	\$ 222.62
959994	02335924550000	3		\$ 2,677.79	\$ 222.62
959995	02335924560000	3		\$ 2,677.79	\$ 222.62

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
959996	02335924570000	3		\$ 2,677.79	\$ 222.62
959997	02335924580000	3		\$ 2,677.79	\$ 222.62
959998	02335924590000	3		\$ 2,677.79	\$ 222.62
959999	02335924600000	3		\$ 2,677.79	\$ 222.62
960000	02335924610000	3		\$ 2,677.79	\$ 222.62
960001	02335924620000	3		\$ 2,677.79	\$ 222.62
960002	02335924630000	3		\$ 2,677.79	\$ 222.62
960003	02335924640000	3		\$ 2,677.79	\$ 222.62
960004	02335924650000	3		\$ 2,677.79	\$ 222.62
960005	02335924660000	3		\$ 2,677.79	\$ 222.62
960006	02335924670000	3		\$ 2,677.79	\$ 222.62
960007	02335924680000	3		\$ 2,677.79	\$ 222.62
960008	02335924690000	3		\$ 2,677.79	\$ 222.62
960009	02335924700000	3		\$ 2,677.79	\$ 222.62
960010	02335924710000	3		\$ 2,677.79	\$ 222.62
960011	02335924720000	3		\$ 2,677.79	\$ 222.62
960012	02335924730000	3		\$ 2,677.79	\$ 222.62
960013	02335924740000	3		\$ 2,677.79	\$ 222.62
960014	02335924750000	3		\$ 2,677.79	\$ 222.62
967062	02316213010000	Non-Benefited		\$ -	\$ -
967063	02316213020000	Non-Benefited		\$ -	\$ -
967064	02316213030000	5		\$ 4,260.55	\$ 354.20
967065	02316213040000	5		\$ 4,260.55	\$ 354.20
967066	02316213050000	5		\$ 4,260.55	\$ 354.20
967067	02316213060000	5		\$ 4,260.55	\$ 354.20
967068	02316213070000	5		\$ 4,260.55	\$ 354.20
967069	02316213080000	5		\$ 4,260.55	\$ 354.20
967070	02316213090000	5		\$ 4,260.55	\$ 354.20
967071	02316213100000	5		\$ 4,260.55	\$ 354.20
967072	02316213110000	5		\$ 4,260.55	\$ 354.20
967073	02316213120000	5		\$ 4,260.55	\$ 354.20
967074	02316213130000	5		\$ 4,260.55	\$ 354.20
967075	02316206010000	Non-Benefited		\$ -	\$ -
967076	02316206020000	5		\$ 4,260.55	\$ 354.20
967077	02316206030000	5		\$ 4,260.55	\$ 354.20
967078	02316206040000	5		\$ 4,260.55	\$ 354.20
967079	02316206050000	5		\$ 4,260.55	\$ 354.20
967080	02316206060000	5		\$ 4,260.55	\$ 354.20
967081	02316206070000	5		\$ 4,260.55	\$ 354.20
967082	02316206080000	5		\$ 4,260.55	\$ 354.20
967083	02316213140000	5		\$ 4,260.55	\$ 354.20
967084	02316213150000	5		\$ 4,260.55	\$ 354.20
967085	02316213160000	5		\$ 4,260.55	\$ 354.20
967086	02316213170000	5		\$ 4,260.55	\$ 354.20
967087	02316213180000	5		\$ 4,260.55	\$ 354.20
967088	02316213190000	5		\$ 4,260.55	\$ 354.20
967089	02316213200000	5		\$ 4,260.55	\$ 354.20
967090	02316213210000	5		\$ 4,260.55	\$ 354.20
967091	02316213220000	5		\$ 4,260.55	\$ 354.20
967092	02316213230000	5		\$ 4,260.55	\$ 354.20
967093	02316207010000	Non-Benefited		\$ -	\$ -
967094	02316207020000	5		\$ 4,260.55	\$ 354.20
967095	02316207030000	5		\$ 4,260.55	\$ 354.20
967096	02316207040000	5		\$ 4,260.55	\$ 354.20
967097	02316207050000	5		\$ 4,260.55	\$ 354.20
967098	02316207060000	5		\$ 4,260.55	\$ 354.20
967099	02316207070000	5		\$ 4,260.55	\$ 354.20
967100	02316207080000	5		\$ 4,260.55	\$ 354.20
967101	02316207090000	5		\$ 4,260.55	\$ 354.20
967102	02316207100000	5		\$ 4,260.55	\$ 354.20

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967103	02316207110000	5		\$ 4,260.55	\$ 354.20
967104	02316207120000	5		\$ 4,260.55	\$ 354.20
967105	02316207130000	5		\$ 4,260.55	\$ 354.20
967106	02316207140000	5		\$ 4,260.55	\$ 354.20
967107	02316207150000	5		\$ 4,260.55	\$ 354.20
967108	02316207160000	5		\$ 4,260.55	\$ 354.20
967109	02316207170000	5		\$ 4,260.55	\$ 354.20
967110	02316207180000	5		\$ 4,260.55	\$ 354.20
967111	02316207190000	5		\$ 4,260.55	\$ 354.20
967112	02316207200000	5		\$ 4,260.55	\$ 354.20
967113	02316208010000	5		\$ 4,260.55	\$ 354.20
967114	02316208020000	5		\$ 4,260.55	\$ 354.20
967115	02316209010000	5		\$ 4,260.55	\$ 354.20
967116	02316209020000	5		\$ 4,260.55	\$ 354.20
967117	02316209030000	5		\$ 4,260.55	\$ 354.20
967118	02316209040000	5		\$ 4,260.55	\$ 354.20
967119	02316209050000	5		\$ 4,260.55	\$ 354.20
967120	02316209060000	5		\$ 4,260.55	\$ 354.20
967121	02316209070000	5		\$ 4,260.55	\$ 354.20
967122	02316209080000	5		\$ 4,260.55	\$ 354.20
967123	02316209090000	5		\$ 4,260.55	\$ 354.20
967124	02316209100000	5		\$ 4,260.55	\$ 354.20
967125	02316209110000	5		\$ 4,260.55	\$ 354.20
967126	02316209120000	5		\$ 4,260.55	\$ 354.20
967127	02316209130000	5		\$ 4,260.55	\$ 354.20
967128	02316209140000	5		\$ 4,260.55	\$ 354.20
967129	02316209150000	5		\$ 4,260.55	\$ 354.20
967130	02316209160000	5		\$ 4,260.55	\$ 354.20
967131	02316209170000	5		\$ 4,260.55	\$ 354.20
967132	02316209180000	5		\$ 4,260.55	\$ 354.20
967133	02316209190000	5		\$ 4,260.55	\$ 354.20
967134	02316209200000	5		\$ 4,260.55	\$ 354.20
967135	02316209210000	5		\$ 4,260.55	\$ 354.20
967136	02316209220000	5		\$ 4,260.55	\$ 354.20
967137	02316209230000	5		\$ 4,260.55	\$ 354.20
967138	02316209240000	5		\$ 4,260.55	\$ 354.20
967139	02316209250000	5		\$ 4,260.55	\$ 354.20
967140	02316209260000	5		\$ 4,260.55	\$ 354.20
967141	02316209270000	5		\$ 4,260.55	\$ 354.20
967142	02316209280000	5		\$ 4,260.55	\$ 354.20
967143	02316209290000	5		\$ 4,260.55	\$ 354.20
967144	02316209300000	5		\$ 4,260.55	\$ 354.20
967145	02316209310000	5		\$ 4,260.55	\$ 354.20
967146	02316210290000	5		\$ 4,260.55	\$ 354.20
967147	02316210300000	5		\$ 4,260.55	\$ 354.20
967148	02316210310000	5		\$ 4,260.55	\$ 354.20
967149	02316210320000	5		\$ 4,260.55	\$ 354.20
967150	02316210330000	5		\$ 4,260.55	\$ 354.20
967151	02316210340000	5		\$ 4,260.55	\$ 354.20
967152	02316201290000	5		\$ 4,260.55	\$ 354.20
967153	02316201300000	5		\$ 4,260.55	\$ 354.20
967154	02316201310000	5		\$ 4,260.55	\$ 354.20
967155	02316201320000	5		\$ 4,260.55	\$ 354.20
967156	02316201330000	5		\$ 4,260.55	\$ 354.20
967157	02316201340000	5		\$ 4,260.55	\$ 354.20
967158	02316201350000	5		\$ 4,260.55	\$ 354.20
967159	02316201360000	5		\$ 4,260.55	\$ 354.20
967160	02316201370000	5		\$ 4,260.55	\$ 354.20
967161	02316201380000	5		\$ 4,260.55	\$ 354.20
967162	02316201390000	5		\$ 4,260.55	\$ 354.20

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967163	02316201400000	5		\$ 4,260.55	\$ 354.20
967164	02316201410000	5		\$ 4,260.55	\$ 354.20
967165	02316201420000	5		\$ 4,260.55	\$ 354.20
967166	02316201430000	5		\$ 4,260.55	\$ 354.20
967167	02316201440000	5		\$ 4,260.55	\$ 354.20
967168	02316201450000	5		\$ 4,260.55	\$ 354.20
967169	02316201460000	5		\$ 4,260.55	\$ 354.20
967170	02316201470000	5		\$ 4,260.55	\$ 354.20
967171	02316201480000	5		\$ 4,260.55	\$ 354.20
967172	02316201490000	5		\$ 4,260.55	\$ 354.20
967173	02316201500000	5		\$ 4,260.55	\$ 354.20
967174	02316201510000	5		\$ 4,260.55	\$ 354.20
967175	02316201520000	Non-Benefited		-	-
967176	02316201530000	5		\$ 4,260.55	\$ 354.20
967177	02316201540000	5		\$ 4,260.55	\$ 354.20
967178	02316201550000	Non-Benefited		-	-
967181	02315910020000	Commercial		\$ 81,747.61	\$ 6,796.16
967183	02336229010000	5		\$ 4,260.55	\$ 354.20
967184	02336230010000	5		\$ 4,260.55	\$ 354.20
967185	02336230020000	5		\$ 4,260.55	\$ 354.20
967186	02336230030000	5		\$ 4,260.55	\$ 354.20
967187	02336230040000	5		\$ 4,260.55	\$ 354.20
967188	02336230050000	5		\$ 4,260.55	\$ 354.20
967189	02336230060000	5		\$ 4,260.55	\$ 354.20
967190	02336230070000	5		\$ 4,260.55	\$ 354.20
967191	02336230080000	5		\$ 4,260.55	\$ 354.20
967192	02336230090000	5		\$ 4,260.55	\$ 354.20
967193	02336231010000	5		\$ 4,260.55	\$ 354.20
967194	02336231020000	5		\$ 4,260.55	\$ 354.20
967195	02336231030000	5		\$ 4,260.55	\$ 354.20
967196	02336231040000	5		\$ 4,260.55	\$ 354.20
967197	02336231050000	5		\$ 4,260.55	\$ 354.20
967198	02336231060000	5		\$ 4,260.55	\$ 354.20
967199	02336231070000	5		\$ 4,260.55	\$ 354.20
967200	02336231080000	5		\$ 4,260.55	\$ 354.20
967201	02336231090000	5		\$ 4,260.55	\$ 354.20
967202	02336231100000	5		\$ 4,260.55	\$ 354.20
967203	02336231110000	5		\$ 4,260.55	\$ 354.20
967204	02336231120000	5		\$ 4,260.55	\$ 354.20
967205	02336231130000	5		\$ 4,260.55	\$ 354.20
967206	02336231140000	5		\$ 4,260.55	\$ 354.20
967207	02336231150000	5		\$ 4,260.55	\$ 354.20
967208	02336231160000	5		\$ 4,260.55	\$ 354.20
967209	02336231170000	5		\$ 4,260.55	\$ 354.20
967210	02336231180000	5		\$ 4,260.55	\$ 354.20
967211	02316210010000	5		\$ 4,260.55	\$ 354.20
967212	02316210020000	5		\$ 4,260.55	\$ 354.20
967213	02316210030000	5		\$ 4,260.55	\$ 354.20
967214	02316210040000	5		\$ 4,260.55	\$ 354.20
967215	02316210050000	5		\$ 4,260.55	\$ 354.20
967216	02316210060000	5		\$ 4,260.55	\$ 354.20
967217	02316210070000	5		\$ 4,260.55	\$ 354.20
967218	02316210080000	5		\$ 4,260.55	\$ 354.20
967219	02316210090000	5		\$ 4,260.55	\$ 354.20
967220	02316210100000	5		\$ 4,260.55	\$ 354.20
967221	02316210110000	5		\$ 4,260.55	\$ 354.20
967222	02316210120000	5		\$ 4,260.55	\$ 354.20
967223	02316210130000	5		\$ 4,260.55	\$ 354.20
967224	02316210140000	5		\$ 4,260.55	\$ 354.20
967225	02316210150000	5		\$ 4,260.55	\$ 354.20

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967226	02316210160000	5		\$ 4,260.55	\$ 354.20
967227	02316210170000	5		\$ 4,260.55	\$ 354.20
967228	02316210180000	5		\$ 4,260.55	\$ 354.20
967229	02316210190000	5		\$ 4,260.55	\$ 354.20
967230	02316210200000	5		\$ 4,260.55	\$ 354.20
967231	02316210210000	5		\$ 4,260.55	\$ 354.20
967232	02316210220000	5		\$ 4,260.55	\$ 354.20
967233	02316210230000	5		\$ 4,260.55	\$ 354.20
967234	02316210240000	5		\$ 4,260.55	\$ 354.20
967235	02316210250000	5		\$ 4,260.55	\$ 354.20
967236	02316210260000	5		\$ 4,260.55	\$ 354.20
967237	02316210270000	5		\$ 4,260.55	\$ 354.20
967238	02316210280000	5		\$ 4,260.55	\$ 354.20
967240	02316212010000	5		\$ 4,260.55	\$ 354.20
967241	02316212020000	5		\$ 4,260.55	\$ 354.20
967242	02316212030000	5		\$ 4,260.55	\$ 354.20
967243	02316212040000	5		\$ 4,260.55	\$ 354.20
967244	02316212050000	5		\$ 4,260.55	\$ 354.20
967245	02316212060000	5		\$ 4,260.55	\$ 354.20
967246	02316212070000	5		\$ 4,260.55	\$ 354.20
967247	02316212080000	5		\$ 4,260.55	\$ 354.20
967248	02316212090000	5		\$ 4,260.55	\$ 354.20
967249	02316212100000	5		\$ 4,260.55	\$ 354.20
967250	02316212110000	5		\$ 4,260.55	\$ 354.20
967251	02316212120000	5		\$ 4,260.55	\$ 354.20
967252	02316212130000	5		\$ 4,260.55	\$ 354.20
967253	02316212140000	5		\$ 4,260.55	\$ 354.20
967254	02316212150000	5		\$ 4,260.55	\$ 354.20
967255	02316212160000	5		\$ 4,260.55	\$ 354.20
967256	02316212170000	5		\$ 4,260.55	\$ 354.20
967257	02316212180000	5		\$ 4,260.55	\$ 354.20
967258	02316212190000	5		\$ 4,260.55	\$ 354.20
967259	02316211010000	Commercial		\$ 106,251.39	\$ 8,833.30
967260	02316211020000	Non-Benefited		\$ -	\$ -
967261	02316211030000	5		\$ 4,260.55	\$ 354.20
967262	02316211040000	5		\$ 4,260.55	\$ 354.20
967263	02316211050000	5		\$ 4,260.55	\$ 354.20
967264	02316211060000	5		\$ 4,260.55	\$ 354.20
967265	02316211070000	5		\$ 4,260.55	\$ 354.20
967266	02316211080000	5		\$ 4,260.55	\$ 354.20
967267	02316211090000	5		\$ 4,260.55	\$ 354.20
967268	02316211100000	5		\$ 4,260.55	\$ 354.20
967269	02316211110000	5		\$ 4,260.55	\$ 354.20
967270	02316211120000	5		\$ 4,260.55	\$ 354.20
967271	02316211130000	5		\$ 4,260.55	\$ 354.20
967272	02316211140000	5		\$ 4,260.55	\$ 354.20
967273	02316211150000	5		\$ 4,260.55	\$ 354.20
967274	02316211160000	5		\$ 4,260.55	\$ 354.20
967275	02316211170000	5		\$ 4,260.55	\$ 354.20
967276	02316211180000	5		\$ 4,260.55	\$ 354.20
967277	02316211190000	5		\$ 4,260.55	\$ 354.20
967278	02316211200000	5		\$ 4,260.55	\$ 354.20
967279	02316211210000	5		\$ 4,260.55	\$ 354.20
967280	02316211220000	5		\$ 4,260.55	\$ 354.20
967281	02316211230000	5		\$ 4,260.55	\$ 354.20
967282	02316211240000	5		\$ 4,260.55	\$ 354.20
967283	02316211250000	5		\$ 4,260.55	\$ 354.20
967284	02316211260000	5		\$ 4,260.55	\$ 354.20
967285	02316211270000	5		\$ 4,260.55	\$ 354.20
967286	02316211280000	5		\$ 4,260.55	\$ 354.20

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967287	02336231190000	Non-Benefited		\$ -	\$ -
967292	02316209320000	5		\$ 4,260.55	\$ 354.20
967293	02316209330000	5		\$ 4,260.55	\$ 354.20
967294	02316209340000	5		\$ 4,260.55	\$ 354.20
967295	02316209350000	5		\$ 4,260.55	\$ 354.20
967296	02316209360000	5		\$ 4,260.55	\$ 354.20
967297	02316209370000	5		\$ 4,260.55	\$ 354.20
967298	02316209380000	5		\$ 4,260.55	\$ 354.20
967299	02316209390000	5		\$ 4,260.55	\$ 354.20
967300	02316209400000	5		\$ 4,260.55	\$ 354.20
967301	02316209410000	5		\$ 4,260.55	\$ 354.20
967302	02316209420000	5		\$ 4,260.55	\$ 354.20
967303	02316209430000	5		\$ 4,260.55	\$ 354.20
967304	02316209440000	5		\$ 4,260.55	\$ 354.20
967305	02316209450000	5		\$ 4,260.55	\$ 354.20
967306	02316209460000	5		\$ 4,260.55	\$ 354.20
967307	02316209470000	5		\$ 4,260.55	\$ 354.20
967308	02316208030000	5		\$ 4,260.55	\$ 354.20
967309	02316208040000	5		\$ 4,260.55	\$ 354.20
967310	02316208050000	5		\$ 4,260.55	\$ 354.20
967311	02316208060000	5		\$ 4,260.55	\$ 354.20
967312	02316208070000	5		\$ 4,260.55	\$ 354.20
967313	02316208080000	5		\$ 4,260.55	\$ 354.20
967314	02316208090000	5		\$ 4,260.55	\$ 354.20
967315	02316208100000	5		\$ 4,260.55	\$ 354.20
967316	02316208110000	5		\$ 4,260.55	\$ 354.20
967317	02316208120000	5		\$ 4,260.55	\$ 354.20
967318	02316208130000	5		\$ 4,260.55	\$ 354.20
967319	02316208140000	5		\$ 4,260.55	\$ 354.20
967320	02316208150000	5		\$ 4,260.55	\$ 354.20
967321	02316208160000	5		\$ 4,260.55	\$ 354.20
967322	02316208170000	5		\$ 4,260.55	\$ 354.20
967323	02316208180000	5		\$ 4,260.55	\$ 354.20
967324	02316208190000	5		\$ 4,260.55	\$ 354.20
967325	02316208200000	5		\$ 4,260.55	\$ 354.20
967326	02316208210000	5		\$ 4,260.55	\$ 354.20
967327	02316208220000	5		\$ 4,260.55	\$ 354.20
967328	02316208230000	5		\$ 4,260.55	\$ 354.20
967329	02316208240000	5		\$ 4,260.55	\$ 354.20
967330	02316208250000	5		\$ 4,260.55	\$ 354.20
967331	02316208260000	5		\$ 4,260.55	\$ 354.20
967332	02316208270000	5		\$ 4,260.55	\$ 354.20
967333	02316207210000	5		\$ 4,260.55	\$ 354.20
967334	02316207220000	5		\$ 4,260.55	\$ 354.20
967335	02316207230000	5		\$ 4,260.55	\$ 354.20
967336	02316207240000	5		\$ 4,260.55	\$ 354.20
967337	02316207250000	5		\$ 4,260.55	\$ 354.20
967338	02316207260000	5		\$ 4,260.55	\$ 354.20
967339	02316207270000	5		\$ 4,260.55	\$ 354.20
967340	02316207280000	5		\$ 4,260.55	\$ 354.20
967341	02316207290000	5		\$ 4,260.55	\$ 354.20
967342	02316207300000	5		\$ 4,260.55	\$ 354.20
967343	02316207310000	IA#1 Cluster		\$ 132,387.45	\$ 11,006.15
Total				\$ 2,637,915.97	\$ 219,303.80

[a] Totals may not match what is shown in the debt service schedule due to rounding.

[b] Assessment has been fully prepaid.

EXHIBIT A-2 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
955999	02316201220000	8		\$ 5,893.17	\$ 406.95
956000	02316201230000	8		\$ 5,893.17	\$ 406.95
956001	02316201240000	8		\$ 5,893.17	\$ 406.95
956002	02316201250000	8		\$ 5,893.17	\$ 406.95
956003	02316201260000	8		\$ 5,893.17	\$ 406.95
956004	02316201270000	8		\$ 5,893.17	\$ 406.95
956005	02316201280000	Non-Benefited		\$ -	\$ -
956007	02336223020000	6		\$ 206,423.14	\$ 14,254.39
956008	02336223030000	Non-Benefited		\$ -	\$ -
956009	02336223040000	7	[b]	\$ -	\$ -
956010	02336223050000	7	[b]	\$ -	\$ -
956011	02336223060000	7	[b]	\$ -	\$ -
956012	02336223070000	7	[b]	\$ -	\$ -
956013	02336223080000	7	[b]	\$ -	\$ -
956014	02336223090000	9	[b]	\$ -	\$ -
956015	02336223100000	9	[b]	\$ -	\$ -
956016	02336223110000	7	[b]	\$ -	\$ -
956017	02336223120000	7	[b]	\$ -	\$ -
956018	02336223130000	7	[b]	\$ -	\$ -
956019	02336223140000	7	[b]	\$ -	\$ -
956020	02336223150000	Non-Benefited		\$ -	\$ -
956021	02336224010000	Non-Benefited		\$ -	\$ -
956022	02336224020000	8		\$ 5,893.17	\$ 406.95
956023	02336224030000	8		\$ 5,893.17	\$ 406.95
956024	02336224040000	8		\$ 5,893.17	\$ 406.95
956025	02336224050000	8		\$ 5,893.17	\$ 406.95
956026	02336224060000	8		\$ 5,893.17	\$ 406.95
956027	02336224070000	8		\$ 5,893.17	\$ 406.95
956028	02336224080000	8		\$ 5,893.17	\$ 406.95
956029	02336224090000	8		\$ 5,893.17	\$ 406.95
956030	02336224100000	8		\$ 5,893.17	\$ 406.95
956031	02336224110000	8		\$ 5,893.17	\$ 406.95
956032	02336224120000	8		\$ 5,893.17	\$ 406.95
956033	02336224130000	8		\$ 5,893.17	\$ 406.95
956034	02336224140000	8		\$ 5,893.17	\$ 406.95
956035	02336224150000	8		\$ 5,893.17	\$ 406.95
956036	02336224160000	8		\$ 5,893.17	\$ 406.95
956037	02336224170000	8		\$ 5,893.17	\$ 406.95
956038	02336224180000	8		\$ 5,893.17	\$ 406.95
956039	02336224190000	8		\$ 5,893.17	\$ 406.95
956040	02336224200000	8		\$ 5,893.17	\$ 406.95
956041	02336224210000	8		\$ 5,893.17	\$ 406.95
956042	02336224220000	8		\$ 5,893.17	\$ 406.95
956043	02336224230000	8		\$ 5,893.17	\$ 406.95
956044	02336224240000	8		\$ 5,893.17	\$ 406.95
956045	02336224250000	8		\$ 5,893.17	\$ 406.95
956046	02336224260000	8		\$ 5,893.17	\$ 406.95
956047	02336224270000	8		\$ 5,893.17	\$ 406.95
956048	02336224280000	8		\$ 5,893.17	\$ 406.95
956049	02336224290000	8		\$ 5,893.17	\$ 406.95
956050	02336224300000	8		\$ 5,893.17	\$ 406.95
956051	02336224310000	8		\$ 5,893.17	\$ 406.95
956052	02336224320000	8		\$ 5,893.17	\$ 406.95
956053	02336224330000	Non-Benefited		\$ -	\$ -
956054	02336225010000	7	[b]	\$ -	\$ -
956055	02336225020000	7	[b]	\$ -	\$ -
956056	02336225030000	7	[b]	\$ -	\$ -
956057	02336225040000	7	[b]	\$ -	\$ -
956058	02336225050000	7	[b]	\$ -	\$ -
956059	02336225060000	7	[b]	\$ -	\$ -

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
956060	02336225070000	7	[b]	\$ -	\$ -
956061	02336225080000	7	[b]	\$ -	\$ -
956062	02336226010000	8		\$ 5,893.17	\$ 406.95
956063	02336226020000	8		\$ 5,893.17	\$ 406.95
956064	02336226030000	8		\$ 5,893.17	\$ 406.95
956065	02336226040000	8		\$ 5,893.17	\$ 406.95
956066	02336226050000	8		\$ 5,893.17	\$ 406.95
956067	02336226060000	8		\$ 5,893.17	\$ 406.95
956068	02336226070000	8		\$ 5,893.17	\$ 406.95
956069	02336226080000	8		\$ 5,893.17	\$ 406.95
956070	02336226090000	8		\$ 5,893.17	\$ 406.95
956071	02336226100000	8		\$ 5,893.17	\$ 406.95
956072	02336226110000	8		\$ 5,893.17	\$ 406.95
956073	02336226120000	8		\$ 5,893.17	\$ 406.95
956074	02336226130000	8		\$ 5,893.17	\$ 406.95
956075	02336226140000	8		\$ 5,893.17	\$ 406.95
956076	02336226150000	8		\$ 5,893.17	\$ 406.95
956077	02336226160000	8		\$ 5,893.17	\$ 406.95
956078	02336226170000	8		\$ 5,893.17	\$ 406.95
956079	02336226180000	8		\$ 5,893.17	\$ 406.95
956080	02336226190000	8		\$ 5,893.17	\$ 406.95
956081	02336226200000	8		\$ 5,893.17	\$ 406.95
956082	02336226210000	8		\$ 5,893.17	\$ 406.95
956083	02336226220000	8		\$ 5,893.17	\$ 406.95
956084	02336226230000	8		\$ 5,893.17	\$ 406.95
956085	02336227010000	9	[b]	\$ -	\$ -
956086	02336227020000	7	[b]	\$ -	\$ -
956087	02336227030000	7	[b]	\$ -	\$ -
956088	02336227040000	7	[b]	\$ -	\$ -
956089	02336227050000	7	[b]	\$ -	\$ -
956090	02336227060000	7	[b]	\$ -	\$ -
956091	02336227070000	7	[b]	\$ -	\$ -
956092	02336227080000	7	[b]	\$ -	\$ -
956093	02336227090000	7	[b]	\$ -	\$ -
956094	02336227100000	7	[b]	\$ -	\$ -
956095	02336227110000	7	[b]	\$ -	\$ -
956096	02336227120000	7	[b]	\$ -	\$ -
956097	02336227130000	7	[b]	\$ -	\$ -
956098	02336227140000	7	[b]	\$ -	\$ -
956099	02336227150000	7	[b]	\$ -	\$ -
956100	02336227160000	9	[b]	\$ -	\$ -
956101	02336227170000	5	[b]	\$ -	\$ -
956102	02336227180000	8		\$ 5,893.17	\$ 406.95
956103	02336227190000	7	[b]	\$ -	\$ -
956104	02336227200000	7	[b]	\$ -	\$ -
956105	02336227210000	7	[b]	\$ -	\$ -
956106	02336227220000	7	[b]	\$ -	\$ -
956107	02336227230000	7	[b]	\$ -	\$ -
956108	02336227240000	7	[b]	\$ -	\$ -
956109	02336227250000	7	[b]	\$ -	\$ -
956110	02336227260000	7	[b]	\$ -	\$ -
956111	02336227270000	7	[b]	\$ -	\$ -
956112	02336227280000	7	[b]	\$ -	\$ -
956113	02336228010000	Non-Benefited		\$ -	\$ -
956114	02336228020000	8		\$ 5,893.17	\$ 406.95
956115	02336228030000	8		\$ 5,893.17	\$ 406.95
956116	02336228040000	8		\$ 5,893.17	\$ 406.95
956117	02336228050000	8		\$ 5,893.17	\$ 406.95
956118	02336228060000	8		\$ 5,893.17	\$ 406.95
956119	02336228070000	8		\$ 5,893.17	\$ 406.95

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
956120	02316205010000	7	[b]	\$ -	\$ -
956121	02316205020000	8		\$ 5,893.17	\$ 406.95
956122	02316205030000	7	[b]	\$ -	\$ -
967062	02316213010000	Non-Benefited		\$ -	\$ -
967063	02316213020000	Non-Benefited		\$ -	\$ -
967064	02316213030000	5		\$ 13,911.49	\$ 960.65
967065	02316213040000	5		\$ 13,911.49	\$ 960.65
967066	02316213050000	5		\$ 13,911.49	\$ 960.65
967067	02316213060000	5		\$ 13,911.49	\$ 960.65
967068	02316213070000	5		\$ 13,911.49	\$ 960.65
967069	02316213080000	5		\$ 13,911.49	\$ 960.65
967070	02316213090000	5		\$ 13,911.49	\$ 960.65
967071	02316213100000	5		\$ 13,911.49	\$ 960.65
967072	02316213110000	5		\$ 13,911.49	\$ 960.65
967073	02316213120000	5		\$ 13,911.49	\$ 960.65
967074	02316213130000	5		\$ 13,911.49	\$ 960.65
967075	02316206010000	Non-Benefited		\$ -	\$ -
967076	02316206020000	5		\$ 13,911.49	\$ 960.65
967077	02316206030000	5		\$ 13,911.49	\$ 960.65
967078	02316206040000	5		\$ 13,911.49	\$ 960.65
967079	02316206050000	5		\$ 13,911.49	\$ 960.65
967080	02316206060000	5		\$ 13,911.49	\$ 960.65
967081	02316206070000	5		\$ 13,911.49	\$ 960.65
967082	02316206080000	5		\$ 13,911.49	\$ 960.65
967083	02316213140000	5		\$ 13,911.49	\$ 960.65
967084	02316213150000	5		\$ 13,911.49	\$ 960.65
967085	02316213160000	5		\$ 13,911.49	\$ 960.65
967086	02316213170000	5		\$ 13,911.49	\$ 960.65
967087	02316213180000	5		\$ 13,911.49	\$ 960.65
967088	02316213190000	5		\$ 13,911.49	\$ 960.65
967089	02316213200000	5		\$ 13,911.49	\$ 960.65
967090	02316213210000	5		\$ 13,911.49	\$ 960.65
967091	02316213220000	5		\$ 13,911.49	\$ 960.65
967092	02316213230000	5		\$ 13,911.49	\$ 960.65
967093	02316207010000	Non-Benefited		\$ -	\$ -
967094	02316207020000	5		\$ 13,911.49	\$ 960.65
967095	02316207030000	5		\$ 13,911.49	\$ 960.65
967096	02316207040000	5		\$ 13,911.49	\$ 960.65
967097	02316207050000	5		\$ 13,911.49	\$ 960.65
967098	02316207060000	5		\$ 13,911.49	\$ 960.65
967099	02316207070000	5		\$ 13,911.49	\$ 960.65
967100	02316207080000	5		\$ 13,911.49	\$ 960.65
967101	02316207090000	5		\$ 13,911.49	\$ 960.65
967102	02316207100000	5		\$ 13,911.49	\$ 960.65
967103	02316207110000	5		\$ 13,911.49	\$ 960.65
967104	02316207120000	5		\$ 13,911.49	\$ 960.65
967105	02316207130000	5		\$ 13,911.49	\$ 960.65
967106	02316207140000	5		\$ 13,911.49	\$ 960.65
967107	02316207150000	5		\$ 13,911.49	\$ 960.65
967108	02316207160000	5		\$ 13,911.49	\$ 960.65
967109	02316207170000	5		\$ 13,911.49	\$ 960.65
967110	02316207180000	5		\$ 13,911.49	\$ 960.65
967111	02316207190000	5		\$ 13,911.49	\$ 960.65
967112	02316207200000	5		\$ 13,911.49	\$ 960.65
967113	02316208010000	5		\$ 13,911.49	\$ 960.65
967114	02316208020000	5		\$ 13,911.49	\$ 960.65
967115	02316209010000	5		\$ 13,911.49	\$ 960.65
967116	02316209020000	5		\$ 13,911.49	\$ 960.65
967117	02316209030000	5		\$ 13,911.49	\$ 960.65
967118	02316209040000	5		\$ 13,911.49	\$ 960.65

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967119	02316209050000	5		\$ 13,911.49	\$ 960.65
967120	02316209060000	5		\$ 13,911.49	\$ 960.65
967121	02316209070000	5		\$ 13,911.49	\$ 960.65
967122	02316209080000	5		\$ 13,911.49	\$ 960.65
967123	02316209090000	5		\$ 13,911.49	\$ 960.65
967124	02316209100000	5		\$ 13,911.49	\$ 960.65
967125	02316209110000	5		\$ 13,911.49	\$ 960.65
967126	02316209120000	5		\$ 13,911.49	\$ 960.65
967127	02316209130000	5		\$ 13,911.49	\$ 960.65
967128	02316209140000	5		\$ 13,911.49	\$ 960.65
967129	02316209150000	5		\$ 13,911.49	\$ 960.65
967130	02316209160000	5		\$ 13,911.49	\$ 960.65
967131	02316209170000	5		\$ 13,911.49	\$ 960.65
967132	02316209180000	5		\$ 13,911.49	\$ 960.65
967133	02316209190000	5		\$ 13,911.49	\$ 960.65
967134	02316209200000	5		\$ 13,911.49	\$ 960.65
967135	02316209210000	5		\$ 13,911.49	\$ 960.65
967136	02316209220000	5		\$ 13,911.49	\$ 960.65
967137	02316209230000	5		\$ 13,911.49	\$ 960.65
967138	02316209240000	5		\$ 13,911.49	\$ 960.65
967139	02316209250000	5		\$ 13,911.49	\$ 960.65
967140	02316209260000	5		\$ 13,911.49	\$ 960.65
967141	02316209270000	5		\$ 13,911.49	\$ 960.65
967142	02316209280000	5		\$ 13,911.49	\$ 960.65
967143	02316209290000	5		\$ 13,911.49	\$ 960.65
967144	02316209300000	5		\$ 13,911.49	\$ 960.65
967145	02316209310000	5		\$ 13,911.49	\$ 960.65
967146	02316210290000	5		\$ 13,911.49	\$ 960.65
967147	02316210300000	5		\$ 13,911.49	\$ 960.65
967148	02316210310000	5		\$ 13,911.49	\$ 960.65
967149	02316210320000	5		\$ 13,911.49	\$ 960.65
967150	02316210330000	5		\$ 13,911.49	\$ 960.65
967151	02316210340000	5		\$ 13,911.49	\$ 960.65
967152	02316201290000	5		\$ 13,911.49	\$ 960.65
967153	02316201300000	5		\$ 13,911.49	\$ 960.65
967154	02316201310000	5		\$ 13,911.49	\$ 960.65
967155	02316201320000	5		\$ 13,911.49	\$ 960.65
967156	02316201330000	5		\$ 13,911.49	\$ 960.65
967157	02316201340000	5		\$ 13,911.49	\$ 960.65
967158	02316201350000	5		\$ 13,911.49	\$ 960.65
967159	02316201360000	5		\$ 13,911.49	\$ 960.65
967160	02316201370000	5		\$ 13,911.49	\$ 960.65
967161	02316201380000	5		\$ 13,911.49	\$ 960.65
967162	02316201390000	5		\$ 13,911.49	\$ 960.65
967163	02316201400000	5		\$ 13,911.49	\$ 960.65
967164	02316201410000	5		\$ 13,911.49	\$ 960.65
967165	02316201420000	5		\$ 13,911.49	\$ 960.65
967166	02316201430000	5		\$ 13,911.49	\$ 960.65
967167	02316201440000	5		\$ 13,911.49	\$ 960.65
967168	02316201450000	5		\$ 13,911.49	\$ 960.65
967169	02316201460000	5		\$ 13,911.49	\$ 960.65
967170	02316201470000	5		\$ 13,911.49	\$ 960.65
967171	02316201480000	5		\$ 13,911.49	\$ 960.65
967172	02316201490000	5		\$ 13,911.49	\$ 960.65
967173	02316201500000	5		\$ 13,911.49	\$ 960.65
967174	02316201510000	5		\$ 13,911.49	\$ 960.65
967175	02316201520000	Non-Benefited		\$ -	\$ -
967176	02316201530000	5		\$ 13,911.49	\$ 960.65
967177	02316201540000	5		\$ 13,911.49	\$ 960.65
967178	02316201550000	Non-Benefited		\$ -	\$ -

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967181	02315910020000	Commercial		\$ 266,921.13	\$ 18,432.03
967183	02336229010000	5		\$ 13,911.49	\$ 960.65
967184	02336230010000	5		\$ 13,911.49	\$ 960.65
967185	02336230020000	5		\$ 13,911.49	\$ 960.65
967186	02336230030000	5		\$ 13,911.49	\$ 960.65
967187	02336230040000	5		\$ 13,911.49	\$ 960.65
967188	02336230050000	5		\$ 13,911.49	\$ 960.65
967189	02336230060000	5		\$ 13,911.49	\$ 960.65
967190	02336230070000	5		\$ 13,911.49	\$ 960.65
967191	02336230080000	5		\$ 13,911.49	\$ 960.65
967192	02336230090000	5		\$ 13,911.49	\$ 960.65
967193	02336231010000	5		\$ 13,911.49	\$ 960.65
967194	02336231020000	5		\$ 13,911.49	\$ 960.65
967195	02336231030000	5		\$ 13,911.49	\$ 960.65
967196	02336231040000	5		\$ 13,911.49	\$ 960.65
967197	02336231050000	5		\$ 13,911.49	\$ 960.65
967198	02336231060000	5		\$ 13,911.49	\$ 960.65
967199	02336231070000	5		\$ 13,911.49	\$ 960.65
967200	02336231080000	5		\$ 13,911.49	\$ 960.65
967201	02336231090000	5		\$ 13,911.49	\$ 960.65
967202	02336231100000	5		\$ 13,911.49	\$ 960.65
967203	02336231110000	5		\$ 13,911.49	\$ 960.65
967204	02336231120000	5		\$ 13,911.49	\$ 960.65
967205	02336231130000	5		\$ 13,911.49	\$ 960.65
967206	02336231140000	5		\$ 13,911.49	\$ 960.65
967207	02336231150000	5		\$ 13,911.49	\$ 960.65
967208	02336231160000	5		\$ 13,911.49	\$ 960.65
967209	02336231170000	5		\$ 13,911.49	\$ 960.65
967210	02336231180000	5		\$ 13,911.49	\$ 960.65
967211	02316210010000	5		\$ 13,911.49	\$ 960.65
967212	02316210020000	5		\$ 13,911.49	\$ 960.65
967213	02316210030000	5		\$ 13,911.49	\$ 960.65
967214	02316210040000	5		\$ 13,911.49	\$ 960.65
967215	02316210050000	5		\$ 13,911.49	\$ 960.65
967216	02316210060000	5		\$ 13,911.49	\$ 960.65
967217	02316210070000	5		\$ 13,911.49	\$ 960.65
967218	02316210080000	5		\$ 13,911.49	\$ 960.65
967219	02316210090000	5		\$ 13,911.49	\$ 960.65
967220	02316210100000	5		\$ 13,911.49	\$ 960.65
967221	02316210110000	5		\$ 13,911.49	\$ 960.65
967222	02316210120000	5		\$ 13,911.49	\$ 960.65
967223	02316210130000	5		\$ 13,911.49	\$ 960.65
967224	02316210140000	5		\$ 13,911.49	\$ 960.65
967225	02316210150000	5		\$ 13,911.49	\$ 960.65
967226	02316210160000	5		\$ 13,911.49	\$ 960.65
967227	02316210170000	5		\$ 13,911.49	\$ 960.65
967228	02316210180000	5		\$ 13,911.49	\$ 960.65
967229	02316210190000	5		\$ 13,911.49	\$ 960.65
967230	02316210200000	5		\$ 13,911.49	\$ 960.65
967231	02316210210000	5		\$ 13,911.49	\$ 960.65
967232	02316210220000	5		\$ 13,911.49	\$ 960.65
967233	02316210230000	5		\$ 13,911.49	\$ 960.65
967234	02316210240000	5		\$ 13,911.49	\$ 960.65
967235	02316210250000	5		\$ 13,911.49	\$ 960.65
967236	02316210260000	5		\$ 13,911.49	\$ 960.65
967237	02316210270000	5		\$ 13,911.49	\$ 960.65
967238	02316210280000	5		\$ 13,911.49	\$ 960.65
967240	02316212010000	5		\$ 13,911.49	\$ 960.65
967241	02316212020000	5		\$ 13,911.49	\$ 960.65
967242	02316212030000	5		\$ 13,911.49	\$ 960.65

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967243	02316212040000	5		\$ 13,911.49	\$ 960.65
967244	02316212050000	5		\$ 13,911.49	\$ 960.65
967245	02316212060000	5		\$ 13,911.49	\$ 960.65
967246	02316212070000	5		\$ 13,911.49	\$ 960.65
967247	02316212080000	5		\$ 13,911.49	\$ 960.65
967248	02316212090000	5		\$ 13,911.49	\$ 960.65
967249	02316212100000	5		\$ 13,911.49	\$ 960.65
967250	02316212110000	5		\$ 13,911.49	\$ 960.65
967251	02316212120000	5		\$ 13,911.49	\$ 960.65
967252	02316212130000	5		\$ 13,911.49	\$ 960.65
967253	02316212140000	5		\$ 13,911.49	\$ 960.65
967254	02316212150000	5		\$ 13,911.49	\$ 960.65
967255	02316212160000	5		\$ 13,911.49	\$ 960.65
967256	02316212170000	5		\$ 13,911.49	\$ 960.65
967257	02316212180000	5		\$ 13,911.49	\$ 960.65
967258	02316212190000	5		\$ 13,911.49	\$ 960.65
967259	02316211010000	Commercial		\$ 346,930.52	\$ 23,957.01
967260	02316211020000	Non-Benefited		\$ -	\$ -
967261	02316211030000	5		\$ 13,911.49	\$ 960.65
967262	02316211040000	5		\$ 13,911.49	\$ 960.65
967263	02316211050000	5		\$ 13,911.49	\$ 960.65
967264	02316211060000	5		\$ 13,911.49	\$ 960.65
967265	02316211070000	5		\$ 13,911.49	\$ 960.65
967266	02316211080000	5		\$ 13,911.49	\$ 960.65
967267	02316211090000	5		\$ 13,911.49	\$ 960.65
967268	02316211100000	5		\$ 13,911.49	\$ 960.65
967269	02316211110000	5		\$ 13,911.49	\$ 960.65
967270	02316211120000	5		\$ 13,911.49	\$ 960.65
967271	02316211130000	5		\$ 13,911.49	\$ 960.65
967272	02316211140000	5		\$ 13,911.49	\$ 960.65
967273	02316211150000	5		\$ 13,911.49	\$ 960.65
967274	02316211160000	5		\$ 13,911.49	\$ 960.65
967275	02316211170000	5		\$ 13,911.49	\$ 960.65
967276	02316211180000	5		\$ 13,911.49	\$ 960.65
967277	02316211190000	5		\$ 13,911.49	\$ 960.65
967278	02316211200000	5		\$ 13,911.49	\$ 960.65
967279	02316211210000	5		\$ 13,911.49	\$ 960.65
967280	02316211220000	5		\$ 13,911.49	\$ 960.65
967281	02316211230000	5		\$ 13,911.49	\$ 960.65
967282	02316211240000	5		\$ 13,911.49	\$ 960.65
967283	02316211250000	5		\$ 13,911.49	\$ 960.65
967284	02316211260000	5		\$ 13,911.49	\$ 960.65
967285	02316211270000	5		\$ 13,911.49	\$ 960.65
967286	02316211280000	5		\$ 13,911.49	\$ 960.65
967287	02336231190000	Non-Benefited		\$ -	\$ -
967292	02316209320000	5		\$ 13,911.49	\$ 960.65
967293	02316209330000	5		\$ 13,911.49	\$ 960.65
967294	02316209340000	5		\$ 13,911.49	\$ 960.65
967295	02316209350000	5		\$ 13,911.49	\$ 960.65
967296	02316209360000	5		\$ 13,911.49	\$ 960.65
967297	02316209370000	5		\$ 13,911.49	\$ 960.65
967298	02316209380000	5		\$ 13,911.49	\$ 960.65
967299	02316209390000	5		\$ 13,911.49	\$ 960.65
967300	02316209400000	5		\$ 13,911.49	\$ 960.65
967301	02316209410000	5		\$ 13,911.49	\$ 960.65
967302	02316209420000	5		\$ 13,911.49	\$ 960.65
967303	02316209430000	5		\$ 13,911.49	\$ 960.65
967304	02316209440000	5		\$ 13,911.49	\$ 960.65
967305	02316209450000	5		\$ 13,911.49	\$ 960.65
967306	02316209460000	5		\$ 13,911.49	\$ 960.65

Property ID	Geographic ID	Lot Type	Note	Outstanding Assessment [a]	Annual Installment Due 1/31/2025 [a]
967307	02316209470000	5		\$ 13,911.49	\$ 960.65
967308	02316208030000	5		\$ 13,911.49	\$ 960.65
967309	02316208040000	5		\$ 13,911.49	\$ 960.65
967310	02316208050000	5		\$ 13,911.49	\$ 960.65
967311	02316208060000	5		\$ 13,911.49	\$ 960.65
967312	02316208070000	5		\$ 13,911.49	\$ 960.65
967313	02316208080000	5		\$ 13,911.49	\$ 960.65
967314	02316208090000	5		\$ 13,911.49	\$ 960.65
967315	02316208100000	5		\$ 13,911.49	\$ 960.65
967316	02316208110000	5		\$ 13,911.49	\$ 960.65
967317	02316208120000	5		\$ 13,911.49	\$ 960.65
967318	02316208130000	5		\$ 13,911.49	\$ 960.65
967319	02316208140000	5		\$ 13,911.49	\$ 960.65
967320	02316208150000	5		\$ 13,911.49	\$ 960.65
967321	02316208160000	5		\$ 13,911.49	\$ 960.65
967322	02316208170000	5		\$ 13,911.49	\$ 960.65
967323	02316208180000	5		\$ 13,911.49	\$ 960.65
967324	02316208190000	5		\$ 13,911.49	\$ 960.65
967325	02316208200000	5		\$ 13,911.49	\$ 960.65
967326	02316208210000	5		\$ 13,911.49	\$ 960.65
967327	02316208220000	5		\$ 13,911.49	\$ 960.65
967328	02316208230000	5		\$ 13,911.49	\$ 960.65
967329	02316208240000	5		\$ 13,911.49	\$ 960.65
967330	02316208250000	5		\$ 13,911.49	\$ 960.65
967331	02316208260000	5		\$ 13,911.49	\$ 960.65
967332	02316208270000	5		\$ 13,911.49	\$ 960.65
967333	02316207210000	5		\$ 13,911.49	\$ 960.65
967334	02316207220000	5		\$ 13,911.49	\$ 960.65
967335	02316207230000	5		\$ 13,911.49	\$ 960.65
967336	02316207240000	5		\$ 13,911.49	\$ 960.65
967337	02316207250000	5		\$ 13,911.49	\$ 960.65
967338	02316207260000	5		\$ 13,911.49	\$ 960.65
967339	02316207270000	5		\$ 13,911.49	\$ 960.65
967340	02316207280000	5		\$ 13,911.49	\$ 960.65
967341	02316207290000	5		\$ 13,911.49	\$ 960.65
967342	02316207300000	5		\$ 13,911.49	\$ 960.65
967343	02316207310000	Cluster		\$ 432,269.60	\$ 29,850.03
Total				\$ 5,312,001.82	\$ 366,817.00

[a] Totals may not match what is shown in the Annual Installment schedule for Improvement Area #1 due to rounding.

[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 1/31	Principal	Interest ¹	Annual Collection Costs	Total Annual Installment
2025	\$ 91,179.20	\$ 239,040.12	\$ 36,596.77	\$ 366,816.09
2026	\$ 95,249.70	\$ 234,937.05	\$ 37,328.71	\$ 367,515.46
2027	\$ 99,320.20	\$ 230,650.81	\$ 38,075.28	\$ 368,046.30
2028	\$ 104,204.80	\$ 226,181.41	\$ 38,836.79	\$ 369,222.99
2029	\$ 108,275.30	\$ 221,492.19	\$ 39,613.52	\$ 369,381.01
2030	\$ 113,159.90	\$ 216,619.80	\$ 40,405.79	\$ 370,185.49
2031	\$ 118,858.60	\$ 211,527.61	\$ 41,213.91	\$ 371,600.11
2032	\$ 123,743.20	\$ 206,178.97	\$ 42,038.19	\$ 371,960.35
2033	\$ 129,441.90	\$ 200,610.52	\$ 42,878.95	\$ 372,931.37
2034	\$ 135,140.60	\$ 194,785.64	\$ 43,736.53	\$ 373,662.77
2035	\$ 141,653.40	\$ 188,704.31	\$ 44,611.26	\$ 374,968.97
2036	\$ 148,166.20	\$ 182,329.91	\$ 45,503.48	\$ 375,999.59
2037	\$ 154,679.00	\$ 175,662.43	\$ 46,413.55	\$ 376,754.98
2038	\$ 161,191.80	\$ 168,701.87	\$ 47,341.82	\$ 377,235.50
2039	\$ 168,518.70	\$ 161,448.24	\$ 48,288.66	\$ 378,255.61
2040	\$ 175,845.60	\$ 153,864.90	\$ 49,254.43	\$ 378,964.94
2041	\$ 183,986.60	\$ 145,951.85	\$ 50,239.52	\$ 380,177.97
2042	\$ 192,127.60	\$ 137,672.45	\$ 51,244.31	\$ 381,044.37
2043	\$ 201,082.70	\$ 129,026.71	\$ 52,269.20	\$ 382,378.61
2044	\$ 210,037.80	\$ 119,977.99	\$ 53,314.58	\$ 383,330.37
2045	\$ 219,807.00	\$ 110,526.29	\$ 54,380.88	\$ 384,714.17
2046	\$ 229,576.20	\$ 100,634.97	\$ 55,468.49	\$ 385,679.67
2047	\$ 240,159.50	\$ 90,304.04	\$ 56,577.86	\$ 387,041.41
2048	\$ 250,742.80	\$ 79,496.87	\$ 57,709.42	\$ 387,949.09
2049	\$ 262,140.20	\$ 68,213.44	\$ 58,863.61	\$ 389,217.25
2050	\$ 399,723.10	\$ 56,417.13	\$ 60,040.88	\$ 516,181.12
2051	\$ 417,633.30	\$ 38,429.59	\$ 61,241.70	\$ 517,304.59
2052	\$ 436,357.60	\$ 19,636.09	\$ 62,466.53	\$ 518,460.23
Total	\$ 5,312,002.56	\$ 4,309,023.21	\$ 1,355,954.62	\$ 10,976,980.39

¹ 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.

EXHIBIT C – 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
- Lot Type 7
- Lot Type 8
- Lot Type 9
- 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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$3,177.12

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 ***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 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 a 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 a 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 _____

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

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

Notary Public, State of Texas]⁴

⁴ To be included in a 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
1/31/2025	\$ 80.58	\$ 142.68	\$ 15.89	\$ 24.99	\$ 264.13
1/31/2026	\$ 80.58	\$ 139.65	\$ 15.48	\$ 25.49	\$ 261.21
1/31/2027	\$ 80.58	\$ 136.33	\$ 15.08	\$ 26.00	\$ 257.99
1/31/2028	\$ 86.33	\$ 133.01	\$ 14.68	\$ 26.52	\$ 260.54
1/31/2029	\$ 86.33	\$ 129.44	\$ 14.25	\$ 27.05	\$ 257.08
1/31/2030	\$ 92.09	\$ 125.88	\$ 13.81	\$ 27.59	\$ 259.38
1/31/2031	\$ 92.09	\$ 122.08	\$ 13.35	\$ 28.15	\$ 255.67
1/31/2032	\$ 97.85	\$ 117.94	\$ 12.89	\$ 28.71	\$ 257.39
1/31/2033	\$ 103.60	\$ 113.54	\$ 12.40	\$ 29.28	\$ 258.83
1/31/2034	\$ 109.36	\$ 108.88	\$ 11.89	\$ 29.87	\$ 259.99
1/31/2035	\$ 109.36	\$ 103.95	\$ 11.34	\$ 30.47	\$ 255.12
1/31/2036	\$ 115.11	\$ 99.03	\$ 10.79	\$ 31.07	\$ 256.01
1/31/2037	\$ 120.87	\$ 93.85	\$ 10.22	\$ 31.70	\$ 256.63
1/31/2038	\$ 126.62	\$ 88.41	\$ 9.61	\$ 32.33	\$ 256.98
1/31/2039	\$ 132.38	\$ 82.72	\$ 8.98	\$ 32.98	\$ 257.05
1/31/2040	\$ 138.14	\$ 76.76	\$ 8.32	\$ 33.64	\$ 256.85
1/31/2041	\$ 143.89	\$ 70.54	\$ 7.63	\$ 34.31	\$ 256.37
1/31/2042	\$ 149.65	\$ 63.89	\$ 6.91	\$ 35.00	\$ 255.44
1/31/2043	\$ 155.40	\$ 56.97	\$ 6.16	\$ 35.70	\$ 254.22
1/31/2044	\$ 161.16	\$ 49.78	\$ 5.38	\$ 36.41	\$ 252.73
1/31/2045	\$ 166.91	\$ 42.33	\$ 4.58	\$ 37.14	\$ 250.95
1/31/2046	\$ 172.67	\$ 34.61	\$ 3.74	\$ 37.88	\$ 248.90
1/31/2047	\$ 184.18	\$ 26.62	\$ 2.88	\$ 38.64	\$ 252.32
1/31/2048	\$ 189.94	\$ 18.10	\$ 1.96	\$ 39.41	\$ 249.41
1/31/2049	\$ 201.45	\$ 9.32	\$ 1.01	\$ 40.20	\$ 251.97
Total	\$ 3,177.12	\$ 2,186.31	\$ 239.21	\$ 800.52	\$ 6,403.15

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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$3,353.63

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 ***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 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 a 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 a 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 a 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
1/31/2025	\$ 85.06	\$ 150.60	\$ 16.77	\$ 26.38	\$ 278.81
1/31/2026	\$ 85.06	\$ 147.41	\$ 16.34	\$ 26.91	\$ 275.72
1/31/2027	\$ 85.06	\$ 143.90	\$ 15.92	\$ 27.45	\$ 272.32
1/31/2028	\$ 91.13	\$ 140.40	\$ 15.49	\$ 28.00	\$ 275.01
1/31/2029	\$ 91.13	\$ 136.64	\$ 15.04	\$ 28.56	\$ 271.36
1/31/2030	\$ 97.21	\$ 132.88	\$ 14.58	\$ 29.13	\$ 273.79
1/31/2031	\$ 97.21	\$ 128.87	\$ 14.09	\$ 29.71	\$ 269.88
1/31/2032	\$ 103.28	\$ 124.49	\$ 13.61	\$ 30.30	\$ 271.69
1/31/2033	\$ 109.36	\$ 119.85	\$ 13.09	\$ 30.91	\$ 273.20
1/31/2034	\$ 115.43	\$ 114.92	\$ 12.55	\$ 31.53	\$ 274.43
1/31/2035	\$ 115.43	\$ 109.73	\$ 11.97	\$ 32.16	\$ 269.29
1/31/2036	\$ 121.51	\$ 104.54	\$ 11.39	\$ 32.80	\$ 270.24
1/31/2037	\$ 127.58	\$ 99.07	\$ 10.78	\$ 33.46	\$ 270.89
1/31/2038	\$ 133.66	\$ 93.33	\$ 10.15	\$ 34.13	\$ 271.26
1/31/2039	\$ 139.73	\$ 87.31	\$ 9.48	\$ 34.81	\$ 271.33
1/31/2040	\$ 145.81	\$ 81.02	\$ 8.78	\$ 35.51	\$ 271.12
1/31/2041	\$ 151.89	\$ 74.46	\$ 8.05	\$ 36.22	\$ 270.61
1/31/2042	\$ 157.96	\$ 67.44	\$ 7.29	\$ 36.94	\$ 269.63
1/31/2043	\$ 164.04	\$ 60.13	\$ 6.50	\$ 37.68	\$ 268.35
1/31/2044	\$ 170.11	\$ 52.54	\$ 5.68	\$ 38.43	\$ 266.77
1/31/2045	\$ 176.19	\$ 44.68	\$ 4.83	\$ 39.20	\$ 264.89
1/31/2046	\$ 182.26	\$ 36.53	\$ 3.95	\$ 39.98	\$ 262.72
1/31/2047	\$ 194.41	\$ 28.10	\$ 3.04	\$ 40.78	\$ 266.33
1/31/2048	\$ 200.49	\$ 19.11	\$ 2.07	\$ 41.60	\$ 263.26
1/31/2049	\$ 212.64	\$ 9.83	\$ 1.06	\$ 42.43	\$ 265.97
Total	\$ 3,353.63	\$ 2,307.77	\$ 252.49	\$ 844.99	\$ 6,758.88

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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$2,677.79

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 ***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 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 a 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 a 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 a 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
1/31/2025	\$ 67.92	\$ 120.25	\$ 13.39	\$ 21.06	\$ 222.62
1/31/2026	\$ 67.92	\$ 117.71	\$ 13.05	\$ 21.49	\$ 220.16
1/31/2027	\$ 67.92	\$ 114.90	\$ 12.71	\$ 21.92	\$ 217.44
1/31/2028	\$ 72.77	\$ 112.10	\$ 12.37	\$ 22.35	\$ 219.59
1/31/2029	\$ 72.77	\$ 109.10	\$ 12.01	\$ 22.80	\$ 216.67
1/31/2030	\$ 77.62	\$ 106.10	\$ 11.64	\$ 23.26	\$ 218.62
1/31/2031	\$ 77.62	\$ 102.90	\$ 11.25	\$ 23.72	\$ 215.49
1/31/2032	\$ 82.47	\$ 99.40	\$ 10.87	\$ 24.20	\$ 216.94
1/31/2033	\$ 87.32	\$ 95.69	\$ 10.45	\$ 24.68	\$ 218.15
1/31/2034	\$ 92.17	\$ 91.76	\$ 10.02	\$ 25.17	\$ 219.13
1/31/2035	\$ 92.17	\$ 87.62	\$ 9.56	\$ 25.68	\$ 215.02
1/31/2036	\$ 97.02	\$ 83.47	\$ 9.10	\$ 26.19	\$ 215.78
1/31/2037	\$ 101.87	\$ 79.10	\$ 8.61	\$ 26.71	\$ 216.30
1/31/2038	\$ 106.72	\$ 74.52	\$ 8.10	\$ 27.25	\$ 216.59
1/31/2039	\$ 111.57	\$ 69.72	\$ 7.57	\$ 27.79	\$ 216.65
1/31/2040	\$ 116.43	\$ 64.70	\$ 7.01	\$ 28.35	\$ 216.48
1/31/2041	\$ 121.28	\$ 59.46	\$ 6.43	\$ 28.92	\$ 216.08
1/31/2042	\$ 126.13	\$ 53.85	\$ 5.82	\$ 29.50	\$ 215.29
1/31/2043	\$ 130.98	\$ 48.01	\$ 5.19	\$ 30.09	\$ 214.27
1/31/2044	\$ 135.83	\$ 41.96	\$ 4.54	\$ 30.69	\$ 213.01
1/31/2045	\$ 140.68	\$ 35.67	\$ 3.86	\$ 31.30	\$ 211.51
1/31/2046	\$ 145.53	\$ 29.17	\$ 3.15	\$ 31.93	\$ 209.78
1/31/2047	\$ 155.23	\$ 22.44	\$ 2.43	\$ 32.57	\$ 212.66
1/31/2048	\$ 160.09	\$ 15.26	\$ 1.65	\$ 33.22	\$ 210.21
1/31/2049	\$ 169.79	\$ 7.85	\$ 0.85	\$ 33.88	\$ 212.37
Total	\$ 2,677.79	\$ 1,842.70	\$ 201.61	\$ 674.70	\$ 5,396.81

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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$130,550.99

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 ***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 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 a 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 a 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 a 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
1/31/2025	\$ 3,311.08	\$ 5,862.67	\$ 652.75	\$ 1,026.96	\$ 10,853.47
1/31/2026	\$ 3,311.08	\$ 5,738.51	\$ 636.20	\$ 1,047.50	\$ 10,733.29
1/31/2027	\$ 3,311.08	\$ 5,601.93	\$ 619.64	\$ 1,068.45	\$ 10,601.10
1/31/2028	\$ 3,547.58	\$ 5,465.34	\$ 603.09	\$ 1,089.82	\$ 10,705.84
1/31/2029	\$ 3,547.58	\$ 5,319.01	\$ 585.35	\$ 1,111.62	\$ 10,563.56
1/31/2030	\$ 3,784.09	\$ 5,172.67	\$ 567.61	\$ 1,133.85	\$ 10,658.22
1/31/2031	\$ 3,784.09	\$ 5,016.58	\$ 548.69	\$ 1,156.53	\$ 10,505.88
1/31/2032	\$ 4,020.59	\$ 4,846.29	\$ 529.77	\$ 1,179.66	\$ 10,576.32
1/31/2033	\$ 4,257.10	\$ 4,665.37	\$ 509.67	\$ 1,203.25	\$ 10,635.38
1/31/2034	\$ 4,493.60	\$ 4,473.80	\$ 488.38	\$ 1,227.32	\$ 10,683.10
1/31/2035	\$ 4,493.60	\$ 4,271.58	\$ 465.92	\$ 1,251.86	\$ 10,482.97
1/31/2036	\$ 4,730.11	\$ 4,069.37	\$ 443.45	\$ 1,276.90	\$ 10,519.83
1/31/2037	\$ 4,966.61	\$ 3,856.52	\$ 419.80	\$ 1,302.44	\$ 10,545.37
1/31/2038	\$ 5,203.12	\$ 3,633.02	\$ 394.96	\$ 1,328.49	\$ 10,559.59
1/31/2039	\$ 5,439.62	\$ 3,398.88	\$ 368.95	\$ 1,355.06	\$ 10,562.51
1/31/2040	\$ 5,676.13	\$ 3,154.10	\$ 341.75	\$ 1,382.16	\$ 10,554.14
1/31/2041	\$ 5,912.64	\$ 2,898.67	\$ 313.37	\$ 1,409.80	\$ 10,534.48
1/31/2042	\$ 6,149.14	\$ 2,625.21	\$ 283.81	\$ 1,438.00	\$ 10,496.16
1/31/2043	\$ 6,385.65	\$ 2,340.81	\$ 253.06	\$ 1,466.76	\$ 10,446.28
1/31/2044	\$ 6,622.15	\$ 2,045.48	\$ 221.13	\$ 1,496.09	\$ 10,384.85
1/31/2045	\$ 6,858.66	\$ 1,739.20	\$ 188.02	\$ 1,526.02	\$ 10,311.90
1/31/2046	\$ 7,095.16	\$ 1,421.99	\$ 153.73	\$ 1,556.54	\$ 10,227.42
1/31/2047	\$ 7,568.17	\$ 1,093.84	\$ 118.25	\$ 1,587.67	\$ 10,367.93
1/31/2048	\$ 7,804.68	\$ 743.81	\$ 80.41	\$ 1,619.42	\$ 10,248.32
1/31/2049	\$ 8,277.69	\$ 382.84	\$ 41.39	\$ 1,651.81	\$ 10,353.73
Total	\$ 130,550.99	\$ 89,837.48	\$ 9,829.17	\$ 32,893.99	\$ 263,111.62

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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 5 PRINCIPAL ASSESSMENT: \$18,172.04

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 ***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 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 a 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 a 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 a 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		
2025	\$ 108.06	\$ 191.33	\$ 21.30	\$ 238.79	\$ 626.02	\$ 129.36	\$ 1,314.85
2026	\$ 108.06	\$ 187.28	\$ 20.76	\$ 249.45	\$ 615.27	\$ 131.94	\$ 1,312.76
2027	\$ 108.06	\$ 182.82	\$ 20.22	\$ 260.11	\$ 604.05	\$ 134.58	\$ 1,309.84
2028	\$ 115.78	\$ 178.36	\$ 19.68	\$ 272.90	\$ 592.34	\$ 137.28	\$ 1,316.34
2029	\$ 115.78	\$ 173.59	\$ 19.10	\$ 283.56	\$ 580.06	\$ 140.02	\$ 1,312.11
2030	\$ 123.49	\$ 168.81	\$ 18.52	\$ 296.35	\$ 567.30	\$ 142.82	\$ 1,317.30
2031	\$ 123.49	\$ 163.72	\$ 17.91	\$ 311.28	\$ 553.97	\$ 145.68	\$ 1,316.04
2032	\$ 131.21	\$ 158.16	\$ 17.29	\$ 324.07	\$ 539.96	\$ 148.59	\$ 1,319.28
2033	\$ 138.93	\$ 152.25	\$ 16.63	\$ 338.99	\$ 525.37	\$ 151.56	\$ 1,323.75
2034	\$ 146.65	\$ 146.00	\$ 15.94	\$ 353.92	\$ 510.12	\$ 154.59	\$ 1,327.22
2035	\$ 146.65	\$ 139.40	\$ 15.21	\$ 370.97	\$ 494.19	\$ 157.69	\$ 1,324.11
2036	\$ 154.37	\$ 132.80	\$ 14.47	\$ 388.03	\$ 477.50	\$ 160.84	\$ 1,328.01
2037	\$ 162.09	\$ 125.86	\$ 13.70	\$ 405.09	\$ 460.04	\$ 164.06	\$ 1,330.83
2038	\$ 169.80	\$ 118.56	\$ 12.89	\$ 422.14	\$ 441.81	\$ 167.34	\$ 1,332.55
2039	\$ 177.52	\$ 110.92	\$ 12.04	\$ 441.33	\$ 422.81	\$ 170.68	\$ 1,335.31
2040	\$ 185.24	\$ 102.93	\$ 11.15	\$ 460.52	\$ 402.95	\$ 174.10	\$ 1,336.90
2041	\$ 192.96	\$ 94.60	\$ 10.23	\$ 481.84	\$ 382.23	\$ 177.58	\$ 1,339.43
2042	\$ 200.68	\$ 85.67	\$ 9.26	\$ 503.16	\$ 360.55	\$ 181.13	\$ 1,340.45
2043	\$ 208.40	\$ 76.39	\$ 8.26	\$ 526.61	\$ 337.91	\$ 184.75	\$ 1,342.32
2044	\$ 216.11	\$ 66.75	\$ 7.22	\$ 550.06	\$ 314.21	\$ 188.45	\$ 1,342.81
2045	\$ 223.83	\$ 56.76	\$ 6.14	\$ 575.65	\$ 289.45	\$ 192.22	\$ 1,344.05
2046	\$ 231.55	\$ 46.41	\$ 5.02	\$ 601.23	\$ 263.55	\$ 196.06	\$ 1,343.82
2047	\$ 246.99	\$ 35.70	\$ 3.86	\$ 628.95	\$ 236.50	\$ 199.98	\$ 1,351.97
2048	\$ 254.71	\$ 24.27	\$ 2.62	\$ 656.67	\$ 208.19	\$ 203.98	\$ 1,350.45
2049	\$ 270.14	\$ 12.49	\$ 1.35	\$ 686.51	\$ 178.64	\$ 208.06	\$ 1,357.21
2050	\$ -	\$ -	\$ -	\$ 1,046.83	\$ 147.75	\$ 157.24	\$ 1,351.82
2051	\$ -	\$ -	\$ -	\$ 1,093.73	\$ 100.64	\$ 160.38	\$ 1,354.76
2052	\$ -	\$ -	\$ -	\$ 1,142.77	\$ 51.42	\$ 163.59	\$ 1,357.78
Total	\$ 4,260.55	\$ 2,931.86	\$ 320.78	\$ 13,911.49	\$ 11,284.81	\$ 4,624.58	\$ 37,334.07

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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 6 PRINCIPAL ASSESSMENT: \$269,642.56

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 ***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 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 a 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 a 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 a 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		
2025	\$ 1,603.39	\$ 2,839.00	\$ 316.10	\$ 3,543.20	\$ 9,289.04	\$ 1,919.45	\$ 19,510.19
2026	\$ 1,603.39	\$ 2,778.88	\$ 308.08	\$ 3,701.38	\$ 9,129.60	\$ 1,957.84	\$ 19,479.17
2027	\$ 1,603.39	\$ 2,712.74	\$ 300.06	\$ 3,859.56	\$ 8,963.04	\$ 1,997.00	\$ 19,435.78
2028	\$ 1,717.92	\$ 2,646.60	\$ 292.05	\$ 4,049.37	\$ 8,789.36	\$ 2,036.94	\$ 19,532.23
2029	\$ 1,717.92	\$ 2,575.73	\$ 283.46	\$ 4,207.55	\$ 8,607.13	\$ 2,077.67	\$ 19,469.47
2030	\$ 1,832.45	\$ 2,504.87	\$ 274.87	\$ 4,397.37	\$ 8,417.79	\$ 2,119.23	\$ 19,546.57
2031	\$ 1,832.45	\$ 2,429.28	\$ 265.70	\$ 4,618.82	\$ 8,219.91	\$ 2,161.61	\$ 19,527.77
2032	\$ 1,946.97	\$ 2,346.82	\$ 256.54	\$ 4,808.63	\$ 8,012.07	\$ 2,204.85	\$ 19,575.88
2033	\$ 2,061.50	\$ 2,259.21	\$ 246.81	\$ 5,030.08	\$ 7,795.68	\$ 2,248.94	\$ 19,642.22
2034	\$ 2,176.03	\$ 2,166.44	\$ 236.50	\$ 5,251.53	\$ 7,569.32	\$ 2,293.92	\$ 19,693.75
2035	\$ 2,176.03	\$ 2,068.52	\$ 225.62	\$ 5,504.62	\$ 7,333.00	\$ 2,339.80	\$ 19,647.59
2036	\$ 2,290.56	\$ 1,970.60	\$ 214.74	\$ 5,757.70	\$ 7,085.30	\$ 2,386.60	\$ 19,705.49
2037	\$ 2,405.09	\$ 1,867.52	\$ 203.29	\$ 6,010.79	\$ 6,826.20	\$ 2,434.33	\$ 19,747.21
2038	\$ 2,519.61	\$ 1,759.29	\$ 191.26	\$ 6,263.87	\$ 6,555.71	\$ 2,483.01	\$ 19,772.77
2039	\$ 2,634.14	\$ 1,645.91	\$ 178.66	\$ 6,548.60	\$ 6,273.84	\$ 2,532.67	\$ 19,813.83
2040	\$ 2,748.67	\$ 1,527.37	\$ 165.49	\$ 6,833.32	\$ 5,979.15	\$ 2,583.33	\$ 19,837.34
2041	\$ 2,863.20	\$ 1,403.68	\$ 151.75	\$ 7,149.68	\$ 5,671.65	\$ 2,634.99	\$ 19,874.95
2042	\$ 2,977.73	\$ 1,271.26	\$ 137.43	\$ 7,466.03	\$ 5,349.92	\$ 2,687.69	\$ 19,890.06
2043	\$ 3,092.25	\$ 1,133.54	\$ 122.54	\$ 7,814.03	\$ 5,013.95	\$ 2,741.45	\$ 19,917.76
2044	\$ 3,206.78	\$ 990.52	\$ 107.08	\$ 8,162.02	\$ 4,662.32	\$ 2,796.28	\$ 19,925.00
2045	\$ 3,321.31	\$ 842.21	\$ 91.05	\$ 8,541.65	\$ 4,295.02	\$ 2,852.20	\$ 19,943.44
2046	\$ 3,435.84	\$ 688.60	\$ 74.44	\$ 8,921.28	\$ 3,910.65	\$ 2,909.25	\$ 19,940.05
2047	\$ 3,664.89	\$ 529.69	\$ 57.26	\$ 9,332.54	\$ 3,509.19	\$ 2,967.43	\$ 20,061.01
2048	\$ 3,779.42	\$ 360.19	\$ 38.94	\$ 9,743.81	\$ 3,089.23	\$ 3,026.78	\$ 20,038.37
2049	\$ 4,008.48	\$ 185.39	\$ 20.04	\$ 10,186.71	\$ 2,650.76	\$ 3,087.32	\$ 20,138.69
2050	\$ -	\$ -	\$ -	\$ 15,533.14	\$ 2,192.36	\$ 2,333.17	\$ 20,058.67
2051	\$ -	\$ -	\$ -	\$ 16,229.13	\$ 1,493.36	\$ 2,379.84	\$ 20,102.33
2052	\$ -	\$ -	\$ -	\$ 16,956.75	\$ 763.05	\$ 2,427.43	\$ 20,147.24
Total	\$ 63,219.42	\$ 43,503.87	\$ 4,759.78	\$ 206,423.14	\$ 167,447.61	\$ 68,621.02	\$ 553,974.84

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.

LAGOS PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 7 BUYER DISCLOSURE**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER 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 7 PRINCIPAL ASSESSMENT: \$2,945.25

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

ANNUAL INSTALLMENTS - LOT TYPE 7

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		
2025	\$ 74.70	\$ 132.26	\$ 14.73	\$ -	\$ -	\$ 23.17	\$ 244.86
2026	\$ 74.70	\$ 129.46	\$ 14.35	\$ -	\$ -	\$ 23.63	\$ 242.14
2027	\$ 74.70	\$ 126.38	\$ 13.98	\$ -	\$ -	\$ 24.10	\$ 239.16
2028	\$ 80.03	\$ 123.30	\$ 13.61	\$ -	\$ -	\$ 24.59	\$ 241.53
2029	\$ 80.03	\$ 120.00	\$ 13.21	\$ -	\$ -	\$ 25.08	\$ 238.32
2030	\$ 85.37	\$ 116.70	\$ 12.81	\$ -	\$ -	\$ 25.58	\$ 240.45
2031	\$ 85.37	\$ 113.17	\$ 12.38	\$ -	\$ -	\$ 26.09	\$ 237.01
2032	\$ 90.71	\$ 109.33	\$ 11.95	\$ -	\$ -	\$ 26.61	\$ 238.60
2033	\$ 96.04	\$ 105.25	\$ 11.50	\$ -	\$ -	\$ 27.15	\$ 239.94
2034	\$ 101.38	\$ 100.93	\$ 11.02	\$ -	\$ -	\$ 27.69	\$ 241.01
2035	\$ 101.38	\$ 96.37	\$ 10.51	\$ -	\$ -	\$ 28.24	\$ 236.50
2036	\$ 106.71	\$ 91.81	\$ 10.00	\$ -	\$ -	\$ 28.81	\$ 237.33
2037	\$ 112.05	\$ 87.00	\$ 9.47	\$ -	\$ -	\$ 29.38	\$ 237.91
2038	\$ 117.38	\$ 81.96	\$ 8.91	\$ -	\$ -	\$ 29.97	\$ 238.23
2039	\$ 122.72	\$ 76.68	\$ 8.32	\$ -	\$ -	\$ 30.57	\$ 238.29
2040	\$ 128.05	\$ 71.16	\$ 7.71	\$ -	\$ -	\$ 31.18	\$ 238.10
2041	\$ 133.39	\$ 65.39	\$ 7.07	\$ -	\$ -	\$ 31.81	\$ 237.66
2042	\$ 138.73	\$ 59.23	\$ 6.40	\$ -	\$ -	\$ 32.44	\$ 236.79
2043	\$ 144.06	\$ 52.81	\$ 5.71	\$ -	\$ -	\$ 33.09	\$ 235.67
2044	\$ 149.40	\$ 46.15	\$ 4.99	\$ -	\$ -	\$ 33.75	\$ 234.28
2045	\$ 154.73	\$ 39.24	\$ 4.24	\$ -	\$ -	\$ 34.43	\$ 232.64
2046	\$ 160.07	\$ 32.08	\$ 3.47	\$ -	\$ -	\$ 35.12	\$ 230.73
2047	\$ 170.74	\$ 24.68	\$ 2.67	\$ -	\$ -	\$ 35.82	\$ 233.90
2048	\$ 176.07	\$ 16.78	\$ 1.81	\$ -	\$ -	\$ 36.53	\$ 231.20
2049	\$ 186.75	\$ 8.64	\$ 0.93	\$ -	\$ -	\$ 37.27	\$ 233.58
Total	\$ 2,945.25	\$ 2,026.75	\$ 221.75	\$ -	\$ -	\$ 742.09	\$ 5,935.84

¹ Interest is calculated at the actual 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 8 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 8 PRINCIPAL ASSESSMENT: \$10,153.72

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 ***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 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 a 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 _____

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

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

Notary Public, State of Texas]³

³ To be included in a 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 a 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 8

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		
2025	\$ 108.06	\$ 191.33	\$ 21.30	\$ 101.15	\$ 265.19	\$ 74.12	\$ 761.15
2026	\$ 108.06	\$ 187.28	\$ 20.76	\$ 105.67	\$ 260.64	\$ 75.60	\$ 758.01
2027	\$ 108.06	\$ 182.82	\$ 20.22	\$ 110.19	\$ 255.89	\$ 77.11	\$ 754.28
2028	\$ 115.78	\$ 178.36	\$ 19.68	\$ 115.61	\$ 250.93	\$ 78.65	\$ 759.00
2029	\$ 115.78	\$ 173.59	\$ 19.10	\$ 120.12	\$ 245.72	\$ 80.23	\$ 754.54
2030	\$ 123.49	\$ 168.81	\$ 18.52	\$ 125.54	\$ 240.32	\$ 81.83	\$ 758.52
2031	\$ 123.49	\$ 163.72	\$ 17.91	\$ 131.86	\$ 234.67	\$ 83.47	\$ 755.12
2032	\$ 131.21	\$ 158.16	\$ 17.29	\$ 137.28	\$ 228.74	\$ 85.14	\$ 757.81
2033	\$ 138.93	\$ 152.25	\$ 16.63	\$ 143.60	\$ 222.56	\$ 86.84	\$ 760.82
2034	\$ 146.65	\$ 146.00	\$ 15.94	\$ 149.93	\$ 216.10	\$ 88.58	\$ 763.19
2035	\$ 146.65	\$ 139.40	\$ 15.21	\$ 157.15	\$ 209.35	\$ 90.35	\$ 758.11
2036	\$ 154.37	\$ 132.80	\$ 14.47	\$ 164.38	\$ 202.28	\$ 92.15	\$ 760.45
2037	\$ 162.09	\$ 125.86	\$ 13.70	\$ 171.60	\$ 194.88	\$ 94.00	\$ 762.12
2038	\$ 169.80	\$ 118.56	\$ 12.89	\$ 178.83	\$ 187.16	\$ 95.88	\$ 763.12
2039	\$ 177.52	\$ 110.92	\$ 12.04	\$ 186.96	\$ 179.11	\$ 97.79	\$ 764.35
2040	\$ 185.24	\$ 102.93	\$ 11.15	\$ 195.08	\$ 170.70	\$ 99.75	\$ 764.86
2041	\$ 192.96	\$ 94.60	\$ 10.23	\$ 204.12	\$ 161.92	\$ 101.75	\$ 765.57
2042	\$ 200.68	\$ 85.67	\$ 9.26	\$ 213.15	\$ 152.73	\$ 103.78	\$ 765.28
2043	\$ 208.40	\$ 76.39	\$ 8.26	\$ 223.08	\$ 143.14	\$ 105.86	\$ 765.13
2044	\$ 216.11	\$ 66.75	\$ 7.22	\$ 233.02	\$ 133.10	\$ 107.97	\$ 764.18
2045	\$ 223.83	\$ 56.76	\$ 6.14	\$ 243.86	\$ 122.62	\$ 110.13	\$ 763.33
2046	\$ 231.55	\$ 46.41	\$ 5.02	\$ 254.69	\$ 111.65	\$ 112.33	\$ 761.65
2047	\$ 246.99	\$ 35.70	\$ 3.86	\$ 266.43	\$ 100.18	\$ 114.58	\$ 767.75
2048	\$ 254.71	\$ 24.27	\$ 2.62	\$ 278.18	\$ 88.19	\$ 116.87	\$ 764.85
2049	\$ 270.14	\$ 12.49	\$ 1.35	\$ 290.82	\$ 75.68	\$ 119.21	\$ 769.70
2050	\$ -	\$ -	\$ -	\$ 443.46	\$ 62.59	\$ 66.61	\$ 572.65
2051	\$ -	\$ -	\$ -	\$ 463.33	\$ 42.63	\$ 67.94	\$ 573.90
2052	\$ -	\$ -	\$ -	\$ 484.10	\$ 21.78	\$ 69.30	\$ 575.18
Total	\$ 4,260.55	\$ 2,931.86	\$ 320.78	\$ 5,893.17	\$ 4,780.46	\$ 2,577.80	\$ 20,764.62

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 9 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 9 PRINCIPAL ASSESSMENT: \$3,144.78

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 ***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 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 a 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 a 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 a 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 9

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		
2025	\$ 79.76	\$ 141.22	\$ 15.72	\$ -	\$ -	\$ 24.74	\$ 261.44
2026	\$ 79.76	\$ 138.23	\$ 15.33	\$ -	\$ -	\$ 25.23	\$ 258.55
2027	\$ 79.76	\$ 134.94	\$ 14.93	\$ -	\$ -	\$ 25.74	\$ 255.36
2028	\$ 85.46	\$ 131.65	\$ 14.53	\$ -	\$ -	\$ 26.25	\$ 257.89
2029	\$ 85.46	\$ 128.13	\$ 14.10	\$ -	\$ -	\$ 26.78	\$ 254.46
2030	\$ 91.15	\$ 124.60	\$ 13.67	\$ -	\$ -	\$ 27.31	\$ 256.74
2031	\$ 91.15	\$ 120.84	\$ 13.22	\$ -	\$ -	\$ 27.86	\$ 253.07
2032	\$ 96.85	\$ 116.74	\$ 12.76	\$ -	\$ -	\$ 28.42	\$ 254.77
2033	\$ 102.55	\$ 112.38	\$ 12.28	\$ -	\$ -	\$ 28.98	\$ 256.19
2034	\$ 108.24	\$ 107.77	\$ 11.76	\$ -	\$ -	\$ 29.56	\$ 257.34
2035	\$ 108.24	\$ 102.90	\$ 11.22	\$ -	\$ -	\$ 30.16	\$ 252.52
2036	\$ 113.94	\$ 98.03	\$ 10.68	\$ -	\$ -	\$ 30.76	\$ 253.41
2037	\$ 119.64	\$ 92.90	\$ 10.11	\$ -	\$ -	\$ 31.37	\$ 254.02
2038	\$ 125.34	\$ 87.51	\$ 9.51	\$ -	\$ -	\$ 32.00	\$ 254.36
2039	\$ 131.03	\$ 81.87	\$ 8.89	\$ -	\$ -	\$ 32.64	\$ 254.44
2040	\$ 136.73	\$ 75.98	\$ 8.23	\$ -	\$ -	\$ 33.29	\$ 254.23
2041	\$ 142.43	\$ 69.82	\$ 7.55	\$ -	\$ -	\$ 33.96	\$ 253.76
2042	\$ 148.12	\$ 63.24	\$ 6.84	\$ -	\$ -	\$ 34.64	\$ 252.84
2043	\$ 153.82	\$ 56.39	\$ 6.10	\$ -	\$ -	\$ 35.33	\$ 251.64
2044	\$ 159.52	\$ 49.27	\$ 5.33	\$ -	\$ -	\$ 36.04	\$ 250.16
2045	\$ 165.21	\$ 41.89	\$ 4.53	\$ -	\$ -	\$ 36.76	\$ 248.40
2046	\$ 170.91	\$ 34.25	\$ 3.70	\$ -	\$ -	\$ 37.49	\$ 246.36
2047	\$ 182.31	\$ 26.35	\$ 2.85	\$ -	\$ -	\$ 38.24	\$ 249.75
2048	\$ 188.00	\$ 17.92	\$ 1.94	\$ -	\$ -	\$ 39.01	\$ 246.87
2049	\$ 199.40	\$ 9.22	\$ 1.00	\$ -	\$ -	\$ 39.79	\$ 249.41
Total	\$ 3,144.78	\$ 2,164.05	\$ 236.77	\$ -	\$ -	\$ 792.37	\$ 6,337.97

¹ Interest is calculated at the actual 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 – 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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

UNPLATTED CLUSTER PARCEL PRINCIPAL ASSESSMENT: \$564,657.05

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 ***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 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 a 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 a 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 a 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		
2025	\$ 3,357.65	\$ 5,945.14	\$ 661.94	\$ 7,419.80	\$ 19,452.13	\$ 4,019.51	\$ 40,856.18
2026	\$ 3,357.65	\$ 5,819.23	\$ 645.15	\$ 7,751.04	\$ 19,118.24	\$ 4,099.90	\$ 40,791.22
2027	\$ 3,357.65	\$ 5,680.73	\$ 628.36	\$ 8,082.28	\$ 18,769.44	\$ 4,181.90	\$ 40,700.37
2028	\$ 3,597.49	\$ 5,542.23	\$ 611.57	\$ 8,479.77	\$ 18,405.74	\$ 4,265.54	\$ 40,902.33
2029	\$ 3,597.49	\$ 5,393.83	\$ 593.59	\$ 8,811.01	\$ 18,024.15	\$ 4,350.85	\$ 40,770.91
2030	\$ 3,837.32	\$ 5,245.43	\$ 575.60	\$ 9,208.50	\$ 17,627.66	\$ 4,437.86	\$ 40,932.37
2031	\$ 3,837.32	\$ 5,087.14	\$ 556.41	\$ 9,672.24	\$ 17,213.27	\$ 4,526.62	\$ 40,893.01
2032	\$ 4,077.15	\$ 4,914.46	\$ 537.22	\$ 10,069.73	\$ 16,778.02	\$ 4,617.15	\$ 40,993.74
2033	\$ 4,316.98	\$ 4,730.99	\$ 516.84	\$ 10,533.47	\$ 16,324.89	\$ 4,709.50	\$ 41,132.66
2034	\$ 4,556.81	\$ 4,536.73	\$ 495.25	\$ 10,997.20	\$ 15,850.88	\$ 4,803.69	\$ 41,240.57
2035	\$ 4,556.81	\$ 4,331.67	\$ 472.47	\$ 11,527.19	\$ 15,356.00	\$ 4,899.76	\$ 41,143.91
2036	\$ 4,796.65	\$ 4,126.62	\$ 449.69	\$ 12,057.18	\$ 14,837.28	\$ 4,997.76	\$ 41,265.16
2037	\$ 5,036.48	\$ 3,910.77	\$ 425.70	\$ 12,587.16	\$ 14,294.71	\$ 5,097.71	\$ 41,352.53
2038	\$ 5,276.31	\$ 3,684.12	\$ 400.52	\$ 13,117.15	\$ 13,728.29	\$ 5,199.67	\$ 41,406.05
2039	\$ 5,516.14	\$ 3,446.69	\$ 374.14	\$ 13,713.38	\$ 13,138.01	\$ 5,303.66	\$ 41,492.03
2040	\$ 5,755.98	\$ 3,198.46	\$ 346.56	\$ 14,309.61	\$ 12,520.91	\$ 5,409.73	\$ 41,541.26
2041	\$ 5,995.81	\$ 2,939.45	\$ 317.78	\$ 14,972.10	\$ 11,876.98	\$ 5,517.93	\$ 41,620.03
2042	\$ 6,235.64	\$ 2,662.14	\$ 287.80	\$ 15,634.58	\$ 11,203.24	\$ 5,628.29	\$ 41,651.68
2043	\$ 6,475.47	\$ 2,373.74	\$ 256.62	\$ 16,363.31	\$ 10,499.68	\$ 5,740.85	\$ 41,709.67
2044	\$ 6,715.31	\$ 2,074.25	\$ 224.24	\$ 17,092.04	\$ 9,763.33	\$ 5,855.67	\$ 41,724.84
2045	\$ 6,955.14	\$ 1,763.67	\$ 190.67	\$ 17,887.02	\$ 8,994.19	\$ 5,972.78	\$ 41,763.46
2046	\$ 7,194.97	\$ 1,441.99	\$ 155.89	\$ 18,682.00	\$ 8,189.27	\$ 6,092.24	\$ 41,756.36
2047	\$ 7,674.63	\$ 1,109.22	\$ 119.92	\$ 19,543.22	\$ 7,348.58	\$ 6,214.08	\$ 42,009.66
2048	\$ 7,914.47	\$ 754.27	\$ 81.54	\$ 20,404.45	\$ 6,469.14	\$ 6,338.36	\$ 41,962.23
2049	\$ 8,394.13	\$ 388.23	\$ 41.97	\$ 21,331.93	\$ 5,550.94	\$ 6,465.13	\$ 42,172.33
2050	\$ -	\$ -	\$ -	\$ 32,527.87	\$ 4,591.00	\$ 4,885.89	\$ 42,004.76
2051	\$ -	\$ -	\$ -	\$ 33,985.33	\$ 3,127.25	\$ 4,983.61	\$ 42,096.19
2052	\$ -	\$ -	\$ -	\$ 35,509.04	\$ 1,597.91	\$ 5,083.28	\$ 42,190.23
Total	\$ 132,387.45	\$ 91,101.22	\$ 9,967.43	\$ 432,269.60	\$ 350,651.14	\$ 143,698.91	\$ 1,160,075.74

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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

COMMERCIAL PARCEL (967259) PRINCIPAL ASSESSMENT: \$453,181.91

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 ***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 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 a 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 _____

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

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

Notary Public, State of Texas]³

³ To be included a 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 a 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		
2025	\$ 2,694.78	\$ 4,771.45	\$ 531.26	\$ 5,954.98	\$ 15,611.87	\$ 3,225.98	\$ 32,790.31
2026	\$ 2,694.78	\$ 4,670.39	\$ 517.78	\$ 6,220.82	\$ 15,343.90	\$ 3,290.49	\$ 32,738.18
2027	\$ 2,694.78	\$ 4,559.23	\$ 504.31	\$ 6,486.67	\$ 15,063.96	\$ 3,356.30	\$ 32,665.26
2028	\$ 2,887.27	\$ 4,448.07	\$ 490.84	\$ 6,805.69	\$ 14,772.06	\$ 3,423.43	\$ 32,827.35
2029	\$ 2,887.27	\$ 4,328.97	\$ 476.40	\$ 7,071.53	\$ 14,465.81	\$ 3,491.90	\$ 32,721.88
2030	\$ 3,079.75	\$ 4,209.87	\$ 461.96	\$ 7,390.55	\$ 14,147.59	\$ 3,561.74	\$ 32,851.46
2031	\$ 3,079.75	\$ 4,082.84	\$ 446.56	\$ 7,762.74	\$ 13,815.01	\$ 3,632.97	\$ 32,819.87
2032	\$ 3,272.23	\$ 3,944.25	\$ 431.17	\$ 8,081.75	\$ 13,465.69	\$ 3,705.63	\$ 32,900.72
2033	\$ 3,464.72	\$ 3,797.00	\$ 414.80	\$ 8,453.94	\$ 13,102.01	\$ 3,779.74	\$ 33,012.21
2034	\$ 3,657.20	\$ 3,641.08	\$ 397.48	\$ 8,826.12	\$ 12,721.58	\$ 3,855.34	\$ 33,098.81
2035	\$ 3,657.20	\$ 3,476.51	\$ 379.19	\$ 9,251.48	\$ 12,324.41	\$ 3,932.45	\$ 33,021.24
2036	\$ 3,849.69	\$ 3,311.94	\$ 360.91	\$ 9,676.84	\$ 11,908.09	\$ 4,011.09	\$ 33,118.55
2037	\$ 4,042.17	\$ 3,138.70	\$ 341.66	\$ 10,102.19	\$ 11,472.63	\$ 4,091.32	\$ 33,188.67
2038	\$ 4,234.66	\$ 2,956.80	\$ 321.45	\$ 10,527.55	\$ 11,018.03	\$ 4,173.14	\$ 33,231.63
2039	\$ 4,427.14	\$ 2,766.24	\$ 300.28	\$ 11,006.07	\$ 10,544.30	\$ 4,256.61	\$ 33,300.63
2040	\$ 4,619.63	\$ 2,567.02	\$ 278.14	\$ 11,484.60	\$ 10,049.02	\$ 4,341.74	\$ 33,340.14
2041	\$ 4,812.11	\$ 2,359.14	\$ 255.04	\$ 12,016.29	\$ 9,532.21	\$ 4,428.57	\$ 33,403.37
2042	\$ 5,004.59	\$ 2,136.58	\$ 230.98	\$ 12,547.98	\$ 8,991.48	\$ 4,517.14	\$ 33,428.76
2043	\$ 5,197.08	\$ 1,905.11	\$ 205.96	\$ 13,132.85	\$ 8,426.82	\$ 4,607.49	\$ 33,475.31
2044	\$ 5,389.56	\$ 1,664.75	\$ 179.97	\$ 13,717.71	\$ 7,835.84	\$ 4,699.64	\$ 33,487.48
2045	\$ 5,582.05	\$ 1,415.48	\$ 153.03	\$ 14,355.75	\$ 7,218.55	\$ 4,793.63	\$ 33,518.48
2046	\$ 5,774.53	\$ 1,157.31	\$ 125.11	\$ 14,993.78	\$ 6,572.54	\$ 4,889.50	\$ 33,512.78
2047	\$ 6,159.50	\$ 890.24	\$ 96.24	\$ 15,684.98	\$ 5,897.82	\$ 4,987.29	\$ 33,716.08
2048	\$ 6,351.99	\$ 605.36	\$ 65.44	\$ 16,376.18	\$ 5,191.99	\$ 5,087.04	\$ 33,678.01
2049	\$ 6,736.95	\$ 311.58	\$ 33.68	\$ 17,120.56	\$ 4,455.07	\$ 5,188.78	\$ 33,846.62
2050	\$ -	\$ -	\$ -	\$ 26,106.19	\$ 3,684.64	\$ 3,921.31	\$ 33,712.14
2051	\$ -	\$ -	\$ -	\$ 27,275.92	\$ 2,509.86	\$ 3,999.74	\$ 33,785.52
2052	\$ -	\$ -	\$ -	\$ 28,498.81	\$ 1,282.45	\$ 4,079.73	\$ 33,860.99
Total	\$ 106,251.39	\$ 73,115.93	\$ 7,999.65	\$ 346,930.52	\$ 281,425.25	\$ 115,329.73	\$ 931,052.46

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
THE CITY OF MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

COMMERCIAL PARCEL (967181) PRINCIPAL ASSESSMENT: \$348,668.75

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 ***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 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 a 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 a 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 a 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		
2025	\$ 2,073.31	\$ 3,671.05	\$ 408.74	\$ 4,581.63	\$ 12,011.45	\$ 2,482.00	\$ 25,228.18
2026	\$ 2,073.31	\$ 3,593.30	\$ 398.37	\$ 4,786.17	\$ 11,805.28	\$ 2,531.64	\$ 25,188.07
2027	\$ 2,073.31	\$ 3,507.78	\$ 388.00	\$ 4,990.71	\$ 11,589.90	\$ 2,582.27	\$ 25,131.97
2028	\$ 2,221.40	\$ 3,422.26	\$ 377.64	\$ 5,236.15	\$ 11,365.32	\$ 2,633.92	\$ 25,256.69
2029	\$ 2,221.40	\$ 3,330.62	\$ 366.53	\$ 5,440.69	\$ 11,129.69	\$ 2,686.59	\$ 25,175.53
2030	\$ 2,369.50	\$ 3,238.99	\$ 355.42	\$ 5,686.14	\$ 10,884.86	\$ 2,740.33	\$ 25,275.23
2031	\$ 2,369.50	\$ 3,141.25	\$ 343.58	\$ 5,972.49	\$ 10,628.98	\$ 2,795.13	\$ 25,250.93
2032	\$ 2,517.59	\$ 3,034.62	\$ 331.73	\$ 6,217.93	\$ 10,360.22	\$ 2,851.04	\$ 25,313.13
2033	\$ 2,665.68	\$ 2,921.33	\$ 319.14	\$ 6,504.29	\$ 10,080.41	\$ 2,908.06	\$ 25,398.91
2034	\$ 2,813.78	\$ 2,801.37	\$ 305.81	\$ 6,790.64	\$ 9,787.72	\$ 2,966.22	\$ 25,465.54
2035	\$ 2,813.78	\$ 2,674.75	\$ 291.74	\$ 7,117.90	\$ 9,482.14	\$ 3,025.54	\$ 25,405.86
2036	\$ 2,961.87	\$ 2,548.13	\$ 277.68	\$ 7,445.16	\$ 9,161.84	\$ 3,086.05	\$ 25,480.73
2037	\$ 3,109.96	\$ 2,414.85	\$ 262.87	\$ 7,772.42	\$ 8,826.81	\$ 3,147.77	\$ 25,534.68
2038	\$ 3,258.06	\$ 2,274.90	\$ 247.32	\$ 8,099.68	\$ 8,477.05	\$ 3,210.73	\$ 25,567.73
2039	\$ 3,406.15	\$ 2,128.29	\$ 231.03	\$ 8,467.84	\$ 8,112.56	\$ 3,274.94	\$ 25,620.81
2040	\$ 3,554.24	\$ 1,975.01	\$ 214.00	\$ 8,836.01	\$ 7,731.51	\$ 3,340.44	\$ 25,651.21
2041	\$ 3,702.34	\$ 1,815.07	\$ 196.22	\$ 9,245.08	\$ 7,333.89	\$ 3,407.25	\$ 25,699.86
2042	\$ 3,850.43	\$ 1,643.84	\$ 177.71	\$ 9,654.16	\$ 6,917.86	\$ 3,475.40	\$ 25,719.40
2043	\$ 3,998.52	\$ 1,465.76	\$ 158.46	\$ 10,104.14	\$ 6,483.42	\$ 3,544.90	\$ 25,755.21
2044	\$ 4,146.62	\$ 1,280.82	\$ 138.47	\$ 10,554.12	\$ 6,028.74	\$ 3,615.80	\$ 25,764.57
2045	\$ 4,294.71	\$ 1,089.04	\$ 117.73	\$ 11,045.01	\$ 5,553.80	\$ 3,688.12	\$ 25,788.42
2046	\$ 4,442.81	\$ 890.41	\$ 96.26	\$ 11,535.90	\$ 5,056.77	\$ 3,761.88	\$ 25,784.04
2047	\$ 4,738.99	\$ 684.93	\$ 74.05	\$ 12,067.70	\$ 4,537.66	\$ 3,837.12	\$ 25,940.45
2048	\$ 4,887.09	\$ 465.75	\$ 50.35	\$ 12,599.50	\$ 3,994.61	\$ 3,913.86	\$ 25,911.16
2049	\$ 5,183.27	\$ 239.73	\$ 25.92	\$ 13,172.20	\$ 3,427.64	\$ 3,992.14	\$ 26,040.89
2050	\$ -	\$ -	\$ -	\$ 20,085.56	\$ 2,834.89	\$ 3,016.98	\$ 25,937.42
2051	\$ -	\$ -	\$ -	\$ 20,985.52	\$ 1,931.04	\$ 3,077.32	\$ 25,993.88
2052	\$ -	\$ -	\$ -	\$ 21,926.40	\$ 986.69	\$ 3,138.86	\$ 26,051.94
Total	\$ 81,747.61	\$ 56,253.88	\$ 6,154.77	\$ 266,921.13	\$ 216,522.74	\$ 88,732.30	\$ 716,332.43

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 NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Ordinance approving the 2024 Annual Update to the Service and Assessment Plan and Assessment Roll for the Rose Hill Public Improvement District Including the Collection of the 2024 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. P3Works, the City's PID Administrator and Consultant, prepared the 2024 updated SAP. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2024.

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

- Ordinance No. 758
- Lagos PID 2024 Annual Service Plan Update

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 758 approving the Rose Hill Public Improvement District 2024 Annual Service Plan Update including the collection of the 2024 annual installments.

CITY COUNCIL:	N/A	Recommend	Disapproval	None
	X	Approval		

ORDINANCE NO. 758

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS APPROVING THE 2024 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE ROSE HILL PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2024 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, On August 2, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 712 (the “2023 SAP”) which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll for 2023; and

WHEREAS, the 2023 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 2023 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 2024 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.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED on this 21st day of August 2024.

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
2024 Annual Service Plan Update



ROSE HILL PUBLIC IMPROVEMENT DISTRICT 2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 21, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “2022 A&R 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.

On August 2, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 712 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

The 2023 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 2023 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

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 2023 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

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.

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.

¹ Plat shows 63 lots but one lot was sold to a homeowners association as an easement tract.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$7,353,679.72 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 1/31/2025

- ***Lots with Certificates of Occupancy***
 - The Annual Installment for Lots that have been issued a Certificate of Occupancy on or before December 31, 2023 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, 2025, 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, 2025, 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.

² The Annual Installment covers the period January 1, 2024 to December 31, 2025 and is due by January 31, 2025.

Due January 31, 2025	
Lots with Certificate of Occupancy	
Principal	\$ 181,946.01
Interest	\$ 367,683.99
Annual Collection Costs	\$ 17,730.00
Total	\$ 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.

PREPAYMENT OF ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full within the District.

Count	Property ID	Address	Prepayment Date
1	710445	12322 Jamie Dr	8/22/2013
2	710472	12313 Jamie Dr	4/23/2018
3	710526	14406 Pebble Run Path	2/22/2017
4	710540	14300 Pebble Run Path	1/10/2015
5	710564	12416 Stoneridge Gap Ln	2/28/2018
6	710605	12317 Stoneridge Gap Ln	1/31/2018
7	710623	12400 Waterford Run Way	10/9/2018
8	710662	12410 Jamie Dr	1/10/2015
9	710670	14505 Joy Lee Ln	9/15/2017
10	710685	14413 Joy Lee Ln	5/27/2016
11	842774	12406 Walter Vaughn Dr	5/31/2018
12	858197	12119 Walter Vaughn Dr	5/20/2019
13	866150	14506 Almodine Rd	8/28/2019
14	866179	14514 Callan Crt	9/20/2019
15	888845	12104 Greywacke Dr	7/22/2018
16	922613	14914 Shalestone Way	7/22/2020
17	710598	12303 Stoneridge Gap Ln	1/5/2021
18	884174	14437 Estuary Rd	1/12/2021
19	888837	12203 Stoneridge Gap Ln	4/19/2021
20	878088	14518 Pernella Rd	9/7/2021
21	866186	14503 Callan Crt	3/1/2023
22	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	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Lots with Certificates of Occupancy⁽¹⁾					
Principal	\$ 181,946.01	\$ 191,043.31	\$ 200,595.48	\$ 210,625.25	\$ 221,156.52
Interest	\$ 367,683.99	\$ 358,586.69	\$ 349,034.52	\$ 339,004.75	\$ 328,473.48
Annual Collection Costs	\$ 17,730.00	\$ 17,730.00	\$ 17,730.00	\$ 17,730.00	\$ 17,730.00
Total	\$ 567,360.00	\$ 567,360.00	\$ 567,360.00	\$ 567,360.00	\$ 567,360.00

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 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A – ASSESSMENT ROLL

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
710437	02457201010000	Non-Benefitted Property	\$ -	\$ -
710438	02457201020000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710439	02457201030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710440	02457201040000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710441	02457201050000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710442	02457202010000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710443	02457202020000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710444	02457202030000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710445	02457202040000	Prepaid	\$ -	\$ -
710446	02457202050000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710447	02457202060000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710448	02457202070000	Non-Benefitted Property	\$ -	\$ -
710450	02457204010000	Non-Benefitted Property	\$ -	\$ -
710451	02457204020000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710452	02457204030000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710453	02457204040000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710454	02457204050000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710455	02457204060000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710456	02457204070000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710457	02457204080000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710458	02457204090000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710459	02457204100000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710460	02457204110000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710461	02457204120000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710462	02457204130000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710463	02457204140000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710464	02457204150000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710465	02457204160000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710467	02457204170000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710468	02457204180000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710469	02457203010000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710470	02457203020000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710471	02457203030000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710472	02457203040000	Prepaid	\$ -	\$ -
710473	02457203050000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710474	02457203060000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710475	02457203070000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710477	02457203080000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710478	02457203090000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710479	02457203100000	Lot Type 2009	\$ 4,730.52	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
710480	02457203110000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710481	02457203120000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710482	02457203130000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710483	02457203140000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710484	02457203150000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710485	02457203160000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710486	02457203170000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710487	02457203180000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710488	02457203190000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710489	02457203200000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710490	02457203210000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710491	02457203220000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710492	02457203230000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710493	02457203240000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710494	02457203250000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710495	02457203260000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710496	02457203270000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710497	02457203280000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710499	02457203290000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710500	02457203300000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710501	02457203310000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710502	02457203320000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710503	02457203330000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710504	02457203340000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710505	02457203350000	Non-Benefitted Property	\$ -	\$ -
710506	02457203360000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710507	02457203370000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710508	02457203380000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710509	02457203390000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710510	02457203400000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710511	02457203410000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710512	02457203420000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710513	02457203430000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710514	02457203440000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710515	02457203450000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710516	02457203460000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710517	02457203470000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710518	02457203480000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710519	02457203490000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710520	02457203500000	Lot Type 2009	\$ 4,730.52	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
710521	02457203510000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710522	02457203520000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710523	02457203530000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710524	02457203540000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710525	02457203550000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710526	02457203560000	Prepaid	\$ -	\$ -
710527	02457203570000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710528	02457203580000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710529	02457203590000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710530	02457203600000	Non-Benefitted Property	\$ -	\$ -
710531	02457203610000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710532	02457203620000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710533	02457203630000	Lot Type 2011	\$ 5,155.34	\$ 480.00
710534	02457203640000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710535	02457203650000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710536	02457203660000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710537	02457203670000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710538	02457203680000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710539	02457203690000	Non-Benefitted Property	\$ -	\$ -
710540	02437201010000	Prepaid	\$ -	\$ -
710541	02437201020000	Non-Benefitted Property	\$ -	\$ -
710542	02437202010000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710543	02437202020000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710544	02437202030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710545	02437202040000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710546	02437202050000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710547	02437202060000	Non-Benefitted Property	\$ -	\$ -
710548	02437202070000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710549	02437202080000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710550	02437202090000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710551	02437202100000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710552	02437205010000	Non-Benefitted Property	\$ -	\$ -
710553	02437205020000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710554	02437205030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710555	02437205040000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710556	02437205050000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710557	02437205060000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710558	02437205070000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710559	02437205080000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710560	02437205090000	Lot Type 2016	\$ 6,052.55	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
710561	02437205100000	Lot Type 2016	\$ 6,052.55	\$ 480.00
710562	02437205110000	Lot Type 2016	\$ 6,052.55	\$ 480.00
710563	02437205120000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710564	02437205130000	Prepaid	\$ -	\$ -
710565	02437205140000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710566	02437205150000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710567	02437205160000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710568	02437205170000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710569	02437205180000	Lot Type 2010	\$ 4,948.11	\$ 480.00
710570	02437205190000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710571	02437205200000	Non-Benefitted Property	\$ -	\$ -
710573	02437205210000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710574	02437205220000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710575	02437205230000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710576	02437205240000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710577	02437205250000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710578	02437205260000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710579	02437205270000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710580	02437205280000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710581	02437203010000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710582	02437203020000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710583	02437203030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710584	02437203040000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710585	02437203050000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710586	02437203060000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710587	02437203070000	Non-Benefitted Property	\$ -	\$ -
710588	02437203080000	Lot Type 2017	\$ 6,207.19	\$ 480.00
710589	02437203090000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710590	02437203100000	Lot Type 2017	\$ 6,207.19	\$ 480.00
710591	02437203110000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710592	02437203120000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710593	02437203130000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710594	02437203140000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710595	02437203150000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710596	02437204010000	Non-Benefitted Property	\$ -	\$ -
710597	02437204020000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710598	02437204030000	Prepaid	\$ -	\$ -
710599	02437204040000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710600	02437204050000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710601	02437204060000	Lot Type 2014	\$ 5,719.69	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
710602	02437204070000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710603	02437204080000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710604	02437204090000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710605	02437204100000	Prepaid	\$ -	\$ -
710606	02437204110000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710607	02437204120000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710608	02437204130000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710609	02437204140000	Lot Type 2011	\$ 5,155.34	\$ 480.00
710610	02437204150000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710611	02437204160000	Lot Type 2013	\$ 5,540.67	\$ 480.00
710612	02437204170000	Lot Type 2012	\$ 5,352.71	\$ 480.00
710613	02437204180000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710614	02437204190000	Non-Benefitted Property	\$ -	\$ -
710615	02437204200000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710616	02437204210000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710617	02437204220000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710618	02437204230000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710619	02437204240000	Lot Type 2013	\$ 5,540.67	\$ 480.00
710620	02437204250000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710621	02437204260000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710622	02437204270000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710623	02437204280000	Prepaid	\$ -	\$ -
710624	02437204290000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710625	02437204300000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710626	02437204310000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710627	02437204320000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710628	02437204330000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710629	02437204340000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710630	02437204350000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710631	02437204360000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710632	02437206010000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710633	02437206020000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710634	02437206030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710635	02437206040000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710636	02437206050000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710637	02437206060000	Lot Type 2016	\$ 6,052.55	\$ 480.00
710638	02437206070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
710639	02437206080000	Lot Type 2019	\$ 6,494.73	\$ 480.00
710640	02437206090000	Non-Benefitted Property	\$ -	\$ -
710641	02437207010000	Non-Benefitted Property	\$ -	\$ -

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
710642	02437207020000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710643	02437207030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710644	02437207040000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710645	02437207050000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710646	02437207060000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710647	02437207070000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710648	02437207080000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710649	02437207090000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710650	02437207100000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710651	02437207110000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710652	02437207120000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710653	02437207130000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710654	02437207140000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710655	02437207150000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710656	02437207160000	Lot Type 2015	\$ 5,890.18	\$ 480.00
710657	02437207170000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710658	02437207180000	Lot Type 2014	\$ 5,719.69	\$ 480.00
710660	02457501010000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710661	02457501020000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710662	02457501030000	Prepaid	\$ -	\$ -
710663	02457501040000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710664	02457501050000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710665	02457501060000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710666	02457501070000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710667	02457502010000	Non-Benefitted Property	\$ -	\$ -
710668	02457502020000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710669	02457502030000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710670	02457502040000	Prepaid	\$ -	\$ -
710671	02457503010000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710672	02457503020000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710673	02457503030000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710674	02457503040000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710675	02457503050000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710676	02457503060000	Lot Type 2011	\$ 5,155.34	\$ 480.00
710677	02457503070000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710678	02457503080000	Lot Type 2007	\$ 4,262.14	\$ 480.00
710679	02457503090000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710680	02457503100000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710681	02457503110000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710682	02457503120000	Lot Type 2008	\$ 4,502.04	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
710683	02457503130000	Lot Type 2008	\$ 4,502.04	\$ 480.00
710684	02457503140000	Lot Type 2009	\$ 4,730.52	\$ 480.00
710685	02457503150000	Prepaid	\$ -	\$ -
710686	02457503160000	Lot Type 2008	\$ 4,502.04	\$ 480.00
842732	02457205010000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842733	02457205020000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842734	02457205030000	Non-Benefitted Property	\$ -	\$ -
842735	02457205040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
842736	02457205050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
842738	02457502430000	Non-Benefitted Property	\$ -	\$ -
842739	02457502440000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842740	02457502050000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842741	02457502060000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842742	02457502070000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842743	02457502080000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842744	02457502090000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842745	02457502100000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842746	02457502110000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842747	02457502120000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842748	02457502130000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842749	02457502140000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842750	02457502150000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842751	02457502160000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842752	02457502170000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842753	02457502180000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842754	02457502190000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842755	02457502200000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842756	02457502210000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842757	02457502220000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842758	02457502230000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842759	02457502240000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842760	02457502250000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842761	02457502260000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842762	02457502270000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842763	02457502280000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842764	02457502290000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842765	02457502300000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842766	02457502310000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842767	02457502320000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842768	02457502330000	Lot Type 2015	\$ 5,890.18	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
842769	02457502340000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842770	02457502350000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842771	02457502360000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842772	02457502370000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842773	02457502380000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842774	02457502390000	Prepaid	\$ -	\$ -
842775	02457502400000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842776	02457502410000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842777	02457502420000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842778	02457207010000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842779	02457207020000	Lot Type 2016	\$ 6,052.55	\$ 480.00
842780	02457207030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842781	02457207040000	Non-Benefitted Property	\$ -	\$ -
842782	02457504010000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842783	02457504020000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842784	02457504030000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842785	02457504040000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842786	02457504050000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842787	02457504060000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842788	02457504070000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842789	02457504080000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842790	02457504090000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842791	02457504100000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842792	02457504110000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842793	02457504120000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842794	02457504130000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842795	02457504140000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842796	02457504150000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842797	02457504160000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842798	02457504170000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842799	02457504180000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842800	02457504190000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842801	02457504200000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842802	02457206010000	Non-Benefitted Property	\$ -	\$ -
842803	02457201060000	Non-Benefitted Property	\$ -	\$ -
842804	02457202080000	Non-Benefitted Property	\$ -	\$ -
842805	02457202090000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842806	02457202100000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842807	02457202110000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842808	02457202120000	Lot Type 2015	\$ 5,890.18	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
842809	02457202130000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842810	02457501080000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842811	02457501090000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842812	02457501100000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842813	02457501110000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842814	02457501120000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842815	02457501130000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842816	02457501140000	Lot Type 2015	\$ 5,890.18	\$ 480.00
842817	02457501150000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858170	02457205070000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858171	02457205080000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858172	02457205090000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858173	02457205100000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858174	02457205110000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858175	02457205120000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858176	02457205130000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858177	02457205140000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858178	02457205150000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858179	02457205160000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858180	02457205170000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858181	02457205180000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858182	02457205190000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858183	02457205200000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858184	02457205210000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858185	02457205220000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858186	02457205230000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858187	02457205240000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858188	02457205250000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858189	02457205260000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858190	02457201080000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858191	02457201090000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858192	02457201100000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858193	02457201110000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858194	02457201120000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858195	02457201130000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858196	02457201140000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858197	02457201150000	Prepaid	\$ -	\$ -
858198	02457201160000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858199	02457201170000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858200	02457201180000	Lot Type 2016	\$ 6,052.55	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
858201	02457201190000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858202	02457201200000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858203	02457201210000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858204	02457201220000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858205	02457201230000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858206	02457201240000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858207	02457201250000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858208	02457201260000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858209	02457201270000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858210	02457201280000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858211	02457201290000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858212	02457201300000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858213	02457201310000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858214	02457201320000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858215	02457201330000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858216	02457201340000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858217	02457201350000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858218	02457201360000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858219	02457201370000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858220	02457201380000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858221	02457201390000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858222	02457201400000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858223	02457201410000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858224	02457201420000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858225	02457201430000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858226	02457201440000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858227	02457201450000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858228	02457201460000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858229	02457201470000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858230	02457201480000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858231	02457201490000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858232	02457201500000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858233	02457201510000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858234	02457201520000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858235	02457201530000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858236	02457201540000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858237	02457201550000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858238	02457201560000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858239	02457201570000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858240	02457201580000	Lot Type 2016	\$ 6,052.55	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
858241	02457201590000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858242	02457201600000	Lot Type 2016	\$ 6,052.55	\$ 480.00
858243	02457201610000	Lot Type 2016	\$ 6,052.55	\$ 480.00
866124	02457209140000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866125	02457209150000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866126	02457209160000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866127	02457209170000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866128	02457209180000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866129	02457209190000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866130	02457209200000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866131	02457209210000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866132	02457209220000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866133	02457209230000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866134	02457209240000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866135	02457209250000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866136	02457209260000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866137	02457209270000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866138	02457209280000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866139	02457209290000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866140	02457209300000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866141	02457209310000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866142	02457209320000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866143	02457209330000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866144	02457209340000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866145	02457209350000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866146	02457209360000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866147	02457209370000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866148	02457209010000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866149	02457209020000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866150	02457209030000	Prepaid	\$ -	\$ -
866151	02457209040000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866152	02457209050000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866153	02457209060000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866154	02457209070000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866155	02457209080000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866156	02457209090000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866157	02457209100000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866158	02457209110000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866159	02457209120000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866160	02457209130000	Lot Type 2017	\$ 6,207.19	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
866161	02457208030000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866162	02457208040000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866163	02457208050000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866164	02457208060000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866165	02457208070000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866166	02457208080000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866167	02457208090000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866168	02457208100000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866169	02457208110000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866170	02457208120000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866171	02457208130000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866172	02457208140000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866173	02457208150000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866174	02457208160000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866175	02457208170000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866176	02457208180000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866177	02457208190000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866178	02457208010000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866179	02457208020000	Prepaid	\$ -	\$ -
866180	02457203700000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866181	02457203710000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866182	02457203720000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866183	02457203730000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866184	02457203740000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866185	02457203750000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866186	02457203760000	Prepaid	\$ -	\$ -
866187	02457203770000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866188	02457203780000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866189	02457203790000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866190	02457203800000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866191	02457203810000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866192	02457203820000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866193	02457203830000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866194	02457203840000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866195	02457203850000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866196	02457203860000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866197	02457203870000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866198	02457203880000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866199	02457203890000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866200	02457203900000	Lot Type 2017	\$ 6,207.19	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
866201	02457203910000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866202	02457203920000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866203	02457203930000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866204	02457203940000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866205	02457203950000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866206	02457203960000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866207	02457203970000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866208	02457203980000	Lot Type 2017	\$ 6,207.19	\$ 480.00
866209	02457203990000	Lot Type 2017	\$ 6,207.19	\$ 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	\$ 6,354.47	\$ 480.00
877935	02457209440000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877936	02457209450000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877937	02457209460000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877938	02457209470000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877939	02457209480000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877940	02457209490000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877941	02457209500000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877942	02457209510000	Non-Benefitted Property	\$ -	\$ -
877943	02457209520000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877944	02457209530000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877945	02457209540000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877946	02457209550000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877947	02457209560000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877948	02457209570000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877949	02457209580000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877950	02457209590000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877951	02457209600000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877952	02457209610000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877953	02457209620000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877954	02457209630000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877955	02457209640000	Lot Type 2018	\$ 6,354.47	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
877956	02457209650000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877957	02457209660000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877958	02457209670000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877959	02457209680000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877960	02457209690000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877961	02457209700000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877962	02457209710000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877963	02457209720000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877964	02457209730000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877965	02457209740000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877966	02457209750000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877967	02457209760000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877968	02457201620000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877969	02457201630000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877970	02457201640000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877971	02457201650000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877972	02457201660000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877973	02457201670000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877974	02457201680000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877975	02457201690000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877976	02457201700000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877977	02457201710000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877978	02457201720000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877979	02457201730000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877980	02457201740000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877981	02457201750000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877982	02457201760000	Lot Type 2021	\$ 6,755.54	\$ 480.00
877983	02457201770000	Lot Type 2021	\$ 6,755.54	\$ 480.00
877984	02457212010000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877985	02457212020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877986	02457212030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877987	02457212040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877988	02457212050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877989	02457212060000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877990	02457212070000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877991	02457212080000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877992	02457212090000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877993	02457212100000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877994	02457212110000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877995	02457212120000	Lot Type 2018	\$ 6,354.47	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
877996	02457212130000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877997	02457212140000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877998	02457212150000	Lot Type 2018	\$ 6,354.47	\$ 480.00
877999	02457212160000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878000	02457212170000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878001	02457212180000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878002	02457212190000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878003	02457212200000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878004	02457212210000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878005	02457212220000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878006	02457212230000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878007	02457212240000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878008	02457212250000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878009	02457212260000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878010	02457212270000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878011	02457212280000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878012	02457212290000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878014	02457212300000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878015	02457212310000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878016	02457212320000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878017	02457212330000	Non-Benefitted Property	\$ -	\$ -
878018	02457213010000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878019	02457213020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878020	02457213030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878021	02457213040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878022	02457213050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878023	02457213060000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878024	02457213070000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878025	02457213080000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878026	02457213090000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878027	02457213100000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878028	02457213110000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878029	02457213120000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878030	02457213130000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878031	02457213140000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878032	02457213150000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878033	02457213160000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878034	02457213170000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878035	02457213180000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878036	02457213190000	Lot Type 2018	\$ 6,354.47	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
878038	02476901010000	Non-Benefitted Property	\$ -	\$ -
878039	02456902010000	Non-Benefitted Property	\$ -	\$ -
878041	02476901020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878042	02476901030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878043	02476901040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878044	02476902010000	Lot Type 2020	\$ 6,628.32	\$ 480.00
878045	02476902020000	Lot Type 2020	\$ 6,628.32	\$ 480.00
878046	02476902030000	Non-Benefitted Property	\$ -	\$ -
878047	02476902040000	Non-Benefitted Property	\$ -	\$ -
878048	02476901050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878049	02476901060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878050	02476901070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878051	02476901080000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878052	02476901090000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878053	02476901100000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878054	02476901110000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878055	02476901120000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878056	02476901130000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878057	02476901140000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878058	02476901150000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878059	02476901160000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878060	02476901170000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878061	02476901180000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878062	02476901190000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878063	02476903010000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878064	02476903020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878065	02476903030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878066	02476903040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878067	02476903050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878069	02476904010000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878070	02476904020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878071	02476904030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878072	02476904040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878073	02476904050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878074	02476904060000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878075	02476904070000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878076	02476904080000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878077	02476904090000	Lot Type 2018	\$ 6,354.47	\$ 480.00
878078	02476904100000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878079	02476904110000	Lot Type 2019	\$ 6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
878080	02476904120000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878081	02476904130000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878082	02476904140000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878083	02476904150000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878084	02476904160000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878085	02476904170000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878086	02476902050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878087	02476902060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
878088	02476902070000	Prepaid	\$ -	\$ -
878089	02476902080000	Lot Type 2020	\$ 6,628.32	\$ 480.00
878090	02476902090000	Non-Benefitted Property	\$ -	\$ -
884134	02476905030000	Non-Benefitted Property	\$ -	\$ -
884135	02476905040000	Lot Type 2023	\$ 6,992.10	\$ 480.00
884136	02476905050000	Lot Type 2020	\$ 6,628.32	\$ 480.00
884137	02476905060000	Lot Type 2023	\$ 6,992.10	\$ 480.00
884138	02476905070000	Lot Type 2022	\$ 6,876.71	\$ 480.00
884139	02456903010000	Lot Type 2023	\$ 6,992.10	\$ 480.00
884140	02456903020000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884141	02456903030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884142	02456903040000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884143	02456904010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884144	02456904020000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884145	02456904030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884146	02456904040000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884147	02456904050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884148	02456904060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884149	02456904070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884150	02456904080000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884151	02456904090000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884152	02456904100000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884153	02456904110000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884154	02456904120000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884155	02456904130000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884156	02456904140000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884157	02456904150000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884158	02456904160000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884159	02456904170000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884160	02456904180000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884161	02456904190000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884162	02456904200000	Lot Type 2019	\$ 6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
884163	02456904210000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884164	02456905010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884165	02456905020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884166	02456905030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884167	02456905040000	Non-Benefitted Property	\$ -	\$ -
884168	02456905050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884169	02456905060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884170	02456905070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884171	02456905080000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884172	02456905090000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884173	02456905100000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884174	02456905110000	Prepaid	\$ -	\$ -
884175	02456906010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884176	02456906020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884177	02456906030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884178	02456906040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884179	02456906050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884180	02456906060000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884181	02456906070000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884182	02456906080000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884183	02456906090000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884184	02456906100000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884185	02456906110000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884186	02456906120000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884187	02476906020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884188	02476906030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884189	02476906040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884190	02476906050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884191	02476906060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884192	02476906070000	Non-Benefitted Property	\$ -	\$ -
884193	02476907010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884194	02476907020000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884195	02456907010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884196	02456907020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884197	02456907030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884198	02456907040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884199	02456907050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884200	02456907060000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884201	02456907070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884202	02456907080000	Lot Type 2018	\$ 6,354.47	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
884203	02456907090000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884204	02456907100000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884205	02456907110000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884206	02456907120000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884207	02456907130000	Lot Type 2018	\$ 6,354.47	\$ 480.00
884208	02456907140000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884209	02456907150000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884210	02456907160000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884211	02456907170000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884212	02456907180000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884213	02456907190000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884214	02456907200000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884215	02456907210000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884216	02456907220000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884217	02456907230000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884218	02456907240000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884219	02456907250000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884220	02456907260000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884221	02456907270000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884222	02456907280000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884223	02456907290000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884224	02456907300000	Lot Type 2019	\$ 6,494.73	\$ 480.00
884225	02456907310000	Lot Type 2019	\$ 6,494.73	\$ 480.00
888821	02437203160000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888822	02437203170000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888823	02437203180000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888824	02437203190000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888825	02437203200000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888826	02457214010000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888827	02457214020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888828	02457214030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888829	02457214040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888830	02457214050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888831	02457214060000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888832	02457214070000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888833	02457214080000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888834	02457214090000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888835	02457214100000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888836	02457214110000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888837	02457214120000	Prepaid	\$ -	\$ -

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
888838	02457214130000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888839	02457209770000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888840	02457209780000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888841	02457209790000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888842	02457209800000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888843	02457209810000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888844	02457209820000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888845	02457209830000	Prepaid	\$ -	\$ -
888846	02457209840000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888847	02457209850000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888848	02457209860000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888849	02457209870000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888850	02457209880000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888851	02457209890000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888852	02457209900000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888853	02457209910000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888854	02457209920000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888855	02457209930000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888856	02457209940000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888857	02457209950000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888858	02457209960000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888859	02457209970000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888860	02457209980000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888861	02457209990000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888862	02457215010000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888863	02457215020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888864	02457215030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888865	02457215040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888866	02457215050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888867	02457216010000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888868	02457216020000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888869	02457216030000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888870	02457216040000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888871	02457216050000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888872	02457216060000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888873	02457216070000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888874	02457216080000	Lot Type 2019	\$ 6,494.73	\$ 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), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
888878	02437206140000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888879	02437206150000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888880	02437206160000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888881	02437206170000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888882	02437206180000	Lot Type 2019	\$ 6,494.73	\$ 480.00
888883	02437206190000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888884	02437206200000	Lot Type 2018	\$ 6,354.47	\$ 480.00
888885	02437206210000	Lot Type 2018	\$ 6,354.47	\$ 480.00
894378	02457201780000	Lot Type 2020	\$ 6,628.32	\$ 480.00
894379	02457201790000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894380	02457201800000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894381	02457201810000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894382	02457201820000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894383	02457201830000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894384	02457201840000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894385	02457201850000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894386	02457201860000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894387	02457201870000	Lot Type 2020	\$ 6,628.32	\$ 480.00
894388	02457205270000	Non-Benefitted Property	\$ -	\$ -
894389	02457205280000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894390	02457205290000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894391	02457205300000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894392	02457205310000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894393	02457205320000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894394	02457205330000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894395	02457205340000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894396	02457205350000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894397	02457205360000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894398	02457205370000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894399	02457205380000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894400	02457205390000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894401	02457205400000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894402	02457205410000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894403	02457205420000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894404	02457205430000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894405	02457205440000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894406	02477201010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894407	02477201020000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894408	02477201030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894409	02477201040000	Lot Type 2019	\$ 6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
894410	02477201050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894411	02477201060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894412	02457502450000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894413	02457502460000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894414	02457502470000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894415	02457502480000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894416	02457502490000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894417	02457502500000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894418	02457217010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894419	02457217020000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894420	02457217030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894421	02457217040000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894422	02457217050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894423	02457217060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894424	02457217070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894425	02477202010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894426	02477202020000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894427	02477202030000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894428	02477202040000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894429	02477202050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894430	02477202060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894431	02477202070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894432	02477202080000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894433	02477202090000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894434	02477202100000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894435	02477202110000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894436	02477202120000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894437	02477202130000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894438	02477203010000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894439	02457212340000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894440	02457212350000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894441	02457212360000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894442	02457212370000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894443	02457212380000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894444	02457212390000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894445	02457212400000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894446	02457212410000	Lot Type 2020	\$ 6,628.32	\$ 480.00
894447	02457212420000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894448	02457212430000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894449	02457212440000	Lot Type 2019	\$ 6,494.73	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
894450	02457212450000	Lot Type 2019	\$ 6,494.73	\$ 480.00
894451	02457212460000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897067	02457211030000	Non-Benefitted Property	\$ -	\$ -
897068	02457211040000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897069	02457211050000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897070	02457211060000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897071	02457211070000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897072	02457211080000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897073	02457211090000	Lot Type 2020	\$ 6,628.32	\$ 480.00
897074	02457211100000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897075	02457211110000	Lot Type 2020	\$ 6,628.32	\$ 480.00
897076	02457211120000	Lot Type 2019	\$ 6,494.73	\$ 480.00
897077	02457211130000	Lot Type 2019	\$ 6,494.73	\$ 480.00
914734	02477202140000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914735	02477202150000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914736	02477202160000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914737	02477202170000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914739	02477202180000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914740	02477202190000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914741	02477202200000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914742	02477202210000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914743	02477202220000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914744	02477202230000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914745	02477202240000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914746	02477202250000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914747	02477202260000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914748	02477202270000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914749	02477202280000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914750	02477202290000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914751	02477202300000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914752	02477202310000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914753	02477202320000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914754	02477202330000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914755	02477202340000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914756	02477202350000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914757	02477202360000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914758	02477202370000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914759	02477202380000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914760	02477202390000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914761	02477202400000	Lot Type 2021	\$ 6,755.54	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
914762	02477202410000	Lot Type 2023	\$ 6,992.10	\$ 480.00
914763	02477202420000	Lot Type 2023	\$ 6,992.10	\$ 480.00
914764	02477204010000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914765	02477204020000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914766	02477204030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914767	02477204040000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914768	02477204050000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914769	02477204060000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914770	02477205010000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914771	02477205020000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914772	02477205030000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914773	02477205040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914774	02477205050000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914775	02477205060000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914776	02477205070000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914777	02477205080000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914778	02477205090000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914779	02477205100000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914780	02477205110000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914781	02477205120000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914782	02477205130000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914783	02477205140000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914784	02477205150000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914785	02477205160000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914786	02477205170000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914793	02477203030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914794	02477203040000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914795	02477203050000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914796	02477203060000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914797	02477203070000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914798	02477203080000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914799	02477203090000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914800	02477203100000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914801	02477203110000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914802	02477203120000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914803	02477203130000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914804	02477203140000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914805	02477203150000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914806	02477203160000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914807	02477203170000	Lot Type 2020	\$ 6,628.32	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
914808	02477203180000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914809	02477203190000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914810	02477203200000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914811	02477203210000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914812	02477203220000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914813	02477203230000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914814	02477203240000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914815	02477203250000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914816	02477203260000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914817	02477203270000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914818	02477203280000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914819	02477203290000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914820	02477203300000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914821	02477203310000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914822	02477203320000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914823	02477203330000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914824	02477203340000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914825	02477203350000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914826	02477203360000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914827	02477203370000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914828	02477203380000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914829	02477203390000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914830	02477203400000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914831	02477203410000	Lot Type 2020	\$ 6,628.32	\$ 480.00
914832	02477203420000	Lot Type 2021	\$ 6,755.54	\$ 480.00
914833	02477203430000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922591	02477501010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922592	02477501020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922593	02477501030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922594	02477501040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922595	02477501050000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922596	02477501060000	Non-Benefitted Property	\$ -	\$ -
922597	02477502010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922598	02477502020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922599	02477502030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922600	02477502040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922601	02477502050000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922602	02477502060000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922603	02477502070000	Prepaid	\$ -	\$ -
922604	02477502080000	Non-Benefitted Property	\$ -	\$ -

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ⁽²⁾ ⁽³⁾	Installment Due 1/31/2025 ⁽³⁾ , ⁽⁴⁾
922605	02477503010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922606	02477503020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922607	02477503030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922608	02477503040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922609	02477503050000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922610	02477503060000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922611	02477503070000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922612	02477503080000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922613	02477503090000	Prepaid	\$ -	\$ -
922614	02477503100000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922615	02477206010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922616	02477206020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922617	02477206030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922618	02477207010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922619	02477207020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922620	02477207030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922621	02477207040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922622	02477207050000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922623	02477207060000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922624	02477207070000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922625	02477207080000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922626	02477207090000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922627	02477207100000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922628	02477207110000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922629	02477207120000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922630	02477207130000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922631	02477207140000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922632	02477207150000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922633	02477207160000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922634	02477207170000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922635	02477207180000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922636	02477207190000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922637	02477207200000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922638	02477207210000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922639	02477207220000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922640	02477208010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922641	02477208020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922642	02477208030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922643	02477208040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922644	02477208050000	Lot Type 2021	\$ 6,755.54	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
922645	02477208060000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922646	02477208070000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922647	02477208080000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922648	02477208090000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922649	02477208100000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922650	02477208110000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922651	02477208120000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922652	02477208130000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922653	02477208140000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922654	02477208150000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922655	02477208160000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922657	02477208170000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922658	02477208180000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922659	02477208190000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922660	02477208200000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922661	02477208210000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922662	02477208220000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922663	02477208230000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922664	02477208240000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922665	02477208250000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922666	02477208260000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922667	02477208270000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922668	02477208280000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922669	02477208290000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922670	02477208300000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922671	02477208310000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922672	02477208320000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922673	02477209010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922674	02477209020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922675	02477209030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922676	02477209040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922677	02477209050000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922678	02477209060000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922679	02477209070000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922680	02477209080000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922681	02477209090000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922682	02477209100000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922683	02477209110000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922684	02477209120000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922685	02477209130000	Lot Type 2021	\$ 6,755.54	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
922686	02477209140000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922687	02477209150000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922688	02477209160000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922689	02477209170000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922690	02477209180000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922691	02477209190000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922692	02477209200000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922693	02477210010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922694	02477210020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
922695	02477210030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938598	02477204070000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938599	02477204080000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938600	02477204090000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938601	02477204100000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938602	02477204110000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938603	02477204120000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938604	02477204130000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938605	02477204140000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938606	02477204150000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938607	02477204160000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938608	02477204170000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938609	02477204180000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938610	02477204190000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938611	02477204200000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938612	02477204210000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938613	02477204220000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938614	02477204230000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938615	02477204240000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938616	02477204250000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938617	02477204260000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938618	02477204270000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938619	02477204280000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938620	02477204290000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938621	02477204300000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938622	02477204310000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938623	02477204320000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938624	02477204330000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938625	02477204340000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938626	02477204350000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938627	02477204360000	Lot Type 2021	\$ 6,755.54	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
938628	02477204370000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938629	02477204380000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938630	02477204390000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938631	02477204400000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938632	02477204410000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938633	02477204420000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938634	02477204430000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938635	02477204440000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938636	02477204450000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938637	02477204460000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938638	02477204470000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938639	02477204480000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938640	02477204490000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938641	02477204500000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938642	02477204510000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938643	02477204520000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938644	02477204530000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938645	02477204540000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938646	02477204550000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938647	02477204560000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938648	02477204570000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938649	02477204580000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938650	02477204590000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938652	02477205180000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938653	02477205190000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938654	02477205200000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938655	02477205210000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938656	02477205220000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938657	02477205230000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938658	02477205240000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938659	02477205250000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938660	02477205260000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938661	02477205270000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938662	02477205280000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938663	02477205290000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938664	02477205300000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938665	02477205310000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938666	02477205320000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938667	02477205330000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938668	02477205340000	Lot Type 2021	\$ 6,755.54	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
938669	02477205350000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938670	02477205360000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938671	02477205370000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938672	02477205380000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938673	02477205390000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938674	02477205400000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938675	02477205410000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938676	02477205420000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938677	02477205430000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938678	02477205440000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938679	02477205450000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938680	02477205460000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938681	02477205470000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938682	02477205480000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938683	02477205490000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938684	02477205500000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938685	02477205510000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938686	02477205520000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938687	02477205530000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938688	02477205540000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938689	02477205550000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938690	02477205560000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938691	02477205570000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938692	02477205580000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938693	02477205590000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938694	02477205600000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938697	02477209210000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938698	02477209220000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938699	02477209230000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938700	02477209240000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938701	02477209250000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938702	02477209260000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938703	02477209270000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938704	02477209280000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938705	02477209290000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938706	02477209300000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938707	02477209310000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938708	02477209320000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938709	02477209330000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938710	02477209340000	Lot Type 2021	\$ 6,755.54	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
938711	02477209350000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938712	02477209360000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938713	02477209370000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938714	02477209380000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938715	02477209390000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938716	02477209400000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938717	02477209410000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938718	02477209420000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938719	02477209430000	Non-Benefitted Property	\$ -	\$ -
938720	02477209440000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938721	02477209450000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938722	02477211010000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938723	02477211020000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938724	02477211030000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938725	02477211040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938726	02477211050000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938727	02477211060000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938728	02477211070000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938729	02477211080000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938730	02477211090000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938731	02477211100000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938732	02477211110000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938733	02477211120000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938734	02477211130000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938735	02477211140000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938737	02477211150000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938738	02477211160000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938739	02477211170000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938740	02477211180000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938741	02477211190000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938742	02477211200000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938743	02477211210000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938744	02477211220000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938745	02477211230000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938746	02477211240000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938747	02477211250000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938748	02477211260000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938749	02477211270000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938750	02477211280000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938751	02477211290000	Lot Type 2022	\$ 6,876.71	\$ 480.00

Property ID ⁽¹⁾	Geographic ID	Lot Type	Outstanding Assessment ^{(2), (3)}	Installment Due 1/31/2025 ^{(3), (4)}
938752	02477211300000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938753	02477211310000	Non-Benefitted Property	\$ -	\$ -
938754	02477211320000	Non-Benefitted Property	\$ -	\$ -
938756	02477210040000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938757	02477210050000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938758	02477210060000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938759	02477210070000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938760	02477210080000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938761	02477210090000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938762	02477210100000	Non-Benefitted Property	\$ -	\$ -
938763	02477210110000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938764	02477210120000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938765	02477210130000	Lot Type 2022	\$ 6,876.71	\$ 480.00
938766	02477210140000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938767	02477210150000	Lot Type 2021	\$ 6,755.54	\$ 480.00
938768	02477210160000	Lot Type 2021	\$ 6,755.54	\$ 480.00
Total			\$ 7,353,679.72	\$ 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 1/31/2025 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, 2025 to December 31, 2025 and is due by January 31, 2025.

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: \$4,262.14

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
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			\$ 4,262.14	\$ 1,583.23	\$ 195.00	\$ 6,040.37

**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: \$4,502.04

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 2008

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 4,502.04	\$ 1,808.33	\$ 210.00	\$ 6,520.37

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: \$4,730.52

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

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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 2009

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 4,730.52	\$ 2,044.85	\$ 225.00	\$ 7,000.37

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: \$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

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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 2010

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 4,948.11	\$ 2,292.26	\$ 240.00	\$ 7,480.37

**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: \$5,155.34

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 2011

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 5,155.34	\$ 2,550.03	\$ 255.00	\$ 7,960.37

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: \$5,352.71

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 2012

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 5,352.71	\$ 2,817.66	\$ 270.00	\$ 8,440.37

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: \$5,540.67

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 2013

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 5,540.67	\$ 3,094.70	\$ 285.00	\$ 8,920.37

**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: \$5,719.69

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

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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 2014

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 5,719.69	\$ 3,380.68	\$ 300.00	\$ 9,400.37

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: \$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 2015

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 5,890.18	\$ 3,675.19	\$ 315.00	\$ 9,880.37

**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: \$6,052.55

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

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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 _____

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

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

Notary Public, State of Texas]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
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			\$ 6,052.55	\$ 3,977.82	\$ 330.00	\$ 10,360.37

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: \$6,207.19

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

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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

§

§

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
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			\$ 6,207.19	\$ 4,288.18	\$ 345.00	\$ 10,840.37

**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: \$6,354.47

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

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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

§

§

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
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			\$ 6,354.47	\$ 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 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: \$6,494.73

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 2019

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 6,494.73	\$ 4,930.64	\$ 375.00	\$ 11,800.37

**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: \$6,628.32

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 2020

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 6,628.32	\$ 5,262.05	\$ 390.00	\$ 12,280.37

**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: \$6,755.54

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 2021

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 6,755.54	\$ 5,599.83	\$ 405.00	\$ 12,760.37

**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: \$6,876.71

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

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COUNTY OF _____

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Notary Public, State of Texas]⁴

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ANNUAL INSTALLMENTS - LOT TYPE 2022

Year	Annual Installment Due	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
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			\$ 6,876.71	\$ 5,943.67	\$ 420.00	\$ 13,240.37

**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 2023 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.

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SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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Notary Public, State of Texas]³

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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			\$ 6,992.10	\$ 6,293.27	\$ 435.00	\$ 13,720.37

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

AGENDA ITEM NO. _____

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: August 21, 2024
PREPARED BY: Scott Moore
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a resolution supporting a Submission of a U.S. Economic Development Administration (EDA) - Public Works Assistance Grant Application.

BACKGROUND/SUMMARY:

The Federal 2024 grant year opened on October 1, 2023. This year, the U.S. Department of Commerce under the Economic Development Administration (EDA) has funded its traditional public works and economic assistance grant. This competitive grant program is eligible to applicants, including cities, that qualify under the federal distress definition. As part of the program EDA provides infrastructure funding to assist communities among other things, leading to the creation and retention of jobs and increased private investment, advancing innovation, enhancing the manufacturing capacities of regions, providing workforce development opportunities, and growing ecosystems that attract foreign direct investment.

In working with EDA, City Administration has determined that Manor, meets the federal distress definition in this area and is eligible for application. City Administration and City Engineer have worked thoroughly to identify and prepare a potential project for funding: Cottonwood Creek Wastewater Treatment Facility, Phase 3. Based on engineering estimates and land use projections, this component of the project will directly serve the wastewater needs of commercial and industrial development slated for the Cottonwood Creek watershed.

The total construction cost for Cottonwood Creek Phase 3 is \$3,583,585.08, bringing the overall project cost to \$4,422,227.85. The City of Manor is requesting \$2,799,776.64 in grant funds from EDA, which will be dedicated to partial construction of critical components of the project. As part of the application City of Manor will be required to provide a 20% match, that is calculated to be \$1,622,451.21. Per EDA's grant guidelines, at the time of submittal the local-match will need to be committed, unencumbered and available at the time of application.

The EDA Public Works and economic assistance grant is a competitive application. Through this grant, the EDA is seeking to make an investment in a distressed area that will spur job creation, creation of new companies, industry expansion and overall greater commercial development. With the way that the Cottonwood Creek wastewater treatment plant is designed, Phase 3 of the project will support and facilitate the majority of Manor's existing and future commercial land uses and business owners including the planned industrial and business park areas.

City administration along with the City Engineer, City Planning Department and Economic Development office is collaborating to develop this application with a target submittal timeline of early December. Notice from EDA is anticipated by early Fall 2024.

LEGAL REVIEW:

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS:

Yes, Veronica Rivera, Assistant City Attorney

Yes

No

Yes

- Resolution No. 2024-27
- EDA Application Budget Narrative

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No 2024-27supporting a Submission of a U.S. Economic Development Administration (EDA) - Public Works Assistance Grant Application.

PLANNING & ZONING COMMISSION:	N/A	Recommend	Disapproval	None
	X	Approval		

RESOLUTION NO. 2024-27**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS SUPPORTING THE CITY OF MANOR'S SUBMISSION OF A U.S. ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) - PUBLIC WORKS ASSISTANCE GRANT APPLICATION; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTATION; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the U.S. Economic Development Administration (EDA) has a long-standing mission to lead the federal economic development agenda by working with communities to catalyze locally developed strategies to build capacity for economic development based on local business conditions and needs; and

WHEREAS, the City of Manor, Texas ("City") is submitting an EDA public works and economic adjustment grant application to facilitate a portion of the Cottonwood Creek Wastewater Treatment Plant- Phase 3; and

WHEREAS, Phase 3 of the Cottonwood Creek Wastewater Treatment Plant will support the majority of existing and planned commercial and industrial development in the City; and

WHEREAS, the scope of the Cottonwood Wastewater Treatment Plant is identified in the City's long range Capital Improvement Plan and deemed critical to the City's infrastructure plan and is critical to the long term recovery and economic prosperity of the City; and

WHEREAS, upon completion the utility connections will provide competitive utility service to businesses and the manufacturing industry in eastern Travis County and Central Texas that could not be directly and timely realized; and

WHEREAS, the City is set to provide a local match as part of the grant application, which is available, unencumbered, and committed to this project; and

WHEREAS, the City Council of the City of Manor, Texas (the "City Council") has determined that it is in the best interest of the City to submit an EDA Public Works and Economic Adjustment grant.

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

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

Section 2. The City Council hereby supports the submission of an EDA Public Works and Economic Adjustment grant.

- Section 3.** The City Council hereby authorizes the City Manager to execute all necessary documentation regarding this grant.
- Section 4.** The City Council hereby directs the City Manager to create a dedicated budget line item for the EDA matching funds from this day forward and that funds are available, unencumbered and committed to the local match for this project.
- Section 5.** If any section, article, paragraph, sentence, clause, phrase or word in this resolution or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution; and the City Council hereby declares it would have passed such remaining portions of the resolution despite such invalidity, which remaining portions shall remain in full force and effect.
- Section 6.** This resolution shall take effect immediately from and after its passage, and it is duly resolved.

PASSED AND ADOPTED by the City Council of Manor, Texas, at a regular meeting on the 21st day of August 2024, at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary

City of Manor

Cottonwood Creek WWTP Expansion Phase 3

ID# WS00987445

Budget Narrative

Budget Table for Total Project Cost

Task	Cost Classification	Units	Quantity	Estimated Cost
Mobilization	Construction	1	LS	\$155,133.55
Subtotal				\$155,133.55

Erosion Controls

Silt Fence	Site Work	1	LS	\$11,661.20
Restoration & Revegetation	Site Work	1	LS	\$5,965.96
Stabilized Construction Entrance	Site Work	1	LS	\$4,297.08
Concrete Washout Area	Site Work	1	LS	\$2,148.54
Stormwater Pollution Prevention Plan	Site Work	1	LS	\$3,222.81
24" Rock Rip-Rap	Site Work	1	LS	\$36,525.16
Subtotal				\$63,820.74

Miscellaneous Site improvements

4' Sidewalk	Misc.	1	LS	\$21,485.39
Tagging/Signage	Misc.	1	LS	\$13,000.00
Trench Safety Program	Misc.	1	LS	\$15,000.00
6"/8" Drain to Wet Well	Misc.	1	LS	\$10,742.69
Pipe Insulation	Misc.	1	LS	\$13,965.50
Ribbon Curb	Misc.	1	LS	\$7,000.00
Subtotal				\$81,193.59

Lift Station Improvements

Pumps	Equipment	1	LS	\$200,000.00
Subtotal				\$200,000.00

Wastewater Treatment Plant Improvements

Blowers - F/R/P Slab	Construction	1	LS	\$13,000.00
Structural base- Excavate and place fill	Construction	1	LS	\$327,000.00
Handrail	Equipment	1	LS	\$41,000.00
Tanks and walkways	Equipment	1	LS	\$981,000.00

Water Reclamation Station	Equipment	1	LS	\$100,000.00
8" DIP, Raw Sewage	Equipment	1	LS	\$15,000.00
8" Knife Valve	Equipment	1	LS	\$3,000.00
Blowers	Equipment	1	LS	\$237,000.00
Clarifier	Equipment	1	LS	\$327,000.00
Grout Clarifier	Equipment	1	LS	\$6,000.00
Clarifier metal walkway and stairs	Equipment	1	LS	\$32,000.00
6" DIP piping for Sludge Draw-Off	Equipment	1	LS	\$8,000.00
Sludge Draw-off	Equipment	1	LS	\$50,000.00
Chlorine Contact Basin Diffusers	Equipment	1	LS	\$10,000.00
Chemical Feed System	Equipment	1	LS	\$15,000.00
Chemical Storage Tank	Equipment	1	LS	\$25,000.00
1" Chemical feed Lines	Equipment	1	LS	\$40,000.00
NPW piping and connection to existing system	Equipment	1	LS	\$26,856.74
NPW Hose Bib with Hose Rack	Equipment	1	LS	\$1,000.00
4" PVC	Equipment	1	LS	\$9,000.00
Subtotal				\$2,266,856.74

Electrical

Mobilization Electrical sub	Construction	1	LS	\$81,800.00
Switchgear Installation	Construction	1	LS	\$32,000
Lighting Installation	Construction	1	LS	\$11,000
Light Fixtures	Equipment	1	LS	\$49,000
DB9 - EMCC to Clarifier Panel	Equipment	1	LS	\$23,000
DB10 - EMCC to Filter CP3	Equipment	1	LS	\$29,000
DB12 - EMCC to Blower Structure	Equipment	1	LS	\$40,000
DB14 - MCC to Blower Structure	Equipment	1	LS	\$43,000
DB17 - Chlorine Contact Meter to Office	Equipment	1	LS	\$11,000
Switchgear	Equipment	1	LS	\$161,000
Airlift Solenoids & Panel	Equipment	1	LS	\$10,000
Subtotal				\$490,800.00

Construction Cost Subtotal	\$3,257,804.61
Contingencies (10% of Construction Cost Subtotal)	\$325,780.46
Admin/Legal Fees (10% of Total Grant Award)	\$349,972.08
Architectural/Engineering Fees (15% of Construction Cost Subtotal)	\$488,670.69
Project Total	\$4,422,227.85

Budget Timeline

Cost Classification	Total Cost	2024	2025
Administrative and legal expenses	\$349,972.08	0	\$349,972.08
Land, structures, rights-of-way, appraisals, etc.	0	0	0
Relocation expenses and payments	0	0	0
Architectural and engineering fees	\$488,670.69	\$366,503.02	\$122,167.67
Other architectural and engineering fees	0	0	0
Project inspection fees	0	0	0
Site work	\$63,820.74	0	\$63,820.74
Demolition and removal	0	0	0
Construction	\$619,933.55	0	\$619,933.55
Equipment	\$2,492,856.74	0	\$2,492,856.74
Miscellaneous	\$81,193.59	0	\$81,193.59
Subtotal	\$4,096,447.39	\$366,503.02	\$3,729,944.37
Contingencies	\$325,780.46	0	\$325,780.46
Subtotal	\$4,422,227.85	\$366,503.02	\$4,055,724.83
Project (program) income	0	0	0
Total Project Cost	\$4,422,227.85	\$366,503.02	\$4,055,724.83

Budget Breakdown

- **Contingencies – \$325,780.46**
 - Contingencies are estimated at 10% of the Construction Cost Subtotal. When added to the subtotal, the result is the Total Construction Cost as shown in Appendix D of the Preliminary Engineering Report.
 - This 10% estimate is based on the standard practice recommended by GBA for typical projects in Manor. Contingencies serve as a financial buffer to address unexpected challenges that may arise during the project, helping to keep it on schedule and within budget. Additionally, the contingency supports effective risk management by providing the flexibility to manage unforeseen issues without compromising the project's quality or scope.
- **Administrative and Legal Expenses – \$349,972.08**
 - Administrative and Legal Expenses are estimated at 10% of the total grant award.
 - The services included, but not limited to, in this expense are the following:
 - Project Management Services
 - Financial Management Services
 - Construction Management Services

- Assistance meeting Fair Housing and Equal Opportunity Requirements
 - Assistance with Audit/Close-Out Procedures
- **Land, Structures, Rights-of-Way, Appraisals, etc. – \$0**
 - No costs are allocated for land acquisition, structures, rights-of-way, or appraisals in this project because the property where the work will be completed is owned by the City of Manor. This property already houses the current phases of the Cottonwood Creek WWTP, eliminating the need for additional expenditures in this category.
- **Relocation Expenses and Payments – \$0**
 - No costs are allocated for relocation expenses and payments because this project does not require any relocation activities. The work will be conducted entirely on existing property, making these expenses unnecessary.
- **Architectural and Engineering Fees – \$488,670.69**
 - Architectural and Engineering Fees are estimated at 15% of the Construction Cost Subtotal.
 - The City of Manor has retained GBA to provide engineering design services and to assist with the bidding and construction of the new treatment train for the Phase 3 expansion.
 - The Professional Engineering Services that will be provided by GBA include the following:
 - Project Management Services: This includes conducting progress meetings, preparing progress reports, and providing principal oversight throughout the project.
 - Preliminary Engineering Services: This encompasses the initial phase of project development, including the collection of relevant maps, drawings, and specifications; defining project criteria; reviewing field investigations, surveying, and mapping; identifying major project components and design methodologies; and create a preliminary design and develop an opinion of probable cost.
 - Construction Document Phase Services: This phase involves reviewing field investigations, surveys, and other data to perform detailed designs, develop technical specifications, and create contract documents.
 - Permitting Services: These services include submittals to the Texas Commission on Environmental Quality (TCEQ) and finalizing plans to ensure compliance with regulatory requirements.
 - Bidding Phase Services: This includes assisting with the bidding process, issuing bid documents, corresponding with potential bidders, and verifying bid tabulations and qualifications.
 - Construction Phase Services: These services encompass conducting a pre-construction conference, reviewing contract documents, performing periodic observations of construction progress, reviewing field testing reports, evaluating contractor's pay requests, and conducting a final inspection of all completed work, culminating in the preparation of record construction drawings.

- Grant Application Assistance: This includes creating an environmental narrative and updating the preliminary engineering report to meeting grant requirements.
- **Other Architectural and Engineering Fees – \$0**
 - No costs are allocated for other architectural and engineering fees because the scope of this project does not require additional architectural or engineering services beyond those already accounted for in Architectural and Engineering Fees. All necessary design and engineering tasks are covered under the primary architectural and engineering fees category.
- **Project Inspection Fees – \$0**
 - No costs are allocated for project inspection fees as the City will supply inspection with City resources.
- **Site Work – \$63,820.74**
 - This estimate includes all parts of the erosion controls provided in the Construction Cost Estimate from Appendix D of the Preliminary Engineering Report. This estimate includes the following items:
 - Silt Fence – \$11,661.20
 - This cost accounts for the installation of silt fencing, a temporary barrier designed to prevent soil erosion and sediment runoff from the construction site.
 - Restoration & Revegetation – \$5,965.96
 - After construction is complete, the site will undergo restoration and revegetation to stabilize the soil and restore the area to its pre-construction condition.
 - Stabilized Construction Entrance – \$4,297.08
 - A stabilized construction entrance will be created to minimize the tracking of mud and debris onto public roads by construction vehicles. This entrance typically consists of a layer of large aggregate, reducing the environmental impact and maintaining cleanliness.
 - Concrete Washout Area – \$2,148.54
 - This area is designated for the cleaning of concrete trucks and equipment, ensuring that wastewater is contained and does not pollute the surrounding environment. The concrete washout area helps comply with environmental regulations and protects water quality.
 - Stormwater Pollution Prevention Plan (SWPPP) – \$3,222.81
 - The SWPPP outlines specific practices and measures to prevent stormwater contamination during construction. It includes strategies for managing runoff, controlling erosion, and mitigating potential pollution sources, ensuring compliance with environmental standards.
 - 24" Rock Rip-Rap – \$36,525.16

- The installation of 24-inch rock rip-rap is included to protect the construction site from erosion, particularly in areas subject to water flow.
 - The costs associated with each item were estimated using historical data from previous projects conducted by GBA in Texas. These costs have been updated to reflect current prices using the Engineering News-Record (ENR) Construction Cost Index factors, ensuring accuracy and relevance.
- **Demolition and Removal – \$0**
 - No costs are allocated for demolition and removal as these activities are not required for this project.
- **Construction – \$619,933.55**
 - This estimate includes mobilization, wastewater treatment plant improvements, and electrical components provided in the Construction Cost Estimate from Appendix D of the Preliminary Engineering Report. This estimate includes the following items:
 - **Blowers - Foundation, Riser, and Pad (F/R/P Slab) – \$13,000.00**
 - This cost covers the construction of the foundation, riser, and pad for the blowers, essential for ensuring the stability and proper functioning of these blowers. The foundation must be robust enough to support the heavy equipment and resist vibrations.
 - **Structural Base – Excavation and Fill Placement – \$327,000.00**
 - The structural base involves extensive excavation and the placement of fill to create a stable foundation for the wastewater treatment plant improvements. This process is crucial for maintaining the integrity of the plant's infrastructure. The high cost is justified by the need for precision and the use of high-quality materials to ensure the long-term stability of the structure.
 - **Electrical Subcontractor Mobilization – \$81,800.00**
 - This covers the mobilization of the electrical subcontractor, including the transportation of equipment, materials, and personnel to the site.
 - **Switchgear Installation – \$32,000.00**
 - The installation of switchgear is a critical component of the electrical system, managing the distribution and control of electrical power throughout the plant. This cost reflects the need for precise installation by experienced technicians.
 - **Lighting Installation – \$11,000.00**
 - This cost covers the installation of lighting throughout the facility, ensuring adequate visibility for operations and maintenance activities. Proper lighting is essential for safety and efficiency.
 - **General Mobilization – \$155,133.55**

- Includes all preparatory activities necessary to begin construction, such as site setup, transportation of construction materials, and establishment of temporary facilities.
 - The costs associated with each item were estimated using historical data from previous projects conducted by GBA in Texas. These costs have been updated to reflect current prices using the Engineering News-Record (ENR) Construction Cost Index factors, ensuring accuracy and relevance.
- **Equipment – \$2,492,856.74**
 - This estimate includes all equipment necessary for the project, from lift station improvements to wastewater treatment plant improvements to electrical work. It is important to note that installation cost is already included in the equipment cost. These estimates are from Appendix D of the Preliminary Engineering Report, and includes the following items:
 - **Pumps – \$200,000.00**
 - The cost for pumps includes both the acquisition and installation of high-capacity units necessary for the efficient operation of the lift station. These pumps are crucial for moving large volumes of wastewater, and the expense reflects the need for equipment capable of continuous operation under demanding conditions.
 - **Handrail – \$41,000.00**
 - Handrails are essential for ensuring safety across the plant, particularly in elevated or hazardous areas. The handrails need to be designed to withstand the environmental conditions typical of wastewater facilities.
 - **Tanks and Walkways – \$981,000.00**
 - This covers the purchase and installation of tanks and associated walkways. The tanks are vital for storage, while the walkways provide safe access for maintenance and monitoring. The high cost is due to the scale of the infrastructure and the need for durable materials that meet regulatory standards.
 - **Water Reclamation Station – \$100,000.00**
 - The water reclamation station is an essential component of the plant that will serve as a distribution center for the reclaimed water. The reclaimed water will be either redirected back to the plant as process water, discharged to the receiving water body, or utilized as construction process water.
 - **8" DIP, Raw Sewage – \$15,000.00**
 - This cost covers the installation of 8-inch ductile iron piping (DIP) for raw sewage transport. The piping must be robust and corrosion-resistant to handle the abrasive and corrosive nature of raw sewage, ensuring long-term reliability and minimal maintenance.
 - **8" Knife Valve – \$3,000.00**

- Knife valves are essential for controlling the flow of sewage through the system.
- Blowers – \$237,000.00
 - Blowers play a key role in aeration processes within the treatment plant, essential for promoting microbial activity in the breakdown of organic matter. The cost reflects the need for high-performance, energy-efficient blowers that are capable of continuous operation.
- Clarifier – \$327,000.00
 - The clarifier is a critical component for settling and removing suspended solids from the wastewater.
- Clarifier Grouting – \$6,000.00
 - Placement of grout on the bottom of the clarifier to facilitate solids removal.
- Clarifier Metal Walkway and Stairs – \$32,000.00
 - The metal walkway and stairs provide access to the clarifier for maintenance and monitoring. The cost includes materials chosen for durability and resistance to corrosion.
- 6" DIP Piping for Sludge Draw-Off – \$8,000.00
 - This piping is crucial for the effective removal of sludge from the treatment process.
- Sludge Draw-Off – \$50,000.00
 - Piping, valving, and quick connect to remove excess solids from the wastewater treatment processes.
- Chlorine Contact Basin Diffusers – \$10,000.00
 - Diffusers in the chlorine contact basin ensure proper mixing and distribution of chlorine, which is essential for disinfection.
- Chemical Feed System – \$15,000.00
 - The chemical feed system is responsible for accurately dosing chemicals into the treatment process. This cost includes metering equipment and controls necessary for maintaining chemical balance, crucial for effective treatment.
- Chemical Storage Tank – \$25,000.00
 - Storage tanks for chemicals must be robust and resistant to corrosion. This cost includes high-quality tanks designed to safely store treatment chemicals, ensuring compliance with safety and environmental regulations.
- 1" Chemical Feed Lines – \$40,000.00
 - These feed lines are essential for delivering chemicals to various parts of the treatment process. The cost reflects the need for materials that ensure consistent and reliable operation.
- NPW Piping and Connection to Existing System – \$26,856.74

- Non-potable water (NPW) piping and its connection to the existing system are crucial for supplying water to various processes within the plant.
- NPW Hose Bib with Hose Rack – \$1,000.00
 - This item provides convenient access to non-potable water for various maintenance and operational tasks.
- 4" PVC – \$9,000.00
 - PVC piping is used for various low-pressure applications within the plant.
- Light Fixtures – \$49,000.00
 - Adequate lighting is critical for safe and efficient plant operation.
- DB9 - EMCC to Clarifier Panel – \$23,000.00
 - This duct bank provides the electrical connection from the EMCC (Emergency Motor Control Center) to the clarifier panel.
- DB10 - EMCC to Filter CP3 – \$29,000.00
 - This duct bank ensures power and control for the filter system, critical for maintaining water quality.
- DB12 - EMCC to Blower Structure – \$40,000.00
 - This duct bank provides the electrical connection to the blower structure and is essential for powering the blowers, which are critical to the aeration process.
- DB14 - MCC to Blower Structure – \$43,000.00
 - This cost includes the duct bank connection from the Motor Control Center (MCC) to the blower structure, providing power and control for the blowers.
- DB17 - Chlorine Contact Meter to Office – \$11,000.00
 - This duct bank provides the connection of the chlorine contact meter to the office for monitoring and control.
- Switchgear – \$161,000.00
 - The switchgear is a critical component for managing the distribution and control of electrical power within the plant.
- Airlift Solenoids & Panel – \$10,000.00
 - Airlift solenoids and their associated control panel are for the operation of airlift pump systems that are used for return activated sludge, sludge wasting, scum wasting and decanting.
- The costs associated with each item were estimated using historical data from previous projects conducted by GBA in Texas. These costs have been updated to reflect current prices using the Engineering News-Record (ENR) Construction Cost Index factors, ensuring accuracy and relevance.
- **Miscellaneous – \$81,193.59**

- This estimate includes all miscellaneous construction components necessary for the project. These estimates are from Appendix D of the Preliminary Engineering Report, and includes the following items:
 - 4' Sidewalk – \$21,485.39
 - The cost for the 4-foot sidewalk includes materials and installation. The sidewalk is crucial for providing safe pedestrian access around the facility, meeting ADA compliance standards, and ensuring ease of maintenance and inspection activities.
 - Tagging/Signage – \$13,000.00
 - Tagging and signage are necessary for clear identification of facility components, safety instructions, and directional guidance. This cost includes the installation of durable, weather-resistant signs and tags that comply with industry standards.
 - Trench Safety Program – \$15,000.00
 - The trench safety program is an essential component of the project, ensuring the safety of workers during excavation activities. This cost covers the implementation of safety measures, including trench shoring, sloping, and protective systems, all designed to prevent accidents and comply with OSHA regulations.
 - 6"/8" Drain to Wet Well – \$10,742.69
 - The installation of 6- and 8-inch drains to the wet well is vital for managing wastewater flow and preventing overflow or flooding.
 - Pipe Insulation – \$13,965.50
 - Pipe insulation is necessary to protect piping from temperature fluctuations, reduce energy loss, and prevent condensation. This cost includes the purchase and installation of insulation materials designed to withstand the specific environmental conditions of the facility.
 - Ribbon Curb – \$7,000.00
 - The ribbon curb serves both functional and aesthetic purposes, providing a boundary that helps direct water flow, protect landscaping, and enhance the overall appearance of the facility. The cost covers materials and installation.
- The costs associated with each item were estimated using historical data from previous projects conducted by GBA in Texas. These costs have been updated to reflect current prices using the Engineering News-Record (ENR) Construction Cost Index factors, ensuring accuracy and relevance.

