

RESOLUTION NO. 20180628-014

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The Whisper Valley Public Improvement District 2019 Annual Service and Assessment Plan Update (as it relates to the Master Improvement Area) and the Preliminary 2018 Addendum to Whisper Valley Public Improvement District service and Assessment Plan (as it relates to the Improvement Area #1) attached as Exhibit A and B, respectively, and incorporated herein for all purposes are hereby approved.

ADOPTED: June 28, 2018

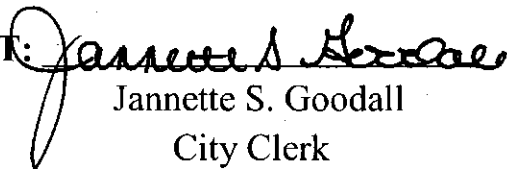
ATTEST: 
Jannette S. Goodall
City Clerk

Exhibit A

Whisper Valley Public Improvement District Annual Service and Assessment Plan Update For January 1, 2019 – December 31, 2019

Introduction

A Public Improvement District (PID) is a defined geographical area established to provide specific types of improvements, services, or maintenance within the defined area that are financed by special assessments levied against all property owners within the defined district for the life of the PID. PIDs may be created pursuant to the laws of the State of Texas (Texas Local Government Code Chapter 372) by a city or county.

The Whisper Valley PID is a mixed-use planned community of about 2,065 acres located east of SH 130, at FM 973, and south of US-290 East in east central Travis County. The PID is in the City's limited purpose jurisdiction and in the Desired Development Zone. The planned development includes approximately 7,500 single and multi-family homes and more than 2 million square feet of retail and office space. In addition, 700 acres of open space are to be dedicated to the City for use as trails and parkland.

On August 26, 2010, the Austin City Council approved Resolution 20100826-026 authorizing creation of the Whisper Valley PID, which provides a financing mechanism for public infrastructure to support the planned community. On November 3, 2011, the Austin City Council approved an ordinance authorizing the issuance and sale of City of Austin, Texas Special Assessment Revenue Bonds, Senior Series 2011 (Whisper Valley PID) in an amount not to exceed \$16,500,000 (actual principal amount of bonds sold totaled \$15,500,000) and City of Austin, Texas Special Assessment Revenue Bonds, Subordinate Series 2011 (Whisper Valley PID) in an amount not to exceed \$18,800,000 (actual principal amount of bonds sold totaled \$18,485,168.10). The Senior Bonds have a 15 year term, while the Subordinate Bonds had a 5 year term which expired in December 2016. Proceeds from the bond sale funded construction, acquisition or purchase of certain public improvements, capitalized interest, bond reserve funds, and costs of bond issuance. Current outstanding bond balance is \$14,365,000.

While PID bonds are outstanding and payable, the PID's budget will be included in the City's Operating Budget and the Austin City Council will take certain annual actions regarding the PID including:

Austin City Council Action	Council Meeting
Approve an ordinance approving proposed assessment roll and setting PID's assessment rate.	Meeting #1
Approve a resolution adopting PID's annual service and assessment plan update.	Meeting #1
Set a public hearing on PID's proposed assessment roll.	Meeting #1
Conduct a public hearing on PID's proposed assessment roll.	Meeting #2
Approve an ordinance authorizing final assessment roll and levying special assessments.	Meeting #2

Factors Affecting Revenue

Revenue is generated through the apportionment, levying, and collection of special assessments which are pledged for the repayment of PID bonds issued for the public improvements.

The Whisper Valley Public Improvement District was created on August 26, 2010 for the purpose of financing the basic infrastructure that will support the planned community. Planned improvements include roadways (Braker Lane extension), water and wastewater lines, and a wastewater treatment plant.

Exhibit A

The PID is located in the limited purpose jurisdiction of the City of Austin, Texas, within Travis County, Texas. This master planned development contains approximately 2,065 acres, of which approximately 1,429 is planned to be developed as Assessed Property.

At completion, the PID is expected to consist of approximately 2,848 detached single family residential units, 1,990 attached single family residential units, 2,668 multifamily units, 217.3 acres of commercial, and 38 acres of mixed use development, as well as parks, entry monuments, and associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based on the Planned Unit Development Ordinance. Phase I is currently under development.

Subdividing of the original land parcels began in 2016. Lot takedown contracts with two homebuilders have been signed and escrowed with the title company in Village 1 Phase 1 of Whisper Valley. These homebuilders have also deposited earnest money with the title company. Total lots under contract between these builders amount to 166 of 237 available in Phase 1. As of May 17, 2018, 133 lots have closed to these builders and 23 homes have been closed by home owners.

Assessment Methodology (Page 17 of 2011 SAP)

Actual costs associated with the Senior Master PID Bonds shall be allocated to the assessed property by spreading the entire assessment across all parcels within the PID based on the each parcel's ratio of the total assessable area within the PID. Upon subsequent divisions of any parcel, the assessment applicable to that parcel is then apportioned based on the ratio of the areas of the newly created parcels.

Assessment Update

This document, along with the 2018 Addendum to Whisper Valley Public Improvement District Service and Assessment Plan, provides an update to the Service and Assessment Plan (SAP) approved by Council on November 3, 2011 (Agenda Item #012). This update amends the SAP to reflect that the 2019 assessment (\$1,967,271) will be due on January 31, 2019. The assessment will be used to make senior bond principal and interest payments (\$1,937,394) and to fund estimated administrative costs (\$29,877). The subordinate master PID bonds have been paid in full.

In 2018 the City signed an interlocal agreement with Travis County to bill and collect the PID Assessment on our behalf.

2018 Addendum to Whisper Valley Public Improvement District Service and Assessment Plan

June 28, 2018

1. Introduction

On August 26, 2010, the Austin City Council approved that certain Whisper Valley Public Improvement District Service and Assessment Plan (the "**SAP**") by Ordinance No. 20100826-066. Capitalized terms not defined herein shall have the meanings ascribed to them in the SAP.

B. Amendment

1. Assessment Roll definition in **Section I.B** shall be deleted and replaced in its entirety with the following two definitions:

"Improvement Area #1 Assessment Roll" means the document included in this Service and Assessment Plan as **Appendix A-1** specific to Improvement Area #1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act."

"Master PID Assessment Roll" means the document included in this Service and Assessment Plan as Appendix A, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act."

2. The following definitions shall be added to **Section I.B**:

"Improvement Area #1 Assessments" means the Assessments levied by an Assessment Ordinance to fund the Improvement Area #1 Improvements and Improvement Area #1's allocable share of the Master PID Bond Authorized Improvements. The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

"Improvement Area #1 Improvements" means the Authorized Improvements associated with and that directly benefit Improvement Area #1."

"Improvement Area #1 Master Assessments" means Improvement Area #1's allocable share of the Assessments levied by an Assessment Ordinance to fund the Master PID Bond Authorized Improvements. When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Improvement Area #1 Master Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

"Master Improvement Area" means all Parcels within the PID. When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Improvement Area #1 Master Assessments previously levied on areas within Improvement Area #1 will automatically terminate and the Parcels within Improvement Area #1 shall be removed from the Master Improvement Area.

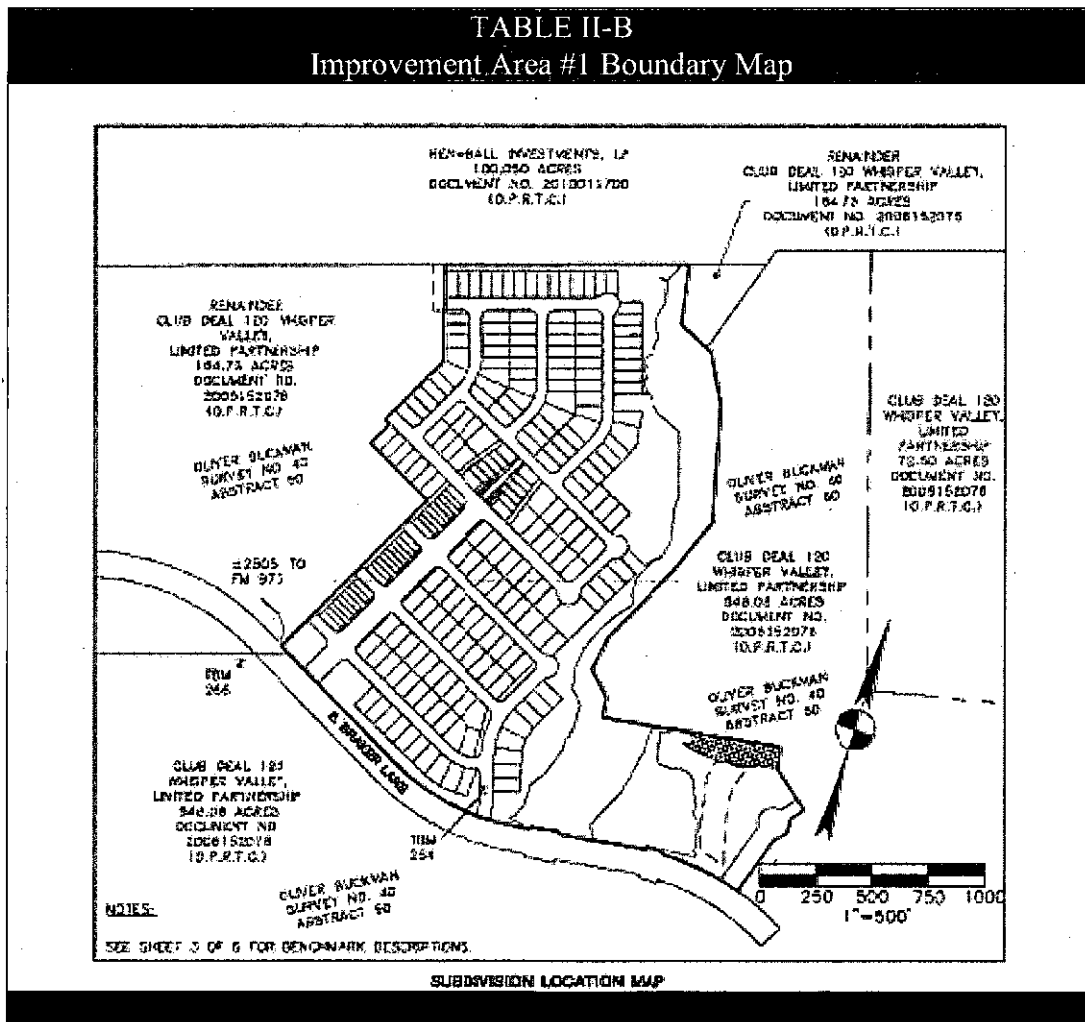
“Master Improvement Area Assessments” means the Assessments levied on the Master Improvement Area to fund the Master PID Bond Authorized Improvements, which include the Improvement Area #1 Master Assessments. When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Improvement Area #1 Master Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

3. Section II.B and Table II-B shall now be Section II.C and Table II-C and Section II.B and Table II-B shall be replaced in their entirety with the following:

Property Included in Improvement Area #1

The Improvement Area #1 consists of approximately 79.973 gross acres, representing approximately 75 net assessable acres, projected to consist of 237 single family residential units, to be developed in one phase and which will be specially benefitted by the Public Improvements described in Table III-A-1.

A map of the property within Improvement Area #1 is shown in Table II-B.



4. A new **Section III.B-1** shall be added with the following:

Improvement Area #1 Authorized Improvements Overview

The Authorized Improvements that benefit Improvement Area #1 are described below and the Actual Costs are shown in **Table III-A-1**. The Actual Costs to construct the Improvement Area #1 Improvements are \$7,079,229. The Actual Costs shown in **Table III-A-1** may be revised in Annual Service Plan Updates. The Authorized Improvements are depicted in **Appendix C**.

A description of the Improvement Area #1 Improvements follows:

1. The Authorized Improvements are described as follows:
 - a. *Erosion and Sedimentation Control* – The erosion and sedimentation controls (E&S) installed for this site work will consist of silt fence, inlet protection, tree protection, stabilized construction entrance, rip rap, and revegetation required to control sedimentation run-off from the site during site development and prevent erosion prior to construction of Improvement Area #1. The E&S controls will be installed according to the City of Austin standards, determined in the City's sole discretion. The Actual Costs of the E&S are \$802,773.
 - b. *Clearing and Grading* – The clearing and grading improvements will consist of site clearing, soil remediation, grading within the right of way (ROW) for the installation of the internal roadway system, and for the installation of utilities and drainage controls outside of the ROW in order to serve Improvement Area #1. The clearing and grading will follow the approved construction document from the City of Austin. The Actual Costs of the E&S are \$543,220.
 - c. *Drainage Improvements* – The drainage improvements (“**Drainage Improvements**”) consist of the construction and installation of storm sewer pipe, manholes and junction boxes, headwalls, drainage inlets and appurtenances necessary for the storm system that will service all of Improvement Area #1. The Drainage Improvements will be constructed according to the City of Austin standards, determined in the City's sole discretion. The Actual Costs of the Drainage Improvements are \$1,126,764.
 - d. *Street Improvements* – The street improvements (“**Street Improvements**”) consist of installing lime treated sub-base, flexible base course, surface course, curb and gutters and sidewalks along non-frontage lots that will provide the basis of the roadway system within Improvement Area #1. The Street Improvements will be constructed according to the City of Austin standards, determined in the City's sole discretion. The Actual Costs of the Drainage Improvements are \$1,577,458.

- e. *Potable Water Improvements* - The potable water improvements ("**Water Improvements**") consist of the construction and installation of water mains, domestic service connections, valves, fire hydrants and appurtenances, necessary for the water distribution system that will service all of Improvement Area #1. The Water Improvements will be constructed according to City standards, determined in the City's sole discretion. The Actual Costs of the Water Improvements are \$993,770.
- f. *Wastewater Improvements* - The wastewater improvements ("**Wastewater Improvements**") consist of construction and installation of wastewater mains, domestic service connections, manholes and appurtenances necessary to provide sanitary sewer service to all of Improvement Area #1. The Wastewater Improvements will be constructed according to City standards, determined in the City's sole discretion. The Actual Costs of the Sanitary Sewer Improvements are \$834,535.
- g. *Demolition and Restoration* - The demolition and restoration ("**Demolition**") for the site shall consist of tree removal to clear the site for the development of Improvement Area #1. The demolition will follow the approved construction document from the City of Austin. The Actual Costs of the E&S are \$14,300.
- h. *Pond Improvements* - The pond improvements ("**Pond Improvements**") will consist of installing two (2) detention and water quality ponds which include establishing revegetation, storm headwalls and box culverts, maintenance access paths and make-up water sources necessary to support the Improvement Area #1 drainage infrastructure system. The Pond Improvements will follow the approved construction document from the City of Austin. The Actual Costs of the E&S are \$482,028.
- i. *Master PID Bond Authorized Improvements* - Improvement Area #1's allocable share of the Master PID Bonds Authorized Improvements is equal to the amount of outstanding Master PID Bonds secured by Assessments levied on Assessed Property located within Improvement Area #1, which will equal \$704,381 following the September 1, 2018 principal payment.

Table III-A-1 Improvement Area #1 Improvements	
Description	Total (a)
Erosion and Sedimentation Control	802,773
Clearing and Grading	543,220
Drainage Improvements	1,126,764
Street Improvements	1,577,458
Potable Water Improvements	993,770
Wastewater Improvements	834,535
Demolition and Restoration	14,300
Pond Improvements	482,028
Master PID Bond Authorized Improvements (b)	704,381
Total IA #1 Improvements	\$ 7,079,229
(a) Costs provided by Stantec.	
(b) Equals Improvement Area #1's allocable share of the Master PID Bond Authorized Improvements.	

5. The following language shall be added to **Section IV.A:**

Table IV-A-1 provides the allocation of Actual Costs for Improvement Area #1 Improvements to Improvement Area #1 Assessed Property.

6. The following language shall be added as **Section IV.B-1:**

The Assessed Property will receive a direct and special benefit from the Improvement Area #1 Improvements, and this benefit will be equal to or greater than the amount of the Assessments. The Improvement Area #1 Improvements are provided specifically for the benefit of the Improvement Area #1 Assessed Property. The Improvement Area #1 Improvements (more particularly described in line-item format on **Table III-A-1** to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment, administration, and operation of the PID shown in **Table V-A-1** are authorized by the Act.

7. A new **Section IV.C-1** shall be added with the following language and **Table IV-A-1**:

Allocation of Improvement Area #1 Improvements

The Improvement Area #1 Improvements will provide a special benefit to property inside Improvement Area #1 only. Accordingly, the Actual Costs of the Improvement Area #1 Improvements must be allocated solely to Improvement Area #1. **Table IV-A-1** summarizes the Actual Costs for Improvement Area #1 Improvements. The costs shown in **Table IV-A-1** may be revised in Annual Service Plan Updates, but may not result in increased Assessments without the consent of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

Table IV-A-1 Improvement Area #1 Cost Allocation of Improvements			
IA #1 Improvements	Total Cost (a)	% Allocation	Share of Costs
Erosion and Sedimentation Control	\$ 802,773	100%	\$ 802,773
Clearing and Grading	543,220	100%	543,220
Drainage Improvements	1,126,764	100%	1,126,764
Street Improvements	1,577,458	100%	1,577,458
Potable Water Improvements	993,770	100%	993,770
Wastewater Improvements	834,535	100%	834,535
Demolition and Restoration	14,300	100%	14,300
Pond Improvements	482,028	100%	482,028
Master PID Bond Authorized Improvements (b)	704,381	100%	704,381
Total IA #1 Improvements	\$ 7,079,229		\$ 7,079,229

(a) See Table III-A-1 for details.
(b) Equal to the amount of outstanding Master PID Bonds secured by Assessments levied on Assessed Property located within Improvement Area #1, which will equal \$704,381 following the September 1, 2018 principal payment.

8. A new **Section IV.E-1** and **Table IV.E** shall be added with the following language:

Assessment Methodology for Improvement Area #1

For purpose of this SAP, the City Council has determined to allocate the Costs of the Improvement Area #1 Improvements to the residential lots in proportion to estimated average build out value (i. e., estimated completed home value for each residential Lot Type), and that creating assessment classifications based on the anticipated residential lot types within the PID will result in imposing equal shares of cost on properties similarly benefitted, as shown on **Table IV.E**. The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued.

**Table IV-E
Improvement Area #1
Special Assessment Allocation**

Lot Type	Units/SF	AV per Unit	Estimated Build Out Value	Total Special Assessment	Special Assessment Per Unit/SF
25'	27	\$ 158,710	\$ 4,285,161	\$ 408,511	\$ 15,130.05
35'	12	\$ 210,000	\$ 2,520,000	\$ 240,236	\$ 20,019.65
50'	100	\$ 260,000	\$ 26,000,000	\$ 2,478,623	\$ 24,786.23
60'	98	\$ 304,804	\$ 29,870,770	\$ 2,847,630	\$ 29,057.45
Total	237		\$ 62,675,931	\$ 5,975,000	

Note: The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

9. Section IV-F shall be deleted and replaced in its entirety with the following:

Assessment and Annual Installments

The Assessments for the Master PID Bonds and the Improvement Area #1 Assessments will be levied on each Parcel or Lot according to the Master PID Assessment Roll and according to the Improvement Area #1 Assessment Roll, as applicable. The Annual Installments for the Master PID Bonds and the Improvement Area #1 Bonds will be collected on the dates and in the amounts shown on the Master PID Assessment Roll and the Improvement Area #1 Assessment Roll, subject to revisions made during an Annual Service Plan Update.

The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued. When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

10. Section IV-G shall be deleted and replaced in its entirety with the following:

Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel or Lot based on the amount of outstanding Assessment remaining on the Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Master

Improvement Area Assessment Roll, and the Improvement Area #1 Assessment Roll, shown on **Appendix A**, which is subject to revision through Annual Service Plan Updates.

11. Section IV-H shall remain unchanged from the original SAP.

12. Section IV-I shall remain unchanged from the original SAP.

13. Section V-1 shall be added:

The estimated costs for Improvement Area #1 Improvements, including Improvement Area #1's allocable share of the Master Improvements, is \$7,079,229 as shown in **Table V-A-1**. The service plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements. The annual update to this Service and Assessment Plan is herein referred as the "Annual Service Plan Update."

Table V-A-1 summarizes the funds required to construct the Improvement Area #1 Improvements, and establish the PID. The funds shown in **Tables V-A-1** shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs, if any.

Table V-A-1 Improvement Area #1 Sources and Uses of Funds			
Sources of Funds			
	Master Improvements	Improvement Area #1 Improvements	
Improvement Area #1 Master Assessments (a)	\$ 796,637	\$ -	
Improvement Area #1 Assessments	-	5,975,000	
Owner Contribution	-	1,104,229	
	<u>\$ 796,637</u>	<u>\$ 7,079,229</u>	
Uses of Funds			
Improvement Area #1 Improvements (b)	\$ -	\$ 7,079,229	
Master Improvements	796,637	-	
	<u>\$ 796,637</u>	<u>\$ 7,079,229</u>	
(a) Improvement Area #1 includes approximately 75 assessable acres, or 5.14% of the total assessable acreage. There were \$15,500,000 in Assessments levied for the Master Improvements, and Improvement Area #1's allocable share equals \$796,637, of which \$704,381 remains outstanding following the 2018 Principal Payment.			
(b) The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Bonds will be used to redeem PID Bonds secured by Improvement Area #1 Master Assessments in addition to funding Improvement Area #1 Improvements.			

**Table V-B-1
Improvement Area #1
Projected Annual Installments**

Period Ending September 30,	Principal Payments	Interest Expense	Administrative Expenses	Prepayment Reserve	Delinquency Reserve	Annual PID Installments
Improvement Area #1 Master Assessments (a)						
2019	\$ 42,916	\$ 56,659	\$ 1,536	\$ -	\$ -	\$ 101,110
2020	\$ 53,195	\$ 53,064	\$ 1,566	\$ -	\$ -	\$ 107,825
2021	\$ 64,502	\$ 48,609	\$ 1,598	\$ -	\$ -	\$ 114,709
2022	\$ 77,094	\$ 43,207	\$ 1,630	\$ -	\$ -	\$ 121,931
2023	\$ 91,485	\$ 36,751	\$ 1,662	\$ -	\$ -	\$ 129,898
Total	\$ 329,191	\$ 238,290	\$ 7,991	\$ -	\$ -	\$ 575,472
Improvement Area #1 Assessments (b)						
2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2020	\$ 10,000	\$ 298,750	\$ 50,000	\$ -	\$ -	\$ 358,750
2021	\$ 25,000	\$ 298,250	\$ 51,000	\$ -	\$ -	\$ 374,250
2022	\$ 30,000	\$ 297,000	\$ 52,020	\$ -	\$ -	\$ 379,020
2023	\$ 40,000	\$ 295,500	\$ 53,060	\$ -	\$ -	\$ 388,560
Total	\$ 105,000	\$ 1,189,500	\$ 206,080	\$ -	\$ -	\$ 1,500,580

Note: numbers may not sum due to rounding.

(a) Improvement Area consists of approximately 75 net assessable acres, which is 5.14% of the total assessable acres in the PID. As such, Improvement Area #1 is allocated 5.14% of the Assessments securing the Master PID Bonds. When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

(b) The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

This Service and Assessment Plan will be updated to show the annual projected costs and annual projected indebtedness for the Future Improvement Areas once bonds have been issued.

14. A new Section VI.B-1 shall be added with the following language:

Amount of Assessments and Annual Installments for Parcels Located Within Improvement Area #1

The Assessments and Annual Installments for Improvement Area #1 are shown on the Assessment Roll in **Appendix A-1**. The Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected in an amount sufficient to cover the Administrative Expenses.

15. A new Section VI.C-1 shall be added with the following language:

Reallocation of Assessments For Parcels Located Within Improvement Area #1

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the estimated buildout value of the newly divided Assessed Property

D = the estimated buildout value of all newly divided Assessed Properties

The estimated buildout value of an Assessed Property shall be determined by the Administrator based on information available from the Owner, homebuilders, the City, or any other available information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

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

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the newly subdivided Parcel according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated average buildout value of all newly subdivided Lots with same Lot Type

D = the sum of the estimated average buildout value for all of the newly subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an estimated buildout value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and

confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

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

3. Upon Consolidation

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

16. A new Section VII.A-1 and Table VII-A-1 shall be added with the following language:

Improvement Area #1 Assessment Roll

The City Council has evaluated each Parcel (based on the PUD, developable area, proposed Owner Association Property and Public Property, the Authorized Improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the PID.

The Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Improvements. The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. **Table VII-A-1** summarizes the \$7,079,229 in special benefit received by the Assessed Property from the Improvement Area #1 Improvements and Improvement Area #1's allocable share of the Master PID Bond Authorized Improvements. The Assessment for Improvement Area #1 is \$5,975,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is \$5,975,000 plus annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in **Section VI.C-1**. The Assessment Roll is attached hereto as **Appendix A-1**.

**Table VII-A-1
Improvement Area #1
Special Benefit Summary**

Special Benefit Summary	Total Cost
Total IA #1 Improvements (a)	\$ 7,079,229
Total Special Benefit	\$ 7,079,229
<i>Special Benefit</i>	
Total Special Benefit	\$ 7,079,229
Improvement Area #1 Assessment (b)	\$ 5,975,000
Excess Benefit	\$ 1,104,229

(a) See Table III-B for details.

(b) The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

17. Appendix A shall be deleted and replaced with the following:

Appendix A Master PID Assessment Roll			
Property ID	Legal Description	Master Assessments	Total Annual Installment Due 1/31/19
201773	ABS 12 SUR 13 GILLELAND J ACR 247.0980 (1-D-1)	\$ 2,015,462.30	\$ 289,307.62
806424	ABS 60 SUR 40 BUCKMAN O ACR 804.08 (1-D-1)	\$ 2,930,513.08	\$ 420,657.72
806427	ABS 60 SUR 40 BUCKMAN O ACR 106.7220 (1-D-1)	\$ 1,002,302.70	\$ 143,874.59
806428	ABS 60 SUR 40 BUCKMAN O ACR 66.7080 (1-D-1)	\$ 626,502.63	\$ 89,930.73
806429	ABS 60 SUR 40 BUCKMAN O ACR 188.8541 (1-D-1)	\$ 1,854,046.89	\$ 266,137.40
806430	ABS 60 SUR 40 BUCKMAN O & ABS 5 SUR 33 BURLESON J ACR 166.2460 (1-D-1)	\$ 1,561,335.23	\$ 224,120.38
806431	ABS 60 SUR 40 BUCKMAN O ACR 126.0114 (1-D-1)	\$ 1,231,441.81	\$ 176,766.14
806432	ABS 60 SUR 40 BUCKMAN O & ABS 5 SUR 33 BURLESON J ACR 153.5035 (1-D-1)	\$ 1,442,586.43	\$ 207,074.70
858720	ABS 60 SUR 40 BUCKMAN O ACR 92.7646 (1-D-1)	\$ 336,427.48	\$ 48,292.16
Improvement Area #1 Master Assessments (a)		\$ 704,381.45	\$ 101,109.63
		\$ 13,705,000.00	\$ 1,967,271.07

(a) See Appendix A-1 for list of all Parcels paying Improvement Area #1 Master Assessments.

Appendix A
Annual Installments - ALL PARCELS

Year (a)	PID Bonds			Administrative Expenses (b)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment
	Principal	Interest	Net Debt Service						
1/30/2019	\$ 835,000	\$ 1,102,394	\$ 1,937,394	\$ 29,877	\$ -	\$ -	\$ -	\$ -	\$ 1,967,271
1/30/2020	\$ 1,035,000	\$ 1,032,463	\$ 2,067,463	\$ 30,475	\$ -	\$ -	\$ -	\$ -	\$ 2,097,937
1/30/2021	\$ 1,255,000	\$ 945,781	\$ 2,200,781	\$ 31,084	\$ -	\$ -	\$ -	\$ -	\$ 2,231,866
1/30/2022	\$ 1,500,000	\$ 840,675	\$ 2,340,675	\$ 31,706	\$ -	\$ -	\$ -	\$ -	\$ 2,372,381
1/30/2023	\$ 1,780,000	\$ 715,050	\$ 2,495,050	\$ 32,340	\$ -	\$ -	\$ -	\$ -	\$ 2,527,390
1/30/2024	\$ 2,085,000	\$ 574,875	\$ 2,659,875	\$ 32,987	\$ -	\$ -	\$ -	\$ -	\$ 2,692,862
1/30/2025	\$ 2,420,000	\$ 410,681	\$ 2,830,681	\$ 33,647	\$ -	\$ -	\$ -	\$ -	\$ 2,864,328
1/30/2026	\$ 2,795,000	\$ 220,106	\$ 3,015,106	\$ 34,320	\$ -	\$ -	\$ -	\$ -	\$ 3,049,426
Totals	\$ 13,705,000	\$ 5,842,025	\$ 19,547,025	\$ 256,436	\$ -	\$ -	\$ -	\$ -	\$ 19,803,461

(a) The 1/30/XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

18. Appendix A-1 shall be added with the following:

Appendix A-1

When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate. The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

Appendix A-1
Improvement Area #1 Assessment Roll

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessments			Total Annual Installment Due 1/31/19
				Improvement Area #1 Master Assessments	Improvement Area #1 Assessments	Total	
858559	WHISPER WILLOW BLVD TX 78653	LOT 9 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858560	WHISPER WILLOW BLVD TX 78653	LOT 8 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858561	WHISPER WILLOW BLVD TX 78653	LOT 7 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858562	WHISPER WILLOW BLVD TX 78653	LOT 6 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858563	WHISPER WILLOW BLVD TX 78653	LOT 5 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858564	WHISPER WILLOW BLVD TX 78653	LOT 4 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858565	WHISPER WILLOW BLVD TX 78653	LOT 3 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858566	WHISPER WILLOW BLVD TX 78653	LOT 2 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858567	WHISPER WILLOW BLVD TX 78653	LOT 1 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858569	WHISPER WILLOW BLVD TX 78653	LOT 9 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858570	WHISPER WILLOW BLVD TX 78653	LOT 8 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858571	WHISPER WILLOW BLVD TX 78653	LOT 7 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858572	WHISPER WILLOW BLVD TX 78653	LOT 6 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858573	WHISPER WILLOW BLVD TX 78653	LOT 5 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858574	WHISPER WILLOW BLVD TX 78653	LOT 4 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858575	WHISPER WILLOW BLVD TX 78653	LOT 3 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858576	WHISPER WILLOW BLVD TX 78653	LOT 2 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858577	WHISPER WILLOW BLVD TX 78653	LOT 1 BLK G WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858578	9516 WHISPER WILLOW BLVD TX 78653	LOT 9 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858579	9514 WHISPER WILLOW BLVD TX 78653	LOT 8 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858580	9512 WHISPER WILLOW BLVD TX 78653	LOT 7 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858581	9510 WHISPER WILLOW BLVD TX 78653	LOT 6 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858582	9508 WHISPER WILLOW BLVD TX 78653	LOT 5 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858583	9506 WHISPER WILLOW BLVD TX 78653	LOT 4 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858584	9504 WHISPER WILLOW BLVD TX 78653	LOT 3 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03

Appendix A-1
Improvement Area #1 Assessment Roll

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessments			Total Annual Installment Due 1/31/19
				Improvement Area #1 Master Assessments	Improvement Area #1 Assessments	Total	
858585	9502 WHISPER WILLOW BLVD TX 78653	LOT 2 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858586	9500 WHISPER WILLOW BLVD TX 78653	LOT 1 BLK E WHISPER VALLEY VILLAGE 1 PHS 1	25	\$ 1,783.65	\$ 15,130.05	\$ 16,913.70	\$ 256.03
858640	16505 SUMPTUOUS DR TX 78653	LOT 15 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858641	16507 SUMPTUOUS DR TX 78653	LOT 16 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858643	16511 SUMPTUOUS DR TX 78653	LOT 12 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858644	16513 SUMPTUOUS DR TX 78653	LOT 13 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858658	16510 FETCHING AVE TX 78653	LOT 8 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858659	16508 FETCHING AVE TX 78653	LOT 9 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858660	FETCHING AVE TX 78653	LOT 10 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858661	16504 FETCHING AVE TX 78653	LOT 11 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858662	16420 FETCHING AVE TX 78653	LOT 17 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858663	16418 FETCHING AVE TX 78653	LOT 18 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858664	16416 FETCHING AVE TX 78653	LOT 19 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858665	16414 FETCHING AVE TX 78653	LOT 20 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	35	\$ 2,360.08	\$ 20,019.65	\$ 22,379.73	\$ 338.77
858509	DALLIANCE LN TX 78653	LOT 37 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858510	DALLIANCE LN TX 78653	LOT 38 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858511	DALLIANCE LN TX 78653	LOT 39 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858512	DALLIANCE LN TX 78653	LOT 40 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858513	9917 DALLIANCE LN TX 78653	LOT 41 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858514	DALLIANCE LN TX 78653	LOT 42 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858515	DALLIANCE LN TX 78653	LOT 43 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858516	DALLIANCE LN TX 78653	LOT 44 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858517	DALLIANCE LN TX 78653	LOT 45 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858518	DALLIANCE LN TX 78653	LOT 46 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858519	10009 DALLIANCE LN TX 78653	LOT 47 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858520	10013 DALLIANCE LN TX 78653	LOT 48 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858521	10017 DALLIANCE LN TX 78653	LOT 49 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858522	10021 DALLIANCE LN TX 78653	LOT 50 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858523	10025 DALLIANCE LN TX 78653	LOT 51 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858524	10029 DALLIANCE LN TX 78653	LOT 52 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858526	ENAMORADO DR DR TX 78653	LOT 53 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858527	ENAMORADO DR DR TX 78653	LOT 54 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858528	ENAMORADO DR DR TX 78653	LOT 55 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858529	ENAMORADO DR DR TX 78653	LOT 56 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858530	ENAMORADO DR DR TX 78653	LOT 57 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858531	ENAMORADO DR DR TX 78653	LOT 58 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858532	ENAMORADO DR DR TX 78653	LOT 59 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858533	ENAMORADO DR DR TX 78653	LOT 60 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858534	ENAMORADO DR DR TX 78653	LOT 61 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858535	16408 ENAMORADO DR DR TX 78653	LOT 62 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44

Appendix A-1
Improvement Area #1 Assessment Roll

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessments			Total Annual Installment Due 1/31/19
				Improvement Area #1 Master Assessments	Improvement Area #1 Assessments	Total	
858536	16404 ENAMORADO DR TX 78653	LOT 63 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858537	16400 ENAMORADO DR TX 78653	LOT 64 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858538	16308 ENAMORADO DR TX 78653	LOT 65 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858539	16304 ENAMORADO DR TX 78653	LOT 66 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858540	ENAMORADO DR TX 78653	LOT 67 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858541	9924 BECOMING ST TX 78653	LOT 10 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858542	9920 BECOMING ST TX 78653	LOT 9 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858543	9916 BECOMING ST TX 78653	LOT 8 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858544	9908 BECOMING ST TX 78653	LOT 7 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858545	BECOMING ST TX 78653	LOT 6 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858546	BECOMING ST TX 78653	LOT 5 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858547	BECOMING ST TX 78653	LOT 4 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858548	BECOMING ST TX 78653	LOT 3 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858549	BECOMING ST TX 78653	LOT 2 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858550	BECOMING ST TX 78653	LOT 1 BLK J WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858551	FETCHING AVE TX 78653	LOT 17 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858552	FETCHING AVE TX 78653	LOT 16 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858553	FETCHING AVE TX 78653	LOT 15 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858554	FETCHING AVE TX 78653	LOT 14 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858555	FETCHING AVE TX 78653	LOT 13 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858556	FETCHING AVE TX 78653	LOT 12 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858557	FETCHING AVE TX 78653	LOT 11 BLK H WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858634	16401 SUMPTUOUS DR TX 78653	LOT 26 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858635	16405 SUMPTUOUS DR TX 78653	LOT 27 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858636	16409 SUMPTUOUS DR TX 78653	LOT 28 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858637	SUMPTUOUS DR TX 78653	LOT 29 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858666	FETCHING AVE TX 78653	LOT 22 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858667	16408 FETCHING AVE TX 78653	LOT 23 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858668	16404 FETCHING AVE TX 78653	LOT 24 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858669	16400 FETCHING AVE TX 78653	LOT 25 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858670	BECOMING ST TX 78653	LOT 11 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858671	BECOMING ST TX 78653	LOT 12 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858672	9905 BECOMING ST TX 78653	LOT 13 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858673	9909 BECOMING ST TX 78653	LOT 14 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858674	9913 BECOMING ST TX 78653	LOT 15 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858675	BECOMING ST TX 78653	LOT 16 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858676	BECOMING ST TX 78653	LOT 17 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858677	BECOMING ST TX 78653	LOT 18 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858678	COMELY BND TX 78653	LOT 1 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858679	COMELY BND TX 78653	LOT 2 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44

Appendix A-1
Improvement Area #1 Assessment Roll

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessments			Total Annual Installment Due 1/31/19
				Improvement Area #1 Master	Assessments	Total	
858680	COMELY BND TX 78653	LOT 3 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858681	9932 COMELY BND TX 78653	LOT 4 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858682	9928 COMELY BND TX 78653	LOT 5 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858683	9924 COMELY BND TX 78653	LOT 6 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858684	9920 COMELY BND TX 78653	LOT 7 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858685	COMELY BND TX 78653	LOT 8 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858686	COMELY BND TX 78653	LOT 9 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858687	COMELY BND TX 78653	LOT 10 BLK L WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858688	COMELY BND TX 78653	LOT 15 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858689	COMELY BND TX 78653	LOT 16 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858690	COMELY BND TX 78653	LOT 17 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858691	COMELY BND TX 78653	LOT 18 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858692	9917 COMELY BND TX 78653	LOT 19 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858693	9921 COMELY BND TX 78653	LOT 20 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858694	9925 COMELY BND TX 78653	LOT 21 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858695	COMELY BND TX 78653	LOT 22 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858696	COMELY BND TX 78653	LOT 23 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858697	COMELY BND TX 78653	LOT 24 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858698	COMELY BND TX 78653	LOT 25 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858699	COMELY BND TX 78653	LOT 26 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858700	DALLIANCE LN TX 78653	LOT 1 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858701	DALLIANCE LN TX 78653	LOT 2 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858702	10016 DALLIANCE LN TX 78653	LOT 3 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858703	10012 DALLIANCE LN TX 78653	LOT 4 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858704	10008 DALLIANCE LN TX 78653	LOT 5 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858705	10004 DALLIANCE LN TX 78653	LOT 6 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858706	10000 DALLIANCE LN TX 78653	LOT 7 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858707	9932 DALLIANCE LN TX 78653	LOT 8 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858708	DALLIANCE LN TX 78653	LOT 9 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858709	DALLIANCE LN TX 78653	LOT 10 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858710	DALLIANCE LN TX 78653	LOT 11 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858711	DALLIANCE LN TX 78653	LOT 12 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858712	DALLIANCE LN TX 78653	LOT 13 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858713	DALLIANCE LN TX 78653	LOT 14 BLK K WHISPER VALLEY VILLAGE 1 PHS 1	50	\$ 2,922.00	\$ 24,786.23	\$ 27,708.23	\$ 419.44
858461	MOONLIT PATH TX 78653	LOT 10 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858462	MOONLIT PATH TX 78653	LOT 9 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858463	MOONLIT PATH TX 78653	LOT 8 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858464	MOONLIT PATH TX 78653	LOT 7 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858465	MOONLIT PATH TX 78653	LOT 6 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858466	MOONLIT PATH TX 78653	LOT 5 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71

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Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessments			Total Annual Installment Due 1/31/19				
				Improvement Area #1 Master Assessments	Improvement Area #1 Assessments	Total					
858467	MOONLIT PATH TX 78653	LOT 4 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858468	MOONLIT PATH TX 78653	LOT 3 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858469	MOONLIT PATH TX 78653	LOT 2 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858470	MOONLIT PATH TX 78653	LOT 1 BLK B WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858472	LIGHTHEARTED DR TX 78653	LOT 1 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858473	LIGHTHEARTED DR TX 78653	LOT 2 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858474	LIGHTHEARTED DR TX 78653	LOT 3 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858475	LIGHTHEARTED DR TX 78653	LOT 4 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858476	LIGHTHEARTED DR TX 78653	LOT 5 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858477	LIGHTHEARTED DR TX 78653	LOT 6 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858478	LIGHTHEARTED DR TX 78653	LOT 7 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858479	LIGHTHEARTED DR TX 78653	LOT 8 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858480	GUMMERING RD TX 78653	LOT 9 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858481	GUMMERING RD TX 78653	LOT 10 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858482	GUMMERING RD TX 78653	LOT 11 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858483	GUMMERING RD TX 78653	LOT 12 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858484	GUMMERING RD TX 78653	LOT 13 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858485	GUMMERING RD TX 78653	LOT 14 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858486	GUMMERING RD TX 78653	LOT 15 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858487	GUMMERING RD TX 78653	LOT 16 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858488	GUMMERING RD TX 78653	LOT 17 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858489	GUMMERING RD TX 78653	LOT 18 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858491	FETCHING AVE TX 78653	LOT 20 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858492	FETCHING AVE TX 78653	LOT 21 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858493	FETCHING AVE TX 78653	LOT 22 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858494	FETCHING AVE TX 78653	LOT 23 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858495	FETCHING AVE TX 78653	LOT 24 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858496	FETCHING AVE TX 78653	LOT 25 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858497	FETCHING AVE TX 78653	LOT 26 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858498	FETCHING AVE TX 78653	LOT 27 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858499	CHIRPY WAY TX 78653	LOT 28 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858500	CHIRPY WAY TX 78653	LOT 29 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858501	CHIRPY WAY TX 78653	LOT 30 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858502	CHIRPY WAY TX 78653	LOT 31 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858503	CHIRPY WAY TX 78653	LOT 32 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858504	9821 CHIRPY WAY TX 78653	LOT 33 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858506	SUMPTUOUS DR TX 78653	LOT 34 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858507	SUMPTUOUS DR TX 78653	LOT 35 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858508	SUMPTUOUS DR TX 78653	LOT 36 BLK A WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71
858589	SUMMERY ST TX 78653	LOT 14 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$	3,425.53	\$	29,057.45	\$	32,482.98	\$	491.71

Appendix A-1
Improvement Area #1 Assessment Roll

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessments			Total Annual Installment Due 1/31/19
				Improvement Area #1 Master Assessments	Improvement Area #1 Assessments	Total	
858590	SUMMERY ST ST TX 78653	LOT 15 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858591	SUMMERY ST ST TX 78653	LOT 16 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858592	SUMMERY ST ST TX 78653	LOT 17 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858593	SUMMERY ST ST TX 78653	LOT 18 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858594	SUMMERY ST ST TX 78653	LOT 19 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858595	SUMMERY ST ST TX 78653	LOT 20 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858596	SUMMERY ST ST TX 78653	LOT 21 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858597	SUMMERY ST ST TX 78653	LOT 22 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858598	SUMMERY ST ST TX 78653	LOT 23 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858600	MOONLIT PATH TX 78653	LOT 2 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858601	MOONLIT PATH TX 78653	LOT 3 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858602	MOONLIT PATH TX 78653	LOT 4 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858603	MOONLIT PATH TX 78653	LOT 5 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858604	MOONLIT PATH TX 78653	LOT 6 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858606	16520 MOONLIT PATH TX 78653	LOT 7 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858607	MOONLIT PATH TX 78653	LOT 8 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858608	MOONLIT PATH TX 78653	LOT 9 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858609	MOONLIT PATH TX 78653	LOT 10 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858610	16504 MOONLIT PATH TX 78653	LOT 11 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858611	MOONLIT PATH TX 78653	LOT 12 BLK D WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858613	GUMMERING RD TX 78653	LOT 13 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858614	GUMMERING RD TX 78653	LOT 14 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858615	GUMMERING RD TX 78653	LOT 15 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858616	GUMMERING RD TX 78653	LOT 16 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858617	GUMMERING RD TX 78653	LOT 17 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858618	GUMMERING RD TX 78653	LOT 18 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858619	GUMMERING RD TX 78653	LOT 19 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858620	GUMMERING RD TX 78653	LOT 20 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858621	GUMMERING RD TX 78653	LOT 21 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858622	GUMMERING RD TX 78653	LOT 22 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858624	SUMMERY ST TX 78653	LOT 3 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858625	SUMMERY ST TX 78653	LOT 4 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858626	SUMMERY ST TX 78653	LOT 5 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858627	SUMMERY ST TX 78653	LOT 6 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858628	SUMMERY ST TX 78653	LOT 7 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858629	SUMMERY ST TX 78653	LOT 8 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858630	SUMMERY ST TX 78653	LOT 9 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858631	SUMMERY ST TX 78653	LOT 10 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858632	SUMMERY ST TX 78653	LOT 11 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858633	SUMMERY ST TX 78653	LOT 12 BLK F WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71

Appendix A-1
Improvement Area #1 Assessment Roll

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessments			Total Annual Installment Due 1/31/19
				Improvement Area #1 Master Assessments	Improvement Area #1 Assessments	Total	
858646	SUMPTUOUS DR TX 78653	LOT 30 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858647	SUMPTUOUS DR TX 78653	LOT 31 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858648	SUMPTUOUS DR TX 78653	LOT 32 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858649	SUMPTUOUS DR TX 78653	LOT 33 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858650	SUMPTUOUS DR TX 78653	LOT 34 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858651	SUMPTUOUS DR TX 78653	LOT 35 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858652	FETCHING AVE TX 78653	LOT 1 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858653	FETCHING AVE TX 78653	LOT 2 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858654	FETCHING AVE TX 78653	LOT 3 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858655	FETCHING AVE TX 78653	LOT 4 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858656	FETCHING AVE TX 78653	LOT 5 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
858657	FETCHING AVE TX 78653	LOT 6 BLK I WHISPER VALLEY VILLAGE 1 PHS 1	60	\$ 3,425.53	\$ 29,057.45	\$ 32,482.98	\$ 491.71
				\$ 704,381.45	\$ 5,975,000.00	\$ 6,679,381.45	\$ 101,109.63

Appendix A-1
Annual Installments for Assessed Property within Improvement Area #1

Period Ending September 30	Improvement Area #1 Master Assessments (a)		Improvement Area #1 Assessments (b)		Administration Expenses	Total (c)
	Principal	Interest	Principal	Interest		
2019	\$ 42,916	\$ 56,659	\$ -	\$ -	\$ 1,536	\$ 101,110
2020	\$ 53,195	\$ 53,064	\$ 10,000	\$ 298,750	\$ 50,000	\$ 358,750
2021	\$ 64,502	\$ 48,609	\$ 25,000	\$ 298,250	\$ 51,000	\$ 374,250
2022	\$ 77,094	\$ 43,207	\$ 30,000	\$ 297,000	\$ 52,020	\$ 379,020
2023	\$ 91,485	\$ 36,751	\$ 40,000	\$ 295,500	\$ 53,060	\$ 388,560
2024	\$ 107,160	\$ 29,546	\$ 50,000	\$ 293,500	\$ 54,122	\$ 397,622
2025	\$ 124,378	\$ 21,107	\$ 55,000	\$ 291,000	\$ 55,204	\$ 401,204
2026	\$ 143,652	\$ 11,313	\$ 65,000	\$ 288,250	\$ 56,308	\$ 409,558
2027	\$ -	\$ -	\$ 75,000	\$ 285,000	\$ 57,434	\$ 417,434
2028	\$ -	\$ -	\$ 90,000	\$ 281,250	\$ 58,583	\$ 429,833
2029	\$ -	\$ -	\$ 100,000	\$ 276,750	\$ 59,755	\$ 436,505
2030	\$ -	\$ -	\$ 115,000	\$ 271,750	\$ 60,950	\$ 447,700
2031	\$ -	\$ -	\$ 125,000	\$ 266,000	\$ 62,169	\$ 453,169
2032	\$ -	\$ -	\$ 140,000	\$ 259,750	\$ 63,412	\$ 463,162
2033	\$ -	\$ -	\$ 155,000	\$ 252,750	\$ 64,680	\$ 472,430
2034	\$ -	\$ -	\$ 170,000	\$ 245,000	\$ 65,974	\$ 480,974
2035	\$ -	\$ -	\$ 190,000	\$ 236,500	\$ 67,293	\$ 493,793
2036	\$ -	\$ -	\$ 205,000	\$ 227,000	\$ 68,639	\$ 500,639
2037	\$ -	\$ -	\$ 225,000	\$ 216,750	\$ 70,012	\$ 511,762
2038	\$ -	\$ -	\$ 245,000	\$ 205,500	\$ 71,412	\$ 521,912
2039	\$ -	\$ -	\$ 265,000	\$ 193,250	\$ 72,841	\$ 531,091
2040	\$ -	\$ -	\$ 290,000	\$ 180,000	\$ 74,297	\$ 544,297
2041	\$ -	\$ -	\$ 315,000	\$ 165,500	\$ 75,783	\$ 556,283
2042	\$ -	\$ -	\$ 340,000	\$ 149,750	\$ 77,299	\$ 567,049
2043	\$ -	\$ -	\$ 365,000	\$ 132,750	\$ 78,845	\$ 576,595
2044	\$ -	\$ -	\$ 395,000	\$ 114,500	\$ 80,422	\$ 589,922
2045	\$ -	\$ -	\$ 425,000	\$ 94,750	\$ 82,030	\$ 601,780
2046	\$ -	\$ -	\$ 455,000	\$ 73,500	\$ 83,671	\$ 612,171
2047	\$ -	\$ -	\$ 490,000	\$ 50,750	\$ 85,344	\$ 626,094
2048	\$ -	\$ -	\$ 525,000	\$ 26,250	\$ 87,051	\$ 638,301
	\$ 704,381	\$ 300,256	\$ 5,975,000	\$ 6,267,250	\$ 1,941,147	\$ 14,282,971

Note: Figures may not sum due to rounding

(a) When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

(b) The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

(c) The Total column assumes PID Bonds secured by the Improvement Area #1 Assessments will be issued prior to May 1, 2019, which will cause the Improvement Area #1 Master Assessments to automatically terminate. If the PID Bonds secured by the Improvement Area #1 Assessments are not issued prior to May 1, 2019, the Improvement Area #1 Assessments will terminate and the Improvement Area #1 Master Assessments will remain in place.

Appendix A-1
Estimated Annual Installments - 25' Lots

Period Ending September 30	Improvement Area #1 Master Assessments (a)		Improvement Area #1 Assessments (b)		Administration Expenses	Total (c)
	Principal	Interest	Principal	Interest		
2019	\$ 109	\$ 143	\$ -	\$ -	\$ 4	\$ 256
2020	\$ 135	\$ 134	\$ 25	\$ 757	\$ 127	\$ 908
2021	\$ 163	\$ 123	\$ 63	\$ 755	\$ 129	\$ 948
2022	\$ 195	\$ 109	\$ 76	\$ 752	\$ 132	\$ 960
2023	\$ 232	\$ 93	\$ 101	\$ 748	\$ 134	\$ 984
2024	\$ 271	\$ 75	\$ 127	\$ 743	\$ 137	\$ 1,007
2025	\$ 315	\$ 53	\$ 139	\$ 737	\$ 140	\$ 1,016
2026	\$ 364	\$ 29	\$ 165	\$ 730	\$ 143	\$ 1,037
2027	\$ -	\$ -	\$ 190	\$ 722	\$ 145	\$ 1,057
2028	\$ -	\$ -	\$ 228	\$ 712	\$ 148	\$ 1,088
2029	\$ -	\$ -	\$ 253	\$ 701	\$ 151	\$ 1,105
2030	\$ -	\$ -	\$ 291	\$ 688	\$ 154	\$ 1,134
2031	\$ -	\$ -	\$ 317	\$ 674	\$ 157	\$ 1,148
2032	\$ -	\$ -	\$ 355	\$ 658	\$ 161	\$ 1,173
2033	\$ -	\$ -	\$ 392	\$ 640	\$ 164	\$ 1,196
2034	\$ -	\$ -	\$ 430	\$ 620	\$ 167	\$ 1,218
2035	\$ -	\$ -	\$ 481	\$ 599	\$ 170	\$ 1,250
2036	\$ -	\$ -	\$ 519	\$ 575	\$ 174	\$ 1,268
2037	\$ -	\$ -	\$ 570	\$ 549	\$ 177	\$ 1,296
2038	\$ -	\$ -	\$ 620	\$ 520	\$ 181	\$ 1,322
2039	\$ -	\$ -	\$ 671	\$ 489	\$ 184	\$ 1,345
2040	\$ -	\$ -	\$ 734	\$ 456	\$ 188	\$ 1,378
2041	\$ -	\$ -	\$ 798	\$ 419	\$ 192	\$ 1,409
2042	\$ -	\$ -	\$ 861	\$ 379	\$ 196	\$ 1,436
2043	\$ -	\$ -	\$ 924	\$ 336	\$ 200	\$ 1,460
2044	\$ -	\$ -	\$ 1,000	\$ 290	\$ 204	\$ 1,494
2045	\$ -	\$ -	\$ 1,076	\$ 240	\$ 208	\$ 1,524
2046	\$ -	\$ -	\$ 1,152	\$ 186	\$ 212	\$ 1,550
2047	\$ -	\$ -	\$ 1,241	\$ 129	\$ 216	\$ 1,585
2048	\$ -	\$ -	\$ 1,329	\$ 66	\$ 220	\$ 1,616
	\$ 1,784	\$ 760	\$ 15,130	\$ 15,870	\$ 4,915	\$ 36,168

Note: Figures may not sum due to rounding

(a) When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

(b) The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

(c) The Total column assumes PID Bonds secured by the Improvement Area #1 Assessments will be issued prior to May 1, 2019, which will cause the Improvement Area #1 Master Assessments to automatically terminate. If the PID Bonds secured by the Improvement Area #1 Assessments are not issued prior to May 1, 2019, the Improvement Area #1 Assessments will terminate and the Improvement Area #1 Master Assessments will remain in place.

Appendix A-1
Estimated Annual Installments - 35' Lots

Period Ending September 30	Improvement Area #1 Master Assessments (a)		Improvement Area #1 Assessments (b)		Administration Expenses	Total (c)
	Principal	Interest	Principal	Interest		
2019	\$ 144	\$ 190	\$ -	\$ -	\$ 5	\$ 339
2020	\$ 178	\$ 178	\$ 34	\$ 1,001	\$ 168	\$ 1,202
2021	\$ 216	\$ 163	\$ 84	\$ 999	\$ 171	\$ 1,254
2022	\$ 258	\$ 145	\$ 101	\$ 995	\$ 174	\$ 1,270
2023	\$ 307	\$ 123	\$ 134	\$ 990	\$ 178	\$ 1,302
2024	\$ 359	\$ 99	\$ 168	\$ 983	\$ 181	\$ 1,332
2025	\$ 417	\$ 71	\$ 184	\$ 975	\$ 185	\$ 1,344
2026	\$ 481	\$ 38	\$ 218	\$ 966	\$ 189	\$ 1,372
2027	\$ -	\$ -	\$ 251	\$ 955	\$ 192	\$ 1,399
2028	\$ -	\$ -	\$ 302	\$ 942	\$ 196	\$ 1,440
2029	\$ -	\$ -	\$ 335	\$ 927	\$ 200	\$ 1,463
2030	\$ -	\$ -	\$ 385	\$ 911	\$ 204	\$ 1,500
2031	\$ -	\$ -	\$ 419	\$ 891	\$ 208	\$ 1,518
2032	\$ -	\$ -	\$ 469	\$ 870	\$ 212	\$ 1,552
2033	\$ -	\$ -	\$ 519	\$ 847	\$ 217	\$ 1,583
2034	\$ -	\$ -	\$ 570	\$ 821	\$ 221	\$ 1,612
2035	\$ -	\$ -	\$ 637	\$ 792	\$ 225	\$ 1,654
2036	\$ -	\$ -	\$ 687	\$ 761	\$ 230	\$ 1,677
2037	\$ -	\$ -	\$ 754	\$ 726	\$ 235	\$ 1,715
2038	\$ -	\$ -	\$ 821	\$ 689	\$ 239	\$ 1,749
2039	\$ -	\$ -	\$ 888	\$ 647	\$ 244	\$ 1,779
2040	\$ -	\$ -	\$ 972	\$ 603	\$ 249	\$ 1,824
2041	\$ -	\$ -	\$ 1,055	\$ 555	\$ 254	\$ 1,864
2042	\$ -	\$ -	\$ 1,139	\$ 502	\$ 259	\$ 1,900
2043	\$ -	\$ -	\$ 1,223	\$ 445	\$ 264	\$ 1,932
2044	\$ -	\$ -	\$ 1,323	\$ 384	\$ 269	\$ 1,977
2045	\$ -	\$ -	\$ 1,424	\$ 317	\$ 275	\$ 2,016
2046	\$ -	\$ -	\$ 1,525	\$ 246	\$ 280	\$ 2,051
2047	\$ -	\$ -	\$ 1,642	\$ 170	\$ 286	\$ 2,098
2048	\$ -	\$ -	\$ 1,759	\$ 88	\$ 292	\$ 2,139
	\$ 2,360	\$ 1,006	\$ 20,020	\$ 20,999	\$ 6,504	\$ 47,856

Note: Figures may not sum due to rounding

(a) When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

(b) The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

(c) The Total column assumes PID Bonds secured by the Improvement Area #1 Assessments will be issued prior to May 1, 2019, which will cause the Improvement Area #1 Master Assessments to automatically terminate. If the PID Bonds secured by the Improvement Area #1 Assessments are not issued prior to May 1, 2019, the Improvement Area #1 Assessments will terminate and the Improvement Area #1 Master Assessments will remain in place.

Appendix A-1
Estimated Annual Installments - 50' Lots

Period Ending September 30	Improvement Area #1 Master Assessments (a)		Improvement Area #1 Assessments (b)		Administration Expenses	Total (c)
	Principal	Interest	Principal	Interest		
2019	\$ 178	\$ 235	\$ -	\$ -	\$ 6	\$ 419
2020	\$ 221	\$ 220	\$ 41	\$ 1,239	\$ 207	\$ 1,488
2021	\$ 268	\$ 202	\$ 104	\$ 1,237	\$ 212	\$ 1,553
2022	\$ 320	\$ 179	\$ 124	\$ 1,232	\$ 216	\$ 1,572
2023	\$ 380	\$ 152	\$ 166	\$ 1,226	\$ 220	\$ 1,612
2024	\$ 445	\$ 123	\$ 207	\$ 1,218	\$ 225	\$ 1,649
2025	\$ 516	\$ 88	\$ 228	\$ 1,207	\$ 229	\$ 1,664
2026	\$ 596	\$ 47	\$ 270	\$ 1,196	\$ 234	\$ 1,699
2027	\$ -	\$ -	\$ 311	\$ 1,182	\$ 238	\$ 1,732
2028	\$ -	\$ -	\$ 373	\$ 1,167	\$ 243	\$ 1,783
2029	\$ -	\$ -	\$ 415	\$ 1,148	\$ 248	\$ 1,811
2030	\$ -	\$ -	\$ 477	\$ 1,127	\$ 253	\$ 1,857
2031	\$ -	\$ -	\$ 519	\$ 1,103	\$ 258	\$ 1,880
2032	\$ -	\$ -	\$ 581	\$ 1,078	\$ 263	\$ 1,921
2033	\$ -	\$ -	\$ 643	\$ 1,048	\$ 268	\$ 1,960
2034	\$ -	\$ -	\$ 705	\$ 1,016	\$ 274	\$ 1,995
2035	\$ -	\$ -	\$ 788	\$ 981	\$ 279	\$ 2,048
2036	\$ -	\$ -	\$ 850	\$ 942	\$ 285	\$ 2,077
2037	\$ -	\$ -	\$ 933	\$ 899	\$ 290	\$ 2,123
2038	\$ -	\$ -	\$ 1,016	\$ 852	\$ 296	\$ 2,165
2039	\$ -	\$ -	\$ 1,099	\$ 802	\$ 302	\$ 2,203
2040	\$ -	\$ -	\$ 1,203	\$ 747	\$ 308	\$ 2,258
2041	\$ -	\$ -	\$ 1,307	\$ 687	\$ 314	\$ 2,308
2042	\$ -	\$ -	\$ 1,410	\$ 621	\$ 321	\$ 2,352
2043	\$ -	\$ -	\$ 1,514	\$ 551	\$ 327	\$ 2,392
2044	\$ -	\$ -	\$ 1,639	\$ 475	\$ 334	\$ 2,447
2045	\$ -	\$ -	\$ 1,763	\$ 393	\$ 340	\$ 2,496
2046	\$ -	\$ -	\$ 1,887	\$ 305	\$ 347	\$ 2,539
2047	\$ -	\$ -	\$ 2,033	\$ 211	\$ 354	\$ 2,597
2048	\$ -	\$ -	\$ 2,178	\$ 109	\$ 361	\$ 2,648
	\$ 2,922	\$ 1,246	\$ 24,786	\$ 25,999	\$ 8,053	\$ 59,250

Note: Figures may not sum due to rounding

(a) When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

(b) The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

(c) The Total column assumes PID Bonds secured by the Improvement Area #1 Assessments will be issued prior to May 1, 2019, which will cause the Improvement Area #1 Master Assessments to automatically terminate. If the PID Bonds secured by the Improvement Area #1 Assessments are not issued prior to May 1, 2019, the Improvement Area #1 Assessments will terminate and the Improvement Area #1 Master Assessments will remain in place.

Appendix A-1
Estimated Annual Installments - 60' Lots

Period Ending September 30	Improvement Area #1 Master Assessments (a)		Improvement Area #1 Assessments (b)		Administration Expenses	Total (c)
	Principal	Interest	Principal	Interest		
2019	\$ 209	\$ 276	\$ -	\$ -	\$ 7	\$ 492
2020	\$ 259	\$ 258	\$ 49	\$ 1,453	\$ 243	\$ 1,745
2021	\$ 314	\$ 236	\$ 122	\$ 1,450	\$ 248	\$ 1,820
2022	\$ 375	\$ 210	\$ 146	\$ 1,444	\$ 253	\$ 1,843
2023	\$ 445	\$ 179	\$ 195	\$ 1,437	\$ 258	\$ 1,890
2024	\$ 521	\$ 144	\$ 243	\$ 1,427	\$ 263	\$ 1,934
2025	\$ 605	\$ 103	\$ 267	\$ 1,415	\$ 268	\$ 1,951
2026	\$ 699	\$ 55	\$ 316	\$ 1,402	\$ 274	\$ 1,992
2027	\$ -	\$ -	\$ 365	\$ 1,386	\$ 279	\$ 2,030
2028	\$ -	\$ -	\$ 438	\$ 1,368	\$ 285	\$ 2,090
2029	\$ -	\$ -	\$ 486	\$ 1,346	\$ 291	\$ 2,123
2030	\$ -	\$ -	\$ 559	\$ 1,322	\$ 296	\$ 2,177
2031	\$ -	\$ -	\$ 608	\$ 1,294	\$ 302	\$ 2,204
2032	\$ -	\$ -	\$ 681	\$ 1,263	\$ 308	\$ 2,252
2033	\$ -	\$ -	\$ 754	\$ 1,229	\$ 315	\$ 2,298
2034	\$ -	\$ -	\$ 827	\$ 1,191	\$ 321	\$ 2,339
2035	\$ -	\$ -	\$ 924	\$ 1,150	\$ 327	\$ 2,401
2036	\$ -	\$ -	\$ 997	\$ 1,104	\$ 334	\$ 2,435
2037	\$ -	\$ -	\$ 1,094	\$ 1,054	\$ 340	\$ 2,489
2038	\$ -	\$ -	\$ 1,191	\$ 999	\$ 347	\$ 2,538
2039	\$ -	\$ -	\$ 1,289	\$ 940	\$ 354	\$ 2,583
2040	\$ -	\$ -	\$ 1,410	\$ 875	\$ 361	\$ 2,647
2041	\$ -	\$ -	\$ 1,532	\$ 805	\$ 369	\$ 2,705
2042	\$ -	\$ -	\$ 1,653	\$ 728	\$ 376	\$ 2,758
2043	\$ -	\$ -	\$ 1,775	\$ 646	\$ 383	\$ 2,804
2044	\$ -	\$ -	\$ 1,921	\$ 557	\$ 391	\$ 2,869
2045	\$ -	\$ -	\$ 2,067	\$ 461	\$ 399	\$ 2,927
2046	\$ -	\$ -	\$ 2,213	\$ 357	\$ 407	\$ 2,977
2047	\$ -	\$ -	\$ 2,383	\$ 247	\$ 415	\$ 3,045
2048	\$ -	\$ -	\$ 2,553	\$ 128	\$ 423	\$ 3,104
	\$ 3,426	\$ 1,460	\$ 29,057	\$ 30,479	\$ 9,440	\$ 69,461

Note: Figures may not sum due to rounding

(a) When PID Bonds secured by Improvement Area #1 Assessments have been issued, the Master Improvement Area Assessments previously levied on areas within Improvement Area #1 will automatically terminate.

(b) The Improvement Area #1 Assessments will be deferred until PID Bonds secured by Improvement Area #1 Assessments have been issued. The Improvement Area #1 Assessments will terminate on May 1, 2019 unless PID Bonds secured by Improvement Area #1 Assessments have been issued.

(c) The Total column assumes PID Bonds secured by the Improvement Area #1 Assessments will be issued prior to May 1, 2019, which will cause the Improvement Area #1 Master Assessments to automatically terminate. If the PID Bonds secured by the Improvement Area #1 Assessments are not issued prior to May 1, 2019, the Improvement Area #1 Assessments will terminate and the Improvement Area #1 Master Assessments will remain in place.

Appendix A-1
Parcel Classification

Lot Size	Property ID	Lot Size	Property ID	Lot Size	Property ID	Lot Size	Property ID
25	858559	35	858659	50	858535	50	858671
25	858560	35	858660	50	858536	50	858672
25	858561	35	858661	50	858537	50	858673
25	858562	35	858662	50	858538	50	858674
25	858563	35	858663	50	858539	50	858675
25	858564	35	858664	50	858540	50	858676
25	858565	35	858665	50	858541	50	858677
25	858566	50	858509	50	858542	50	858678
25	858567	50	858510	50	858543	50	858679
25	858569	50	858511	50	858544	50	858680
25	858570	50	858512	50	858545	50	858681
25	858571	50	858513	50	858546	50	858682
25	858572	50	858514	50	858547	50	858683
25	858573	50	858515	50	858548	50	858684
25	858574	50	858516	50	858549	50	858685
25	858575	50	858517	50	858550	50	858686
25	858576	50	858518	50	858551	50	858687
25	858577	50	858519	50	858552	50	858688
25	858578	50	858520	50	858553	50	858689
25	858579	50	858521	50	858554	50	858690
25	858580	50	858522	50	858555	50	858691
25	858581	50	858523	50	858556	50	858692
25	858582	50	858524	50	858557	50	858693
25	858583	50	858526	50	858634	50	858694
25	858584	50	858527	50	858635	50	858695
25	858585	50	858528	50	858636	50	858696
25	858586	50	858529	50	858637	50	858697
35	858640	50	858530	50	858666	50	858698
35	858641	50	858531	50	858667	50	858699
35	858643	50	858532	50	858668	50	858700
35	858644	50	858533	50	858669	50	858701
35	858658	50	858534	50	858670	50	858702

Appendix A-1
Parcel Classification

Lot Size	Property ID	Lot Size	Property ID	Lot Size	Property ID	Lot Size	Property ID	Lot Size	Property ID
50	858703	60	858483	60	858597	60	858633	60	858633
50	858704	60	858484	60	858598	60	858646	60	858646
50	858705	60	858485	60	858600	60	858647	60	858647
50	858706	60	858486	60	858601	60	858648	60	858648
50	858707	60	858487	60	858602	60	858649	60	858649
50	858708	60	858488	60	858603	60	858650	60	858650
50	858709	60	858489	60	858604	60	858651	60	858651
50	858710	60	858491	60	858606	60	858652	60	858652
50	858711	60	858492	60	858607	60	858653	60	858653
50	858712	60	858493	60	858608	60	858654	60	858654
50	858713	60	858494	60	858609	60	858655	60	858655
60	858461	60	858495	60	858610	60	858656	60	858656
60	858462	60	858496	60	858611	60	858657	60	858657
60	858463	60	858497	60	858613	60		60	
60	858464	60	858498	60	858614	60		60	
60	858465	60	858499	60	858615	60		60	
60	858466	60	858500	60	858616	60		60	
60	858467	60	858501	60	858617	60		60	
60	858468	60	858502	60	858618	60		60	
60	858469	60	858503	60	858619	60		60	
60	858470	60	858504	60	858620	60		60	
60	858472	60	858506	60	858621	60		60	
60	858473	60	858507	60	858622	60		60	
60	858474	60	858508	60	858624	60		60	
60	858475	60	858509	60	858625	60		60	
60	858476	60	858590	60	858626	60		60	
60	858477	60	858591	60	858627	60		60	
60	858478	60	858592	60	858628	60		60	
60	858479	60	858593	60	858629	60		60	
60	858480	60	858594	60	858630	60		60	
60	858481	60	858595	60	858631	60		60	
60	858482	60	858596	60	858632	60		60	

19. **Appendix C** will be added with the following depictions of the Improvement Area #1 Improvements:

Appendix C

Map of Improvement Area #1 Improvements

