Exhibit A
Version 2

ESTANCIA HILL COUNTRY PUBLIC IMPROVEMENT DISTRICT

2018 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

NOVEMBER 29, 2018

PRELIMINARY SERVICE AND ASSESSMENT PLAN

INTRODUCTION

On June 6, 2013, (the “Creation Date”) the City Council approved that certain “Petition for the Creation of a Public Improvement District to Finance Improvements for Estancia Hill Country” which authorized the creation of the Estancia Hill Country Public Improvement District (the “District”) to finance the Actual Costs for the benefit of certain property in the District, all of which is located in the limited purpose annexed jurisdiction of the City of Austin, Texas (the “City”), but not within its corporate limits.

On June 20, 2013, the City adopted a Service and Assessment Plan (the “Service and Assessment Plan”) which identified the Authorized Improvements to be constructed, the costs of the Improvement Area #1 Improvements, the indebtedness to be incurred for the Improvement Area #1 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #1 Improvements. Pursuant to Texas Local Government Code Chapter 372, (“the Act”), a service and assessment plan must be reviewed and updated annually. This document is the 2018 Amended and Restated Service and Assessment Plan which serves to amend and restate the Service and Assessment Plan for the purpose of issuing PID Bonds (as so amended and updated the “2018 Amended and Restated Service and Assessment Plan”). This 2018 Amended and Restated Service and Assessment Plan also updates the Assessment Rolls.

Capitalized terms used in this 2018 Amended and Restated Service and Assessment Plan (as amended from time to time) shall have the meanings given to them in **Section I** unless otherwise defined in this 2018 Amended and Restated SAP or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this 2018 Amended and Restated SAP or an Exhibit attached to and made a part of this 2018 Amended and Restated SAP for all purposes.

The Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements (as updated, from time to time, a "Service Plan"). The Service Plan is contained in **Section IV**.

The Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against Parcels in the District based on the special benefits conferred on the District by the Authorized Improvements (as updated, from time to time, an "Assessment Plan"). The Assessment Plan is contained in **Section V**.

The Act requires an assessment roll that states the assessment against each Parcel determined by the method chosen by the City Council (as updated from time to time and which may be in one or more parts, the "Assessment Roll"). The assessment against each Parcel must be sufficient to pay the share of the Actual Costs apportioned to the Parcel and cannot exceed the special

benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll for Improvement Area #1 is included in this 2018 Amended and Restated SAP as **Exhibit F-1.** The Assessment Roll for Improvement Area #2 is included in this 2018 Amended and Restated SAP as **Exhibit G-1.**

SECTION I: DEFINITIONS

"2018 Amended and Restated Service and Assessment Plan" means this 2018 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

"Act" means Texas Local Government Code Chapter 372, as amended.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of owners and developers of the PID: (1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City, County or TXDOT; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) to acquire easements and other right-of-way; (5) for third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (6) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; (7) of fees charged by the City or any other political subdivision or governmental authority; (8) a construction management fee of 4% of the costs incurred by or on behalf of the Owner for the construction of such Authorized Improvement (excluding legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisal costs) if the Owner is serving as the Construction Manager.

"Additional Interest" means the 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the Act.

"Administrator" means the person or independent firm designated by the City Council to perform the duties and obligations of the "Administrator" in this 2018 Amended and Restated Service and Assessment Plan.

"Administrative Expenses" mean the actual or budgeted costs and expenses related to the operation of the District, the issuance and sale of PID Bonds, and the construction, operation, and maintenance of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2018 Amended and Restated Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal

counsel; and (9) administering the construction of the Authorized Improvements. Administrative Expenses collected but not expended in any year shall be carried forward and applied to reduce Administrative Expenses for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

"Annual Service Plan Update" means an update to the 2018 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the Act.

"Assessment Ordinance" means any Assessment Ordinance adopted by the City Council in accordance with the Act that levied Assessments within the District.

"Assessment Roll" means any Assessment Roll for Assessed Property within the District.

"Assessment Plan" assesses the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on the Assessed Property by the Authorized Improvements, more specifically described in **Section V**.

"Authorized Improvements" mean improvements authorized by Section 372.003 of the Act as more specifically described in **Section III**.

"Bond Issuance Costs" mean the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, first year Administrative Expenses, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

"City" means the City of Austin, Texas.

"City Council" means the duly elected governing body and council of the City.

"County" means Travis County, Texas.

"Creation Date" means June 6, 2013, the date the City authorized the creation of the District.

"Delinquent Collection Costs" mean, for an Assessed Property, interest, penalties, and other costs and expenses authorized by the Act that directly or indirectly relate to the collection of

delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this SAP, including costs and expenses to foreclose liens.

"District" means approximately 593.791 acres located within the limited purpose annexed jurisdiction of the City, as shown on **Exhibit B** and as more specifically described on **Exhibit A-1.**

"Improvement Area #1" means the partially developed area within the District identified as "Improvement Area #1" on **Exhibit B** and more specifically described on **Exhibit A-2**.

"Improvement Area #1 Assessed Property" means any and all Parcels within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment Ordinance" means Ordinance No. 20130620-052 adopted by the City Council on June 20, 2013 in accordance with the Act that levied the Improvement Area #1 Assessments.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update. The Improvement Area #1 Assessment Roll is included in this 2018 Amended and Restated Service and Assessment Plan on **Exhibit F-1**, and the projected Annual Installments for Improvement Area #1 are shown on **Exhibit F-2.**

"Improvement Area #1 Assessments" mean the Assessments levied on Parcels within Improvement Area #1.

"Improvement Area #1 Improvements" mean the Authorized Improvements which provide a special benefit only to the Improvement Area #1 Assessed Property and are described in **Section III.A** hereto.

"Improvement Area #1 Initial Bonds" mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2013 (Estancia Hill Country Public Improvement District – Improvement Area #1) that are secured by Improvement Area #1 Assessments.

"Improvement Area #1 Parity Bonds" mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2018 (Estancia Hill Country Public Improvement District – Improvement Area #1) that are secured by Improvement Area #1 Assessments.

"Improvement Area #2" means the area currently under development within the District identified as "Improvement Area #2" on **Exhibit B** and more specifically described on **Exhibit A-3**.

"Improvement Area #2 Assessed Property" means any and all Parcels within Improvement Area #2, against which an Improvement Area #2 Assessment is levied.

"Improvement Area #2 Assessment Ordinance" means the ordinance by which this 2018 Amended and Restated Service and Assessment Plan will be adopted by the City Council in accordance with the Act that shall levy the Improvement Area #2 Assessments.

"Improvement Area #2 Assessment Roll" means the Assessment Roll for the Improvement Area #2 Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update. The Improvement Area #2 Assessment Roll is included in this Amended and Restated Service and Assessment Plan on **Exhibit G-1**, and the projected Annual Installments for Improvement Area #2 are shown on **Exhibit G-2.**

"Improvement Area #2 Assessments" mean the Assessments levied on Parcels within Improvement Area #2.

"Improvement Area #2 Bonds" mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2018 (Estancia Hill Country Public Improvement District – Improvement Area #2) that are secured by Improvement Area #2 Assessments.

"Improvement Area #2 Improvements" mean the Authorized Improvements which provide a special benefit to the Improvement Area #2 Assessed Property and are described in **Section III.B** hereto.

"Improvement Area #2 Reimbursement Agreement" means that certain "Estancia Hill Country Public Improvement District Reimbursement Agreement (Improvement Area #2)" effective _____, 2018, by and between the City and the Owner, in which the City agrees to pay the Owner for Actual Costs of the Improvement Area #2 Improvements not paid by proceeds of PID Bonds solely from a junior and subordinate pledge of the revenue collected from Assessments, including Annual Installments, all as further provided in the Indenture.

"Improvement Area #2 Reimbursement Obligation" means the obligation of the City to pay certain costs of Improvement Area #2 Improvements from Assessments levied on Improvement Area #2 Assessed Property pursuant to the Improvement Area #2 PID Reimbursement Agreement.

"Improvement Area #3" means the undeveloped area within the District identified as "Improvement Area #3" on **Exhibit B**.

"Indenture" means an Indenture or Indentures of Trust entered into in connection with the issuance of one or more series of PID Bonds, as amended from time to time, between the City and the Trustee setting forth terms and conditions related to the applicable PID Bonds.

"Lot" means (1) for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such final and recorded subdivision plat, and (2) for any portion of the District for which a horizontal condominium regime has been created, a tract of land described by "unit" in the final declaration of condominium regime.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed by the City Council.

"Lot Type 1" means a Lot in Improvement Area #1 marketed by homebuilders as a 50' lot and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended, as being a part of Phase 1, Phase 2, or Phase 3. **Exhibit F-3** shows the projected Lot Type 1 Annual Installments per Lot.

"Lot Type 2" means a Lot in Improvement Area #1 marketed by homebuilders as a 60' lot and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended, as being a part of Phase 1, Phase 2, or Phase 3. **Exhibit F-4** shows the projected Lot Type 2 Annual Installments per Lot.

"Lot Type 3" means a Lot in Improvement Area #1 marketed by homebuilders as 50' lots and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended as being a part of Phase 4, Phase 5, or later Phase. **Exhibit F-5** shows the projected Lot Type 3 Annual Installments per Lot.

"Lot Type 4" means a Lot in Improvement Area #1 marketed by homebuilders as 60' lots and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended as being a part of Phase 4, Phase 5, or later Phase. **Exhibit F-6** shows the projected Lot Type 4 Annual Installments per Lot.

"Maximum Assessment" means, for each Lot Type other than multifamily residential, an Assessment equal to the lesser of: (1) the amount calculated pursuant to **Section VI.A**, and (2) an amount that produces an Annual Installment for the year in which the Maximum Assessment Calculation Date occurs resulting in the Maximum Equivalent Tax Rate. For multifamily residential uses within Improvement Area #1 or Improvement Area #2, the Maximum Assessment is equal to $5,843 per multifamily dwelling unit. The Maximum Assessment shall be calculated for Parcels whose Assessments are securing the PID Bonds on the Maximum Assessment Calculation Date.

"Maximum Assessment Calculation Date" means, for Parcels whose Assessments are securing the PID Bonds, 30 days prior to subdividing by plat, issuance of a site development permit, creating units by a horizontal condominium regime, or any other action that would cause the uses within a Parcel to differ from the uses shown on **Exhibit I** and **Exhibit K**.

"Maximum Equivalent Tax Rate" means an amount that does not exceed 125% of the City's tax rate in the fiscal year the Maximum Assessment is determined. The estimated buildout value for a Lot Type shall be determined by the Administrator and confirmed by a City representative by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder and developer contracts, discussions with homebuilders and developers, reports from third party consultants, information provided by the Owner, or any other information that may help determine assessed value.

"Non-Benefited Property" means Parcels that receive no special benefit from the Authorized Improvements as determined by the City Council which may include Public Property and Owner Association Property.

"Owner(s)" means SLF III – ONION CREEK, L.P., a Texas limited partnership, SEVENGREEN ONE, LTD., a Texas limited partnership, QUARTERSAGE II, LTD., a Texas limited partnership, REVERDE THREE, LTD., a Texas limited partnership, IV CAPITOL POINTE, LTD., a Texas limited partnership, STONE POINT FIVE, LTD., a Texas limited partnership, SALADIA VI, LTD., a Texas limited partnership, PALO GRANDE SEVEN, LTD., a Texas limited partnership, HIGH POINT GREEN VIII, LTD., a Texas limited partnership, GOLONDRINA NINE, LTD., a Texas limited partnership, X CORDONIZ, LTD., a Texas limited partnership, CIERVO ELEVEN, LTD., a Texas limited partnership, ZAGUAN XII, LTD., a Texas limited partnership, THIRTEEN CANARD, LTD., a Texas limited partnership, RUISSEAU XIV, LTD., a Texas limited partnership, DINDON FIFTEEN, LTD., a Texas limited partnership, BOIS DE CHENE XVI, LTD., a Texas limited partnership, ETOURNEAU SEVENTEEN, LTD., a Texas limited partnership, MOINEAU XVIII, LTD., a Texas limited partnership, or their assignees or successors. Pursuant to the PID Financing Agreement, the Owners acknowledged that SLF III – Onion Creek, L.P. has the authority to act on behalf of the remaining Owners with respect to matters under the PID Financing Agreement.

"Owner Association Property" means property within the boundaries of the District that is owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, an Owner's Association established or to be established for the benefit of a group of homeowners or property owners within the District.

"Owner's Association" means the association(s) established for the benefit of property owners within the District.

"Parcel" or **"Parcels"** mean a specific property within the District identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID Bonds" mean the bonds to be issued by the City, in one or more series, to finance the Authorized Improvements that confer special benefit on the property within the District, which may include funds for any required reserves and amounts necessary to pay the Bond Issuance Costs, and to be secured by a pledge of the applicable Assessments pursuant to the authority granted in the Act, for the purposes of (i) financing the costs of Authorized Improvements and related costs, and (ii) reimbursement for Actual Costs paid prior to the issuance of the PID Bonds.

"**PID Financing Agreement**" means the Estancia Hill Country Public Improvement District Financing Agreement by and between the City and SLF III-Onion Creek, L.P. dated June 20, 2013, as may be amended from time to time.

"Prepayment Costs" mean interest and expenses to the date of Prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment.

"Public Property" means real property, whether conveyed or dedicated in fee simple, as an easement, license, or otherwise, to the Federal Government, to the County, to the City, or to any other political subdivision, public or government agency, or public utility.

"Service and Assessment Plan" means the Service and Assessment Plan adopted by the City by Ordinance No. 20130620-052 June 20, 2013 as may be updated, amended, supplemented or restated from time to time.

"Service Plan" means a plan that covers a period of five years and defines the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five year period.

"Trustee" means the trustee (or successor trustee) under an Indenture.

"TXDOT" means the Texas Department of Transportation.

SECTION II: THE DISTRICT

The District includes approximately 593.791 contiguous acres located within the City's extraterritorial jurisdiction, as described on **Exhibit A-1** and depicted on **Exhibit B.** Development of the District is anticipated to include single-family and multifamily residential, office, light industrial, retail and other uses, as well as parks, entry monuments, and associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

Improvement Area #1 consists of approximately 214.9 contiguous acres located within the City's extraterritorial jurisdiction, as described on **Exhibit A-2** and depicted on **Exhibit B**. Improvement Area #1 is expected to contain approximately 370 single family units as well as approximately 92.2 acres of multifamily and approximately 16 acres of commercial.

Improvement Area #2 consists of approximately 131.0 contiguous acres located within the City's extraterritorial jurisdiction, as described on **Exhibit A-3** and depicted on **Exhibit B**. Improvement Area #2 is expected to contain approximately 161 single family units as well as approximately 51.3 acres of multifamily and approximately 16.3 acres of commercial.

Improvement Area #3 consists of approximately 180.6 contiguous undeveloped acres located within the City's extraterritorial jurisdiction, as depicted on **Exhibit B**. Improvement Area #3 does not currently contain any Assessed Property.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the improvements described below are Authorized Improvements authorized by the Act that confer a special benefit on the Assessed Property. Allocation of the Authorized Improvements is summarized on **Exhibit C**.

A. Improvement Area #1 Improvements

- Wastewater Line #1

  Wastewater line #1 consists of a wastewater collection system ranging from 8"-24" in diameter with a depth ranging from 8 feet deep to 50 feet deep. Wastewater line #1 also includes a 180 LF bore and a vortex manhole that will tie into an existing City wastewater interceptor located along Onion Creek. The property is located parallel to Onion Creek and a portion of Old San Antonio Road. Wastewater line #1 will benefit Improvement

Area #1. Wastewater line #1 has been constructed to City standards and specifications and has been dedicated to and maintained by the City.

- Wastewater Line #2

  Wastewater line #2 consists of a wastewater collection system to service the onsite development. Wastewater line #2 will tie into the offsite wastewater line and will eventually convey flows to an existing City wastewater interceptor. Wastewater line #2 will benefit Improvement Area # 1. Wastewater line #2 was constructed to City standards and specifications and has been dedicated to and maintained by the City.

- Water Line

  The water Line consists of a water distribution system ranging from 8"-16" in diameter. The water Line will tie into an existing City water transmission main located along the IH-35 frontage road adjacent to the property. The water line will benefit Improvement Area # 1. The water line has been constructed to City standards and specifications and has been dedicated to and maintained by the City.

- Estancia Parkway (Phase I)

  Estancia Parkway (Phase I) is a 90-foot parkway consisting of roadway with retaining walls, turn lanes, curb and gutter systems, and revegetation of all disturbed areas within the right-of-way. Estancia Parkway provides a link between Old San Antonio Road and Camino Vaquero Parkway. It will eventually connect the property out to Puryear Parkway in Phase II. The roadway has been constructed to City and County standards and specifications and has been dedicated to and maintained by the County.

- Camino Vaquero Parkway

  Camino Vaquero Parkway is a 90 foot parkway consisting of roadway with retaining walls, turn lanes, curb and gutter systems, and revegetation of all disturbed areas within the right-of-way. Camino Vaquero Parkway provides a link between IH-35 southbound access road and Estancia Parkway. It will eventually connect to a new IH-35 acceleration and deceleration lane into and out of the property. The roadway has been constructed to City and County standards and specifications and has been dedicated to and maintained by the County.

- Existing Central Pond Improvements

  These will include a reconstructed outlet structure to the existing pond located near the center of the property. This will allow the pond to function as a detention structure for Camino Vaquero Parkway and Estancia Parkway (Phase I). The central pond improvements have been constructed to City and County standards and specifications

including a public drainage easement to the City and County but maintained by the Owner's Association.

- Wet Pond North

  Wet pond north has been designed for fully-developed conditions for Improvement Area # 1. The inlet and outlet structures have been designed assuming fully-developed conditions of all development that will eventually drain to the wet pond north. Flow dissipaters and spreaders will be used to ensure a smooth transition from channel to sheet flow. Temporary rock berm will be utilized at all discharge points to reduce velocities and control erosion until permanent vegetation and controls are established. All storm sewer and drainage conveyance will be contained within proposed drainage easements. Wet pond north has been constructed to City and County standards and specifications including a public drainage easement to the City and County but maintained by the Owner's Association.

- Wet Pond West

  Wet pond west has been designed for fully-developed conditions for Improvement Area #1. The inlet and outlet structures have been designed assuming fully-developed conditions of all development that will eventually drain to wet pond west. Flow dissipaters and spreaders will be used to ensure a smooth transition from channel to sheet flow. Temporary rock berm will be utilized at all discharge points to reduce velocities and control erosion until permanent vegetation and controls are established. All storm sewer and drainage conveyance will be contained within proposed drainage easements. The project has been constructed to City and County standards and specifications including a public drainage easement to the City and County but maintained by the Owner's Association.

- TxDOT Ramp Relocations and Engineering Cost

  The existing ramps to the access road along the frontage of IH-35 prevent access to Camino Vaquero Parkway without exiting IH-35 near Onion Creek Parkway. Per discussions with TxDOT and with their support, the north entrance ramp near Onion Creek will become an exit ramp from IH-35 to the access road. The south exit ramp will become an entrance ramp to IH35 from the access road. Surveying and geotechnical information have been prepared by Owner to assist TxDOT with the design and construction of the ramps. The ramps have been designed to TxDOT standards and specifications and once constructed, will be owned and maintained by TxDOT.

- Drainage

  This will consist of drainage improvements to support the installation of Camino Vaquero Parkway and Estancia Parkway, as well as onsite development within Improvement Area #1. Runoff conveyance will consist of box culverts and storm sewer system sized to convey the 100 year storm to the ponds that are proposed to be constructed. The roadway runoff will be routed to one of three ponds located within the development which were designed for detention and water quality purposes. The drainage improvements have been constructed to City and County standards and specifications and dedicated to and maintained by the County.

- Entry Monumentation

  This shall consist of the construction of two entrance monuments, one at the intersection of IH-35 and Camino Vaquero Parkway and one at the intersection of Old San Antonio Road and Estancia Parkway. The entry monumentation is located within a public easement and maintained by the Owner's Association.

- Hardscape

  This shall consist of the installation of hardscape to include sidewalks, fencing, driveway improvements, parking, lighting, and signage within the PID. The hardscape will be constructed to City and County standards and specifications. The hardscape is located within the County right-of-way and within a public easement and maintained by the Owner's Association.

- Landscaping

  This shall consist of the installation of landscaping including plants, shrubs, and trees within Improvement Area # 1. The landscaping will be installed to City and County standards and specifications. The landscaping is located within the County right-of-way and within an easement granted to the County and will be maintained by the Owner's Association.

- Hike & Bike Trail System

  The hike and bike trail system will be located parallel to Old San Antonio Road and Onion Creek and will connect the parks and trail system within Improvement Area #1 together. The trails will consist of a mixture of improved pathways with several ancillary improvements (benches, playscapes, points of interest, etc.) along or near the pathways. The hike and bike trail system will be constructed to City and County standards and specifications. The portion of the Hike & Bike Trail System located within the public park will be owned and maintained by the City, and the portion of the hike and bike trail system

located outside of the public park will be maintained by the Owner's Association and covered by an easement granted to the County or City.

- Erosion Control and Miscellaneous Bond Costs
  This consists of the required Erosion and Sedimentation Control Infrastructure, both permanent and temporary controls, as required by the City, County, Texas Commission on Environmental Quality, and Environmental Protection Agency. These controls include, but are not limited to, silt fence, rock berms, stabilized construction entrances, matting and revegetation. The Erosion and Sedimentation Controls will be installed to City, County, TCEQ and EPA specifications and standards. They are located as needed within Improvement Area #1 for protection of slopes and to prevent sedimentation discharge into the watershed.

- Miscellaneous Soft Costs (fees, fiscals, etc.)
  This consists of the fees and fiscal posting requirements of the City and County. They include inspection fees, fiscal for installation of improvements, recording fees for easements and plats, submittal fees for review of plans and specifications by both the County and the City.

B. Improvement Area #2 Improvements

- Estancia Parkway Extension Improvements
  This will consist of the extension of Estancia Parkway from the existing cul de sac in Improvement Area #1 to the intersection with Avenida Mercado as a four-lane divided roadway including grading, erosion control, curb and gutter paving, storm drainage, water, wastewater, street lights, street signs, striping, landscaping and irrigation. Estancia Parkway extension is a 90-foot-wide right of way consisting of roadway. Estancia Parkway provides a link between Old San Antonio Road and Camino Vaquero Parkway and will benefit the Improvement Area #2. The roadway will be constructed to City and County standards and specifications and will be dedicated to and maintained by the County upon completion and acceptance.

- Avenida Mercado Street Improvements
  This will consist of the construction of Avenida Mercado from the south-bound frontage road of I-35 to the intersection with Old San Antonio Road as a four-lane divided roadway including grading, erosion control, curb and gutter paving, storm drainage, water, wastewater, street lights, street signs, striping, landscaping and irrigation. Avenida Mercado is a 90-foot-wide right of way consisting of roadway. Avenida Mercado provides a link between Old San Antonio Road and the south-bound frontage road of I-35

and will benefit Improvement Area #2. The roadway will be constructed to City and County standards and specifications and will be dedicated to and maintained by the County upon completion and acceptance.

- Old San Antonio Road (OSR) Turn Lanes at Avenida Mercado Improvements
  This will consist of the construction of left turn and right turn lanes on the existing Old San Antonio Road at the intersection with Avenida Mercado including grading, erosion control, asphalt paving, drainage, striping and landscaping. The turn lanes are necessary as the construction of Avenida Mercado will require the protected turning movements on OSR and will benefit Improvement Area #2. The turn lanes will be constructed to City and County standards and specifications and will be dedicated to and maintained by the County upon completion and acceptance.

- West Water Quality/Detention Pond Improvements
  The west water quality/detention pond will be designed and constructed for fully-developed drainage conditions for Improvement Area # 2. The inlet and outlet structures have been designed assuming fully-developed conditions of all development that will eventually drain to the pond. Flow dissipaters and spreaders will be used to ensure a smooth transition from channel to sheet flow downstream of the pond. Temporary rock berms will be utilized at all discharge points to reduce velocities and control erosion until permanent vegetation and controls are established. All storm sewer and drainage conveyance will be contained within proposed drainage easements. The pond will be constructed to City and County standards and specifications including a public drainage easement to the City and County, but the pond will be maintained by the Owner's Association. The pond is located within a parcel, which is designated to be dedicated to the City for future park land.

- Water Line Improvements (SBFR)
  The water line improvements consist of a looped water distribution system 16" in diameter. The water line will run along the west side of the south-bound frontage road of I-35 in a public easement and will tie into an existing City water main located along the IH-35 frontage road and to the water line improvements in Avenida Mercado and looped back north along the western side of Improvement Area #2. The water line will benefit Improvement Area # 2. The water line will be constructed to City standards and specifications and will be dedicated to and maintained by the City upon completion and acceptance.

- Wastewater Improvements (OSR)
  Wastewater improvements consists of a wastewater collection system ranging from 15”-18” in diameter with a depth ranging from 6 feet deep to 12 feet deep. Wastewater improvements will run in a public easement along the east side of Old San Antonio Road beginning at Avenida Mercado and will tie into an existing City wastewater line located on the south side of the Improvement Area #1 single-family residential development. The wastewater improvements will benefit Improvement Area #2. The wastewater improvements will be constructed to City and County standards and specifications and will be dedicated and maintained by the City upon completion and acceptance.

- South-Bound Frontage Road (SBFR) Right Turn Lane at Avenida Mercado Improvements
  This will consist of the construction of a right turn lane on the existing South-Bound Frontage Road of I-35 at the intersection with Avenida Mercado including grading, erosion control, asphalt paving, drainage, striping and landscaping. The turn lane is necessary as the construction of Avenida Mercado and its connection to the SBFR will require the protected turning movement from the SBFR onto Avenida Mercado and will benefit Improvement Area #2. The turn lane will be constructed to The Texas Department of Transportation (TxDOT) standards and specifications within the existing right of way of I-35 and will be dedicated to and maintained by TxDOT upon completion and acceptance.

C. Bond Issuance Costs

- Debt Service Reserve Fund
  Equals the amount required under an Indenture in connection with the issuance of PID Bonds.

- Capitalized Interest
  Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.

- Underwriting Discount
  Equals a percentage of the par amount of a series of PID Bonds plus a fee for underwriter’s counsel.

- Cost of Issuance
  Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, first year Administrative Expenses, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

SECTION IV: SERVICE PLAN

The Act requires the Service Plan to cover a period of at least five years and to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five year period. The Service Plan must be reviewed and updated by the City Council at least annually. **Exhibit D** of this 2018 Amended and Restated Service and Assessment Plan summarizes the Service Plan for the District.

Exhibit E summarizes the sources and uses of funds required to construct the Authorized Improvements, fund required reserves, and issue the PID Bonds. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The Act allows the City Council to apportion the Authorized Improvements to the Assessed Property based on the special benefit received by the Authorized Improvements. The Act provides that such costs may be apportioned: (i) equally per front foot or square foot; (ii) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (iii) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the current owners and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Assessments shall be allocated as follows:

1. *Improvement Area #1*

The Improvement Area #1 Assessments relating to the Improvement Area #1 Improvements shall be allocated 100% to the Improvement Area #1 Assessed Property. The original Service and Assessment Plan allocated Improvement Area #1 Assessments across all Parcels within Improvement Area #1 based on the ratio of the estimated buildout value of each Parcel to the total buildout value for all Parcels within Improvement Area #1.

2. Improvement Area #2

The Improvement Area #2 Assessments relating to the Improvement Area #2 Improvements shall be allocated 100% to the Improvement Area #2 Assessed Property. The Improvement Area #2 Assessments shall be allocated across all Parcels within Improvement Area #2 based on the ratio of the estimated buildout value of each Parcel to the total buildout value for all Parcels within Improvement Area #2, as shown on **Exhibit I.**

3. Improvement Area #3

The methodology for allocating Assessments for Improvement Area #3 will be determined at the time the Assessments for Improvement Area #3 are levied.

B. Assessments

The Improvement Area #1 Assessments are shown on the Improvement Area #1 Assessment Roll, attached hereto on **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. The projected Lot Type 1 Annual Installments per Lot are shown on **Exhibit F-3**. The projected Lot Type 2 Annual Installments per Lot are shown on **Exhibit F-4**. The projected Lot Type 3 Annual Installments per Lot are shown on **Exhibit F-5**. The projected Lot Type 4 Annual Installments per Lot are shown on **Exhibit F-6**. The projected Annual Installment for each remaining Parcel within Improvement Area #1 are shown on **Exhibits F-7** through **Exhibit F-10.** The Improvement Area #2 Assessments are shown on the Improvement Area #2 Assessment Roll, attached hereto on **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2,** and the projected Annual Installment for each Parcel within Improvement Area #2 are shown on **Exhibits G-3** through **Exhibit G-8.**

***C.* Findings of Special Benefit**

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

1. *Improvement Area #1*

    a. The Improvement Area #1 Improvements cost plus Bond Issuance Costs allocable to Improvement Area #1 equal $17,807,927, as shown on **Exhibit C**; and

    b. The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Improvements; and

    c. The sum of the Improvement Area #1 Assessments for all Lots within Improvement Area #1 equals $17,235,000, of which $14,160,000 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and

    d. The special benefit ($\geq$ $17,807,927) received by Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements is greater than the amount of the original Improvement Area #1 Assessments ($17,235,000) levied for the Improvement Area #1 Improvements.

    e. At the time the City Council levied the Improvement Area #1 Assessments, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that the Improvement Area #1 Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #1 Assessment Ordinance; and (ii) the levying of Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

2. *Improvement Area #2*

    a. The Improvement Area #2 Improvements cost plus the Bond Issuance Costs allocable to Improvement Area #2 equal $9,665,320, as shown on **Exhibit C**; and

    b. The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Improvements; and

    c. The sum of the Improvement Area #2 Assessments for all Lots within Improvement Area #2 equals $9,665,320 as shown on the Improvement Area #2 Assessment Roll attached on **Exhibit G-1**; and

d. The special benefit (≥ $9,665,320) received by Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements is equal to or greater than the amount of the Improvement Area #2 Assessments ($9,665,320) levied for the Improvement Area #2 Improvements.

e. At the time the City Council levied the Improvement Area #2 Assessments, the Owner owned 100% of the Improvement Area #2 Assessed Property. The Owner acknowledged that the Improvement Area #2 Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Owner has ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #2 Assessment Ordinance; and (ii) the levying of Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

D. Administrative Expenses

The costs of administering the District and collecting the 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 Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments levied on the Assessed Property may exceed the interest rate on the PID Bonds by the Additional Interest. The Additional Interest shall be collected as part of each Annual Installment. The Additional Interest shall be deposited and used as described in the Indenture for any PID Bonds.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a subdivision plat or creation of units by horizontal condominium regime), 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 x (C ÷ 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 sum of the estimated buildout value for all of the newly divided Assessed Properties

The calculation of the buildout value of an Assessed Property shall be performed by the Administrator based on information from the Owner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant 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 update to this 2018 Amended and Restated Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat or creation of units by a horizontal condominium regime

Upon the subdivision of any Assessed Property based on a recorded subdivision plat or creation of units by horizontal condominium regime, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the newly subdivided Lots based on buildout value according to the following formula:

A = [B x (C ÷ 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 or creation of units by horizontal condominium regime, 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 Lots 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 the next Annual Service Plan Update and approved by the City Council.

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.

B. Mandatory Prepayment of Assessments

1. Maximum Assessment Exceeded

If the Assessment for any Lot Type exceeds the Maximum Assessment on the Maximum Assessment Calculation Date, the owner must partially prepay the Assessment for each Assessed Property that exceeds the Maximum Assessment in an amount sufficient to reduce the Assessment to the Maximum Assessment. The owner of a Parcel shall notify the Administrator at least 30 days before the Maximum Assessment Calculation Date so that the Administrator can determine whether a prepayment is required. If a prepayment is required, the Administrator will notify the owner of the Parcel as well as the Owner, and the prepayment must be made prior to subdividing by plat, issuance of a site development permit, or creating units by a horizontal condominium regime.

If a prepayment of an Improvement Area #2 Assessment is due and owing pursuant to the provisions above and remains unpaid for 90 days, the City, upon providing written notice to the Owner, may reduce the amount of the Improvement Area #2 Reimbursement Obligation and the Improvement Area #2 Assessments by a corresponding amount, provided that the Improvement Area #2 Assessments shall not be reduced to an amount less than the outstanding Improvement Area #2 Bonds.

2. Transfer to Exempt Person or Entity

If the Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

C. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments levied for such Authorized Improvements, the City Council shall reduce each Assessment related to such Authorized Improvements on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties receiving benefit from the Authorized Improvements equals the reduced Actual Costs. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Rolls and corresponding Annual

Installments to reflect the reduced Assessments.

D. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the Act. If an Annual Installment has been billed prior to this prepayment, the Annual Installment shall be due and payable and shall be credited against the prepayment.

If an Assessment is paid in full, with interest: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

E. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. **Exhibit F-2** shows the projected Improvement Area #1 Annual Installments, **Exhibit F-3** shows the projected Lot Type 1 Annual Installments per Lot, **Exhibit F-4** shows the projected Lot Type 2 Annual Installments per Lot, **Exhibit F-5** shows the projected Lot Type 3 Annual Installments per Lot, **Exhibit F-6** shows the projected Lot Type 4 Annual Installments per Lot, **Exhibits F-7** through **F-10** shows the projected Annual Installments for each remaining Parcel within Improvement Area #1. **Exhibit G-2** shows the projected Improvement Area #2 Annual Installments and **Exhibits G-3** through **G-8** shows the projected Annual Installments for each Parcel within Improvement Area #2.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and updated calculations of Annual Installments. Annual Installments shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by

the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Assessment against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the landowner fails to timely pay the Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be delinquent if not paid prior to February 1 of the following year.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached on **Exhibit F-1** and the Improvement Area #2 Assessment Roll is attached on Exhibit **G-1.** The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Rolls as well as the Annual Installments as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2018 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City within 30 days of the mailing of a bill for the Annual Installment resulting from the 2018 Amended and Restated Service and Assessment Plan or any Annual Service Plan Update; otherwise, the owner shall be deemed to

have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response, and within 30 days the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the Act, this 2018 Amended and Restated Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2018 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the Act. To the extent permitted by the Act, this 2018 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2018 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2018 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2018 Amended and Restated Service and Assessment Plan. Interpretations of this 2018 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this 2018 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

Exhibit A-1	Description of Land Within District
Exhibit A-2	Description of Land Within Improvement Area #1
Exhibit A-3	Description of Land Within Improvement Area #2
Exhibit A-4	Description for all Assessed Parcels Within Improvement Area #2
Exhibit B	Map of District, Improvement Area #1, Improvement Area #2 and Improvement Area #3
Exhibit C	Allocation of Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses of Funds
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Projected Improvement Area #1 Annual Installments
Exhibit F-3	Projected Lot Type 1 Annual Installments Per Lot
Exhibit F-4	Projected Lot Type 2 Annual Installments Per Lot
Exhibit F-5	Projected Lot Type 3 Annual Installments Per Lot
Exhibit F-6	Projected Lot Type 4 Annual Installments Per Lot
Exhibit F-7	Projected Improvement Area #1 Parcel 1-5 Annual Installments
Exhibit F-8	Projected Improvement Area #1 Parcel 6 & 7 Annual Installments
Exhibit F-9	Projected Improvement Area #1 Parcel 8 Annual Installments
Exhibit F-10	Projected Improvement Area #1 Parcel 9 Annual Installments
Exhibit G-1	Improvement Area #2 Assessment Roll
Exhibit G-2	Projected Total Improvement Area #2 Annual Installments
Exhibit G-3	Projected Improvement Area #2 Parcel 2 Annual Installments
Exhibit G-4	Projected Improvement Area #2 Parcel 4 Annual Installments
Exhibit G-5	Projected Improvement Area #2 Parcel 6 Annual Installments
Exhibit G-6	Projected Improvement Area #2 Parcel 8 Annual Installments
Exhibit G-7	Projected Improvement Area #2 Parcel 9 Annual Installments
Exhibit G-8	Projected Improvement Area #2 Parcel 10 Annual Installments
Exhibit H	Map of Improvement Area #2 Improvements
Exhibit I	Initial Allocation of Improvement Area #2 Assessments
Exhibit J	Allocation of Assessments for Tract 11 Remainder (Tax Parcel 851771)
Exhibit K	Improvement Area #1 Land Use Assumptions

EXHIBIT A-1
DESCRIPTION OF LAND WITHIN DISTRICT

Parcel Descriptions for Parcels within District

TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 418.601 ACRES OF LAND, SITUATED IN THE S.F. SLAUGHTER SURVEY NO. 1, THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.367 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN RECORDED IN DOCUMENT NO. 2009190064 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.007 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 4: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 5: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.001 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 6: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078595 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 7: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, AND THE S.V.R. EGGLESTON LEAGUE NO. 3, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN

DOCUMENT NO. 2009078596, AS CORRECTED IN DOCUMENT NO. 2009093810 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 8: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.505 ACRES OF LAND, MORE OR LESS, SITUATED IN THE S.V.R. EGGLESTON LEAGUE NO. 3, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078597, AS CORRECTED IN DOCUMENT NO. 2009093811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 9: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.005 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, AND IN THE S.V.R. EGGLESTON LEAGUE NO. 3, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078598, AS CORRECTED IN DOCUMENT NO. 2009093812 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 10: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.002 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 11: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.002 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 12: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.001 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 13: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078602 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 14: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.002 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078603 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 15: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

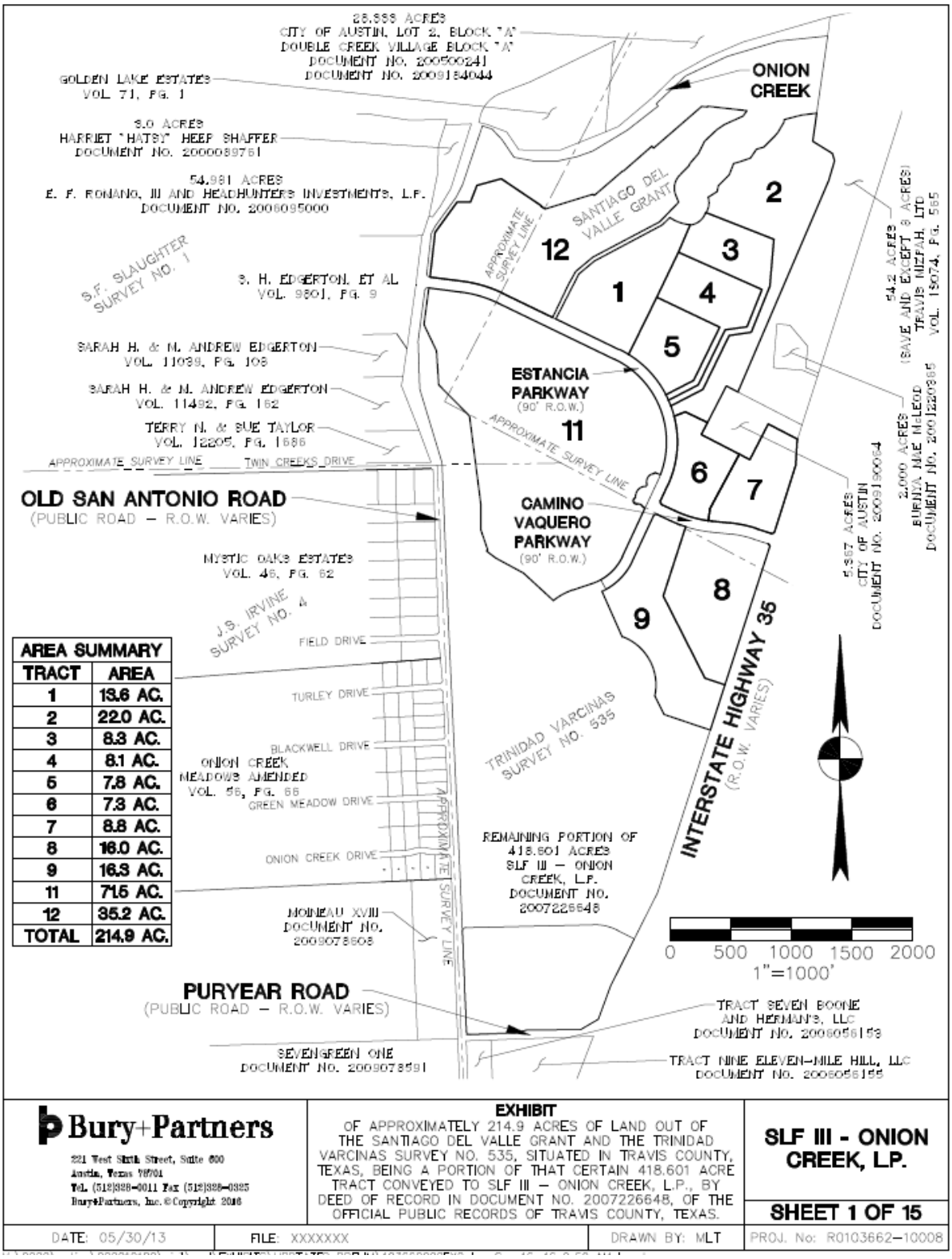
TRACT 16: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.001 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 17: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078606 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 18: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078607 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 19: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078608 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

EXHIBIT A-2
DESCRIPTION OF LAND WITHIN IMPROVEMENT AREA #1



AREA SUMMARY	
TRACT	AREA
1	13.6 AC.
2	22.0 AC.
3	8.3 AC.
4	8.1 AC.
5	7.8 AC.
6	7.3 AC.
7	8.8 AC.
8	16.0 AC.
9	16.3 AC.
11	71.5 AC.
12	35.2 AC.
TOTAL	214.9 AC.

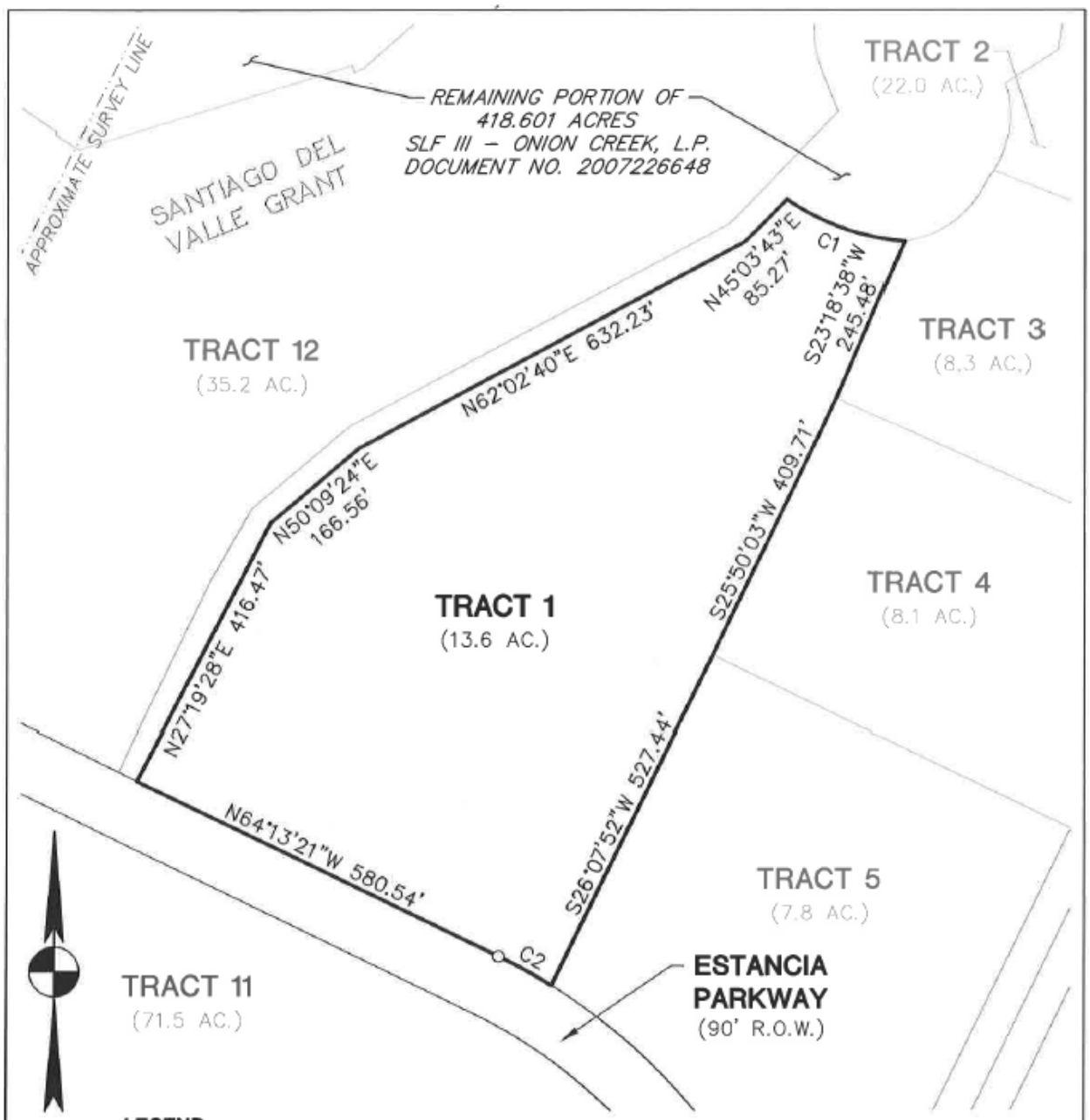
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EXHIBIT
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SLF III - ONION CREEK, L.P.

SHEET 1 OF 15

DATE: 05/30/13 | FILE: XXXXXXX | DRAWN BY: MLT | PROJ. No: R0103662-10008



CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	29°25'41"	353.08'	181.35'	179.36'	S70°30'54"E
C2	05°53'46"	845.00'	86.96'	86.92'	N61°16'28"W

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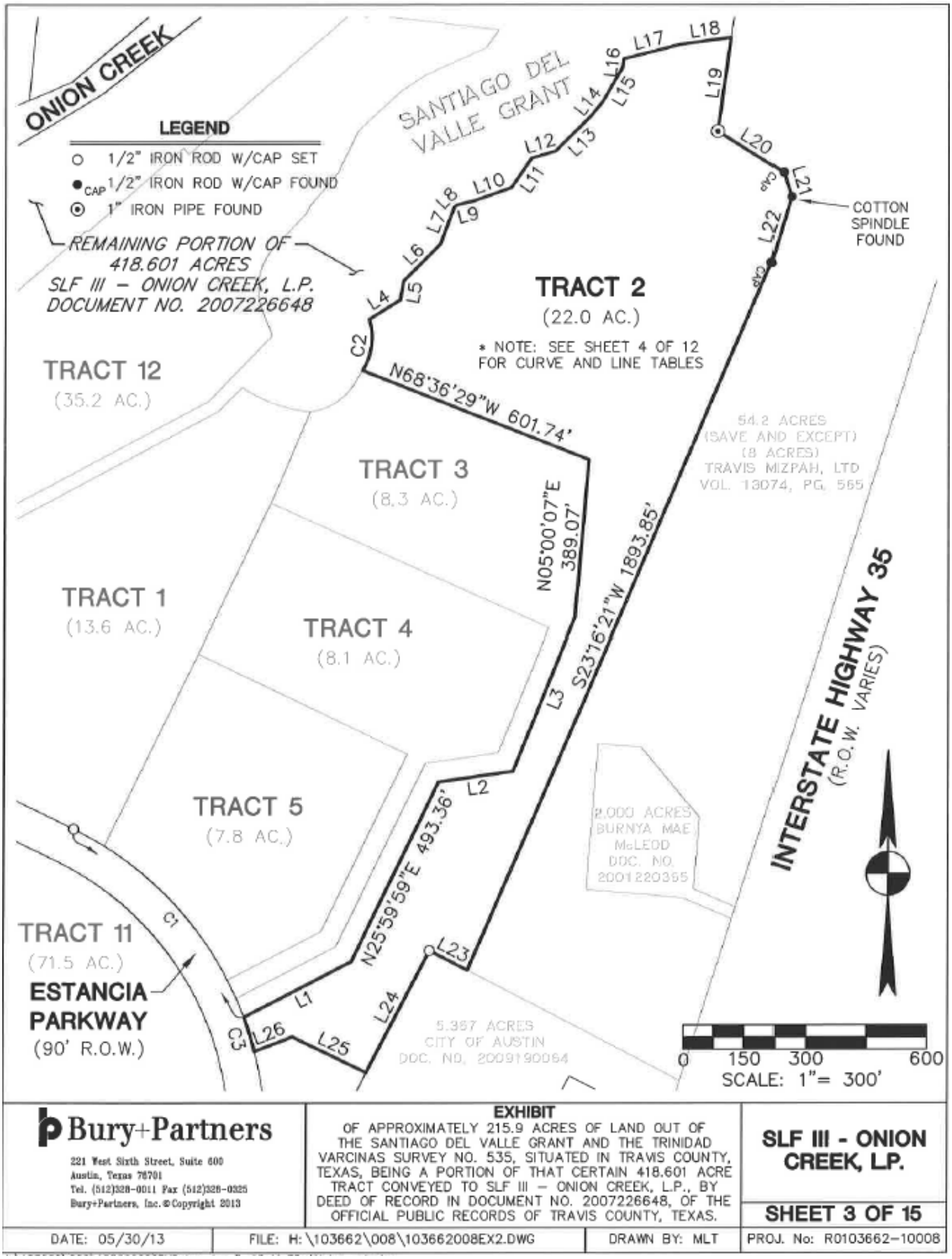
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SLF III - ONION CREEK, L.P.

SHEET 2 OF 15

DATE: 05/30/13	FILE: H:\103662\008\103662008EX2.DWG	DRAWN BY: MLT	PROJ. No: R0103662-10008

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SLF III - ONION CREEK, L.P.

SHEET 3 OF 15

DATE: 05/30/13	FILE: H:\103662\008\103662008EX2.DWG	DRAWN BY: MLT	PROJ. No: R0103662-10008

LINE TABLE

NO.	BEARING	DISTANCE
L1	N62°37'32"E	298.28'
L2	N81°59'35"E	184.92'
L3	N21°54'50"E	407.60'
L4	N57°54'36"E	90.04'
L5	N09°50'10"E	47.27'
L6	N45°21'15"E	127.97'
L7	N20°43'17"E	95.86'
L8	N44°41'28"E	8.83'
L9	N76°30'48"E	44.76'
L10	N70°30'51"E	97.20'
L11	N34°28'58"E	87.98'
L12	N73°19'34"E	61.30'
L13	N45°22'14"E	126.01'
L14	N39°13'36"E	43.42'
L15	N30°35'32"E	97.74'
L16	N05°00'12"E	20.83'
L17	N75°47'36"E	145.06'
L18	N82°12'59"E	129.06'
L19	S08°08'29"W	233.90'
L20	S57°50'45"E	189.84'
L21	S17°46'50"E	63.06'
L22	S16°38'57"W	169.38'
L23	N62°38'15"W	105.98'
L24	S27°21'45"W	339.75'
L25	N64°13'21"W	203.71'
L26	S68°46'24"W	99.72'

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	43°38'41"	845.00'	643.67'	628.22'	S42°24'01"E
C2	49°59'13"	150.00'	130.87'	126.75'	N07°42'28"E
C3	06°01'32"	845.00'	88.86'	88.82'	N17°33'55"W

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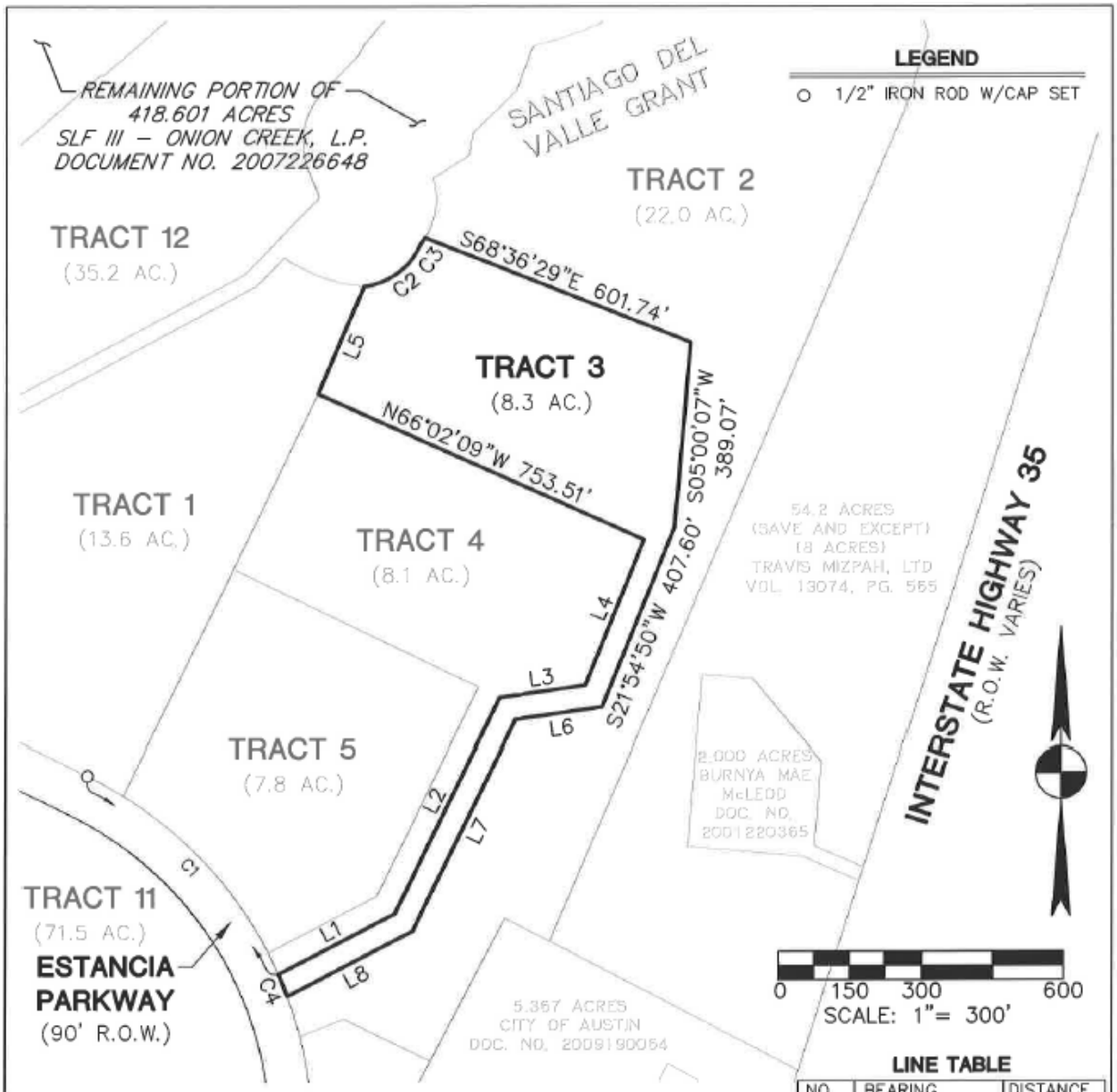
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SLF III - ONION CREEK, LP.

SHEET 4 OF 15

DATE: 05/30/13 | FILE: H:\103662\008\103662008EX2.DWG | DRAWN BY: MLT | PROJ. No: R0103662-10008

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CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	40°11'53"	845.89'	593.47'	581.37'	S44°06'43"E
C2	59°05'13"	150.00'	154.69'	147.93'	N53°41'17"E
C3	06°39'13"	150.00'	17.42'	17.41'	N36°01'42"E
C4	02°56'07"	980.11'	50.21'	50.21'	N22°09'48"W

LINE TABLE

NO.	BEARING	DISTANCE
L1	N62°37'32"E	277.17'
L2	N25°59'59"E	503.40'
L3	N81°59'35"E	182.59'
L4	N21°54'50"E	330.44'
L5	N23°18'38"E	245.48'
L6	S81°59'35"W	184.92'
L7	S25°59'59"W	493.36'
L8	S62°37'32"W	298.28'

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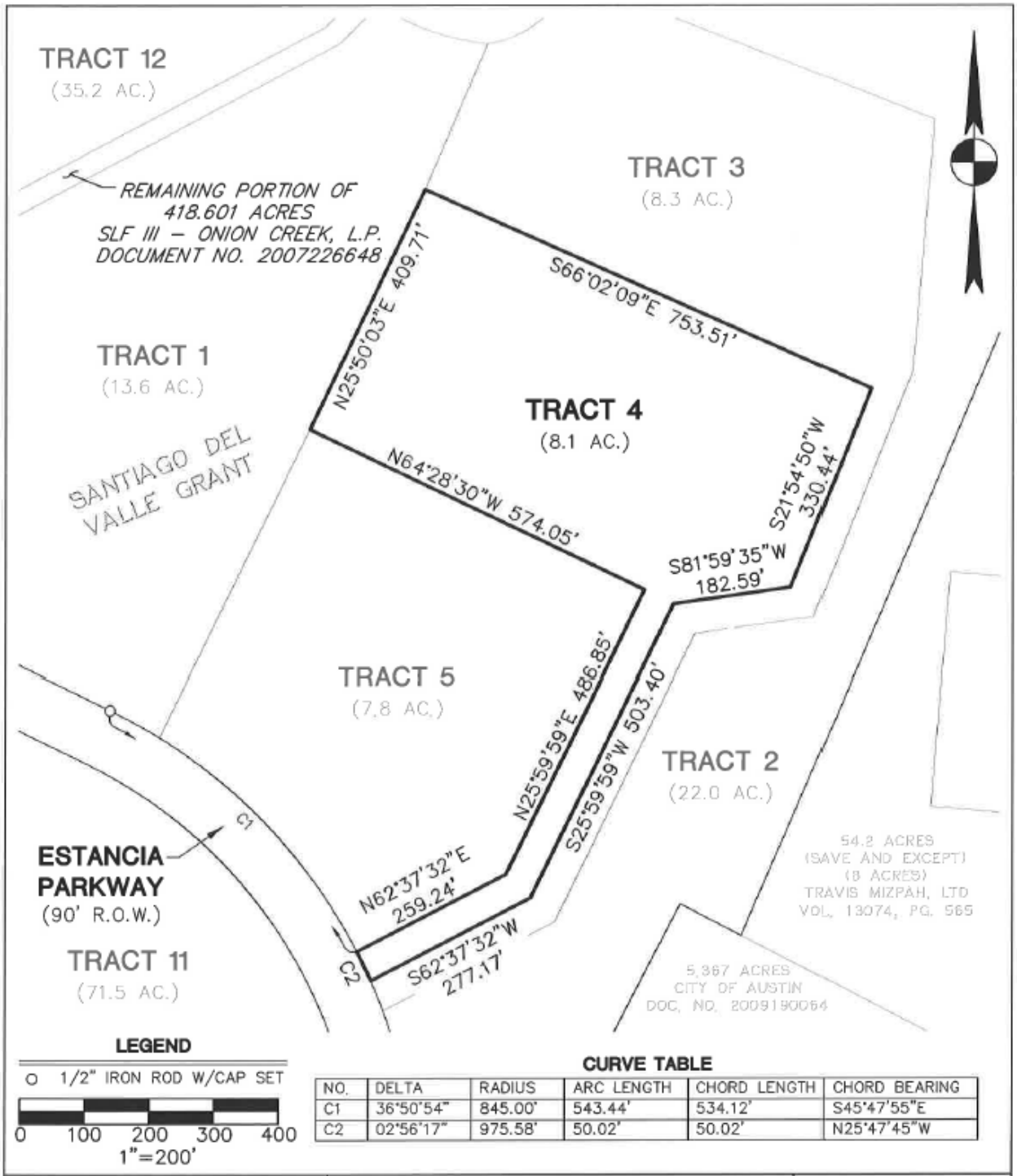
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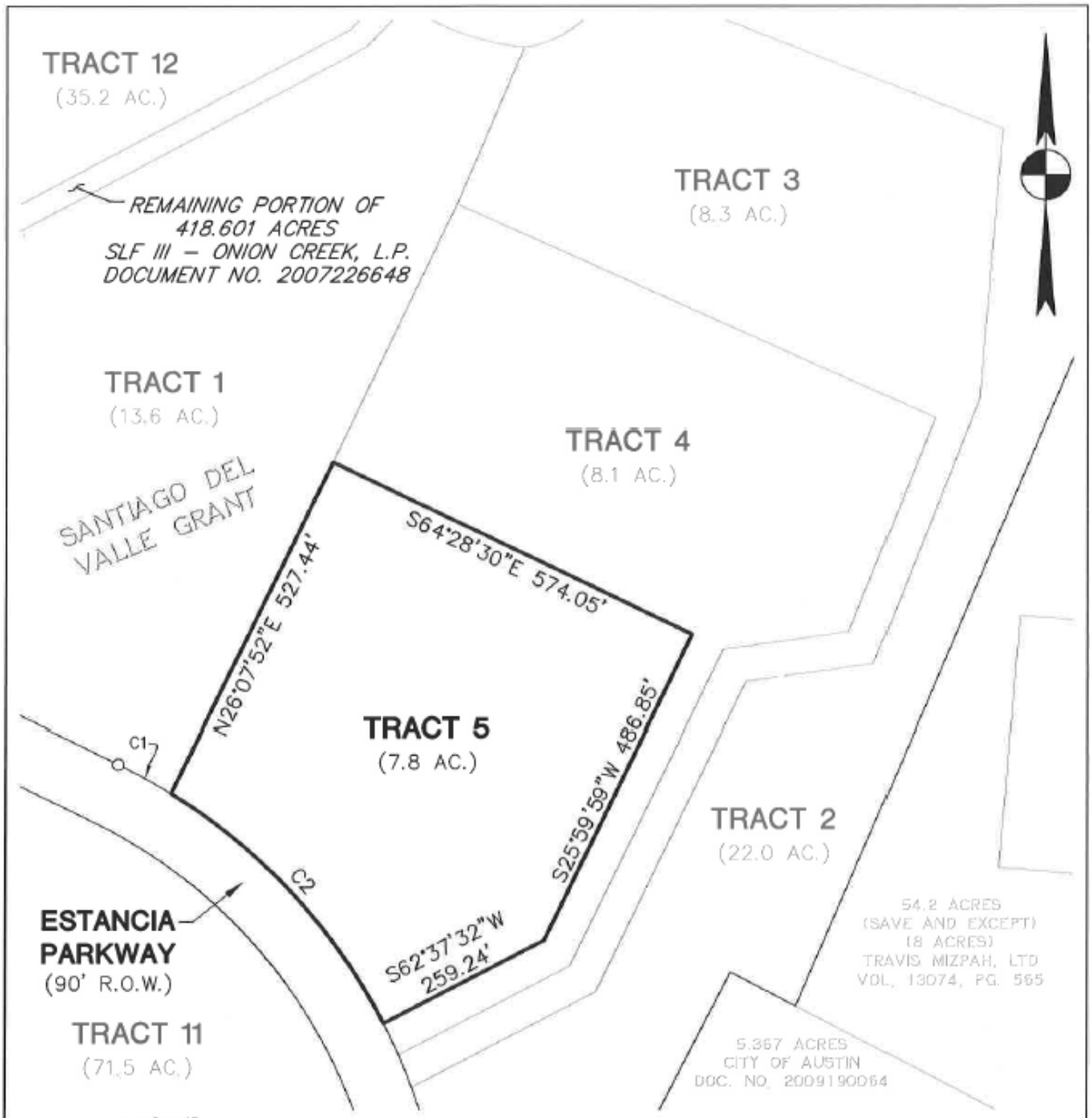
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SLF III - ONION CREEK, LP.

SHEET 5 OF 15

DATE: 05/30/13 | FILE: H:\103662\008\103662008EX2.DWG | DRAWN BY: MLT | PROJ. No: R0103662-10008


TRACT 12
(35.2 AC.)
REMAINING PORTION OF
418.601 ACRES
SLF III – ONION CREEK, L.P.
DOCUMENT NO. 2007226648
TRACT 3
(8.3 AC.)
TRACT 1
(13.6 AC.)
SANTIAGO DEL
VALLE GRANT
TRACT 4
(8.1 AC.)
N25°50'03"E 409.71'
S66°02'09"E 753.51'
S21°54'50"W
330.44'
N64°28'30"W 574.05'
S81°59'35"W
182.59'
TRACT 5
(7.8 AC.)
N25°59'59"E 486.85'
S25°59'59"W 503.40'
TRACT 2
(22.0 AC.)
54.2 ACRES
(SAVE AND EXCEPT)
(8 ACRES)
TRAVIS MIZPAH, LTD
VOL. 13074, PG. 565
ESTANCIA
PARKWAY
(90' R.O.W.)
C1
N62°37'32"E
259.24'
C2
S62°37'32"W
277.17'
TRACT 11
(71.5 AC.)
5.367 ACRES
CITY OF AUSTIN
DOC. NO. 2009190064
LEGEND
O 1/2" IRON ROD W/CAP SET
0 100 200 300 400
1"=200'
CURVE TABLE
NO. | DELTA | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING
C1 | 36°50'54" | 845.00' | 543.44' | 534.12' | S45°47'55"E
C2 | 02°56'17" | 975.58' | 50.02' | 50.02' | N25°47'45"W
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SLF III - ONION CREEK, LP.
SHEET 6 OF 15
DATE: 05/30/13
FILE: H:\103662\008\103662008EX2.DWG
DRAWN BY: MLT
PROJ. No: R0103662-10008



CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	05°53'46"	845.00'	86.96'	86.92'	S61°16'28"E
C2	30°57'07"	845.00'	456.48'	450.95'	N42°51'02"W

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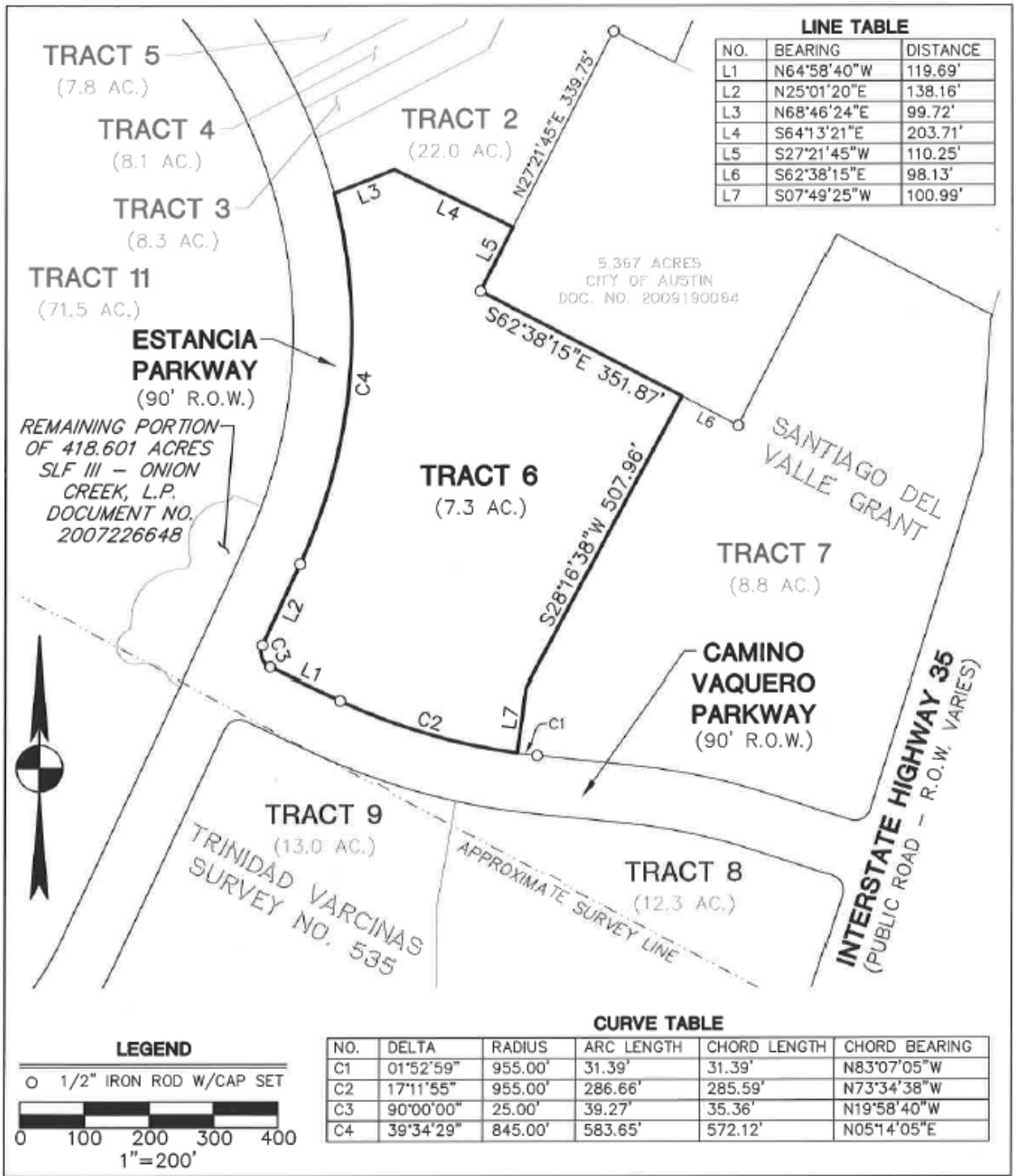
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SLF III - ONION CREEK, LP.

SHEET 7 OF 15

DATE: 05/30/13 | FILE: H:\103662\008\103662008EX2.DWG | DRAWN BY: MLT | PROJ. No: R0103662-10008



LINE TABLE

NO.	BEARING	DISTANCE
L1	N64°58'40"W	119.69'
L2	N25°01'20"E	138.16'
L3	N68°46'24"E	99.72'
L4	S64°13'21"E	203.71'
L5	S27°21'45"W	110.25'
L6	S62°38'15"E	98.13'
L7	S07°49'25"W	100.99'

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	01°52'59"	955.00'	31.39'	31.39'	N83°07'05"W
C2	17°11'55"	955.00'	286.66'	285.59'	N73°34'38"W
C3	90°00'00"	25.00'	39.27'	35.36'	N19°58'40"W
C4	39°34'29"	845.00'	583.65'	572.12'	N05°14'05"E

LEGEND

○ 1/2" IRON ROD W/CAP SET

0 100 200 300 400

1"=200'

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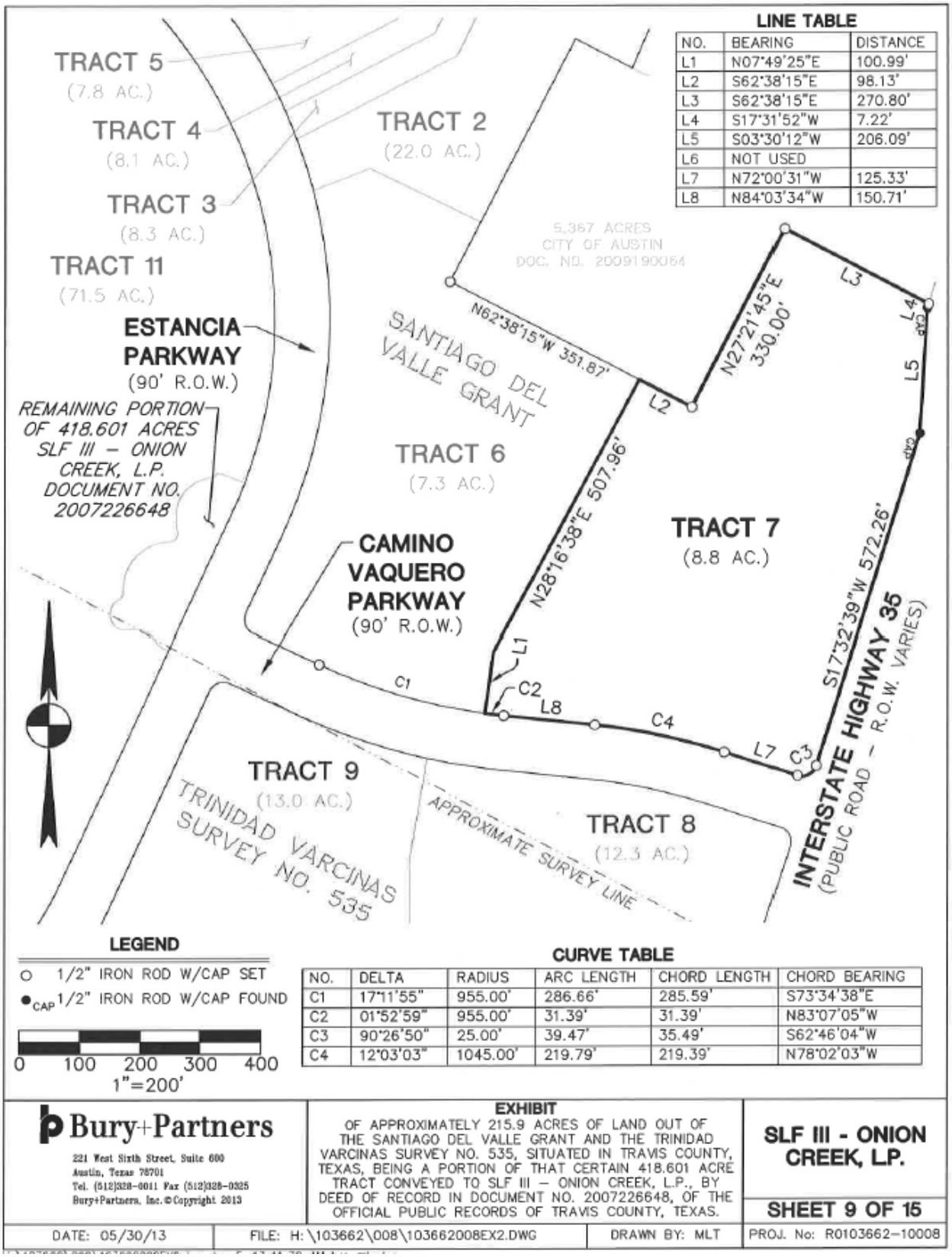
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SLF III - ONION CREEK, L.P.

SHEET 8 OF 15

DATE: 05/30/13 | FILE: H:\103662\008\103662008EX2.DWG | DRAWN BY: MLT | PROJ. No: R0103662-10008



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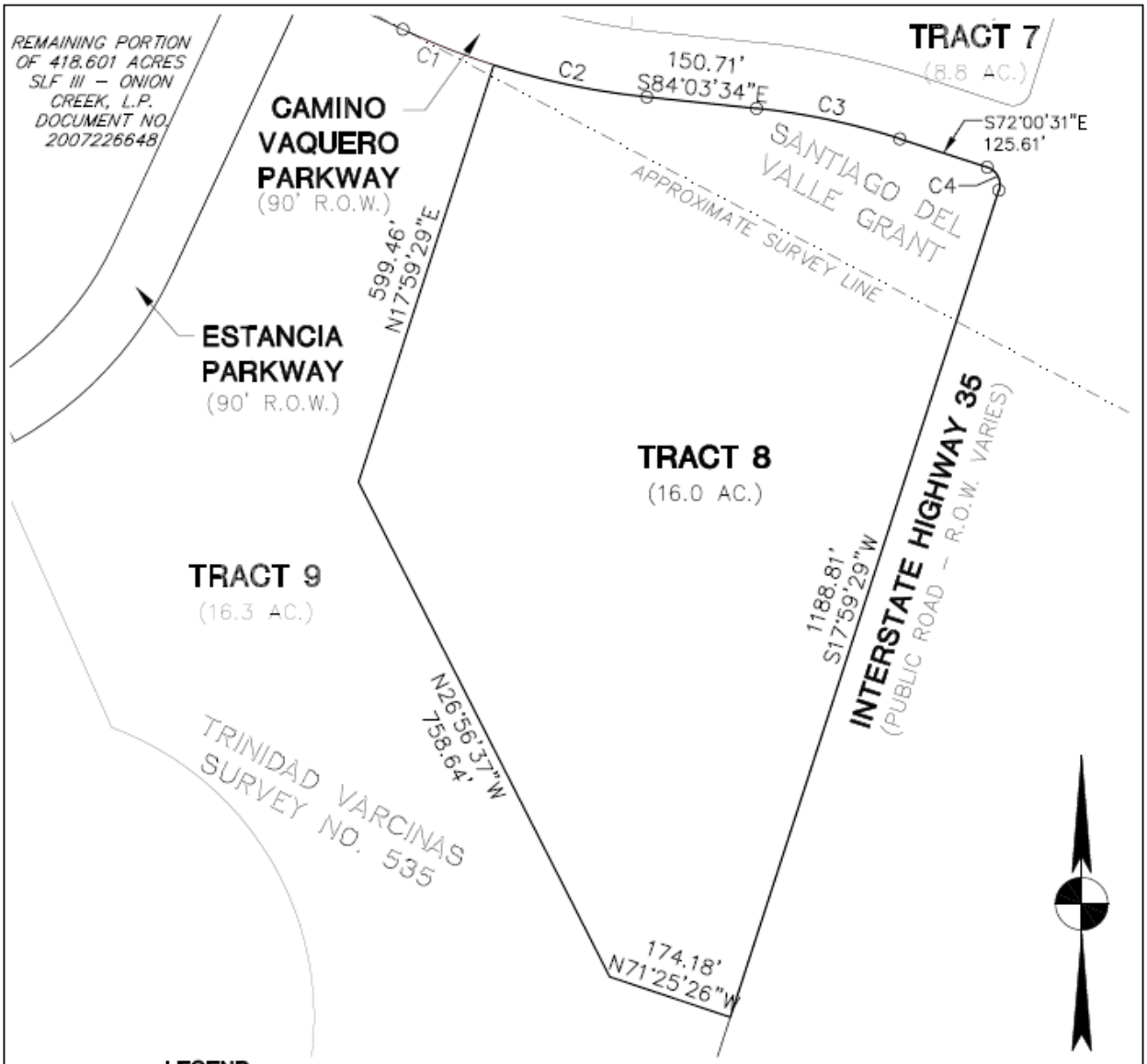
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SLF III - ONION CREEK, LP.

SHEET 9 OF 15

DATE: 05/30/13 | FILE: H:\103662\008\103662008EX2.DWG | DRAWN BY: MLT | PROJ. No: R0103662-10008



CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	7°25'21"	1032.66'	133.78'	133.69'	S68° 39' 59"E
C2	11°44'47"	1045.00'	214.24'	213.86'	S78° 11' 11"E
C3	12°03'03"	955.00'	200.86'	200.49'	S78° 02' 03"E
C4	90°00'00"	25.00'	39.27'	35.36'	S27° 00' 31"E

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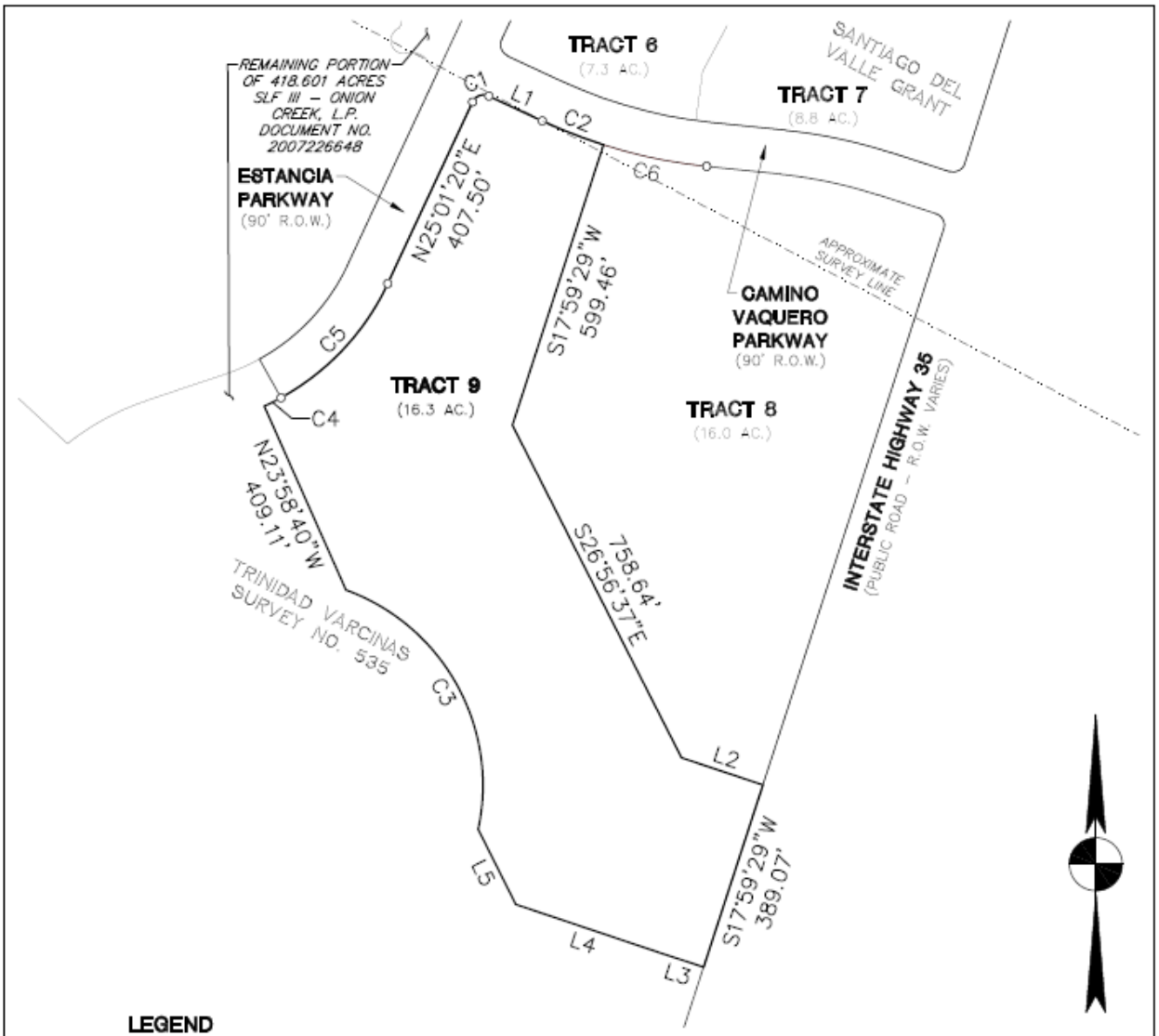
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SLF III - ONION CREEK, L.P.

SHEET 10 OF 15

DATE: 05/30/13 | FILE: XXXXXXXX | DRAWN BY: TG | PROJ. No: R0103662–10008



CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	7°22'41"	1038.93'	133.78'	133.69'	S68° 40' 01"E
C3	81°44'37"	423.47'	604.16'	554.21'	N28° 54' 57"W
C4	4°12'55"	515.00'	37.89'	37.88'	N63° 04' 48"E
C5	35°57'01"	515.00'	323.14'	317.86'	N42° 59' 50"E
C6	11°44'46"	1045.04'	214.24'	213.87'	S78° 11' 11"E

LINE TABLE

NO.	BEARING	DISTANCE
L1	S64°58'40"E	119.69'
L2	S71°25'26"E	174.18'
L3	N72°00'31"W	90.27'
L4	N71°25'26"W	312.26'
L5	N26°26'08"W	171.99'

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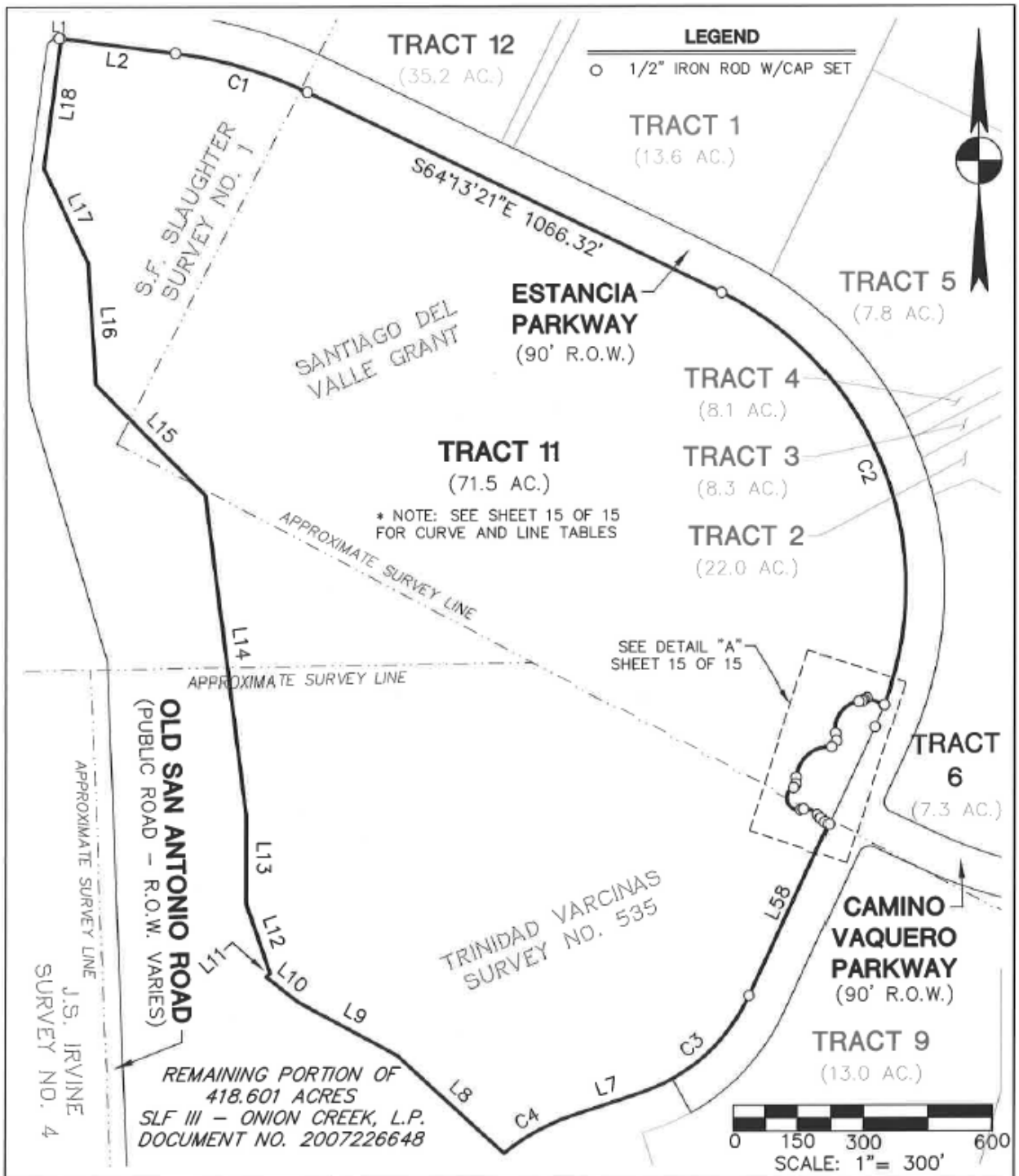
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SLF III - ONION CREEK, LP.

SHEET 11 OF 15

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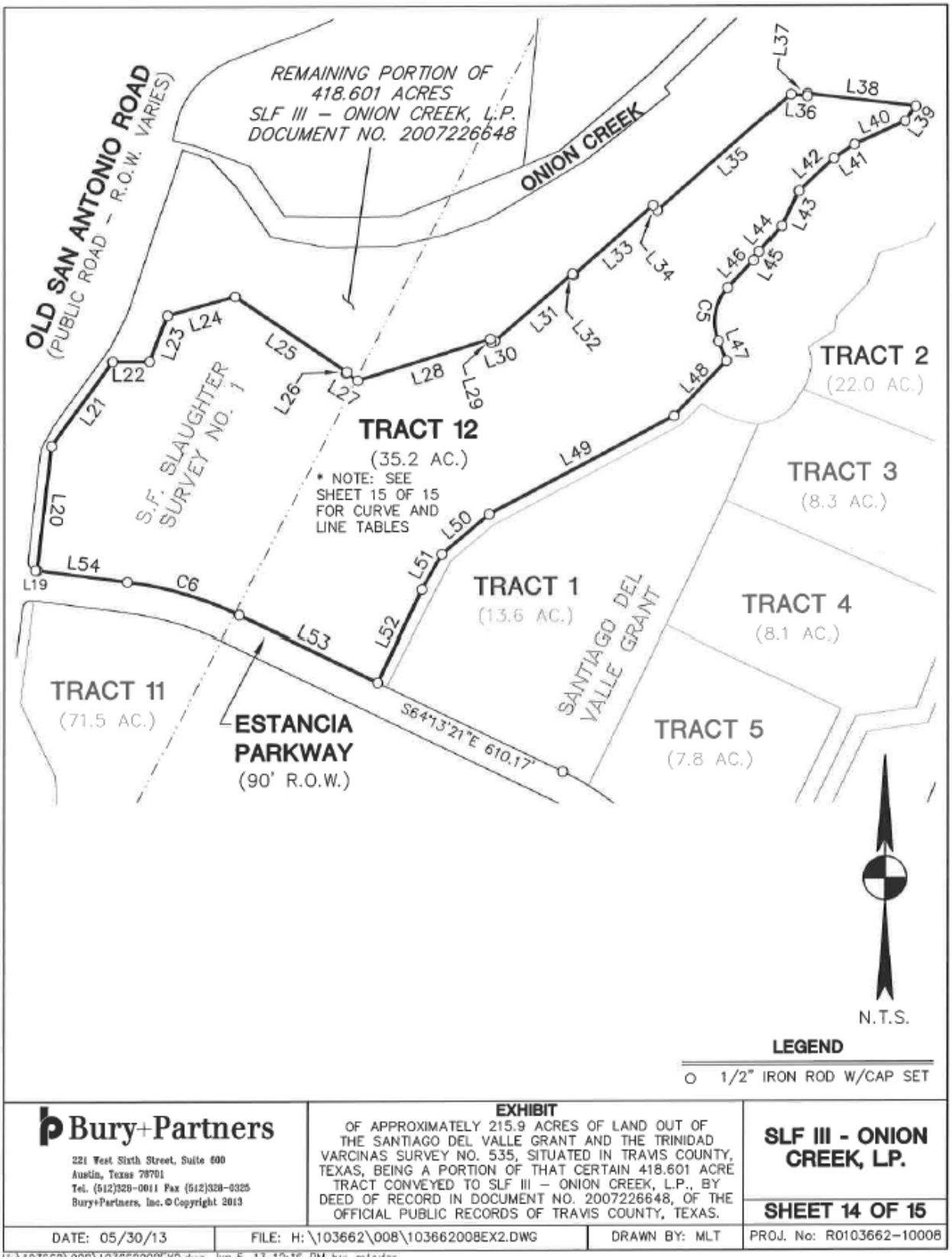
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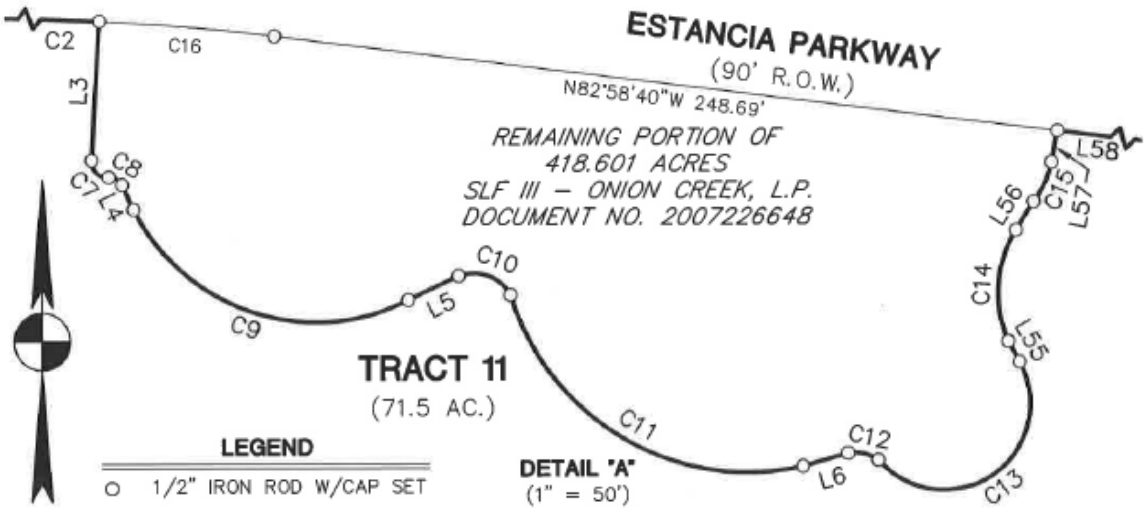
SLF III - ONION CREEK, LP.

SHEET 13 OF 15

DATE: 05/30/13	FILE: H:\103662\008\103662008EX2.DWG	DRAWN BY: MLT	PROJ. No: R0103662-10008



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DATE: 05/30/13	FILE: H:\103662\008\103662008EX2.DWG	DRAWN BY: MLT PROJ. No: R0103662-10008



LINE TABLE

NO.	BEARING	DISTANCE
L1	S82°40'01"E	5.07'
L2	S82°40'01"E	268.40'
L3	N68°47'41"W	43.86'
L4	S82°54'31"W	8.54'
L5	S07°26'54"E	17.65'
L6	S02°10'15"W	14.86'
L7	S71°32'20"W	167.21'
L8	N47°26'37"W	335.13'
L9	N61°39'05"W	259.78'
L10	N52°15'08"W	95.97'
L11	N47°48'28"E	12.65'
L12	N18°51'48"W	170.26'
L13	N00°00'43"W	203.35'
L14	N07°21'50"W	743.34'
L15	N44°41'53"W	359.07'
L16	N03°47'10"W	280.45'
L17	N25°21'28"W	241.06'
L18	N07°29'09"E	303.12'
L19	S82°40'01"E	5.39'
L20	N06°30'36"E	370.87'
L21	N36°04'41"E	309.11'
L22	N89°54'53"E	109.26'
L23	N21°23'15"E	145.87'
L24	N74°28'15"E	208.00'
L25	S55°56'31"E	399.65'
L26	S31°27'21"W	5.00'
L27	S58°32'39"E	40.90'
L28	N72°51'34"E	413.10'
L29	S17°08'26"E	10.00'
L30	N72°51'34"E	10.52'
L31	N49°06'02"E	303.91'
L32	S40°53'58"E	5.00'

LINE TABLE

NO.	BEARING	DISTANCE
L33	N49°06'02"E	314.61'
L34	S40°53'58"E	20.00'
L35	N49°06'02"E	523.47'
L36	S83°24'18"E	48.24'
L37	N06°35'42"E	7.50'
L38	S83°21'18"E	326.33'
L39	S35°50'40"W	54.72'
L40	S65°44'30"W	166.16'
L41	S56°27'39"W	74.17'
L42	S47°14'19"W	142.23'
L43	S26°00'56"W	115.65'
L44	S40°47'46"W	99.49'
L45	S30°41'58"W	30.02'

LINE TABLE

NO.	BEARING	DISTANCE
L46	S43°50'05"W	111.90'
L47	S22°22'56"E	63.30'
L48	S44°07'01"W	225.77'
L49	S62°09'50"W	621.85'
L50	S50°05'15"W	183.70'
L51	S29°35'55"W	120.00'
L52	S25°46'39"W	303.14'
L53	N64°13'21"W	456.15'
L54	N82°40'01"W	269.51'
L55	N78°44'46"E	7.44'
L56	S39°48'03"E	10.53'
L57	S61°00'28"E	10.07'
L58	S25°01'20"W	436.96'

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18°26'39"	989.00'	318.37'	317.00'	S73°26'42"E
C2	85°02'54"	755.00'	1120.70'	1020.61'	S21°41'54"E
C3	46°31'01"	425.00'	345.05'	335.65'	S48°16'50"W
C4	20°21'27"	515.00'	182.98'	182.02'	S61°21'37"W
C5	64°38'44"	150.00'	169.24'	160.41'	S09°56'26"W
C6	18°26'39"	1079.00'	347.34'	345.85'	N73°26'42"W
C7	97°52'48"	5.00'	8.54'	7.54'	S62°15'55"W
C8	69°35'00"	4.31'	5.24'	4.92'	S48°07'01"W
C9	89°58'02"	64.60'	101.44'	91.33'	S36°10'33"W
C10	80°07'08"	13.46'	18.82'	17.33'	S38°28'23"W
C11	85°53'24"	78.48'	117.65'	106.94'	S48°14'53"W
C12	42°55'15"	13.31'	9.97'	9.74'	S30°47'18"W
C13	168°45'06"	26.92'	79.28'	53.58'	S16°52'41"E
C14	56°21'15"	36.93'	36.32'	34.88'	S67°58'41"E
C15	27°23'15"	28.68'	13.71'	13.58'	S47°18'50"E
C16	04°11'47"	755.00'	55.30'	55.28'	S85°04'34"E

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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EXHIBIT

OF APPROXIMATELY 215.9 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT CONVEYED TO SLF III – ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SLF III - ONION CREEK, L.P.

SHEET 15 OF 15

DATE: 05/30/13	FILE: H:\103662\008\103662008EX2.DWG	DRAWN BY: MLT	PROJ. No: R0103662-10008

EXHIBIT A-3

DESCRIPTION OF LAND WITHIN IMPROVEMENT AREA #2

OVERALL AREA - 130.964 ACRES FN. NO. 18-193(ABB)
ESTANCIA HILL COUNTRY JULY 16, 2018
IMPROVEMENT AREA NO. 2 JOB NO. 222010574

DESCRIPTION

A 130.964 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 TRACT OF LAND CONVEYED TO SLF III - ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 130.964 ACRES ALSO BEING A PORTION OF LOT 4, BLOCK E ESTANCIA HILL COUNTRY SUBDIVISION PHASE 4 OF RECORD IN DOCUMENT NO. 201700072 OF SAID OFFICIAL PUBLIC RECORDS; ALSO BEING A PORTION OF LOT 4, BLOCK D ESTANCIA HILL COUNTRY PHASE 1 OF RECORD IN DOCUMENT NO. 201300225 OF SAID OFFICIAL PUBLIC RECORDS; SAID 130.964 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a concrete monument found at the intersection of the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies) and the northerly right-of-way line of Puryear Road (R.O.W. varies), being the southeasterly corner of said 418.601 acre tract and hereof;

THENCE, leaving the westerly right-of-way line of Interstate Highway 35, along the northerly right-of-way line of Puryear Road, being the southerly line of said 418.601 acre tract and hereof, the following four (4) courses and distances:

1) S59°49'40"W, a distance of 168.99 feet to a concrete monument found;

2) S89°15'05"W, a distance of 451.16 feet to a concrete monument found;

3) S74°58'58"W, a distance of 95.27 feet to a 1/2 inch iron rod with "BURY" cap found;

4) S87°43'31"W, a distance of 397.04 feet to a 1/2 inch iron rod with "BURY" cap found at the intersection of the easterly right-of-way line of Old San Antonio Road (R.O.W. varies) and the northerly right-of-way line of Puryear Road, for the southwesterly corner hereof;

THENCE, leaving the northerly right-of-way line of Puryear Road, along the easterly right-of-way line of Old San Antonio Road,

for the westerly line hereof, the following three (3) courses and distances:

1) N02°19'59"W, a distance of 1290.68 feet to a 1/2 inch iron rod with "BURY" cap found;

2) N02°38'02"W, a distance of 2174.01 feet to a 1/2 inch iron rod with "BURY" cap found;

3) N02°17'20"W, a distance of 247.81 feet to the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of Old San Antonio Road, over and across said Lot 4 Block "D", for a portion of the northerly line hereof, the following ten (10) courses and distances:

1) N87°18'00"E, a distance of 86.70 feet to an angle point;

2) S40°44'52"E, a distance of 14.63 feet to an angle point;

3) S53°45'02"E, a distance of 46.40 feet to an angle point;

4) S55°43'12"E, a distance of 28.36 feet to an angle point;

5) S57°37'31"E, a distance of 49.74 feet to an angle point;

6) S62°47'37"E, a distance of 79.53 feet to an angle point;

7) S63°35'53"E, a distance of 210.84 feet to an angle point;

8) S43°21'49"E, a distance of 120.84 feet to an angle point;

9) S49°33'34"E, a distance of 84.26 feet to an angle point;

10) S50°36'26"E, a distance of 118.68 feet to a point in the westerly right-of-way line of Future Estancia Parkway, not yet of record, being the easterly line of said Lot 4 Block "D" for an angle point;

THENCE, along the westerly right-of-way line of Future Estancia Parkway, in part being the easterly line of said Lot 4 Block "D", in part, being the southerly line of Lot 5 of said Block "D" Estancia Hill Country Phase 1, for a portion of the northerly line hereof, the following three (3) courses and distances:

1) Along a non-tangent curve to the right, having a radius of 515.00 feet, a central angle of 59°16'57", an arc length of 532.86 feet, and a chord which bears, N41°53'52"E, a distance of 509.41 feet to a 1/2 inch iron rod with "BURY" cap found;

2) N71°32'20"E, a distance of 164.77 feet to a 1/2 inch iron rod with "BURY" cap found, for the point of curvature of a non-tangent curve to the left;

3) Along said non-tangent curve to the left, having a radius of 425.00 feet, a central angle of 10°53'44", an arc length of 80.82 feet, and a chord which bears, N66°25'12"E, a distance of 80.70 feet to a 1/2 inch iron rod with "BURY" cap found at the southwesterly corner of the southerly terminus of Estancia Parkway (90' R.O.W.);

THENCE, leaving the easterly line of Lot 5, along the southerly terminus of Estancia Parkway, for a portion of the northerly line hereof, the following three (3) courses and distances:

1) S29°01'40"E, a distance of 70.00 feet to a 1/2 inch iron rod with "BURY" cap found, for the point of curvature of a non-tangent curve to the right;

2) Along said non-tangent curve to the right, having a radius of 495.00 feet, a central angle of 6°29'49", an arc length of 56.13 feet, and a chord which bears, S64°13'15"W, a distance of 56.10 feet to a 1/2 inch iron rod with "STANTEC" cap set;

3) S23°58'47"E, a distance of 20.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of the southerly terminus of Estancia Parkway, being in the westerly line of Lot 4 Block "E" for an angle point;

THENCE, leaving the easterly right-of-way of Estancia Parkway, along the westerly line of said Lot 4 Block "E", along a non-tangent curve to the left, having a radius of 515.00 feet, a central angle of 2°13'31", an arc length of 20.00 feet, and a chord which bears, N66°18'27"E, a distance of 20.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the common northerly corner of said Lot 4, Block "E" and Lot 6, Block "E" Estancia Hill Country Subdivision Phase 3 of record in Document No. 201600249 of said Official Public Records;

THENCE, along the easterly line of said Lot 4 Block "E", being the westerly line of said Lot 6, for a portion of the northerly line hereof, the following two (2) courses and distances:

1) S23°58'40"E, a distance of 409.11 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the right;

2) Along said non-tangent curve to the right, having a radius of 423.47 feet, a central angle of 81°44'37", an arc length of 604.16 feet, and a chord which bears, S28°54'57"E, a distance of 554.21 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Lot 4 Block "E";

THENCE, leaving the southeasterly corner of said Lot 4, Block "E", along the westerly line of said Lot 6, for a portion of the northerly line hereof, the following three (3) courses and distances:

1) S26°25'26"E, a distance of 171.95 feet to a 1/2 inch iron rod with "BURY" cap found;

2) S71°25'26"E, a distance of 312.31 feet to a 1/2 inch iron rod with "BURY" cap found;

3) S72°00'31"E, a distance of 90.27 feet to a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Interstate Highway 35, being the easterly line of said 418.601 acre tract, also being the southeasterly corner of said Lot 6, for the northeasterly corner hereof;

THENCE, leaving the southeasterly corner of said Lot 6, along the westerly right-of-way line of Interstate Highway 35, being the easterly line of said 418.601 acre tract, for the easterly line hereof, the following three (3) courses and distances:

1) S17°59'29"W, a distance of 1408.54 feet to a 1/2 inch iron rod with "BURY" cap found;

2) S26°44'35"W, a distance of 857.58 feet to a concrete monument found;

3) S20°12'41"W, a distance of 292.68 feet to the **POINT OF BEGINNING**, containing an area of 130.964 acres (5,704,787 square feet) acres of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

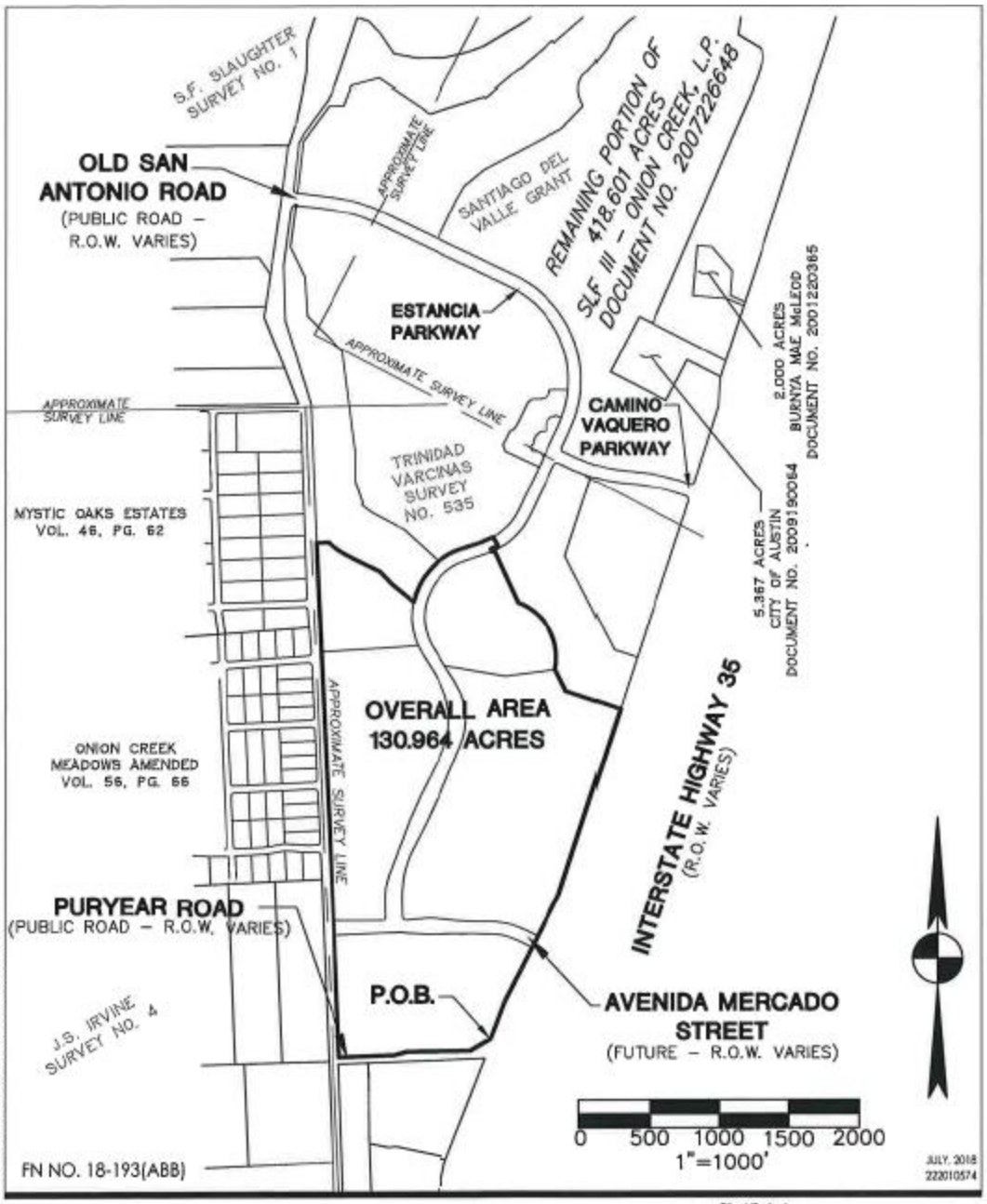
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

7/19/18

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

JOHN T. BILNOSKI DATE
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPLS # 10194230
john.bilnoski@stantec.com





Stantec

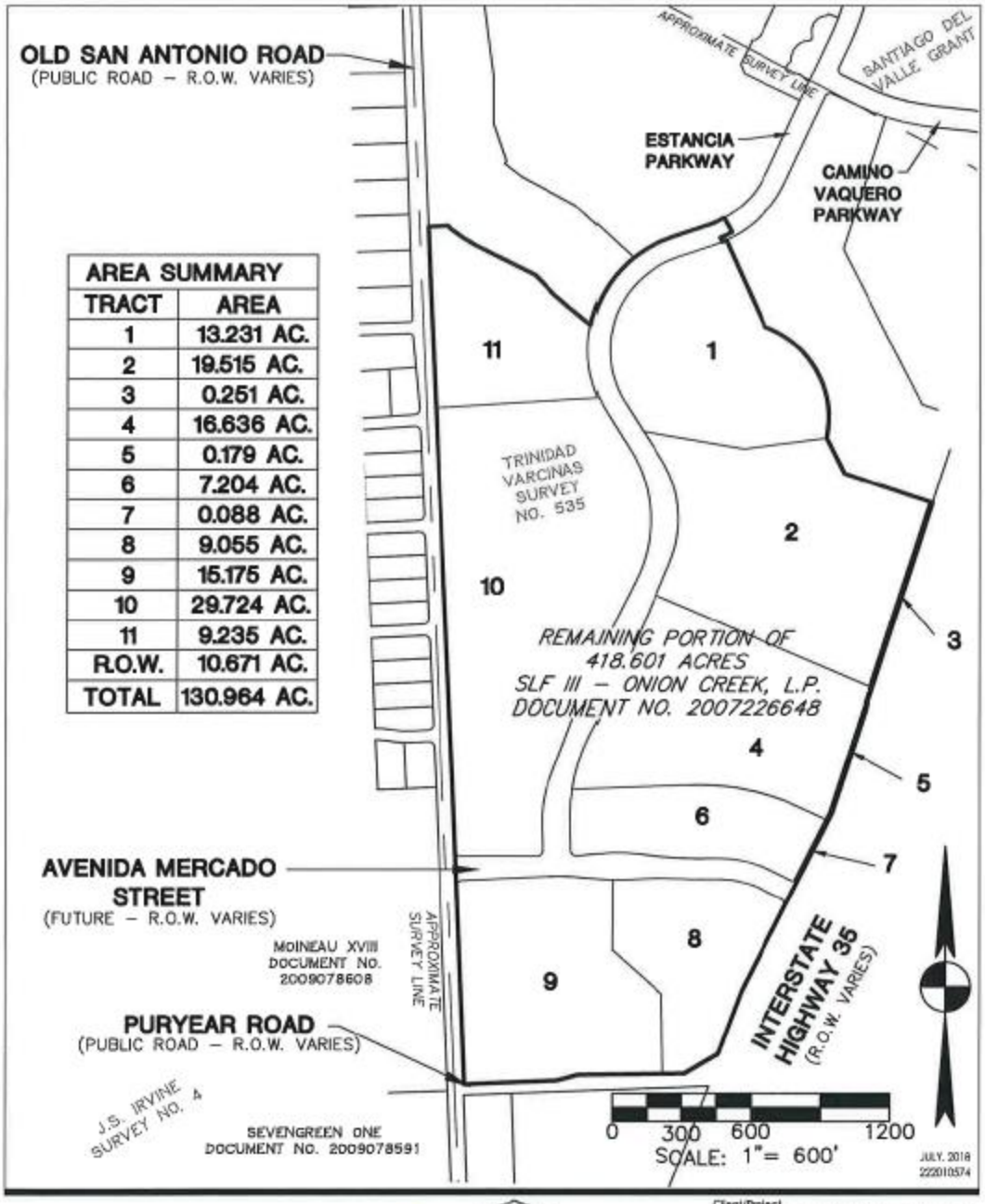
1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
1983
PROFESSIONAL
LAND SURVEYOR

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2

Figure No.
SHEET 1 OF 1

Title
OVERALL TRACT



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STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
4998
PROFESSIONAL
LAND SURVEYOR

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 1 OF 1
Title
OVERALL TRACT EXHIBIT

EXHIBIT A-4 - DESCRIPTION FOR ALL ASSESSED PARCELS WITHIN IMPROVEMENT AREA #2

TRACT 2

TRACT 2 - 19.515 ACRES
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2

FN. NO. 18-195(ABB)
JULY 12, 2018
JOB NO. 222010574

DESCRIPTION

A 19.515 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535 SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND CONVEYED TO SLF III - ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 19.515 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "STANTEC" cap set in the westerly line of Lot 6, Block "E" Estancia Hill Country Subdivision Phase 3 of record in Document No. 201600249 of said Official Public Records, being the southeasterly corner of Lot 4, Block "E" Estancia Hill Country Subdivision Phase 4 of record in Document No. 201700072 of said Official Public Records for an angle point in the northerly line hereof;

THENCE, leaving the southeasterly corner of said Lot 4, along the southerly line of said Lot 6, for a portion of the northerly line hereof, the following three (3) courses and distances:

1) S26°25'26"E, a distance of 171.95 feet to a 1/2 inch iron rod with "BURY" cap found;

2) S71°25'26"E, a distance of 312.31 feet to a 1/2 inch iron rod with "BURY" cap found;

3) S72°00'31"E, a distance of 77.26 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Interstate Highway 35, being the southeasterly corner of said lot 6, same being in the easterly line of said 418.601 tract bears S71°00'31"E, a distance of 13.00 feet;

THENCE, leaving the southerly line of said Lot 6, over and across said 418.601 acre tract, for the easterly and southerly lines hereof, the following two (2) courses and distances:

1) S17°59'29"W, a distance of 841.15 feet to the southeasterly corner hereof;

2) N66°47'53"W, a distance of 1003.63 feet to a point in the easterly right-of-way line of Future Estancia Parkway (not yet of record) for the southwesterly corner hereof;

THENCE, continuing over and across said 418.601 acre tract, along the easterly right-of-way line of Future Estancia Parkway, for the westerly line hereof, the following three (3) courses and distances:

1) N22°56'57"E, a distance of 151.94 feet to the point of curvature of a tangent curve to the left;

2) Along said tangent curve to the left, having a radius of 487.00 feet, a central angle of 55°23'07", an arc length of 470.76 feet, and a chord which bears, N04°44'36"W, a distance of 452.65 feet to the point of tangency of said curve;

3) N32°26'14"W, a distance of 142.24 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the southwesterly corner of said Lot 4, for the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of Future Estancia Parkway, along the southerly line of said Lot 4, for a portion of the northerly line hereof, the following two (2) courses and distances:

1) S79°58'17"E, a distance of 441.74 feet to a 1/2 inch iron rod with "STANTEC" cap set;

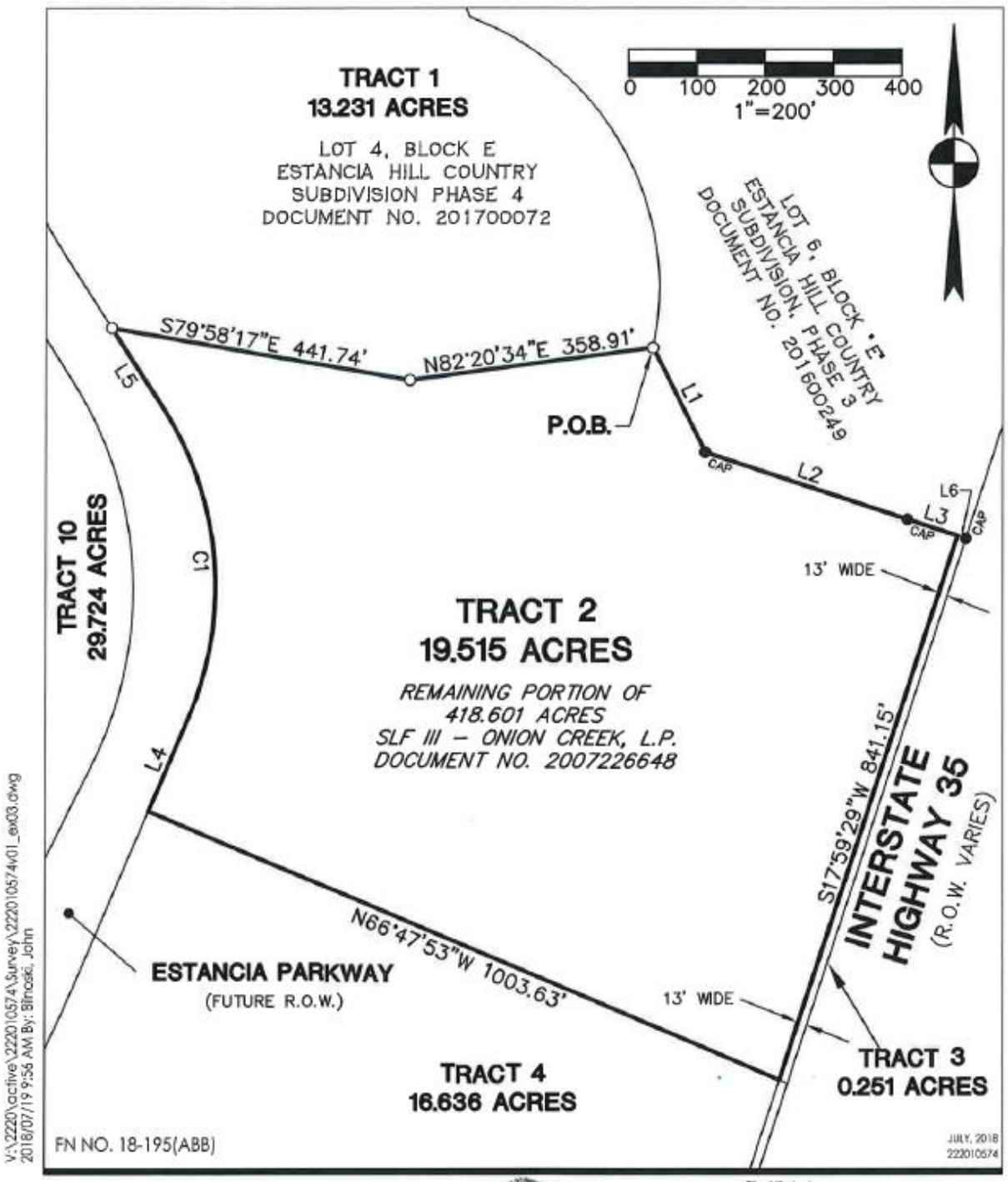
2) N82°20'34"E, a distance of 358.91 feet to the **POINT OF BEGINNING**, containing an area of 19.515 acres (850,062 square feet) acres of land, more or less, within these metes and bounds.

7/19/18

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LAND SURVEYOR

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 1 OF 2
Title
TRACT 2



VICINITY MAP
N.T.S.

LEGEND

○	1/2" IRON ROD WITH STANTEC CAP SET
●CAP	1/2" IRON ROD WITH "BURY" CAP FOUND
P.O.B.	POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	470.76'	487.00'	55°23'07"	N04°44'36"W	452.65'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S26°25'26"E	171.95'
L2	S71°25'26"E	312.31'
L3	S72°00'31"E	77.26'
L4	N22°56'57"E	151.94'
L5	N32°26'14"W	142.24'
L6	S72°00'31"E	13.00'

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STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
6938
PROFESSIONAL
LAND SURVEYOR
7-19-18

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 2 OF 2
Title
TRACT 2

TRACT 4

TRACT 4 – 16.636 ACRES FN. NO. 18-197(ABB)
ESTANCIA HILL COUNTRY JULY 12, 2018
IMPROVEMENT AREA NO. 2 JOB NO. 222010574

DESCRIPTION

A 0.251 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535 SITUATED IN TRAVIS, COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND CONVEYED TO SLF III – ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.251 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), being the easterly line of said 418.601 acre tract, also being the southeasterly corner of Lot 6, Block "E" Estancia Hill Country Subdivision Phase 3 of record in Document No. 201600249 of said Official Public Records;

THENCE, S17°59'29"W, leaving the southeasterly corner of said Lot 6, along the westerly right-of-way line of Interstate Highway 35, being the easterly line of said 418.601 acre tract, a distance of 842.33 feet to an angle point;

THENCE, N66°47'53"W, leaving the westerly right-of-way line of Interstate Highway 35, over and across said 418.601 acre tract, a distance of 13.06 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing over and across said 418.601 acre tract, for the easterly and southerly lines hereof, the following five (5) courses and distances:

1) S17°59'29"W, a distance of 566.39 feet to an angle point;

2) S26°44'35"W, a distance of 31.80 feet to the southeasterly corner hereof;

3) N65°18'16"W, a distance of 197.27 feet to the point of curvature of a non-tangent curve to the left, for the southeasterly corner hereof;

4) Along said non-tangent curve to the left, having a radius of 1048.58 feet, a central angle of 22°36'19", an arc length of 413.70 feet, and a chord which bears, N80°50'36"W, a distance of 411.02 feet to the end of said curve;

5) S87°51'14"W, a distance of 501.01 feet to a point in the easterly right-of-way line of Future Estancia Parkway (not yet of record) for the southwesterly corner hereof;

THENCE, continuing over and across said 418.601 acre tract, along the easterly right-of-way line of Future Estancia Parkway, for the westerly line hereof, the following four (4) courses and distances:

1) Along a non-tangent curve to the right, having a radius of 775.00 feet, a central angle of 18°28'40", an arc length of 249.94 feet, and a chord which bears, N17°44'28"E, a distance of 248.85 feet to the end of said curve;

2) N26°58'48"E, a distance of 244.05 feet to the point of curvature of a tangent curve to the left;

3) Along said tangent curve to the left, having a radius of 2037.00 feet, a central angle of 4°01'51", an arc length of 143.30 feet, and a chord which bears, N24°57'53"E, a distance of 143.27 feet to the point of tangency of said curve;

4) N22°56'57"E, a distance of 270.44 feet to the northwesterly corner hereof;

THENCE, S66°47'53"E, leaving the easterly right-of-way line of Future Estancia Parkway, continuing over and across said 418.601 acre tract, a distance of 1003.63 feet to the **POINT OF BEGINNING**, containing an area of 16.636 acres (724,683 square feet) acres of land, more or less, within these metes and bounds.

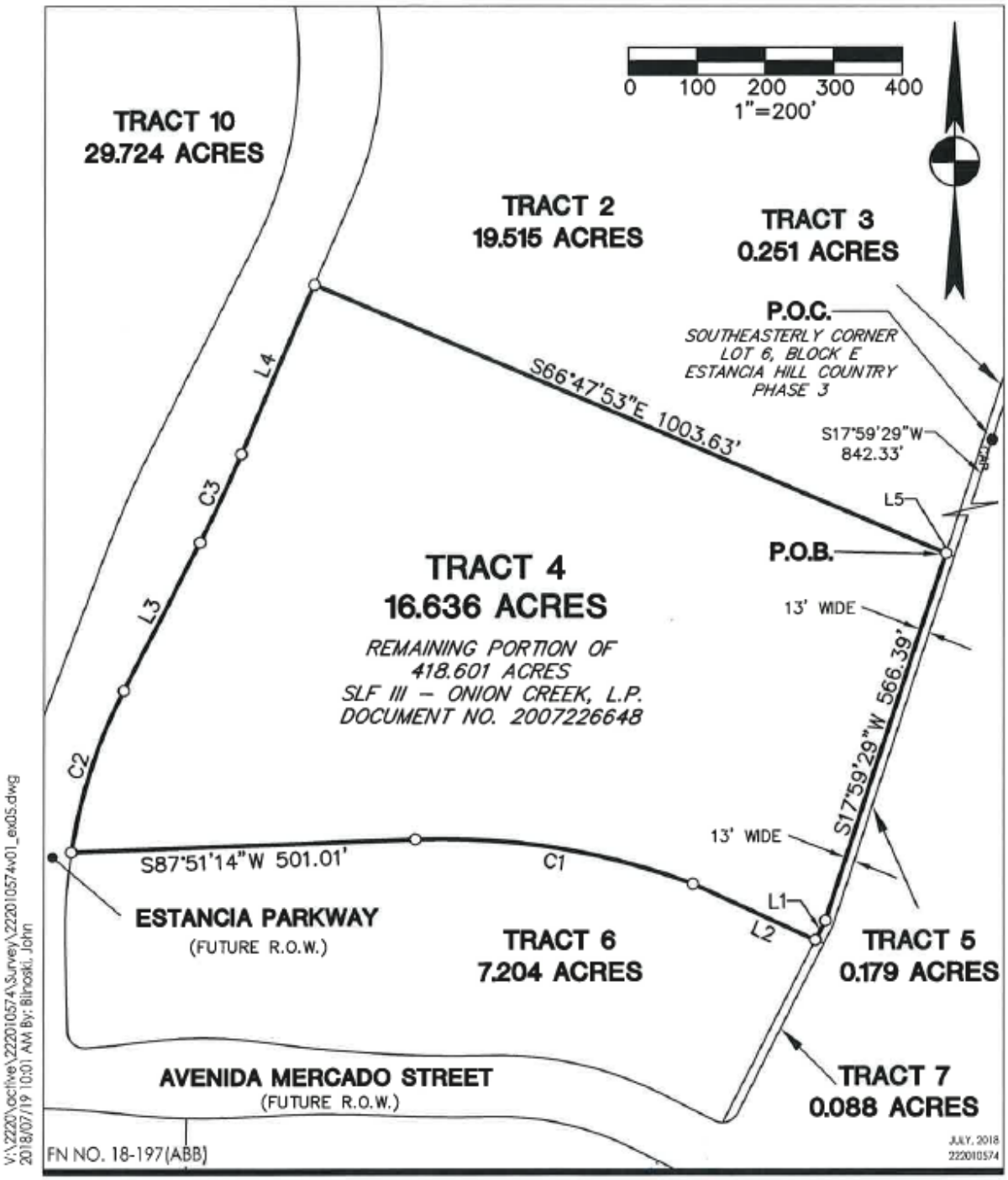
BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

7/19/18

STATE OF TEXAS REGISTERED JOHN T. BILNOSKI 4998 PROFESSIONAL LAND SURVEYOR

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STATE OF TEXAS
REGISTERED
JOHN T. BILNOSKI
1968
PROFESSIONAL
LAND SURVEYOR

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 1 OF 2
Title
TRACT 4



VICINITY MAP
N.T.S.

LEGEND

O CALCULATED POINT

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCMENT

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S26°44'35"W	31.80'
L2	N65°18'16"W	197.27'
L3	N26°58'48"E	244.05'
L4	N22°56'57"E	270.44'
L5	N66°47'53"W	13.06'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	413.70'	1048.58'	22°36'19"	N80°50'36"W	411.02'
C2	249.94'	775.00'	18°28'40"	N17°44'28"E	248.85'
C3	143.30'	2037.00'	4°01'51"	N24°57'53"E	143.27'

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2018/07/19 7:56 AM By: Burklund, Austin

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7/19/18

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 2 OF 2
Title
TRACT 4

TRACT 6

TRACT 6 – 7.204 ACRES FN. NO. 18-199(ABB)
ESTANCIA HILL COUNTRY JULY 12, 2018
IMPROVEMENT AREA NO. 2 JOB NO. 222010574

DESCRIPTION

A 7.204 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535 SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND CONVEYED TO SLF III – ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.204 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), being the easterly line of said 418.601 acre tract, also being the southeasterly corner of Lot 6, Block "E" Estancia Hill Country Subdivision Phase 3 of record in Document No. 201600249 of said Official Public Records;

THENCE, leaving the southeasterly corner of said Lot 6, along the westerly right-of-way line of Interstate Highway 35, being the easterly line of said 418.601 acre tract, the following two (2) courses and distances:

1) S17°59'29"W, a distance of 1408.54 feet to a 1/2 inch iron rod with "BURY" cap found;

2) S26°44'35"W, a distance of 32.33 feet to an angle point;

THENCE, N65°18'16"W, leaving the westerly right-of-way line of Interstate Highway 35, over and across said 418.601 acre tract, a distance of 13.01 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, S26°44'35"W, continuing over and across said 418.601 acre tract, for the easterly line hereof, a distance of 299.88 feet to a point in the northerly right-of-way line of Future Avenida Mercado Street (not yet of record) for the southeasterly corner hereof;

THENCE, continuing over and across said 418.601 acre tract, along the northerly right-of-way line of Future Avenida Mercado Street, for the southerly line hereof, the following six (6) courses and distances:

1) Along a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 28°40'30", an arc length of 12.51 feet, and a chord which bears, N77°35'40"W, a distance of 12.38 feet to end of said curve;

2) N63°15'25"W, a distance of 88.78 feet to the point of curvature of a tangent curve to the left;

3) Along said tangent curve to the left, having a radius of 525.00 feet, a central angle of 28°10'32", an arc length of 258.17 feet, and a chord which bears, N77°20'41"W, a distance of 255.58 feet to the point of curvature of a reverse curve to the right;

4) Along said reverse curve to the right, having a radius of 1963.00 feet, a central angle of 9°35'38", an arc length of 328.69 feet, and a chord which bears, N86°38'08"W, a distance of 328.31 feet to the point of curvature of a reverse curve to the left;

5) Along said reverse curve to the left, having a radius of 637.00 feet, a central angle of 16°16'22", an arc length of 180.92 feet, and a chord which bears, N89°58'31"W, a distance of 180.31 feet to for the point of curvature of a reverse curve to the right;

6) Along said reverse curve to the right, having a radius of 975.00 feet, a central angle of 4°47'03", an arc length of 81.41 feet, and a chord which bears, S84°16'50"W, a distance of 81.39 feet to the intersection of the northerly right-of-way line of Future Avenida Mercado Street and the easterly right-of-way line of Future Estancia Parkway, not yet of record, for the southwesterly corner hereof;

THENCE, continuing over and across said 418.601 acre tract, along the easterly right-of-way line of Future Estancia Parkway, for the westerly line hereof, the following three (3) courses and distances:

1) Along a tangent curve to the right, having a radius of 25.00 feet, a central angle of 92°05'04", an arc length of 40.18 feet, and a chord which bears, N47°17'07"W, a distance of 35.99 feet to the point of tangency of said curve;

2) N1°14'35"W, a distance of 131.25 feet to the point of curvature of tangent curve to the left;

3) Along said tangent curve to the left, having a radius of 775.00 feet, a central angle of 9°44'43", an arc length of 131.82 feet, and a chord which bears, N03°37'47"E, a distance of 131.66 feet the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of Future Estancia Parkway, continuing over and across said 418.601 acre tract, for the northerly and easterly lines hereof, the following four (4) courses and distances:

1) N87°51'14"E, a distance of 501.01 feet to the point of curvature of a non-tangent curve to the right;

2) Along said non-tangent curve to the right, having a radius of 1048.58 feet, a central angle of 22°36'19", an arc length of 413.70 feet, and a chord which bears, N80°50'36"W, a distance of 411.02 feet to the end of said curve;

3) N65°18'16"W, a distance of 197.27 feet to the **POINT OF BEGINNING**, containing an area of 7.204 acres (313,793 square feet) acres of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

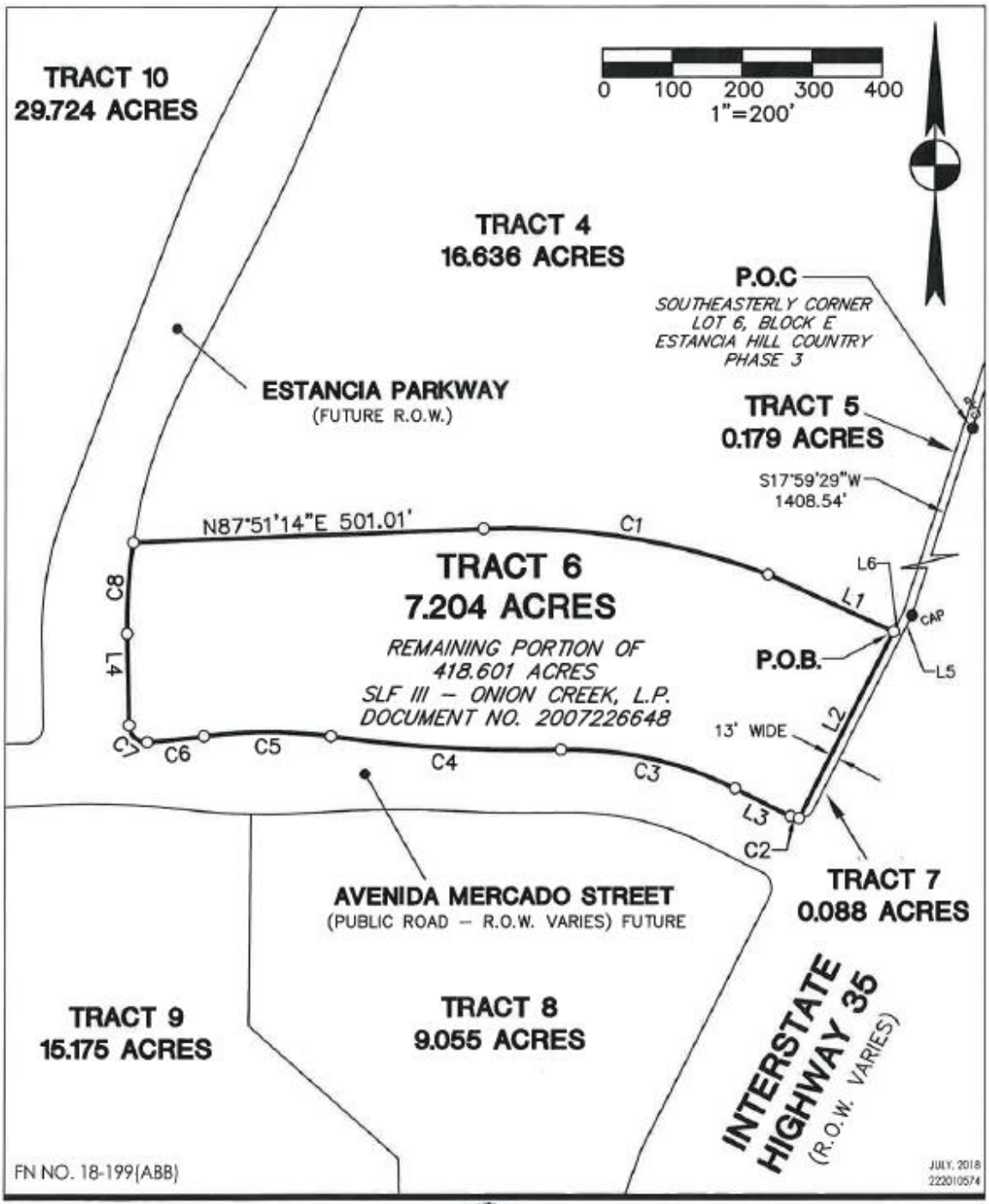
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

7/19/18

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JOHN T. BILNOSKI DATE
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STATE OF TEXAS
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JOHN T. BILNOSKI
PROFESSIONAL
LAND SURVEYOR

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 1 OF 2
Title
TRACT 6



VICINITY MAP
N.T.S.

LEGEND

O	CALCULATED POINT
●CAP	1/2" IRON ROD WITH "BURY" CAP FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	413.70'	1048.58'	22°36'19"	N80°50'36"W	411.02'
C2	12.51'	25.00'	28°40'30"	N77°35'40"W	12.38'
C3	258.17'	525.00'	28°10'32"	N77°20'41"W	255.58'
C4	328.69'	1963.00'	9°35'38"	N86°38'08"W	328.31'
C5	180.92'	637.00'	16°16'22"	N89°58'31"W	180.31'
C6	81.41'	975.00'	4°47'03"	S84°16'50"W	81.39'
C7	40.18'	25.00'	92°05'04"	N47°17'07"W	35.99'
C8	131.82'	775.00'	9°44'43"	N03°37'47"E	131.66'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N65°18'16"W	197.27'
L2	S26°44'35"W	299.88'
L3	N63°15'25"W	88.78'
L4	N1°14'35"W	131.25'
L5	S26°44'35"W	32.33'
L6	S65°18'16"E	13.01'

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7/19/18

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 2 OF 2
Title
TRACT 6

TRACT 8

TRACT 8 - 9.055 ACRES
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2

FN. NO. 18-201(ABB)
JULY 12, 2018
JOB NO. 222010574

DESCRIPTION

A 9.055 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535 SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND CONVEYED TO SLF III - ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.055 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a concrete monument found at the intersection of the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies) and the northerly line of Puryear Road (R.O.W. varies), being the southeasterly corner of said 418.601 acre tract;

THENCE, leaving the westerly right-of-way line of Interstate Highway 35, along the northerly right-of-way line of Puryear Road, being the southerly line of said 418.601 acre tract, for the southerly line hereof, the following two (2) courses and distances:

1) S59°49'40"W, a distance of 168.99 feet to a concrete monument found;

2) S89°15'05"W, a distance of 93.07 feet to the southwesterly corner hereof;

THENCE, leaving the northerly right-of-way line of Puryear Road, over and across said 418.601 acre tract, for the westerly line hereof, the following three (3) courses and distances:

1) N01°06'34"W, a distance of 346.76 feet to an angle point;

2) N48°09'22"W, a distance of 286.37 feet to an angle point;

3) N00°31'14"E, a distance of 303.99 feet to a point in the southerly right-of-way line of Future Avenida Mercado Street (not yet of record) for the northwesterly corner hereof;

THENCE, continuing over and across said 418.601 acre tract, along the southerly right-of-way line of Future Avenida Mercado Street, for the northerly line hereof, the following six (6) courses and distances:

1) Along a non-tangent curve to the left, having a radius of 1025.00 feet, a central angle of 5°34'26", an arc length of 99.72 feet, and a chord which bears, N88°33'46"E, a distance of 99.68 feet to the point of curvature of a reverse curve to the right;

2) Along said reverse curve to the right, having a radius of 1475.00 feet, a central angle of 7°12'51", an arc length of 185.72 feet, and a chord which bears, N89°22'59"E, a distance of 185.60 feet to the point of curvature of a reverse curve to the left;

3) Along said reverse curve to the left, having a radius of 2053.00 feet, a central angle of 4°25'22", an arc length of 158.47 feet, and a chord which bears, S89°13'16"E, a distance of 158.43 feet to the point of curvature of a reverse curve to the right;

4) Along said reverse curve to the right, having a radius of 435.00 feet, a central angle of 28°10'32", an arc length of 213.91 feet, and a chord which bears, S77°20'41"E, a distance of 211.77 feet to the end of said curve;

5) S63°15'25"E, a distance of 88.78 feet to the point of curvature of a tangent curve to the right;

6) Along said tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord which bears, S18°15'25"E, a distance of 35.36 feet to a point in the easterly line of said 418.601 acre tract, being at the intersection of the southerly right-of-way line of Future Avenida Mercado Street and the westerly right-of-way line of Interstate Highway 35, for the northeasterly corner hereof;

THENCE, leaving the southerly right-of-way of Future Avenida Mercado Street, along the westerly right-of-way of Interstate Highway 35, being the easterly line of 418.601 acre tract, for the easterly line hereof, the following two (2) courses and distances:

1) S26°44'35"W, a distance of 406.84 feet to a concrete monument found;

2) S20°12'41"W, a distance of 292.68 feet to the **POINT OF BEGINNING**, containing an area of 9.055 acres (394,414 square feet) acres of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

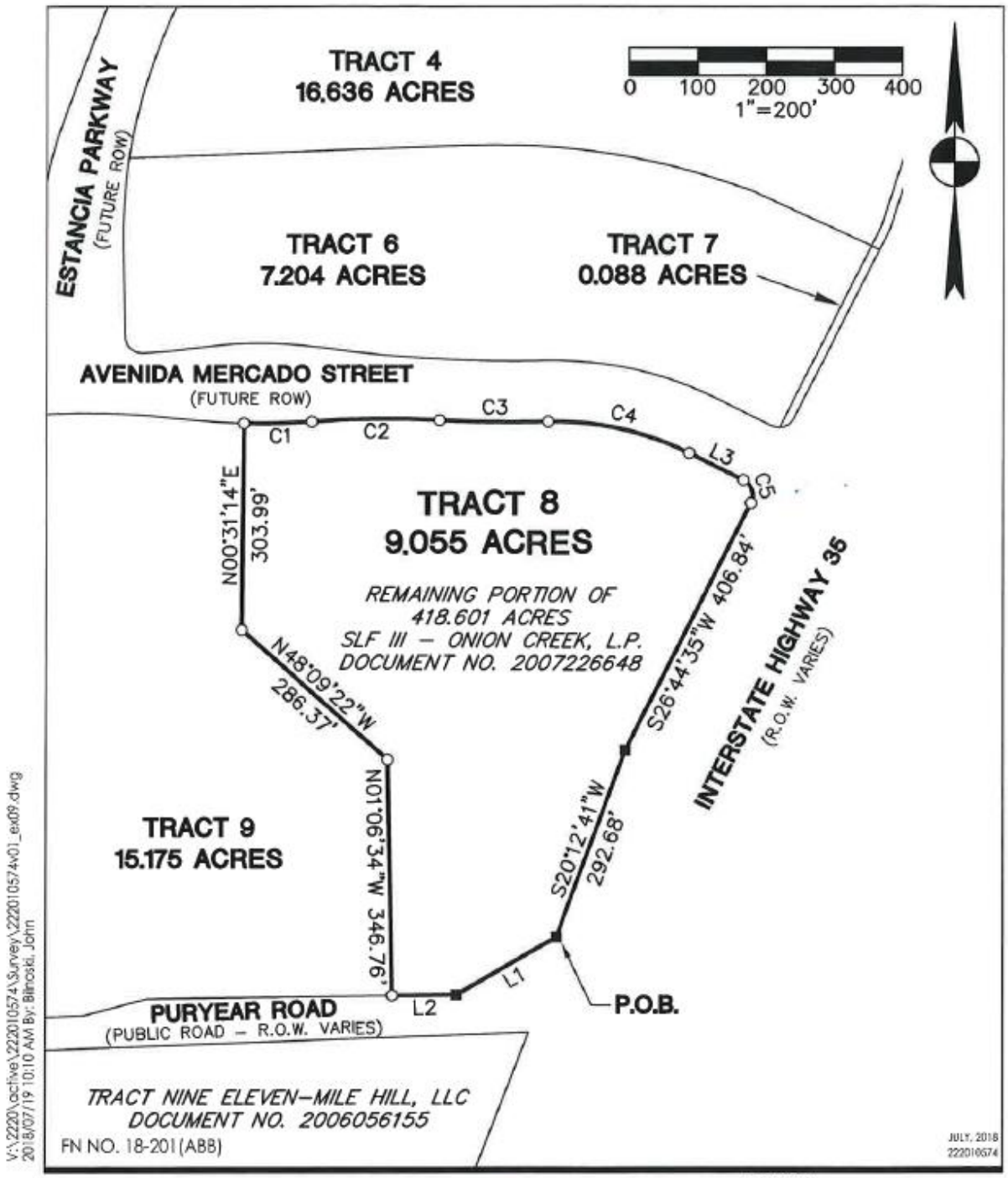
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

7/19/18

STANTEC CONSULTING
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JOHN T. BILNOSKI DATE
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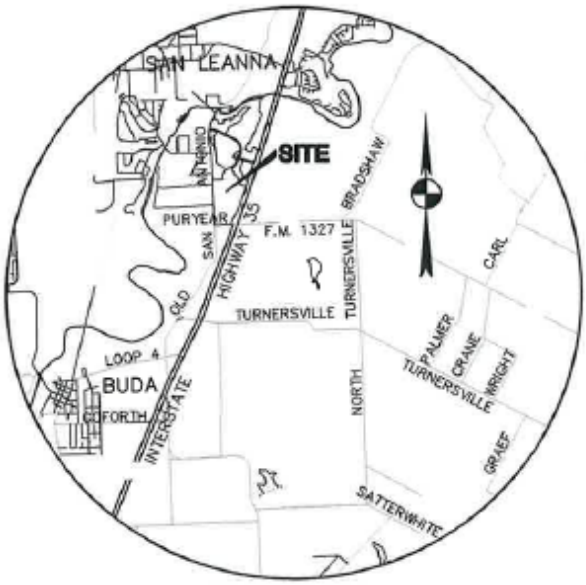




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7/19/18

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 1 OF 2
Title
TRACT 8



VICINITY MAP
N.T.S.

LEGEND

O CALCULATED POINT

■ CONCRETE MONUMENT FOUND

P.O.B. POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S59°49'40"W	168.99'
L2	S89°15'05"W	93.07'
L3	S63°15'25"E	88.78'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	99.72'	1025.00'	5°34'26"	N88°33'46"E	99.68'
C2	185.72'	1475.00'	7°12'51"	N89°22'59"E	185.60'
C3	158.47'	2053.00'	4°25'22"	S89°13'16"E	158.43'
C4	213.91'	435.00'	28°10'32"	S77°20'41"E	211.77'
C5	39.27'	25.00'	90°00'00"	S18°15'25"E	35.36'

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Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 2 OF 2
Title
TRACT 8

TRACT 9

TRACT 9 – 15.175 ACRES
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2

FN. NO. 18-202(ABB)
JULY 12, 2018
JOB NO. 222010574

DESCRIPTION

A 15.175 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535 SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND CONVEYED TO SLF III – ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 15.175 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "BURY" cap found at the intersection of the easterly right-of-way line of Old San Antonio Street (R.O.W. varies) and the northerly right-of-way line of Puryear Road (R.O.W. varies) for the southwesterly corner hereof;

THENCE, N02°19'59"W, leaving the northerly right-of-way line of Puryear Road, along the easterly right-of-way line of Old San Antonio Road, for the westerly line hereof, a distance of 858.39 feet to the point of curvature of a curve to the right being at the intersection of the easterly right-of-way line of Old San Antonio Road and the southerly right-of-way line of Future Avenida Mercado Street, not yet of record, for the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of Old San Antonio Road, over and across said 418.601 acre tract, along the southerly right-of-way line of Future Avenida Mercado Street, for the northerly line hereof, the following four (4) courses and distances:

1) Along a tangent curve to the right, having a radius of 25.00 feet, a central angle of 89°39'16", an arc length of 39.12 feet, and a chord which bears, N42°29'38"E, a distance of 35.25 feet to the point of tangency of said curve;

2) N87°19'16"E, a distance of 370.90 feet to a point of curvature of a tangent curve to the right;

3) Along said tangent curve to the right, having a radius of 975.00 feet, a central angle of 9°49'22", an arc length of 167.16 feet, and a chord which bears, S87°46'03"E, a distance of 166.95 feet to the point of curvature of a reverse curve to the left;

4) Along said reverse curve to the left, having a radius of 1025.00 feet, a central angle of 5°47'39", an arc length of 103.66 feet, and a chord which bears, S85°45'11"E, a distance of 103.61 feet to the northeasterly corner hereof;

THENCE, leaving the southerly right-of-way line of Future Avenida Mercado Street, continuing over and across said 418.601 acre tract, for the easterly line hereof, the following three (3) courses and distances:

1) S00°31'14"W, a distance of 303.99 feet to an angle point;

2) S48°09'22"E, a distance of 286.37 feet to an angle point;

3) S01°06'34"E, a distance of 346.76 feet to a point in the northerly right-of-way line of Puryear Road, being the southerly line of said 418.601 acre tract, for the southeasterly corner hereof;

THENCE, along the northerly right-of-way line of Puryear Road, being the southerly line of said 418.601 acre tract, for the southerly line hereof, the following three (3) courses and distances:

1) S89°15'05"W, a distance of 358.09 feet to a concrete monument found;

2) S74°58'58"W, a distance of 95.27 feet to a 1/2 inch iron rod with "BURY" cap found;

3) S87°43'31"W, a distance of 397.04 feet to the **POINT OF BEGINNING**, containing an area of 15.175 acres (661,005 square feet) acres of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

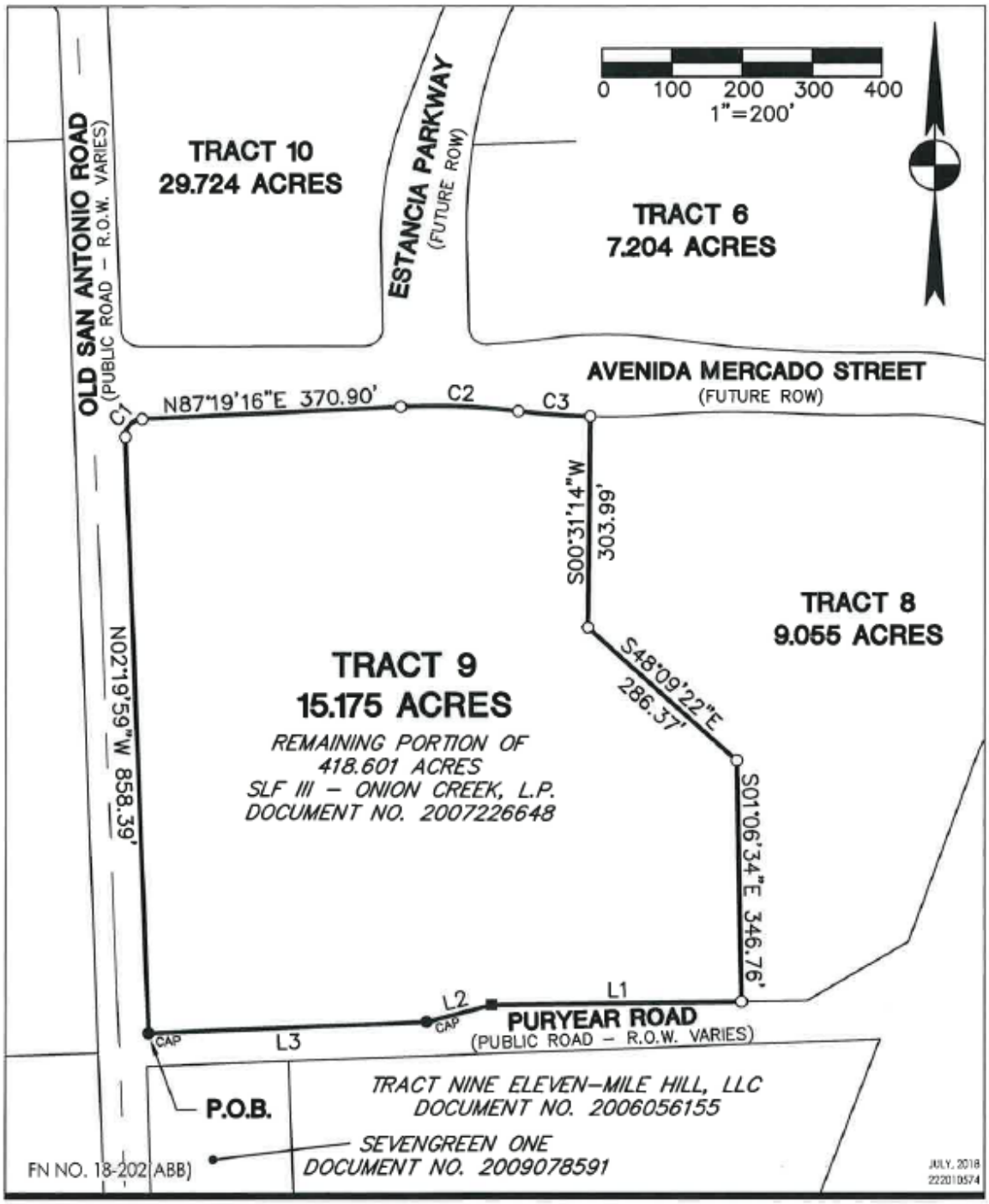
7/19/18

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DATE





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STATE OF TEXAS
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PROFESSIONAL
LAND SURVEYOR

7/19/18

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 1 OF 2
Title
TRACT 9



VICINITY MAP
N.T.S.

LEGEND

O	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
●CAP	1/2 INCH IRON ROD WITH "BURY" CAP FOUND
P.O.B.	POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL–TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°15'05"W	358.09'
L2	S74°58'58"W	95.27'
L3	S87°43'31"W	397.04'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.12'	25.00'	89°39'16"	N42°29'38"E	35.25'
C2	167.16'	975.00'	9°49'22"	S87°46'03"E	166.95'
C3	103.66'	1025.00'	5°47'39"	S85°45'11"E	103.61'

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2018/07/19 8:53 AM By: Burklund, Austin

Stantec
1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

STATE OF TEXAS
REGISTERED
JOHN T. SILNOSKI
4969
PROFESSIONAL
LAND SURVEYOR
7/19/18

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 2 OF 2
Title
TRACT 9

TRACT 10

TRACT 10 - 29.724 ACRES FN. NO. 18-204(ABB)
ESTANCIA HILL COUNTRY JULY 16, 2018
IMPROVEMENT AREA NO. 2 JOB NO. 222010574

DESCRIPTION

A 29.724 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535 SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT OF LAND CONVEYED TO SLF III - ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 29.724 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "BURY" cap found in the easterly right-of-way line of Old San Antonio Road (R.O.W. varies), being the southwesterly corner of Lot 4, Block "D" Estancia Hill Country Subdivision Phase 1 of record in Document No. 201300225 of said Official Public Records, for the northwesterly corner hereof;

THENCE, N86°30'04"E, along the southerly line of said Lot 4, for the northerly line hereof, a distance of 696.32 feet to a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Future Estancia Parkway (not yet of record) being the southeasterly corner of said Lot 4;

THENCE, leaving the southeasterly corner of said Lot 4, over and across said 418.601 acre tract, along the westerly right-of-way line of Future Estancia Parkway, for the easterly line hereof, the following nine (9) courses and distances:

1) Along a non-tangent curve to the left, having a radius of 515.00 feet, a central angle of 8°35'22", an arc length of 77.20 feet, and a chord which bears, S28°08'29"E, a distance of 77.13 feet to the end of said curve;

2) S32°26'10"E, a distance of 180.92 feet to the point of curvature of a tangent curve to the right;

3) Along said tangent curve to the right, having a radius of 578.00 feet, a central angle of 58°57'57", an arc length of 594.85 feet, and a chord which bears, S02°57'11"E, a distance of 568.94 feet to the point of tangency of said curve;

4) S26°31'48"W, a distance of 341.13 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the point of curvature of a tangent curve to the left;

5) Along said tangent curve to the left, having a radius of 1537.00 feet, a central angle of 5°55'23", an arc length of 158.89 feet, and a chord which bears, S23°34'06"W, a distance of 158.82 feet to the point of tangency of said curve;

6) S20°36'25"W, a distance of 425.68 feet to the point of curvature of a tangent curve to the left;

7) Along said tangent curve to the left, having a radius of 525.00 feet, a central angle of 21°51'00", an arc length of 200.21 feet, and a chord which bears, S09°40'55"W, a distance of 199.00 feet to point of tangency of said curve;

8) S01°14'35"E, a distance of 117.99 feet to the point of curvature of a tangent curve to the right;

9) Along said tangent curve to the right, having a radius of 25.00 feet, a central angle of 91°10'58", an arc length of 39.79 feet, and a chord which bears, S44°20'54"W, a distance of 35.72 feet to the point of tangency at the intersection of the westerly right-of-way line of Future Estancia Parkway and the northerly right-of-way line of Future Avenida Mercado Street, not yet of record, for the southeasterly corner hereof;

THENCE, leaving the westerly right-of-way line of Future Estancia Parkway, continuing over and across said 418.601 acre tract, along the northerly right-of-way line of Future Avenida Mercado Street, for the southerly line hereof, the following two (2) courses and distances:

1) S89°56'23"W, a distance of 324.69 feet to the point of curvature of a non-tangent curve to the right;

2) Along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 87°43'49", an arc length of 38.28 feet, and a chord which bears, N46°11'46"W, a distance of 34.65 feet to an angle point at the intersection of the northerly right-of-way line of Future Avenida Mercado Street and the easterly right-of-way line of Old San Antonio Street, for the southwesterly corner hereof;

THENCE, leaving the northerly right-of-way line of Future Avenida Mercado Street, along the easterly right-of-way line of Old San Antonio Street, for the westerly line hereof, the following two (2) courses and distances:

1) N02°19'59"W, a distance of 277.58 feet to a 1/2 inch iron rod with "BURY" cap found;

2) N02°38'02"W, a distance of 1636.03 feet to the **POINT OF BEGINNING**, containing an area of 29.724 acres (1,294,763 square feet) acres of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

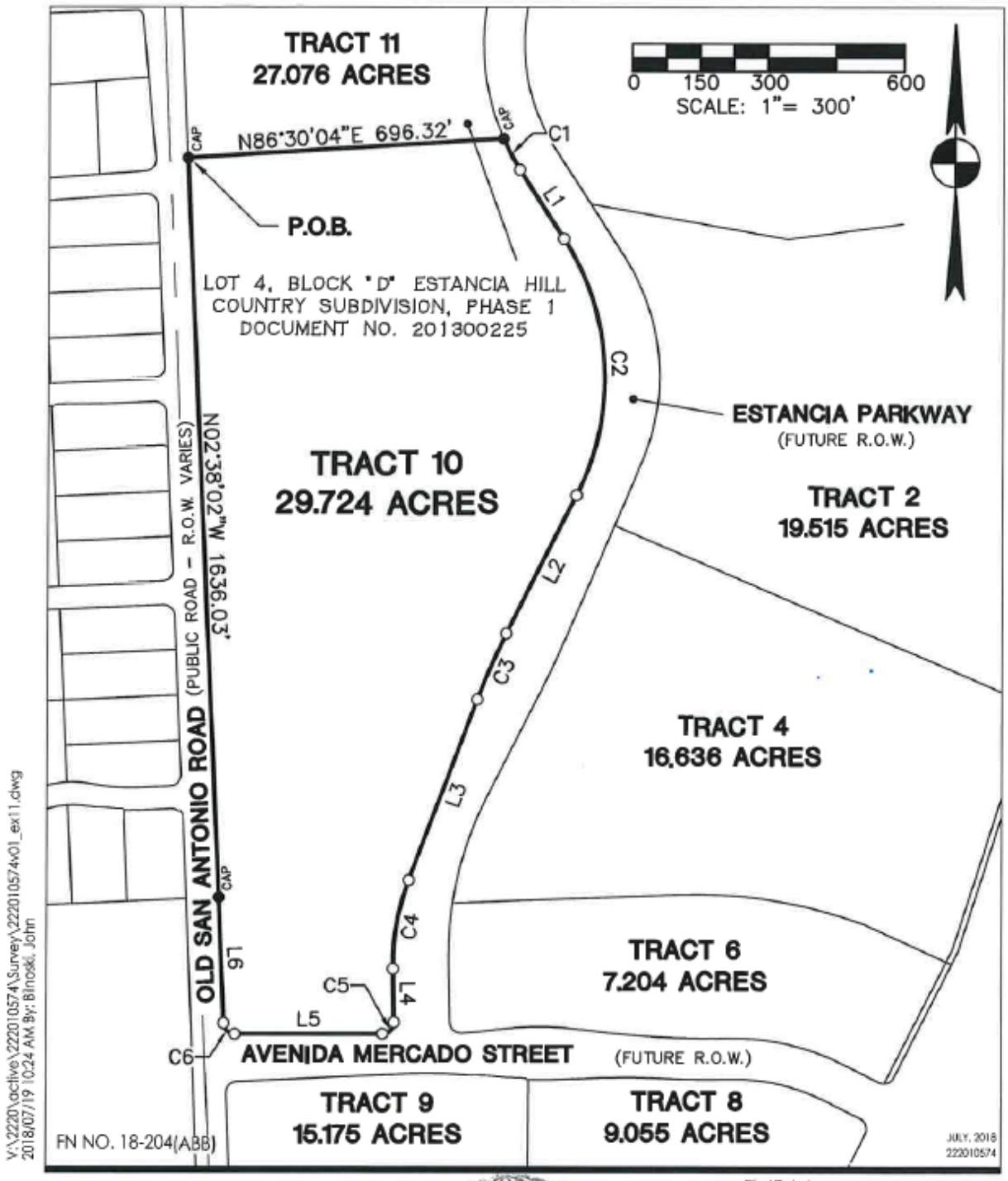
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

7/19/18

JOHN T. BILNOSKI DATE
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPLS # 10194230
john.bilnoski@stantec.com

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723





Stantec

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LAND SURVEYOR
7/19/18

Client/Project
ESTANCIA HILL COUNTRY
IMPROVEMENT AREA NO. 2
Figure No.
SHEET 1 OF 2
Title
TRACT 10



VICINITY MAP
N.T.S.

LEGEND

O	CALCULATED POINT
●CAP	1/2" IRON ROD WITH BURY CAP FOUND
P.O.B.	POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S32°26'10"E	180.92'
L2	S26°31'48"W	341.13'
L3	S20°36'25"W	425.68'
L4	S1°14'35"E	117.99'
L5	S89°56'23"W	324.69'
L6	N2°19'59"W	277.58'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	77.20'	515.00'	8°35'22"	S28°08'29"E	77.13'
C2	594.85'	578.00'	58°57'57"	S02°57'11"E	568.94'
C3	158.89'	1537.00'	5°55'23"	S23°34'06"W	158.82'
C4	200.21'	525.00'	21°51'00"	N09°40'55"E	199.00'
C5	39.79'	25.00'	91°10'58"	S44°20'54"W	35.72'
C6	38.28'	25.00'	87°43'49"	N46°11'46"W	34.65'

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2018/07/19 9:16 AM By: Burklund, Austin

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IMPROVEMENT AREA NO. 2
Figure No.
SHEET 2 OF 2
Title
TRACT 10

EXHIBIT B

MAP OF DISTRICT, IMPROVEMENT AREA #1, IMPROVEMENT AREA #2 AND IMPROVEMENT AREA #3

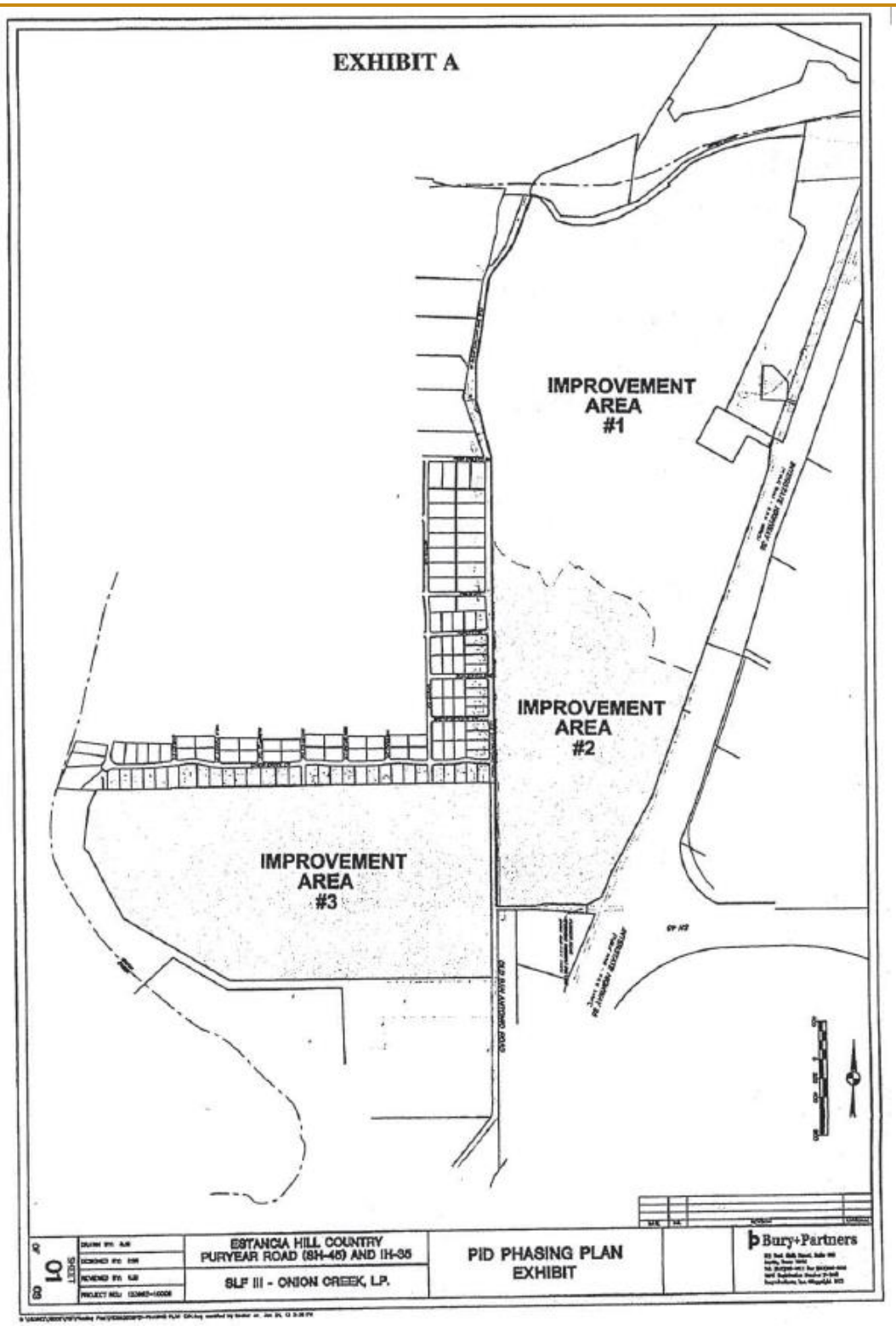


EXHIBIT C
ALLOCATION OF AUTHORIZED IMPROVEMENTS

	Total Costs	Improvement Area #1		Improvement Area #2	
		%	Cost	%	Cost
Improvement Area #1 Improvements					
Wastewater Line #1	$ 1,488,735	100%	$ 1,488,735	0%	$ -
Wastewater Line #2	174,745	100%	174,745	0%	-
Water Line	1,226,448	100%	1,226,448	0%	-
Estancia Parkway (Phase 1)	2,697,181	100%	2,697,181	0%	-
Camino Vaquero Parkway	507,363	100%	507,363	0%	-
Existing Central Pond Improvements	179,080	100%	179,080	0%	-
Wet Pond North	464,459	100%	464,459	0%	-
Wet Pond West	464,459	100%	464,459	0%	-
TXDOT Ramp Design	200,000	100%	200,000	0%	-
Drainage	1,833,040	100%	1,833,040	0%	-
Entry Monumentation	568,875	100%	568,875	0%	-
Hardscape	456,876	100%	456,876	0%	-
Landscape	970,206	100%	970,206	0%	-
Hike and Bike Trail System	345,799	100%	345,799	0%	-
Erosion Control and Misc. bond costs	816,017	100%	816,017	0%	-
Misc. Soft costs (fees, fiscals, etc.)	1,416,789	100%	1,416,789	0%	-
	$ 13,810,072		$ 13,810,072		$ -
Improvement Area #2 Improvements					
Estancia Parkway Extension	$ 3,710,688	0%	$ -	100%	$ 3,710,688
Avenida Mercado Street	1,613,254	0%	-	100%	1,613,254
OSR Turn Lanes at Avenida Mercado	338,905	0%	-	100%	338,905
West Water Quality/Detention Pond	1,038,651	0%	-	100%	1,038,651
Water Line Improvements (SBFR)	260,892	0%	-	100%	260,892
Wastewater Improvements (OSR)	463,838	0%	-	100%	463,838
SBFR Right Turn Lane at Mercado	143,000	0%	-	100%	143,000
	$ 7,569,228		$ -		$ 7,569,228
Improvement Area #1 Initial Bond Issuance Costs					
Debt Service Reserve Fund	$ 1,259,000	100%	$ 1,259,000	0%	$ -
Capitalized Interest	981,105	100%	981,105	0%	-
Underwriter Discount	251,800	100%	251,800	0%	-
Cost of Issuance	451,500	100%	451,500	0%	-
	$ 2,943,405		$ 2,943,405		$ -
Improvement Area #1 Parity Bond Issuance Costs					
Debt Service Reserve Fund	$ 426,500	100%	$ 426,500	0%	$ -
Capitalized Interest	-	100%	-	0%	-
Underwriter Discount	127,950	100%	127,950	0%	-
Cost of Issuance	500,000	100%	500,000	0%	-
	$ 1,054,450		$ 1,054,450		$ -
Improvement Area #2 Bond Issuance Costs					
Debt Service Reserve Fund	$ 830,500	0%	$ -	100%	$ 830,500
Capitalized Interest	391,442	0%	-	100%	391,442
Underwriter Discount	249,150	0%	-	100%	249,150
Cost of Issuance	625,000	0%	-	100%	625,000
	$ 2,096,092		$ -		$ 2,096,092
Total	**$ 27,473,247**		**$ 17,807,927**		**$ 9,665,320**

Notes: Costs provided by Owner, revised as of 11.5.18.

EXHIBIT D
SERVICE PLAN

Improvement Area #1						
Installments Due		**1/31/2019**	**1/31/2020**	**1/31/2021**	**1/31/2022**	**1/31/2023**
Improvement Area #1 Initial Bond						
Principal		$ 750,000	$ 795,000	$ 845,000	$ 895,000	$ 945,000
Interest		593,700	548,700	501,000	450,300	396,600
Additional Interest		-	-	-	-	-
	(1)	$ 1,343,700	$ 1,343,700	$ 1,346,000	$ 1,345,300	$ 1,341,600
Improvement Area #1 Parity Bond						
Principal		$ 215,000	$ 225,000	$ 270,000	$ 320,000	$ 380,000
Interest		179,485	202,500	191,250	177,750	161,750
Additional Interest		21,325	20,250	19,125	17,775	16,175
	(2)	$ 415,810	$ 447,750	$ 480,375	$ 515,525	$ 557,925
Overpayment/Credit		22,086	(22,086)	-	-	-
Administrative Expenses		$ 38,631	$ 39,404	$ 40,192	$ 40,996	$ 41,816
	(3)	$ 60,717	$ 17,318	$ 40,192	$ 40,996	$ 41,816
Total Budget	**(4) = (1) + (2) + (3)**	**$ 1,820,227**	**$ 1,808,768**	**$ 1,866,567**	**$ 1,901,821**	**$ 1,941,341**

Improvement Area # 2						
Installments Due		**1/31/2019**	**1/31/2020**	**1/31/2021**	**1/31/2022**	**1/31/2023**
Improvement Area #2 Bond						
Principal		$ -	$ 310,000	$ 345,000	$ 380,000	$ 420,000
Interest		-	465,080	447,720	428,400	407,120
Additional Interest		-	41,525	39,975	38,250	36,350
	(1)	$ -	$ 816,605	$ 832,695	$ 846,650	$ 863,470
Improvement Area #2 Reimbursement Obligation						
Principal		$ -	$ 51,130	$ 56,539	$ 62,302	$ 68,440
Interest		-	76,178	73,315	70,148	66,660
	(2)	$ -	$ 127,308	$ 129,854	$ 132,451	$ 135,100
Administrative Expenses	(3)	$ -	$ 26,896	$ 27,434	$ 27,983	$ 28,542
Total Budget	**(4) = (1) + (2) + (3)**	**$ -**	**$ 970,809**	**$ 989,983**	**$ 1,007,084**	**$ 1,027,112**

EXHIBIT E
SOURCES AND USES OF FUNDS

	Improvement Area #1	Improvement Area #2
SOURCES OF FUNDS		
Improvement Area #1 Initial Bond Par (a)	$ 12,590,000	$ -
Improvement Area #1 Parity Bond Par	4,265,000	-
Improvement Area #2 Bond Par	-	8,305,000
Improvement Area #2 Reimbursment Obligation	-	1,360,320
Improvement Area #1 Owner Contribution (b)	952,927	-
	$ 17,807,927	**$ 9,665,320**
USES OF FUNDS		
Authorized Improvements	$ 13,810,072	$ 7,569,228
Improvement Area #1 Initial Bond		
Debt Service Reserve Fund	$ 1,259,000	$ -
Capitalized Interest	981,105	-
Underwriter Discount	251,800	-
Cost of Issuance	451,500	-
	$ 2,943,405	$ -
Improvement Area #1 Parity Bond		
Debt Service Reserve Fund	$ 426,500	$ -
Underwriter Discount	127,950	-
Cost of Issuance	500,000	-
	$ 1,054,450	$ -
Improvement Area #2 Bond		
Debt Service Reserve Fund	$ -	$ 830,500
Capitalized Interest	-	391,442
Underwriter Discount	-	249,150
Cost of Issuance	-	625,000
	$ -	$ 2,096,092
	$ 17,807,927	**$ 9,665,320**

(a) $12,590,000 was the Improvement Area #1 Initial Par, of which $9,895,000 remains outstanding.
(b) The Improvement Area #1 Owner Contribution has already occurred.

EXHIBIT F-1

IMPROVEMENT AREA #1 ASSESSMENT ROLL

			Annual Installment due 1/31/2019								
			Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds				Overpayment	
Parcel ID	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	credited to 2020 Payment	Total Installment
788256	Tracts 1 - 5	$ 4,897,835.85	$ 259,419.27	$ 205,356.30	$ -	$ 74,366.86	$ 62,082.64	$ 7,376.15	$ 13,362.23	$ 7,639.34	$ 629,602.78
894914	Tracts 6 & 7	$ 1,447,471.53	$ 76,666.92	$ 60,689.54	$ -	$ 21,977.85	$ 18,347.46	$ 2,179.90	$ 3,948.98	$ 2,257.68	$ 186,068.32
868486	Tract 8	$ 1,519,925.62	$ 80,504.53	$ 63,727.39	$ -	$ 23,077.97	$ 19,265.85	$ 2,289.01	$ 4,146.65	$ 2,370.68	$ 195,382.09
868485	Tract 9	$ 1,594,986.60	$ 84,480.22	$ 66,874.54	$ -	$ 24,217.66	$ 20,217.29	$ 2,402.05	$ 4,351.43	$ 2,487.76	$ 205,030.96
851771	Tract 11 Remainder	$ 664,403.24	$ 35,190.85	$ 27,857.08	$ -	$ 10,088.04	$ 8,421.66	$ 1,000.59	$ 1,812.62	$ 1,036.29	$ 85,407.13
837554	Tract 12	$ 1,231,872.26	$ 65,247.47	$ 51,649.90	$ -	$ 18,704.28	$ 15,614.63	$ 1,855.20	$ 3,360.78	$ 1,921.40	$ 158,353.65
851696	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851697	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851698	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851699	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851700	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851701	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851702	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851703	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851704	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851705	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851706	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851707	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851708	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851709	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851710	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851711	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851712	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851713	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851714	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851715	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851716	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851717	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851718	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851719	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851720	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851721	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851722	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851723	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851724	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09

			Annual Installment due 1/31/2019								
			Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds					
Parcel ID	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment credited to 2020 Payment	Total Installment
851725	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
851726	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851727	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851728	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851729	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851730	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851731	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851732	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851733	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851734	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851735	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851736	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851737	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851738	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851739	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851740	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851741	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851742	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851743	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851744	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851745	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851746	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851747	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851748	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851749	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851750	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851751	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851752	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851753	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851754	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851755	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851756	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851757	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851758	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851759	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28

			Annual Installment due 1/31/2019								
			Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds					
Parcel ID	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment credited to 2020 Payment	Total Installment
851760	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851761	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851762	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851763	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851764	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851765	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851766	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851767	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851768	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851769	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
851770	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863947	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863948	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863949	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
863950	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863951	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863952	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863953	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863954	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863955	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863956	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863957	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863958	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863959	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863960	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863961	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863962	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863963	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863964	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863965	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863966	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863967	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863968	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863969	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863970	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28

			Annual Installment due 1/31/2019								
			Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds					
Parcel ID	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment credited to 2020 Payment	Total Installment
863971	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863972	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863973	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863974	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863975	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863976	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863977	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863978	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863979	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863980	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863981	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863982	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863983	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863984	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863985	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863986	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863987	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863988	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863989	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863990	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863991	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863992	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863993	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863994	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863995	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863996	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863997	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863998	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
863999	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
864000	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
864001	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
864002	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864003	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864004	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864005	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09

			Annual Installment due 1/31/2019								
			Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds				Overpayment	
Parcel ID	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	credited to 2020 Payment	Total Installment
864006	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864007	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
864008	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864009	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864010	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864011	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864012	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864013	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864014	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864015	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864016	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864017	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864018	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864019	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864020	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864021	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864022	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864023	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864024	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864025	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864026	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864027	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864028	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
864029	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880035	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880036	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880037	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880038	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880039	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880040	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880041	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880042	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880043	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880044	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880045	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28

			Annual Installment due 1/31/2019								
			Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds					
Parcel ID	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment credited to 2020 Payment	Total Installment
880046	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880047	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880048	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880049	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880050	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880051	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880052	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880053	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880054	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880055	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880056	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880057	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880058	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880059	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880060	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880061	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880062	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880063	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880064	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880065	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880066	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880067	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880068	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880069	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880070	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880071	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880072	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880073	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880074	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880075	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880076	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880077	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880078	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880079	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880080	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28

			Annual Installment due 1/31/2019								
			Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds					
Parcel ID	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment credited to 2020 Payment	Total Installment
880081	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880082	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880083	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880084	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880085	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880086	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880087	1	$ 10,473.05	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
880088	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880089	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880090	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880091	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880092	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880093	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880094	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880095	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880096	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880097	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880098	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880099	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880100	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880101	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880102	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880103	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880104	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880105	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880106	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880107	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880108	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880109	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880110	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880111	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880112	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880113	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880114	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
880115	2	$ 14,182.27	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
		$ 14,160,000.00	**$ 750,000.00**	**$ 593,700.00**	**$ -**	**$ 215,000.00**	**$ 179,485.42**	**$ 21,325.00**	**$ 38,631.17**	**$ 22,085.88**	**$ 1,820,227.47**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19.

EXHIBIT F-2

PROJECTED IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 750,000	$ 593,700	$ -	$ 215,000	$ 179,485	$ 21,325	$ 38,631	$ 22,086	$ 1,820,227
2020	$ 795,000	$ 548,700	$ -	$ 225,000	$ 202,500	$ 20,250	$ 39,404	$ (22,086)	$ 1,808,768
2021	$ 845,000	$ 501,000	$ -	$ 270,000	$ 191,250	$ 19,125	$ 40,192	$ -	$ 1,866,567
2022	$ 895,000	$ 450,300	$ -	$ 320,000	$ 177,750	$ 17,775	$ 40,996	$ -	$ 1,901,821
2023	$ 945,000	$ 396,600	$ -	$ 380,000	$ 161,750	$ 16,175	$ 41,816	$ -	$ 1,941,341
2024	$ 1,005,000	$ 339,900	$ -	$ 435,000	$ 142,750	$ 14,275	$ 42,652	$ -	$ 1,979,577
2025	$ 1,065,000	$ 279,600	$ -	$ 500,000	$ 121,000	$ 12,100	$ 43,505	$ -	$ 2,021,205
2026	$ 1,130,000	$ 215,700	$ -	$ 570,000	$ 96,000	$ 9,600	$ 44,375	$ -	$ 2,065,675
2027	$ 1,195,000	$ 147,900	$ -	$ 635,000	$ 67,500	$ 6,750	$ 45,263	$ -	$ 2,097,413
2028	$ 1,270,000	$ 76,200	$ -	$ 715,000	$ 35,750	$ 3,575	$ 46,168	$ -	$ 2,146,693
Total	**$ 9,895,000**	**$ 3,549,600**	**$ -**	**$ 4,265,000**	**$ 1,375,735**	**$ 140,950**	**$ 423,001**	**$ -**	**$ 19,649,286**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-3

PROJECTED LOT TYPE 1 ANNUAL INSTALLMENTS PER LOT

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 554.72	$ 439.11	$ -	$ 159.02	$ 132.75	$ 15.77	$ 28.57	$ 16.34	$ 1,346.28
2020	$ 588.00	$ 405.83	$ -	$ 166.41	$ 149.77	$ 14.98	$ 29.14	$ (16.34)	$ 1,337.80
2021	$ 624.98	$ 370.55	$ -	$ 199.70	$ 141.45	$ 14.15	$ 29.73	$ -	$ 1,380.55
2022	$ 661.96	$ 333.05	$ -	$ 236.68	$ 131.47	$ 13.15	$ 30.32	$ -	$ 1,406.63
2023	$ 698.94	$ 293.33	$ -	$ 281.06	$ 119.63	$ 11.96	$ 30.93	$ -	$ 1,435.86
2024	$ 743.32	$ 251.40	$ -	$ 321.74	$ 105.58	$ 10.56	$ 31.55	$ -	$ 1,464.14
2025	$ 787.70	$ 206.80	$ -	$ 369.81	$ 89.49	$ 8.95	$ 32.18	$ -	$ 1,494.93
2026	$ 835.77	$ 159.54	$ -	$ 421.58	$ 71.00	$ 7.10	$ 32.82	$ -	$ 1,527.82
2027	$ 883.85	$ 109.39	$ -	$ 469.66	$ 49.92	$ 4.99	$ 33.48	$ -	$ 1,551.29
2028	$ 939.32	$ 56.36	$ -	$ 528.83	$ 26.44	$ 2.64	$ 34.15	$ -	$ 1,587.74
Total	**$ 7,318.56**	**$ 2,625.36**	**$ -**	**$ 3,154.49**	**$ 1,017.52**	**$ 104.25**	**$ 312.86**	**$ -**	**$ 14,533.04**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-4

PROJECTED LOT TYPE 2 ANNUAL INSTALLMENTS PER LOT

Annual Installment Due January 31,	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 751.18	$ 594.63	$ -	$ 215.34	$ 179.77	$ 21.36	$ 38.69	$ 22.12	$ 1,823.09
2020	$ 796.25	$ 549.56	$ -	$ 225.35	$ 202.82	$ 20.28	$ 39.47	$ (22.12)	$ 1,811.61
2021	$ 846.33	$ 501.79	$ -	$ 270.42	$ 191.55	$ 19.16	$ 40.26	$ -	$ 1,869.50
2022	$ 896.41	$ 451.01	$ -	$ 320.50	$ 178.03	$ 17.80	$ 41.06	$ -	$ 1,904.81
2023	$ 946.49	$ 397.22	$ -	$ 380.60	$ 162.00	$ 16.20	$ 41.88	$ -	$ 1,944.39
2024	$ 1,006.58	$ 340.43	$ -	$ 435.68	$ 142.97	$ 14.30	$ 42.72	$ -	$ 1,982.69
2025	$ 1,066.67	$ 280.04	$ -	$ 500.79	$ 121.19	$ 12.12	$ 43.57	$ -	$ 2,024.38
2026	$ 1,131.78	$ 216.04	$ -	$ 570.90	$ 96.15	$ 9.62	$ 44.44	$ -	$ 2,068.92
2027	$ 1,196.88	$ 148.13	$ -	$ 636.00	$ 67.61	$ 6.76	$ 45.33	$ -	$ 2,100.71
2028	$ 1,272.00	$ 76.32	$ -	$ 716.12	$ 35.81	$ 3.58	$ 46.24	$ -	$ 2,150.07
Total	**$ 9,910.56**	**$ 3,555.18**	**$ -**	**$ 4,271.71**	**$ 1,377.90**	**$ 141.17**	**$ 423.67**	**$ -**	**$ 19,680.19**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-5

PROJECTED LOT TYPE 3 ANNUAL INSTALLMENTS PER LOT

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
2020	$ 793.67	$ 547.78	$ -	$ 224.62	$ 202.16	$ 20.22	$ 39.34	$ (22.05)	$ 1,805.73
2021	$ 843.58	$ 500.16	$ -	$ 269.55	$ 190.93	$ 19.09	$ 40.12	$ -	$ 1,863.43
2022	$ 893.50	$ 449.54	$ -	$ 319.46	$ 177.45	$ 17.75	$ 40.93	$ -	$ 1,898.63
2023	$ 943.41	$ 395.93	$ -	$ 379.36	$ 161.48	$ 16.15	$ 41.75	$ -	$ 1,938.08
2024	$ 1,003.31	$ 339.33	$ -	$ 434.27	$ 142.51	$ 14.25	$ 42.58	$ -	$ 1,976.26
2025	$ 1,063.21	$ 279.13	$ -	$ 499.16	$ 120.80	$ 12.08	$ 43.43	$ -	$ 2,017.81
2026	$ 1,128.10	$ 215.34	$ -	$ 569.04	$ 95.84	$ 9.58	$ 44.30	$ -	$ 2,062.21
2027	$ 1,192.99	$ 147.65	$ -	$ 633.93	$ 67.39	$ 6.74	$ 45.19	$ -	$ 2,093.89
2028	$ 1,267.87	$ 76.07	$ -	$ 713.80	$ 35.69	$ 3.57	$ 46.09	$ -	$ 2,143.09
Total	**$ 9,878.40**	**$ 3,543.64**	**$ -**	**$ 4,257.84**	**$ 1,373.43**	**$ 140.71**	**$ 422.29**	**$ -**	**$ 19,616.31**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-6

PROJECTED LOT TYPE 4 ANNUAL INSTALLMENTS PER LOT

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 962.67	$ 762.05	$ -	$ 275.96	$ 230.38	$ 27.37	$ 49.59	$ 28.35	$ 2,336.37
2020	$ 1,020.43	$ 704.29	$ -	$ 288.80	$ 259.92	$ 25.99	$ 50.58	$ (28.35)	$ 2,321.66
2021	$ 1,084.61	$ 643.06	$ -	$ 346.56	$ 245.48	$ 24.55	$ 51.59	$ -	$ 2,395.84
2022	$ 1,148.78	$ 577.99	$ -	$ 410.74	$ 228.15	$ 22.82	$ 52.62	$ -	$ 2,441.09
2023	$ 1,212.96	$ 509.06	$ -	$ 487.75	$ 207.62	$ 20.76	$ 53.67	$ -	$ 2,491.82
2024	$ 1,289.97	$ 436.28	$ -	$ 558.35	$ 183.23	$ 18.32	$ 54.75	$ -	$ 2,540.90
2025	$ 1,366.99	$ 358.88	$ -	$ 641.78	$ 155.31	$ 15.53	$ 55.84	$ -	$ 2,594.33
2026	$ 1,450.42	$ 276.86	$ -	$ 731.63	$ 123.22	$ 12.32	$ 56.96	$ -	$ 2,651.41
2027	$ 1,533.85	$ 189.84	$ -	$ 815.06	$ 86.64	$ 8.66	$ 58.10	$ -	$ 2,692.15
2028	$ 1,630.12	$ 97.81	$ -	$ 917.74	$ 45.89	$ 4.59	$ 59.26	$ -	$ 2,755.40
Total	**$ 12,700.79**	**$ 4,556.11**	**$ -**	**$ 5,474.37**	**$ 1,765.83**	**$ 180.92**	**$ 542.95**	**$ -**	**$ 25,220.97**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-7

PROJECTED IMPROVEMENT AREA #1 PARCEL 1 - 5 ANNUAL INSTALLMENTS (TAX PARCEL 788256)

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 259,419.27	$ 205,356.30	$ -	$ 74,366.86	$ 62,082.64	$ 7,376.15	$ 13,362.23	$ 7,639.34	$ 629,602.78
2020	$ 274,984.43	$ 189,791.14	$ -	$ 77,825.78	$ 70,043.20	$ 7,004.32	$ 13,629.47	$ (7,639.34)	$ 625,639.01
2021	$ 292,279.05	$ 173,292.07	$ -	$ 93,390.94	$ 66,151.91	$ 6,615.19	$ 13,902.06	$ -	$ 645,631.22
2022	$ 309,573.66	$ 155,755.33	$ -	$ 110,685.56	$ 61,482.37	$ 6,148.24	$ 14,180.10	$ -	$ 657,825.26
2023	$ 326,868.28	$ 137,180.91	$ -	$ 131,439.10	$ 55,948.09	$ 5,594.81	$ 14,463.70	$ -	$ 671,494.89
2024	$ 347,621.82	$ 117,568.81	$ -	$ 150,463.18	$ 49,376.13	$ 4,937.61	$ 14,752.98	$ -	$ 684,720.54
2025	$ 368,375.37	$ 96,711.50	$ -	$ 172,946.18	$ 41,852.98	$ 4,185.30	$ 15,048.04	$ -	$ 699,119.36
2026	$ 390,858.37	$ 74,608.98	$ -	$ 197,158.65	$ 33,205.67	$ 3,320.57	$ 15,349.00	$ -	$ 714,501.23
2027	$ 413,341.37	$ 51,157.48	$ -	$ 219,641.65	$ 23,347.73	$ 2,334.77	$ 15,655.98	$ -	$ 725,478.99
2028	$ 439,283.30	$ 26,357.00	$ -	$ 247,313.04	$ 12,365.65	$ 1,236.57	$ 15,969.10	$ -	$ 742,524.65
Total	**$ 3,422,604.93**	**$ 1,227,779.53**	**$ -**	**$ 1,475,230.93**	**$ 475,856.37**	**$ 48,753.53**	**$ 146,312.66**	**$ -**	**$ 6,796,537.94**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-8

PROJECTED IMPROVEMENT AREA #1 PARCEL 6 & 7 ANNUAL INSTALLMENTS (TAX PARCEL 894914)

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 76,666.92	$ 60,689.54	$ -	$ 21,977.85	$ 18,347.46	$ 2,179.90	$ 3,948.98	$ 2,257.68	$ 186,068.32
2020	$ 81,266.94	$ 56,089.52	$ -	$ 23,000.08	$ 20,700.07	$ 2,070.01	$ 4,027.96	$ (2,257.68)	$ 184,896.90
2021	$ 86,378.07	$ 51,213.51	$ -	$ 27,600.09	$ 19,550.07	$ 1,955.01	$ 4,108.52	$ -	$ 190,805.25
2022	$ 91,489.20	$ 46,030.82	$ -	$ 32,711.22	$ 18,170.06	$ 1,817.01	$ 4,190.69	$ -	$ 194,408.99
2023	$ 96,600.32	$ 40,541.47	$ -	$ 38,844.57	$ 16,534.50	$ 1,653.45	$ 4,274.50	$ -	$ 198,448.82
2024	$ 102,733.68	$ 34,745.45	$ -	$ 44,466.82	$ 14,592.27	$ 1,459.23	$ 4,359.99	$ -	$ 202,357.43
2025	$ 108,867.03	$ 28,581.43	$ -	$ 51,111.28	$ 12,368.93	$ 1,236.89	$ 4,447.19	$ -	$ 206,612.76
2026	$ 115,511.50	$ 22,049.41	$ -	$ 58,266.86	$ 9,813.37	$ 981.34	$ 4,536.13	$ -	$ 211,158.61
2027	$ 122,155.97	$ 15,118.72	$ -	$ 64,911.33	$ 6,900.02	$ 690.00	$ 4,626.86	$ -	$ 214,402.89
2028	$ 129,822.66	$ 7,789.36	$ -	$ 73,089.13	$ 3,654.46	$ 365.45	$ 4,719.39	$ -	$ 219,440.45
Total	**$ 1,011,492.29**	**$ 362,849.22**	**$ -**	**$ 435,979.24**	**$ 140,631.20**	**$ 14,408.27**	**$ 43,240.20**	**$ -**	**$ 2,008,600.42**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-9

PROJECTED IMPROVEMENT AREA #1 PARCEL 8 ANNUAL INSTALLMENTS (TAX PARCEL 868486)

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 80,504.53	$ 63,727.39	$ -	$ 23,077.97	$ 19,265.85	$ 2,289.01	$ 4,146.65	$ 2,370.68	$ 195,382.09
2020	$ 85,334.81	$ 58,897.12	$ -	$ 24,151.36	$ 21,736.22	$ 2,173.62	$ 4,229.58	$ (2,370.68)	$ 194,152.03
2021	$ 90,701.78	$ 53,777.03	$ -	$ 28,981.63	$ 20,528.66	$ 2,052.87	$ 4,314.17	$ -	$ 200,356.13
2022	$ 96,068.75	$ 48,334.92	$ -	$ 34,348.60	$ 19,079.57	$ 1,907.96	$ 4,400.45	$ -	$ 204,140.26
2023	$ 101,435.71	$ 42,570.80	$ -	$ 40,788.96	$ 17,362.14	$ 1,736.21	$ 4,488.46	$ -	$ 208,382.30
2024	$ 107,876.08	$ 36,484.66	$ -	$ 46,692.63	$ 15,322.70	$ 1,532.27	$ 4,578.23	$ -	$ 212,486.56
2025	$ 114,316.44	$ 30,012.09	$ -	$ 53,669.69	$ 12,988.06	$ 1,298.81	$ 4,669.80	$ -	$ 216,954.89
2026	$ 121,293.50	$ 23,153.10	$ -	$ 61,183.45	$ 10,304.58	$ 1,030.46	$ 4,763.19	$ -	$ 221,728.28
2027	$ 128,270.56	$ 15,875.49	$ -	$ 68,160.51	$ 7,245.41	$ 724.54	$ 4,858.46	$ -	$ 225,134.97
2028	$ 136,321.01	$ 8,179.26	$ -	$ 76,747.66	$ 3,837.38	$ 383.74	$ 4,955.63	$ -	$ 230,424.68
Total	**$ 1,062,123.16**	**$ 381,011.86**	**$ -**	**$ 457,802.46**	**$ 147,670.59**	**$ 15,129.49**	**$ 45,404.62**	**$ -**	**$ 2,109,142.17**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-10

PROJECTED IMPROVEMENT AREA #1 PARCEL 9 ANNUAL INSTALLMENTS (TAX PARCEL 868485)

	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond					
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment to be Credited Next Annual Installment	Total Annual Installment
2019	$ 84,480.22	$ 66,874.54	$ -	$ 24,217.66	$ 20,217.29	$ 2,402.05	$ 4,351.43	$ 2,487.76	$ 205,030.96
2020	$ 89,549.04	$ 61,805.73	$ -	$ 25,344.07	$ 22,809.66	$ 2,280.97	$ 4,438.46	$ (2,487.76)	$ 203,740.15
2021	$ 95,181.05	$ 56,432.79	$ -	$ 30,412.88	$ 21,542.46	$ 2,154.25	$ 4,527.22	$ -	$ 210,250.65
2022	$ 100,813.07	$ 50,721.93	$ -	$ 36,044.89	$ 20,021.81	$ 2,002.18	$ 4,617.77	$ -	$ 214,221.65
2023	$ 106,445.08	$ 44,673.14	$ -	$ 42,803.31	$ 18,219.57	$ 1,821.96	$ 4,710.12	$ -	$ 218,673.18
2024	$ 113,203.50	$ 38,286.44	$ -	$ 48,998.53	$ 16,079.40	$ 1,607.94	$ 4,804.33	$ -	$ 222,980.13
2025	$ 119,961.92	$ 31,494.23	$ -	$ 56,320.15	$ 13,629.48	$ 1,362.95	$ 4,900.41	$ -	$ 227,669.13
2026	$ 127,283.54	$ 24,296.51	$ -	$ 64,204.97	$ 10,813.47	$ 1,081.35	$ 4,998.42	$ -	$ 232,678.25
2027	$ 134,605.15	$ 16,659.50	$ -	$ 71,526.59	$ 7,603.22	$ 760.32	$ 5,098.39	$ -	$ 236,253.17
2028	$ 143,053.18	$ 8,583.19	$ -	$ 80,537.81	$ 4,026.89	$ 402.69	$ 5,200.36	$ -	$ 241,804.12
Total	**$ 1,114,575.74**	**$ 399,828.00**	**$ -**	**$ 480,410.87**	**$ 154,963.25**	**$ 15,876.65**	**$ 47,646.91**	**$ -**	**$ 2,213,301.40**

Note: The overpayment is a result of Improvement Area #1 PID Bonds being issued after the bills had already been prepared for the Annual Installment due 1/31/19. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1

IMPROVEMENT AREA #2 ASSESSMENT ROLL

			Annual Installment due 1/31/2019						
			Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Parcel ID*		Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Administrative Expenses	Total Installment
Improvement Area #2 Parcel 2	$	2,045,184.93	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Improvement Area #2 Parcel 4	$	2,045,184.93	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Improvement Area #2 Parcel 6	$	477,258.51	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Improvement Area #2 Parcel 8	$	668,161.92	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Improvement Area #2 Parcel 9	$	2,045,184.93	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Improvement Area #2 Parcel 10	$	2,384,344.77	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	**$**	**9,665,320.00**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

* See Exhibit A-4 for legal descriptions and maps of each Improvement Area #2 Parcel.

EXHIBIT G-2

PROJECTED TOTAL IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Administration Expenses	Total Annual Installment
2019	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2020	$ 310,000	$ 465,080	$ 41,525	$ 51,130	$ 76,178	$ 26,896	$ 970,809
2021	$ 345,000	$ 447,720	$ 39,975	$ 56,539	$ 73,315	$ 27,434	$ 989,983
2022	$ 380,000	$ 428,400	$ 38,250	$ 62,302	$ 70,148	$ 27,983	$ 1,007,084
2023	$ 420,000	$ 407,120	$ 36,350	$ 68,440	$ 66,660	$ 28,542	$ 1,027,112
2024	$ 455,000	$ 383,600	$ 34,250	$ 74,975	$ 62,827	$ 29,113	$ 1,039,765
2025	$ 500,000	$ 358,120	$ 31,975	$ 81,930	$ 58,628	$ 29,696	$ 1,060,348
2026	$ 545,000	$ 330,120	$ 29,475	$ 89,329	$ 54,040	$ 30,289	$ 1,078,254
2027	$ 595,000	$ 299,600	$ 26,750	$ 97,199	$ 49,038	$ 30,895	$ 1,098,482
2028	$ 645,000	$ 266,280	$ 23,775	$ 105,566	$ 43,595	$ 31,513	$ 1,115,729
2029	$ 700,000	$ 230,160	$ 20,550	$ 114,461	$ 37,683	$ 32,143	$ 1,134,998
2030	$ 755,000	$ 190,960	$ 17,050	$ 123,914	$ 31,273	$ 32,786	$ 1,150,984
2031	$ 820,000	$ 148,680	$ 13,275	$ 133,957	$ 24,334	$ 33,442	$ 1,173,688
2032	$ 885,000	$ 102,760	$ 9,175	$ 144,625	$ 16,832	$ 34,111	$ 1,192,503
2033	$ 950,000	$ 53,200	$ 4,750	$ 155,953	$ 8,733	$ 34,793	$ 1,207,429
Total	**$ 8,305,000**	**$ 4,111,800**	**$ 367,125**	**$ 1,360,320**	**$ 673,284**	**$ 429,638**	**$ 15,247,167**

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

EXHIBIT G-3

PROJECTED IMPROVEMENT AREA #2 PARCEL 2 ANNUAL INSTALLMENTS

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Administration Expenses	Total Annual Installment
2019	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2020	$ 65,596	$ 98,411	$ 8,787	$ 10,819	$ 16,119	$ 5,691	$ 205,423
2021	$ 73,002	$ 94,738	$ 8,459	$ 11,964	$ 15,513	$ 5,805	$ 209,481
2022	$ 80,408	$ 90,650	$ 8,094	$ 13,183	$ 14,843	$ 5,921	$ 213,099
2023	$ 88,872	$ 86,147	$ 7,692	$ 14,482	$ 14,105	$ 6,040	$ 217,337
2024	$ 96,278	$ 81,170	$ 7,247	$ 15,865	$ 13,294	$ 6,160	$ 220,015
2025	$ 105,800	$ 75,778	$ 6,766	$ 17,336	$ 12,406	$ 6,284	$ 224,370
2026	$ 115,322	$ 69,854	$ 6,237	$ 18,902	$ 11,435	$ 6,409	$ 228,159
2027	$ 125,902	$ 63,395	$ 5,660	$ 20,567	$ 10,376	$ 6,537	$ 232,439
2028	$ 136,482	$ 56,345	$ 5,031	$ 22,338	$ 9,225	$ 6,668	$ 236,089
2029	$ 148,120	$ 48,702	$ 4,348	$ 24,220	$ 7,974	$ 6,802	$ 240,166
2030	$ 159,758	$ 40,407	$ 3,608	$ 26,220	$ 6,617	$ 6,938	$ 243,549
2031	$ 173,512	$ 31,461	$ 2,809	$ 28,345	$ 5,149	$ 7,076	$ 248,353
2032	$ 187,266	$ 21,744	$ 1,941	$ 30,603	$ 3,562	$ 7,218	$ 252,334
2033	$ 201,020	$ 11,257	$ 1,005	$ 33,000	$ 1,848	$ 7,362	$ 255,492
Total	**$ 1,757,341**	**$ 870,058**	**$ 77,684**	**$ 287,844**	**$ 142,467**	**$ 90,912**	**$ 3,226,306**

Note: See Exhibit A-4 for legal description. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-4
PROJECTED IMPROVEMENT AREA #2 PARCEL 4 ANNUAL INSTALLMENTS

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Administration Expenses	Total Annual Installment
2019	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2020	$ 65,596	$ 98,411	$ 8,787	$ 10,819	$ 16,119	$ 5,691	$ 205,423
2021	$ 73,002	$ 94,738	$ 8,459	$ 11,964	$ 15,513	$ 5,805	$ 209,481
2022	$ 80,408	$ 90,650	$ 8,094	$ 13,183	$ 14,843	$ 5,921	$ 213,099
2023	$ 88,872	$ 86,147	$ 7,692	$ 14,482	$ 14,105	$ 6,040	$ 217,337
2024	$ 96,278	$ 81,170	$ 7,247	$ 15,865	$ 13,294	$ 6,160	$ 220,015
2025	$ 105,800	$ 75,778	$ 6,766	$ 17,336	$ 12,406	$ 6,284	$ 224,370
2026	$ 115,322	$ 69,854	$ 6,237	$ 18,902	$ 11,435	$ 6,409	$ 228,159
2027	$ 125,902	$ 63,395	$ 5,660	$ 20,567	$ 10,376	$ 6,537	$ 232,439
2028	$ 136,482	$ 56,345	$ 5,031	$ 22,338	$ 9,225	$ 6,668	$ 236,089
2029	$ 148,120	$ 48,702	$ 4,348	$ 24,220	$ 7,974	$ 6,802	$ 240,166
2030	$ 159,758	$ 40,407	$ 3,608	$ 26,220	$ 6,617	$ 6,938	$ 243,549
2031	$ 173,512	$ 31,461	$ 2,809	$ 28,345	$ 5,149	$ 7,076	$ 248,353
2032	$ 187,266	$ 21,744	$ 1,941	$ 30,603	$ 3,562	$ 7,218	$ 252,334
2033	$ 201,020	$ 11,257	$ 1,005	$ 33,000	$ 1,848	$ 7,362	$ 255,492
Total	**$ 1,757,341**	**$ 870,058**	**$ 77,684**	**$ 287,844**	**$ 142,467**	**$ 90,912**	**$ 3,226,306**

Note: See Exhibit A-4 for legal description. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-5
PROJECTED IMPROVEMENT AREA #2 PARCEL 6 ANNUAL INSTALLMENTS

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Administration Expenses	Total Annual Installment
2019	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2020	$ 15,307	$ 22,965	$ 2,050	$ 2,525	$ 3,762	$ 1,328	$ 47,937
2021	$ 17,036	$ 22,108	$ 1,974	$ 2,792	$ 3,620	$ 1,355	$ 48,884
2022	$ 18,764	$ 21,154	$ 1,889	$ 3,076	$ 3,464	$ 1,382	$ 49,728
2023	$ 20,739	$ 20,103	$ 1,795	$ 3,379	$ 3,292	$ 1,409	$ 50,717
2024	$ 22,467	$ 18,942	$ 1,691	$ 3,702	$ 3,102	$ 1,438	$ 51,342
2025	$ 24,689	$ 17,683	$ 1,579	$ 4,046	$ 2,895	$ 1,466	$ 52,358
2026	$ 26,911	$ 16,301	$ 1,455	$ 4,411	$ 2,668	$ 1,496	$ 53,242
2027	$ 29,380	$ 14,794	$ 1,321	$ 4,800	$ 2,421	$ 1,526	$ 54,241
2028	$ 31,849	$ 13,148	$ 1,174	$ 5,213	$ 2,153	$ 1,556	$ 55,093
2029	$ 34,565	$ 11,365	$ 1,015	$ 5,652	$ 1,861	$ 1,587	$ 56,044
2030	$ 37,281	$ 9,429	$ 842	$ 6,119	$ 1,544	$ 1,619	$ 56,834
2031	$ 40,490	$ 7,342	$ 655	$ 6,615	$ 1,202	$ 1,651	$ 57,955
2032	$ 43,700	$ 5,074	$ 453	$ 7,141	$ 831	$ 1,684	$ 58,884
2033	$ 46,910	$ 2,627	$ 235	$ 7,701	$ 431	$ 1,718	$ 59,621
Total	**$ 410,088**	**$ 203,034**	**$ 18,128**	**$ 67,170**	**$ 33,246**	**$ 21,215**	**$ 752,881**

Note: See Exhibit A-4 for legal description. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-6

PROJECTED IMPROVEMENT AREA #2 PARCEL 8 ANNUAL INSTALLMENTS

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Administration Expenses	Total Annual Installment
2019	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2020	$ 21,430	$ 32,151	$ 2,871	$ 3,535	$ 5,266	$ 1,859	$ 67,112
2021	$ 23,850	$ 30,951	$ 2,763	$ 3,909	$ 5,068	$ 1,897	$ 68,437
2022	$ 26,269	$ 29,615	$ 2,644	$ 4,307	$ 4,849	$ 1,934	$ 69,620
2023	$ 29,035	$ 28,144	$ 2,513	$ 4,731	$ 4,608	$ 1,973	$ 71,004
2024	$ 31,454	$ 26,518	$ 2,368	$ 5,183	$ 4,343	$ 2,013	$ 71,879
2025	$ 34,565	$ 24,757	$ 2,210	$ 5,664	$ 4,053	$ 2,053	$ 73,302
2026	$ 37,676	$ 22,821	$ 2,038	$ 6,175	$ 3,736	$ 2,094	$ 74,539
2027	$ 41,132	$ 20,711	$ 1,849	$ 6,719	$ 3,390	$ 2,136	$ 75,938
2028	$ 44,589	$ 18,408	$ 1,644	$ 7,298	$ 3,014	$ 2,179	$ 77,130
2029	$ 48,391	$ 15,911	$ 1,421	$ 7,913	$ 2,605	$ 2,222	$ 78,462
2030	$ 52,193	$ 13,201	$ 1,179	$ 8,566	$ 2,162	$ 2,267	$ 79,567
2031	$ 56,686	$ 10,278	$ 918	$ 9,260	$ 1,682	$ 2,312	$ 81,137
2032	$ 61,180	$ 7,104	$ 634	$ 9,998	$ 1,164	$ 2,358	$ 82,438
2033	$ 65,673	$ 3,678	$ 328	$ 10,781	$ 604	$ 2,405	$ 83,469
Total	**$ 574,123**	**$ 284,248**	**$ 25,379**	**$ 94,039**	**$ 46,544**	**$ 29,701**	**$ 1,054,034**

Note: See Exhibit A-4 for legal description. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-7
PROJECTED IMPROVEMENT AREA #2 PARCEL 9 ANNUAL INSTALLMENTS

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Administration Expenses	Total Annual Installment
2019	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2020	$ 65,596	$ 98,411	$ 8,787	$ 10,819	$ 16,119	$ 5,691	$ 205,423
2021	$ 73,002	$ 94,738	$ 8,459	$ 11,964	$ 15,513	$ 5,805	$ 209,481
2022	$ 80,408	$ 90,650	$ 8,094	$ 13,183	$ 14,843	$ 5,921	$ 213,099
2023	$ 88,872	$ 86,147	$ 7,692	$ 14,482	$ 14,105	$ 6,040	$ 217,337
2024	$ 96,278	$ 81,170	$ 7,247	$ 15,865	$ 13,294	$ 6,160	$ 220,015
2025	$ 105,800	$ 75,778	$ 6,766	$ 17,336	$ 12,406	$ 6,284	$ 224,370
2026	$ 115,322	$ 69,854	$ 6,237	$ 18,902	$ 11,435	$ 6,409	$ 228,159
2027	$ 125,902	$ 63,395	$ 5,660	$ 20,567	$ 10,376	$ 6,537	$ 232,439
2028	$ 136,482	$ 56,345	$ 5,031	$ 22,338	$ 9,225	$ 6,668	$ 236,089
2029	$ 148,120	$ 48,702	$ 4,348	$ 24,220	$ 7,974	$ 6,802	$ 240,166
2030	$ 159,758	$ 40,407	$ 3,608	$ 26,220	$ 6,617	$ 6,938	$ 243,549
2031	$ 173,512	$ 31,461	$ 2,809	$ 28,345	$ 5,149	$ 7,076	$ 248,353
2032	$ 187,266	$ 21,744	$ 1,941	$ 30,603	$ 3,562	$ 7,218	$ 252,334
2033	$ 201,020	$ 11,257	$ 1,005	$ 33,000	$ 1,848	$ 7,362	$ 255,492
Total	**$ 1,757,341**	**$ 870,058**	**$ 77,684**	**$ 287,844**	**$ 142,467**	**$ 90,912**	**$ 3,226,306**

Note: See Exhibit A-4 for legal description. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-8

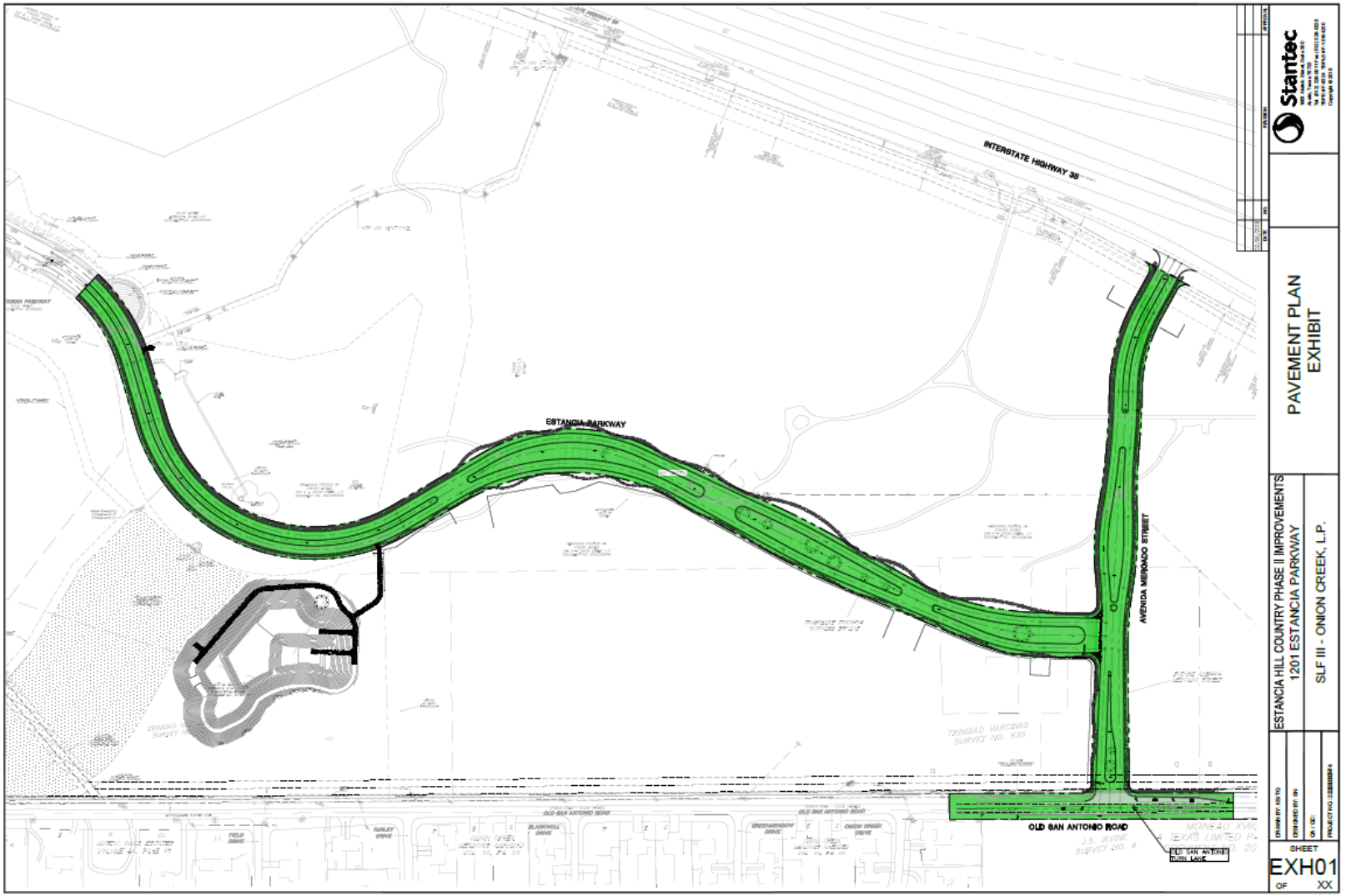
PROJECTED IMPROVEMENT AREA #2 PARCEL 10 ANNUAL INSTALLMENTS

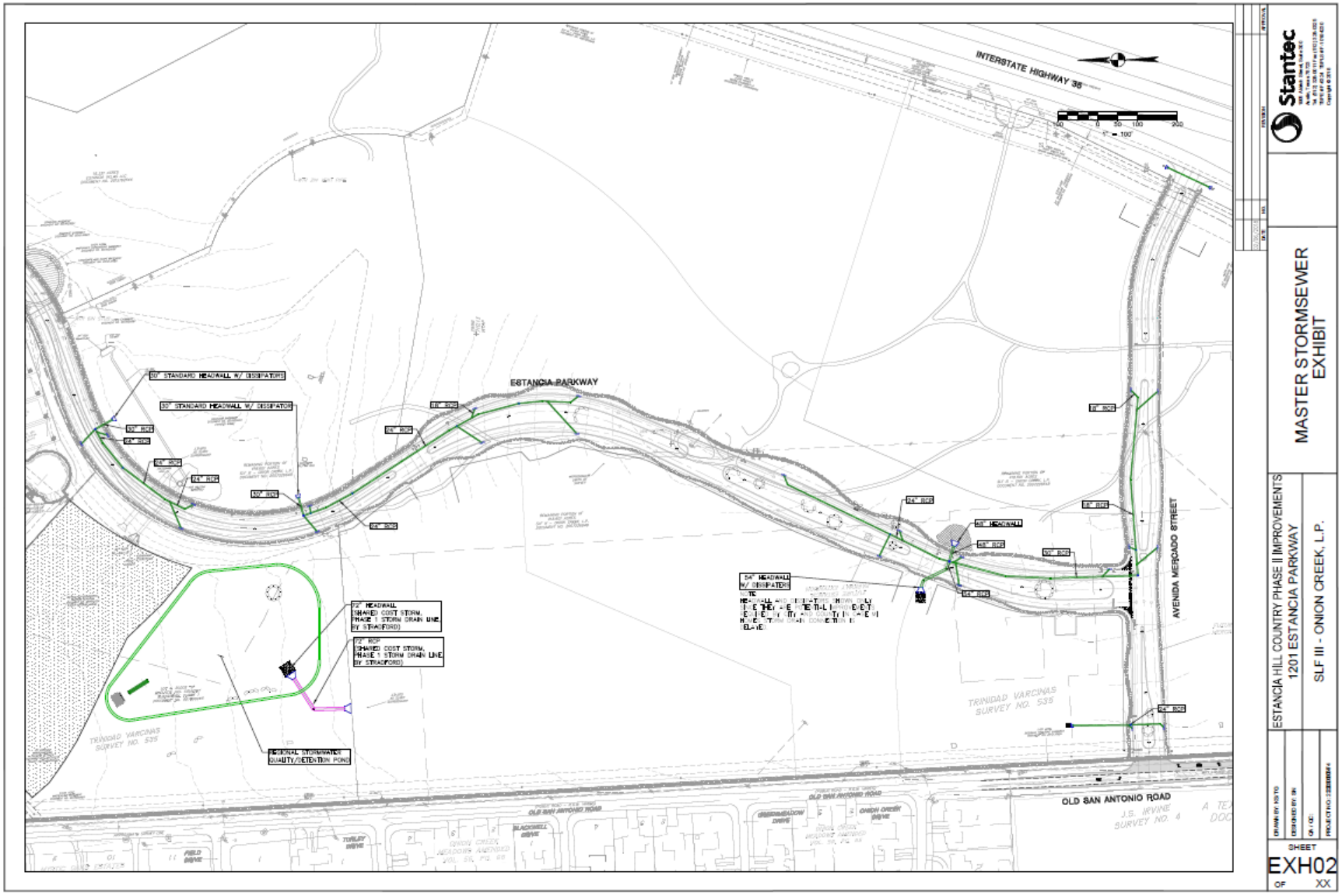
	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installment Due January 31,	Principal	Interest	Additional Interest	Principal	Interest	Administration Expenses	Total Annual Installment
2019	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2020	$ 76,474	$ 114,731	$ 10,244	$ 12,613	$ 18,792	$ 6,635	$ 239,490
2021	$ 85,108	$ 110,448	$ 9,861	$ 13,948	$ 18,086	$ 6,768	$ 244,220
2022	$ 93,742	$ 105,682	$ 9,436	$ 15,369	$ 17,305	$ 6,903	$ 248,438
2023	$ 103,610	$ 100,433	$ 8,967	$ 16,884	$ 16,444	$ 7,041	$ 253,379
2024	$ 112,244	$ 94,631	$ 8,449	$ 18,496	$ 15,499	$ 7,182	$ 256,500
2025	$ 123,345	$ 88,345	$ 7,888	$ 20,211	$ 14,463	$ 7,326	$ 261,578
2026	$ 134,446	$ 81,438	$ 7,271	$ 22,037	$ 13,331	$ 7,472	$ 265,995
2027	$ 146,781	$ 73,909	$ 6,599	$ 23,978	$ 12,097	$ 7,622	$ 270,985
2028	$ 159,116	$ 65,689	$ 5,865	$ 26,042	$ 10,754	$ 7,774	$ 275,240
2029	$ 172,684	$ 56,778	$ 5,069	$ 28,237	$ 9,296	$ 7,929	$ 279,993
2030	$ 186,251	$ 47,108	$ 4,206	$ 30,568	$ 7,715	$ 8,088	$ 283,937
2031	$ 202,286	$ 36,678	$ 3,275	$ 33,046	$ 6,003	$ 8,250	$ 289,538
2032	$ 218,321	$ 25,350	$ 2,263	$ 35,678	$ 4,152	$ 8,415	$ 294,179
2033	$ 234,356	$ 13,124	$ 1,172	$ 38,472	$ 2,154	$ 8,583	$ 297,862
Total	**$ 2,048,766**	**$ 1,014,343**	**$ 90,566**	**$ 335,578**	**$ 166,093**	**$ 105,988**	**$ 3,761,335**

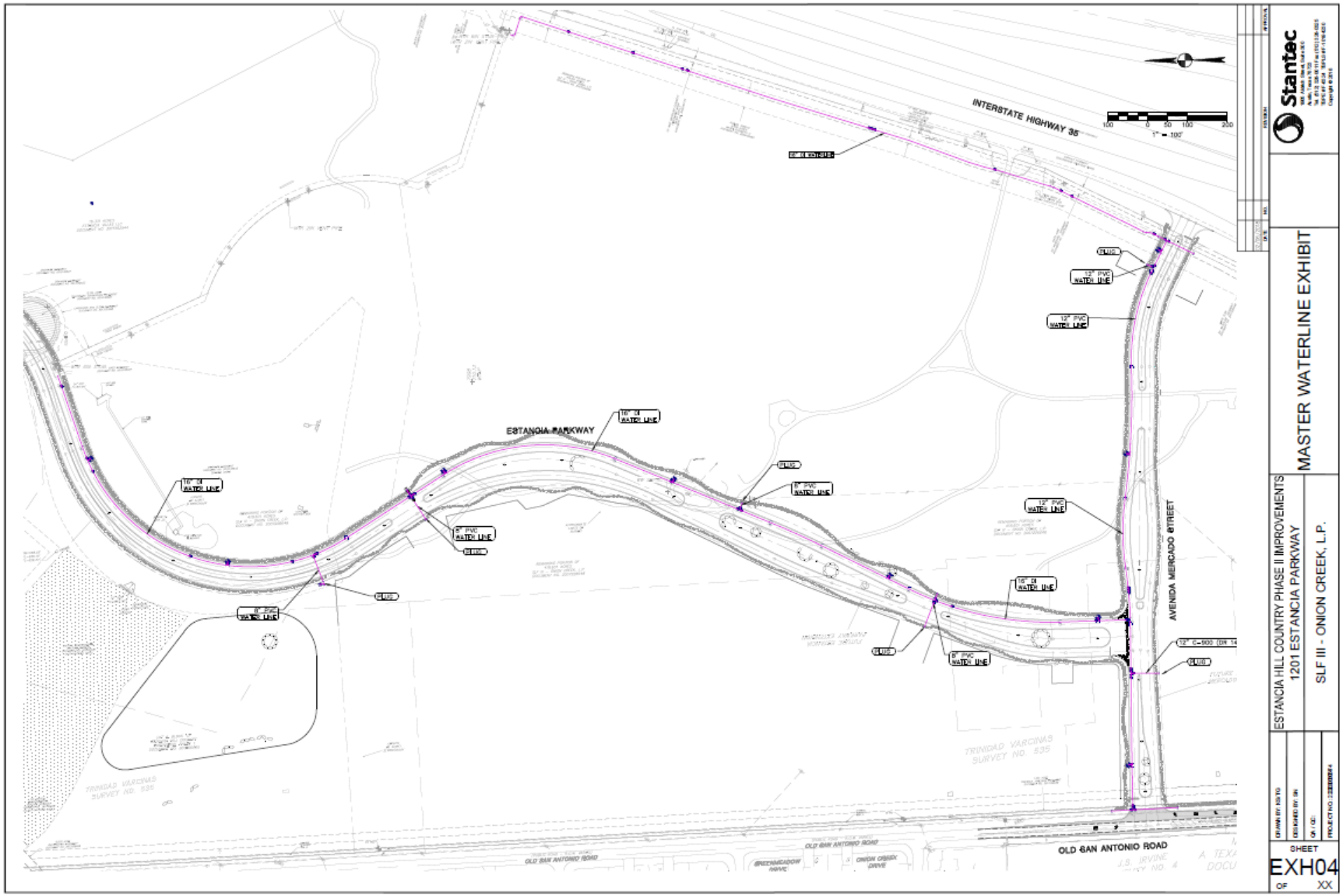
Note: See Exhibit A-4 for legal description. The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H

MAP OF IMPROVEMENT AREA #2 IMPROVEMENTS




INTERSTATE HIGHWAY 35
ESTANCIA PARKWAY
AVENIDA MERCADO STREET
OLD SAN ANTONIO ROAD
30" STANDARD HEADWALL W/ DISSIPATERS
30" STANDARD HEADWALL W/ DISSIPATER
72" HEADWALL (SHARED COST STORM PHASE I STORM DRAIN LINE BY STRADFORD)
72" RCP (SHARED COST STORM PHASE I STORM DRAIN LINE BY STRADFORD)
REGIONAL STORMWATER QUALITY/DETENTION POND
54" HEADWALL W/ DISSIPATERS
48" HEADWALL
TRINIDAD VARCINAS SURVEY NO. 535
J.S. IRVINE SURVEY NO. 4
Stantec
MASTER STORMSEWER EXHIBIT
ESTANCIA HILL COUNTRY PHASE II IMPROVEMENTS
1201 ESTANCIA PARKWAY
SLF III - ONION CREEK, L.P.
SHEET
EXH02
OF XX


INTERSTATE HIGHWAY 35
ESTANCIA PARKWAY
AVENIDA MERCADO STREET
OLD SAN ANTONIO ROAD
MASTER WATERLINE EXHIBIT
ESTANCIA HILL COUNTRY PHASE II IMPROVEMENTS
1201 ESTANCIA PARKWAY
SLF III - ONION CREEK, L.P.
SHEET
EXH04
OF XX

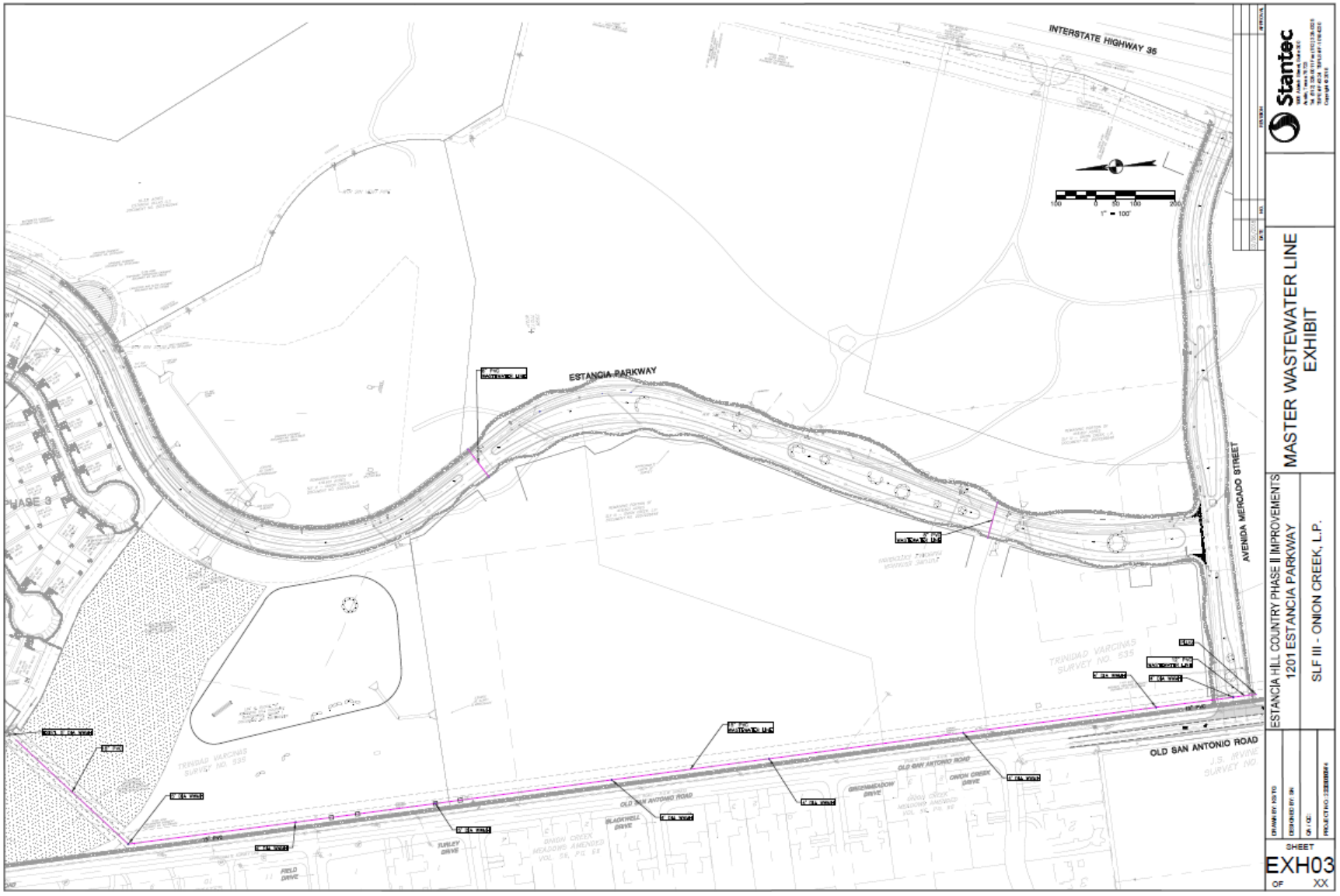

INTERSTATE HIGHWAY 35
ESTANCIA PARKWAY
AVENIDA MERCADO STREET
OLD SAN ANTONIO ROAD
PHASE 3
Stantec
MASTER WASTEWATER LINE
EXHIBIT
ESTANCIA HILL COUNTRY PHASE II IMPROVEMENTS
1201 ESTANCIA PARKWAY
SLF III - ONION CREEK, L.P.
SHEET
EXH03
OF XX

EXHIBIT I

INITIAL ALLOCATION OF IMPROVEMENT AREA #2 ASSESSMENTS

Parcel ID	Proposed Land Use	Units		Estimated Value/Unit	Total Buildout Value	% of Total	Improvement Area #2 Assessment
Improvement Area #2 Parcel 2	Multifamily	350	Apartments	$ 120,000	$ 42,000,000	21.1600%	$ 2,045,184.90
Improvement Area #2 Parcel 4	Multifamily	350	Apartments	$ 120,000	$ 42,000,000	21.1600%	$ 2,045,184.90
Improvement Area #2 Parcel 6	Commercial	65,340	SqFt	$ 150	$ 9,801,000	4.9378%	$ 477,258.50
Improvement Area #2 Parcel 8	Commercial	91,476	SqFt	$ 150	$ 13,721,400	6.9130%	$ 668,161.91
Improvement Area #2 Parcel 9	Multifamily	350	Apartments	$ 120,000	$ 42,000,000	21.1600%	$ 2,045,184.90
Improvement Area #2 Parcel 10	Single Family - Affordable	24	Houses	$ 185,000	$ 4,440,000		
	Single Family - Market	137	Houses	$ 325,000	$ 44,525,000		
					$ 48,965,000	24.6691%	$ 2,384,344.73
Total Improvement Area #2					**$ 198,487,400**	**100.0000%**	**$ 9,665,319.83**

EXHIBIT J

ALLOCATION OF ASSESSMENTS FOR TRACT 11 REMAINDER PARCEL (TAX PARCEL 851771)

		Annual Installment due 1/31/2019 - Tax Parcel 851771								
		Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds					
Legal Description	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment credited to 2020 Payment	Total Installment
Unit 76 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 77 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 78 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 79 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 80 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 81 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 82 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 83 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 84 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 85 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 86 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 87 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 88 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 89 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 90 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 91 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 92 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 93 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 94 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 95 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 120 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 121 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 122 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17

		Annual Installment due 1/31/2019 - Tax Parcel 851771									
		Improvement Area #1 Initial Bonds			Improvement Area #1 Parity Bonds						
Legal Description	Outstanding Assessment	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest	Administrative Expenses	Overpayment credited to 2020 Payment	Total Installment
Unit 123 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 124 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 125 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 126 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 127 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 128 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 129 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 130 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 131 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 132 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 133 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 134 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 135 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 136 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 137 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 138 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 139 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 140 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 153 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 154 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 155 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 156 Enclave at Estancia Condominiums*	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 157 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unit 158 Enclave at Estancia Condominiums	$ 14,136.24	$ 748.74	$ 592.70	$ -	$ 214.64	$ 179.18	$ 21.29	$ 38.57	$ 22.05	$ 1,817.17
Unplatted Parcel - Tract 12	$ 1,231,872.26	$ 65,247.47	$ 51,649.90	$ -	$ 18,704.28	$ 15,614.63	$ 1,855.20	$ 3,360.78	$ 1,921.40	$ 158,353.65
	$ 1,896,275.50	$ 100,438.32	$ 79,506.97	$ -	$ 28,792.32	$ 24,036.29	$ 2,855.80	$ 5,173.40	$ 2,957.69	$ 243,760.79

**It is anticipated that the Owner will prepay $2,842.02 for this lot on December 13, 2018.*

EXHIBIT K

IMPROVEMENT AREA #1 LAND USE ASSUMPTIONS

Parcel ID	Proposed Land Use	Units		Estimated Value/Unit	Total Buildout Value
Improvement Area #1 Parcel 1	Multifamily	286	Apartments	$ 140,000	$ 39,984,000
Improvement Area #1 Parcel 2	Multifamily	462	Apartments	$ 140,000	$ 64,680,000
Improvement Area #1 Parcel 3	Multifamily	174	Apartments	$ 140,000	$ 24,402,000
Improvement Area #1 Parcel 4	Multifamily	170	Apartments	$ 140,000	$ 23,814,000
Improvement Area #1 Parcel 5	Multifamily	164	Apartments	$ 140,000	$ 22,932,000
Improvement Area #1 Parcel 6	Multifamily	153	Apartments	$ 140,000	$ 21,462,000
Improvement Area #1 Parcel 7	Multifamily	185	Apartments	$ 140,000	$ 25,872,000
Improvement Area #1 Parcel 8	Retail	232,320	SqFt	$ 150	$ 34,848,000
Improvement Area #1 Parcel 9	Multifamily	312	Apartments	$ 140,000	$ 43,680,000
Improvement Area #1 Parcel 11	Lot Type 1	158	Houses	$ 320,000	$ 50,560,000
	Lot Type 2	81	Houses	$ 410,000	$ 33,210,000
	Lot Type 3	47	Houses	$ 350,000	$ 16,450,000
					$ 100,220,000
Improvement Area #1 Parcel 12	Lot Type 3	73	Houses	$ 350,000	$ 25,550,000
	Lot Type 4	11	Houses	$ 450,000	$ 4,950,000
					$ 30,500,000
Total Improvement Area #1					**$ 432,394,000**