

RESOLUTION NO. 20161103-015

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

The Estancia Hill Country Public Improvement District Annual Service and Assessment Plan Update for 2017 and 2016 Addendum to Estancia Hill Country Public Improvement District Service and Assessment Plan, attached as Exhibit A and Exhibit B respectively, are hereby approved.

ADOPTED: November 3, 2016

ATTEST:

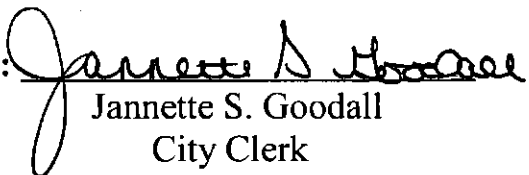

Jannette S. Goodall
City Clerk

EXHIBIT A

Estancia Hill Country Public Improvement District Annual Service and Assessment Plan Update For January 1, 2017 – December 31, 2017

Introduction

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

The Estancia Hill Country PID is a nearly 600-acre development project located in southern Travis County west of IH 35 South, about eight tenths of a mile south of the intersection of IH 35 South and Onion Creek Parkway. This PID area is currently in the City's limited purpose jurisdiction and under development. The developer's plans for this site include a master planned, mixed-use project with residential, retail, and commercial land uses.

On June 6, 2013, the Austin City Council approved Resolution 2013606-054 authorizing creation of the Estancia Hill Country PID, which provides a financing mechanism for the construction, ownership, and maintenance of certain public improvements to support the planned community. On June 20, 2013, the Austin City Council approved an ordinance authorizing the issuance and sale of \$12,590,000 City of Austin, Texas Special Assessment Bonds, Series 2013 (Estancia Hill Country Public Improvement District). The bonds have a 15 year term, and proceeds from the bonds funded construction, acquisition or purchase of certain public improvements, capitalized interest, bond reserve funds, and costs of bond issuance.

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

Austin City Council Action	Council Meeting
Approve an ordinance approving proposed assessment roll and setting PID's assessment rate.	Meeting #1
Approve a resolution adopting PID's annual service and assessment plan update	Meeting #1
Set a public hearing on PID's proposed assessment roll.	Meeting #1
Conduct a public hearing on PID's proposed assessment roll.	Meeting #2
Approve an ordinance authorizing final assessment roll and levying special assessments.	Meeting #2 or 3

Factors Affecting Revenue

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

As of 7/30/2016, 66 single family units have been completed and sold to individual homeowners; 22 single family units are under construction and have been sold; and 24 additional single family units are under construction. (per MSRB disclosure)

Assessment Methodology (Page 19 of SAP)

Actual costs associated with the Senior Master PID Bonds shall be allocated to the Improvement Area #1 assessed property by spreading the entire assessment across all parcels within the PID based on the ratio of the estimated buildout value of each parcel to the total buildout value for all parcels within Improvement Area #1. Upon subsequent

divisions of any parcel, the assessment applicable to that parcel is then apportioned pro rata based on the estimated buildout value of each newly created parcel. For residential lots, assessments will be apportioned proportionately among each lot type based on the estimated average buildout value for the lot type to the total buildout value of residential lots in the platted parcel.

Assessment Update

This document, along with the 2016 Addendum to the Estancia Hill Country Public Improvement District Service and Assessment Plan (attached as support to Agenda item 62793), provides an update to the Service and Assessment Plan (SAP) approved by Council on June 20, 2013 (Agenda Item # 052). The 2017 assessment (\$1,745,255) is due on January 31, 2017 and will fund bond principal and interest payments (\$1,341,925), developer reimbursements (\$376,800), and estimated administrative costs (\$26,530).

2016 Addendum to Estancia Hill Country Public Improvement District

Service and Assessment Plan

A. Introduction

On June 20, 2013, the Austin City Council approved that certain Estancia Hill Country Public Improvement District Service and Assessment Plan (the "**SAP**") by Ordinance No. 20130620-052. Capitalized terms not defined herein shall have the meanings ascribed to them in the SAP.

B. Amendment

1. The first sentence of Section II, B shall be deleted and replaced in its entirety with the following:

"Improvement Area #1 consists of approximately 214.98 acres of assessed property projected to consist of 386 single family residential units, 29.92 acres planned for multifamily residential units, and 78.3 acres of office/commercial development."

2. Table IV-B shall be deleted and replaced in its entirety with the following:

TABLE IV-B
Initial Special Assessment Allocation for Improvement Area #1

Parcel	Net Acres	Land Use	Estimated Units/SF (a)	Estimated Buildout Value Per Unit/SF (a)	Total Estimated Buildout Value	% of Improvement Area #1	Initial Special Assessment Allocation (b)
11/12	106.76	Single Family Residential	386 Units	\$ 279,016	\$ 107,700,000	33.19%	\$ 5,720,389
1	13.60	Multifamily Residential	231 Units	\$ 120,000	\$ 27,720,000	8.34%	\$ 1,437,795
2	22.00	Commercial	181,319 SF	\$ 200	\$ 36,263,800	10.91%	\$ 1,880,949
3	8.30	Commercial	87,040 SF	\$ 200	\$ 17,408,000	5.24%	\$ 902,927
4	8.10	Commercial	85,978 SF	\$ 200	\$ 17,195,678	5.18%	\$ 891,914
5	7.80	Commercial	81,733 SF	\$ 200	\$ 16,346,509	4.92%	\$ 847,869
6	7.30	Commercial	77,487 SF	\$ 200	\$ 15,497,340	4.66%	\$ 803,824
7	8.80	Commercial	92,347 SF	\$ 200	\$ 18,469,432	5.56%	\$ 957,982
8	16.00	Commercial	178,335 SF	\$ 200	\$ 35,667,000	10.73%	\$ 1,849,994
9	16.32	Multifamily Residential	312 Units	\$ 120,000	\$ 37,428,402	11.26%	\$ 1,941,355
	108.22				\$ 221,996,161	66.81%	\$ 11,514,611
Total	214.98				\$ 329,696,161	100.00%	\$ 17,235,000

(a) Estimates based on information available as of 06/20/2013, the date the original Assessment Plan was adopted by the City Council. The residential lots contained within Parcel 1 are expected to have buildout values of \$240,000 for 50' lots and \$325,000 for 60' lots.

(b) Although the actual unit counts and buildout values may vary from the estimates shown above, the initial Special Assessment allocation for each Parcel will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this Assessment Plan, the PID Act, and any other documents associated with Improvement Area #1 PID Bonds.

Note: Numbers may not match due to rounding

2. Appendix A shall be deleted and replaced in its entirety with the following:

Appendix A

Improvement Area #1

Appendix A Special Assessment by Parcel

Parcel	Assessable Acres	Land Use	% of Improvement Area #1	Special Assessment
1	13.60	Multifamily Residential	8.34%	\$ 1,437,795.20
2	22.00	Commercial	10.91%	\$ 1,880,949.41
3	8.30	Commercial	5.24%	\$ 902,927.09
4	8.10	Commercial	5.18%	\$ 891,914.27
5	7.80	Commercial	4.92%	\$ 847,869.12
6	7.30	Commercial	4.66%	\$ 803,823.97
7	8.80	Commercial	5.56%	\$ 957,982.00
8	16.00	Commercial	10.73%	\$ 1,849,994.28
9	16.32	Multifamily Residential	11.26%	\$ 1,941,355.17
11/12	106.76	Single Family Residential	33.19%	\$ 5,720,389.50
Total	214.98		100.00%	\$ 17,235,000.00

PRELIMINARY AND SUBJECT TO CHANGE.

Descriptions of each Parcel in Improvement Area #1 are included in Appendix E.

Assessment for Administrative Expenses, Delinquency Reserves, and Prepayment Reserves are shown in annual installment schedules for each Parcel.

Appendix A
Annual Installments – ALL PARCELS

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,180	\$ 37,770	\$ 87,950.00
1/31/2015	630,000	657,380	35,000	273,375	1,595,755	25,500	25,180	37,770	1,684,204.79
1/31/2016	660,000	686,625	70,000	273,375	1,690,000	26,010	12,590	37,770	1,766,370.00
1/31/2017	685,000	656,925	105,000	271,800	1,718,725	26,530	-	-	1,745,255.20
1/31/2018	720,000	626,100	145,000	268,650	1,759,750	27,061	-	-	1,786,810.80
1/31/2019	750,000	593,700	185,000	263,925	1,792,625	27,602	-	-	1,820,227.02
1/31/2020	795,000	548,700	230,000	257,400	1,831,100	28,154	-	-	1,859,254.06
1/31/2021	845,000	501,000	275,000	246,300	1,867,300	28,717	-	-	1,896,017.14
1/31/2022	895,000	450,300	325,000	232,500	1,902,800	29,291	-	-	1,932,091.48
1/31/2023	945,000	396,600	385,000	216,000	1,942,600	29,877	-	-	1,972,477.31
1/31/2024	1,005,000	339,900	440,000	196,500	1,981,400	30,475	-	-	2,011,874.86
1/31/2025	1,065,000	279,600	505,000	173,400	2,023,000	31,084	-	-	2,054,084.36
1/31/2026	1,130,000	215,700	575,000	147,000	2,067,700	31,706	-	-	2,099,406.04
1/31/2027	1,195,000	147,900	645,000	116,700	2,104,600	32,340	-	-	2,136,940.17
1/31/2028	1,270,000	76,200	725,000	82,200	2,153,400	32,987	-	-	2,186,386.97
Totals	\$ 12,590,000	\$ 6,176,630	\$ 4,645,000	\$ 3,019,125	\$ 26,430,755	\$ 432,335	\$ 62,950	\$ 113,310	\$ 27,039,350.21

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #1

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,086	\$ 2,101	\$ 3,151	\$ 7,337.05
1/31/2015	52,556	54,841	2,920	22,806	133,123	2,127	2,101	3,151	140,501.40
1/31/2016	55,059	57,280	5,840	22,806	140,985	2,170	1,050	3,151	147,355.86
1/31/2017	57,145	54,803	8,759	22,674	143,381	2,213	-	-	145,594.40
1/31/2018	60,065	52,231	12,096	22,412	146,804	2,257	-	-	149,061.10
1/31/2019	62,567	49,528	15,433	22,017	149,546	2,303	-	-	151,848.78
1/31/2020	66,321	45,774	19,187	21,473	152,756	2,349	-	-	155,104.53
1/31/2021	70,492	41,795	22,941	20,547	155,776	2,396	-	-	158,171.42
1/31/2022	74,664	37,565	27,112	19,396	158,737	2,444	-	-	161,180.84
1/31/2023	78,835	33,086	32,118	18,019	162,057	2,492	-	-	164,549.95
1/31/2024	83,840	28,355	36,706	16,393	165,294	2,542	-	-	167,836.61
1/31/2025	88,845	23,325	42,129	14,466	168,765	2,593	-	-	171,357.85
1/31/2026	94,268	17,994	47,968	12,263	172,494	2,645	-	-	175,138.73
1/31/2027	99,690	12,338	53,808	9,735	175,572	2,698	-	-	178,269.93
1/31/2028	105,947	6,357	60,482	6,857	179,643	2,752	-	-	182,394.93
Totals	\$ 1,050,295	\$ 515,273	\$ 387,500	\$ 251,864	\$ 2,204,933	\$ 36,067	\$ 5,251	\$ 9,453	\$ 2,255,703.39

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #2

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,728	\$ 2,748	\$ 4,122	\$ 9,598.46
1/31/2015	68,755	71,743	3,820	29,835	174,153	2,783	2,748	4,122	183,806.44
1/31/2016	72,029	74,935	7,639	29,835	184,439	2,839	1,374	4,122	192,773.58
1/31/2017	74,758	71,694	11,459	29,663	187,574	2,895	-	-	190,469.20
1/31/2018	78,578	68,330	15,825	29,319	192,051	2,953	-	-	195,004.39
1/31/2019	81,852	64,794	20,190	28,804	195,639	3,012	-	-	198,651.29
1/31/2020	86,763	59,883	25,101	28,091	199,838	3,073	-	-	202,910.52
1/31/2021	92,219	54,677	30,012	26,880	203,789	3,134	-	-	206,922.68
1/31/2022	97,676	49,144	35,469	25,374	207,663	3,197	-	-	210,859.67
1/31/2023	103,133	43,283	42,017	23,573	212,007	3,261	-	-	215,267.19
1/31/2024	109,681	37,095	48,020	21,445	216,241	3,326	-	-	219,566.86
1/31/2025	116,229	30,514	55,113	18,924	220,781	3,392	-	-	224,173.41
1/31/2026	123,323	23,541	62,753	16,043	225,659	3,460	-	-	229,119.61
1/31/2027	130,417	16,141	70,392	12,736	229,686	3,529	-	-	233,215.92
1/31/2028	138,602	8,316	79,123	8,971	235,012	3,600	-	-	238,612.32
Totals	\$ 1,374,015	\$ 674,089	\$ 506,934	\$ 329,494	\$ 2,884,532	\$ 47,183	\$ 6,870	\$ 12,366	\$ 2,950,951.54

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #3

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,310	\$ 1,319	\$ 1,979	\$ 4,607.63
1/31/2015	33,005	34,440	1,834	14,322	83,600	1,336	1,319	1,979	88,234.07
1/31/2016	34,577	35,972	3,667	14,322	88,538	1,363	660	1,979	92,538.63
1/31/2017	35,887	34,416	5,501	14,239	90,043	1,390	-	-	91,432.45
1/31/2018	37,720	32,801	7,596	14,074	92,192	1,418	-	-	93,609.51
1/31/2019	39,292	31,103	9,692	13,827	93,914	1,446	-	-	95,360.16
1/31/2020	41,649	28,746	12,050	13,485	95,930	1,475	-	-	97,404.75
1/31/2021	44,269	26,247	14,407	12,903	97,826	1,504	-	-	99,330.74
1/31/2022	46,888	23,591	17,026	12,180	99,686	1,535	-	-	101,220.64
1/31/2023	49,508	20,778	20,170	11,316	101,771	1,565	-	-	103,336.42
1/31/2024	52,651	17,807	23,051	10,294	103,804	1,597	-	-	105,400.42
1/31/2025	55,794	14,648	26,457	9,084	105,983	1,628	-	-	107,611.74
1/31/2026	59,200	11,300	30,124	7,701	108,325	1,661	-	-	109,986.11
1/31/2027	62,605	7,748	33,791	6,114	110,258	1,694	-	-	111,952.49
1/31/2028	66,534	3,992	37,982	4,306	112,815	1,728	-	-	114,542.97
Totals	\$ 659,579	\$ 323,588	\$ 243,348	\$ 158,169	\$ 1,384,685	\$ 22,650	\$ 3,298	\$ 5,936	\$ 1,416,568.71

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #4

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,294	\$ 1,303	\$ 1,955	\$ 4,551.43
1/31/2015	32,603	34,020	1,811	14,147	82,581	1,320	1,303	1,955	87,157.89
1/31/2016	34,155	35,533	3,623	14,147	87,458	1,346	652	1,955	91,409.96
1/31/2017	35,449	33,996	5,434	14,066	88,944	1,373	-	-	90,317.26
1/31/2018	37,260	32,401	7,504	13,903	91,067	1,400	-	-	92,467.77
1/31/2019	38,813	30,724	9,574	13,658	92,769	1,428	-	-	94,197.07
1/31/2020	41,141	28,395	11,903	13,320	94,760	1,457	-	-	96,216.72
1/31/2021	43,729	25,927	14,231	12,746	96,633	1,486	-	-	98,119.22
1/31/2022	46,316	23,303	16,819	12,032	98,470	1,516	-	-	99,986.07
1/31/2023	48,904	20,524	19,924	11,178	100,530	1,546	-	-	102,076.05
1/31/2024	52,009	17,590	22,770	10,169	102,538	1,577	-	-	104,114.88
1/31/2025	55,114	14,469	26,134	8,973	104,691	1,609	-	-	106,299.23
1/31/2026	58,478	11,183	29,756	7,607	107,004	1,641	-	-	108,644.63
1/31/2027	61,841	7,654	33,379	6,039	108,913	1,674	-	-	110,587.03
1/31/2028	65,723	3,943	37,519	4,254	111,439	1,707	-	-	113,145.91
Totals	\$ 651,535	\$ 319,642	\$ 240,380	\$ 156,240	\$ 1,367,796	\$ 22,373	\$ 3,258	\$ 5,864	\$ 1,399,291.12

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #5

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230	\$ 1,239	\$ 1,858	\$ 4,326.67
1/31/2015	30,993	32,340	1,722	13,449	78,503	1,254	1,239	1,858	82,853.80
1/31/2016	32,468	33,778	3,444	13,449	83,139	1,280	619	1,858	86,895.89
1/31/2017	33,698	32,317	5,165	13,371	84,552	1,305	-	-	85,857.15
1/31/2018	35,420	30,801	7,133	13,216	86,570	1,331	-	-	87,901.46
1/31/2019	36,896	29,207	9,101	12,984	88,187	1,358	-	-	89,545.36
1/31/2020	39,110	26,993	11,315	12,663	90,080	1,385	-	-	91,465.28
1/31/2021	41,569	24,647	13,529	12,117	91,861	1,413	-	-	93,273.83
1/31/2022	44,029	22,152	15,988	11,438	93,608	1,441	-	-	95,048.49
1/31/2023	46,489	19,511	18,940	10,626	95,565	1,470	-	-	97,035.25
1/31/2024	49,441	16,721	21,646	9,667	97,474	1,499	-	-	98,973.40
1/31/2025	52,392	13,755	24,843	8,530	99,521	1,529	-	-	101,049.88
1/31/2026	55,590	10,611	28,287	7,232	101,720	1,560	-	-	103,279.46
1/31/2027	58,788	7,276	31,731	5,741	103,535	1,591	-	-	105,125.94
1/31/2028	62,477	3,749	35,666	4,044	105,936	1,623	-	-	107,558.46
Totals	\$ 619,360	\$ 303,857	\$ 228,509	\$ 148,525	\$ 1,300,251	\$ 21,269	\$ 3,097	\$ 5,574	\$ 1,330,190.32

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #6

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,166	\$ 1,174	\$ 1,762	\$ 4,101.90
1/31/2015	29,383	30,660	1,632	12,750	74,424	1,189	1,174	1,762	78,549.71
1/31/2016	30,782	32,024	3,265	12,750	78,820	1,213	587	1,762	82,381.81
1/31/2017	31,948	30,638	4,897	12,676	80,160	1,237	-	-	81,397.04
1/31/2018	33,580	29,201	6,763	12,530	82,073	1,262	-	-	83,335.15
1/31/2019	34,979	27,690	8,628	12,309	83,606	1,287	-	-	84,893.65
1/31/2020	37,078	25,591	10,727	12,005	85,401	1,313	-	-	86,713.84
1/31/2021	39,410	23,366	12,826	11,487	87,089	1,339	-	-	88,428.43
1/31/2022	41,742	21,002	15,158	10,844	88,745	1,366	-	-	90,110.91
1/31/2023	44,074	18,497	17,956	10,074	90,601	1,393	-	-	91,994.46
1/31/2024	46,872	15,853	20,521	9,165	92,411	1,421	-	-	93,831.93
1/31/2025	49,671	13,040	23,553	8,087	94,351	1,450	-	-	95,800.54
1/31/2026	52,702	10,060	26,817	6,856	96,436	1,479	-	-	97,914.30
1/31/2027	55,734	6,898	30,082	5,443	98,157	1,508	-	-	99,664.85
1/31/2028	59,232	3,554	33,813	3,834	100,433	1,538	-	-	101,971.00
Totals	\$ 587,186	\$ 288,072	\$ 216,638	\$ 140,809	\$ 1,232,705	\$ 20,164	\$ 2,936	\$ 5,285	\$ 1,261,089.52

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #7

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,390	\$ 1,400	\$ 2,099	\$ 4,888.57
1/31/2015	35,018	36,539	1,945	15,195	88,698	1,417	1,400	2,099	93,614.03
1/31/2016	36,685	38,165	3,891	15,195	93,936	1,446	700	2,099	98,181.07
1/31/2017	38,075	36,514	5,836	15,108	95,533	1,475	-	-	97,007.43
1/31/2018	40,020	34,801	8,060	14,933	97,813	1,504	-	-	99,317.24
1/31/2019	41,688	33,000	10,283	14,670	99,640	1,534	-	-	101,174.63
1/31/2020	44,189	30,499	12,784	14,307	101,779	1,565	-	-	103,343.89
1/31/2021	46,968	27,847	15,285	13,690	103,791	1,596	-	-	105,387.31
1/31/2022	49,747	25,029	18,065	12,923	105,764	1,628	-	-	107,392.45
1/31/2023	52,526	22,044	21,400	12,006	107,977	1,661	-	-	109,637.24
1/31/2024	55,861	18,893	24,457	10,922	110,133	1,694	-	-	111,827.09
1/31/2025	59,196	15,541	28,070	9,638	112,445	1,728	-	-	114,173.24
1/31/2026	62,809	11,989	31,961	8,171	114,930	1,762	-	-	116,692.38
1/31/2027	66,422	8,221	35,851	6,487	116,981	1,798	-	-	118,778.66
1/31/2028	70,591	4,235	40,298	4,569	119,694	1,834	-	-	121,527.09
Totals	\$ 699,797	\$ 343,319	\$ 258,185	\$ 167,814	\$ 1,469,114	\$ 24,031	\$ 3,499	\$ 6,298	\$ 1,502,942.31

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #8

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,683	\$ 2,703	\$ 4,054	\$ 9,440.50
1/31/2015	67,624	70,563	3,757	29,344	171,287	2,737	2,703	4,054	180,781.50
1/31/2016	70,844	73,702	7,514	29,344	181,404	2,792	1,351	4,054	189,601.07
1/31/2017	73,527	70,514	11,271	29,175	184,487	2,848	-	-	187,334.62
1/31/2018	77,284	67,205	15,564	28,837	188,890	2,905	-	-	191,795.17
1/31/2019	80,505	63,727	19,858	28,330	192,419	2,963	-	-	195,382.05
1/31/2020	85,335	58,897	24,688	27,629	196,549	3,022	-	-	199,571.18
1/31/2021	90,702	53,777	29,518	26,438	200,435	3,082	-	-	203,517.31
1/31/2022	96,069	48,335	34,885	24,956	204,245	3,144	-	-	207,389.51
1/31/2023	101,436	42,571	41,326	23,185	208,517	3,207	-	-	211,724.50
1/31/2024	107,876	36,485	47,229	21,092	212,682	3,271	-	-	215,953.41
1/31/2025	114,316	30,012	54,206	18,613	217,148	3,337	-	-	220,484.15
1/31/2026	121,294	23,153	61,720	15,779	221,946	3,403	-	-	225,348.95
1/31/2027	128,271	15,875	69,234	12,527	225,906	3,471	-	-	229,377.84
1/31/2028	136,321	8,179	77,821	8,823	231,145	3,541	-	-	234,685.43
Totals	\$ 1,351,403	\$ 662,996	\$ 498,591	\$ 324,071	\$ 2,837,061	\$ 46,407	\$ 6,757	\$ 12,163	\$ 2,902,387.19

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #9

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,816	\$ 2,836	\$ 4,254	\$ 9,906.71
1/31/2015	70,963	74,047	3,942	30,793	179,746	2,872	2,836	4,254	189,709.29
1/31/2016	74,343	77,342	7,885	30,793	190,362	2,930	1,418	4,254	198,964.41
1/31/2017	77,159	73,996	11,827	30,616	193,598	2,988	-	-	196,586.03
1/31/2018	81,101	70,524	16,333	30,261	198,219	3,048	-	-	201,266.86
1/31/2019	84,480	66,875	20,838	29,729	201,922	3,109	-	-	205,030.88
1/31/2020	89,549	61,806	25,907	28,994	206,256	3,171	-	-	209,426.89
1/31/2021	95,181	56,433	30,976	27,743	210,333	3,235	-	-	213,567.90
1/31/2022	100,813	50,722	36,608	26,189	214,332	3,299	-	-	217,631.32
1/31/2023	106,445	44,673	43,367	24,330	218,815	3,365	-	-	222,180.39
1/31/2024	113,203	38,286	49,562	22,134	223,185	3,433	-	-	226,618.14
1/31/2025	119,962	31,494	56,883	19,532	227,871	3,501	-	-	231,372.63
1/31/2026	127,284	24,297	64,768	16,558	232,906	3,571	-	-	236,477.68
1/31/2027	134,605	16,659	72,653	13,145	237,063	3,643	-	-	240,705.53
1/31/2028	143,053	8,583	81,664	9,259	242,560	3,716	-	-	246,275.23
Totals	\$ 1,418,141	\$ 695,737	\$ 523,214	\$ 340,075	\$ 2,977,168	\$ 48,698	\$ 7,091	\$ 12,763	\$ 3,045,719.89

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments –PARCEL #11/12

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,298	\$ 8,357	\$ 12,536	\$ 29,191.08
1/31/2015	209,100	218,188	11,617	90,735	529,640	8,464	8,357	12,536	558,996.66
1/31/2016	219,058	227,895	23,233	90,735	560,920	8,633	4,179	12,536	586,267.73
1/31/2017	227,355	218,037	34,850	90,212	570,454	8,806	-	-	579,259.62
1/31/2018	238,972	207,806	48,126	89,166	584,071	8,982	-	-	593,052.15
1/31/2019	248,929	197,052	61,402	87,598	594,982	9,161	-	-	604,143.17
1/31/2020	263,865	182,116	76,338	85,432	607,752	9,344	-	-	617,096.45
1/31/2021	280,460	166,285	91,274	81,748	619,767	9,531	-	-	629,298.32
1/31/2022	297,055	149,457	107,869	77,168	631,550	9,722	-	-	641,271.59
1/31/2023	313,651	131,634	127,784	71,692	644,759	9,916	-	-	654,675.86
1/31/2024	333,565	112,815	146,038	65,219	657,637	10,115	-	-	667,752.12
1/31/2025	353,479	92,801	167,612	57,552	671,445	10,317	-	-	681,761.68
1/31/2026	375,053	71,592	190,846	48,790	686,281	10,523	-	-	696,804.19
1/31/2027	396,627	49,089	214,079	38,733	698,528	10,734	-	-	709,261.97
1/31/2028	421,520	25,291	240,631	27,283	714,725	10,949	-	-	725,673.63
Totals	\$ 4,178,689	\$ 2,050,057	\$ 1,541,701	\$ 1,002,064	\$ 8,772,510	\$ 143,494	\$ 20,893	\$ 37,608	\$ 8,974,506.23

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments –PARCEL #11/12 – 50' Lots

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18	\$ 19	\$ 28	\$ 65.05
1/31/2015	466	486	26	202	1,180	19	19	28	1,245.68
1/31/2016	488	508	52	202	1,250	19	9	28	1,306.45
1/31/2017	507	486	78	201	1,271	20	-	-	1,290.83
1/31/2018	533	463	107	199	1,302	20	-	-	1,321.56
1/31/2019	555	439	137	195	1,326	20	-	-	1,346.28
1/31/2020	588	406	170	190	1,354	21	-	-	1,375.15
1/31/2021	625	371	203	182	1,381	21	-	-	1,402.34
1/31/2022	662	333	240	172	1,407	22	-	-	1,429.02
1/31/2023	699	293	285	160	1,437	22	-	-	1,458.89
1/31/2024	743	251	325	145	1,465	23	-	-	1,488.03
1/31/2025	788	207	374	128	1,496	23	-	-	1,519.25
1/31/2026	836	160	425	109	1,529	23	-	-	1,552.77
1/31/2027	884	109	477	86	1,557	24	-	-	1,580.53
1/31/2028	939	56	536	61	1,593	24	-	-	1,617.10
Totals	\$ 9,312	\$ 4,568	\$ 3,436	\$ 2,233	\$ 19,549	\$ 320	\$ 47	\$ 84	\$ 19,998.90

PRELIMINARY AND SUBJECT TO CHANGE.

- (a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.
- (b) Net of Capitalized Interest.
- (c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.
- (d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.
- (e) Does not include reserve fund earnings or any other funds which could reduce net debt service.
- (f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments –PARCEL #11/12 – 60' Lots

Installment Due Date (a)	Initial IA#1 Bond Principal	Initial IA#1 Bond Interest (b)	Owner Reimbursement Principal (c)	Owner Reimbursement Interest (d)	Principal + Interest (e)	City Admin Expenses (f)	Prepayment Reserve	Delinquency Reserve	Total Annual Installment
1/31/2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ 25	\$ 38	88.09
1/31/2015	631	658	35	274	1,598	26	25	38	1,686.85
1/31/2016	661	688	70	274	1,693	26	13	38	1,769.15
1/31/2017	686	658	105	272	1,721	27	-	-	1,748.00
1/31/2018	721	627	145	269	1,763	27	-	-	1,789.62
1/31/2019	751	595	185	264	1,795	28	-	-	1,823.09
1/31/2020	796	550	230	258	1,834	28	-	-	1,862.18
1/31/2021	846	502	275	247	1,870	29	-	-	1,899.00
1/31/2022	896	451	326	233	1,906	29	-	-	1,935.13
1/31/2023	946	397	386	216	1,946	30	-	-	1,975.58
1/31/2024	1,007	340	441	197	1,985	31	-	-	2,015.04
1/31/2025	1,067	280	506	174	2,026	31	-	-	2,057.31
1/31/2026	1,132	216	576	147	2,071	32	-	-	2,102.71
1/31/2027	1,197	148	646	117	2,108	32	-	-	2,140.30
1/31/2028	1,272	76	726	82	2,157	33	-	-	2,189.82
Totals	\$ 12,610	\$ 6,186	\$ 4,652	\$ 3,024	\$ 26,472	\$ 433	\$ 63	\$ 113	\$ 27,081.84

PRELIMINARY AND SUBJECT TO CHANGE.

(a) The 1/31/XX dates represent Installment due dates for the PID Bonds which are intended to cover the May 1 and November 1 payments.

(b) Net of Capitalized Interest.

(c) Includes the Initial Owner Contribution and any other unreimbursed eligible Actual Costs.

(d) The interest shown is calculated using the interest rate on the Initial Improvement Area #1 Bonds. The interest will be updated in Annual Service Plan Updates to use an interest rate equal to the lesser of (i) the interest rate on the Initial Improvement Area #1 Bonds, and (ii) the maximum interest rate allowed by the PID Act.

(e) Does not include reserve fund earnings or any other funds which could reduce net debt service.

(f) Preliminary estimate. The Administrative Expenses will be revised in Annual Service Plan Updates based on actual costs.

Appendix A
Annual Installments – PARCEL #11/12 – Platted Lot Classification

Property ID	Parcel #	Lot Size	Address
851696	04-4915-0902-0000	60'	112501 Morelia Way
851697	04-4915-0903-0000	60'	12503 Madero Way
851698	04-4915-0904-0000	60'	12502 Morelia Way
851699	04-4915-0905-0000	60'	12500 Morelia Way
851700	04-4915-0906-0000	60'	12501 Altamira Street
851701	04-4915-0907-0000	60'	N/A
851702	04-4915-0908-0000	60'	N/A
851703	04-4915-0909-0000	60'	N/A
851704	04-4915-0910-0000	60'	N/A
851705	04-4915-0911-0000	60'	N/A
851706	04-4915-0912-0000	60'	N/A
851707	04-4915-0913-0000	60'	N/A
851708	04-4915-0914-0000	60'	N/A
851709	04-4915-0915-0000	60'	12411 Altamira Street
851710	04-4915-0916-0000	60'	12409 Altamira Street
851711	04-4915-0917-0000	60'	12407 Altamira Street
851712	04-4915-0918-0000	60'	12405 Altamira Street
851713	04-4915-0919-0000	60'	12403 Altamira Street
851714	04-4915-0920-0000	50'	801 Cardenas Lane
851715	04-4915-0921-0000	50'	803 Cardenas Lane
851716	04-4915-0922-0000	50'	805 Cardenas Lane
851717	04-4915-0923-0000	50'	807 Cardenas Lane
851718	04-4915-0924-0000	50'	809 Cardenas Lane
851719	04-4915-0925-0000	60'	12408 Altamira Street
851720	04-4915-0926-0000	60'	12406 Altamira Street
851721	04-4915-0927-0000	60'	12404 Altamira Street
851722	04-4915-0928-0000	60'	12402 Altamira Street
851723	04-4915-0929-0000	60'	12407 Madero Drive
851724	04-4915-0930-0000	60'	12405 Madero Drive
851725	04-4915-0931-0000	60'	12403 Madero Drive
851726	04-4915-0932-0000	50'	701 Cardenas Lane
851727	04-4915-0933-0000	50'	703 Cardenas Lane
851728	04-4915-0934-0000	50'	705 Cardenas Lane
851729	04-4915-0935-0000	50'	707 Cardenas Lane
851730	04-4915-0936-0000	50'	909 Allende Bend
851731	04-4915-0937-0000	50'	907 Allende Bend
851732	04-4915-0938-0000	50'	905 Allende Bend
851733	04-4915-0939-0000	50'	903 Allende Bend

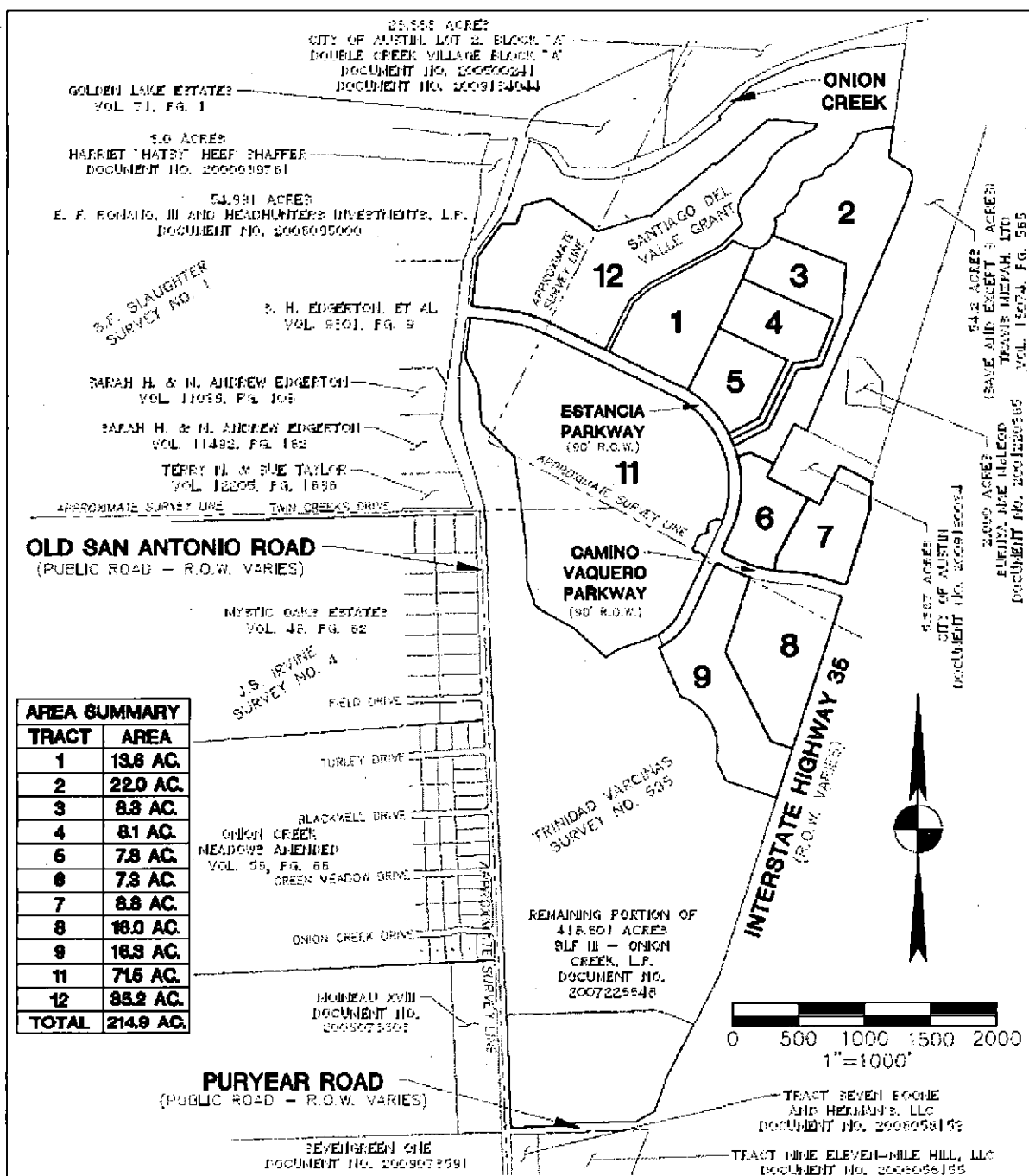
Property ID	Parcel #	Lot Size	Address
851734	04-4915-0940-0000	50'	901 Allende Bend
851735	04-4915-0941-0000	50'	811 Allende Bend
851736	04-4915-0942-0000	50'	809 Allende Bend
851737	04-4915-0943-0000	50'	807 Allende Bend
851738	04-4915-0944-0000	50'	805 Allende Bend
851739	04-4915-0945-0000	50'	801 Allende Bend
851740	04-4915-0946-0000	50'	N/A
851741	04-4915-0947-0000	50'	12309 Altamira Street
851742	04-4915-0948-0000	50'	12307 Altamira Street
851743	04-4915-0949-0000	50'	12305 Altamira Street
851744	04-4915-0950-0000	50'	12303 Altamira Street
851745	04-4915-0951-0000	50'	12301 Altamira Street
851746	04-4915-0952-0000	50'	12207 Altamira Street
851747	04-4915-0953-0000	50'	12205 Altamira Street
851748	04-4915-0954-0000	50'	12312 Altamira Street
851749	04-4915-0955-0000	50'	12310 Altamira Street
851750	04-4915-0956-0000	50'	12308 Altamira Street
851751	04-4915-0957-0000	50'	12306 Altamira Street
851752	04-4915-0958-0000	50'	12304 Altamira Street
851753	04-4915-0959-0000	50'	12302 Altamira Street
851754	04-4915-0960-0000	50'	12300 Altamira Street
851755	04-4915-0961-0000	50'	12317 Madero Drive
851756	04-4915-0962-0000	50'	12315 Madero Drive
851757	04-4915-0963-0000	50'	12313 Madero Drive
851758	04-4915-0964-0000	50'	N/A
851759	04-4915-0965-0000	50'	12309 Madero Drive
851760	04-4915-0966-0000	50'	12307 Madero Drive
851761	04-4915-0967-0000	50'	12305 Madero Drive
851762	04-4915-0968-0000	50'	12303 Altamira Street
851763	04-4915-0969-0000	50'	12301 Madero Drive
851764	04-4915-0970-0000	50'	812 Allende Bend
851765	04-4915-0971-0000	50'	810 Allende Bend
851766	04-4915-0972-0000	50'	808 Allende Bend
851767	04-4915-0973-0000	50'	806 Allende Bend
851768	04-4915-0974-0000	50'	804 Allende Bend
851769	04-4915-0975-0000	50'	802 Allende Bend
851770	04-4915-0976-0000	50'	800 Allende Bend

PRELIMINARY AND SUBJECT TO CHANGE.

3. **Appendix E shall be deleted and replaced in its entirety with the following:**

Appendix E

Legal Descriptions for Improvement Area #1 Assessed Property



Bury+Partners

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Austin, Texas 78701
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EXHIBIT

OF APPROXIMATELY 214.9 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 - UNION CREEK, L.P., BY
DEED OF RECORD IN DOCUMENT NO. 2007226548, OF
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**SLF III - ONION
CREEK, L.P.**

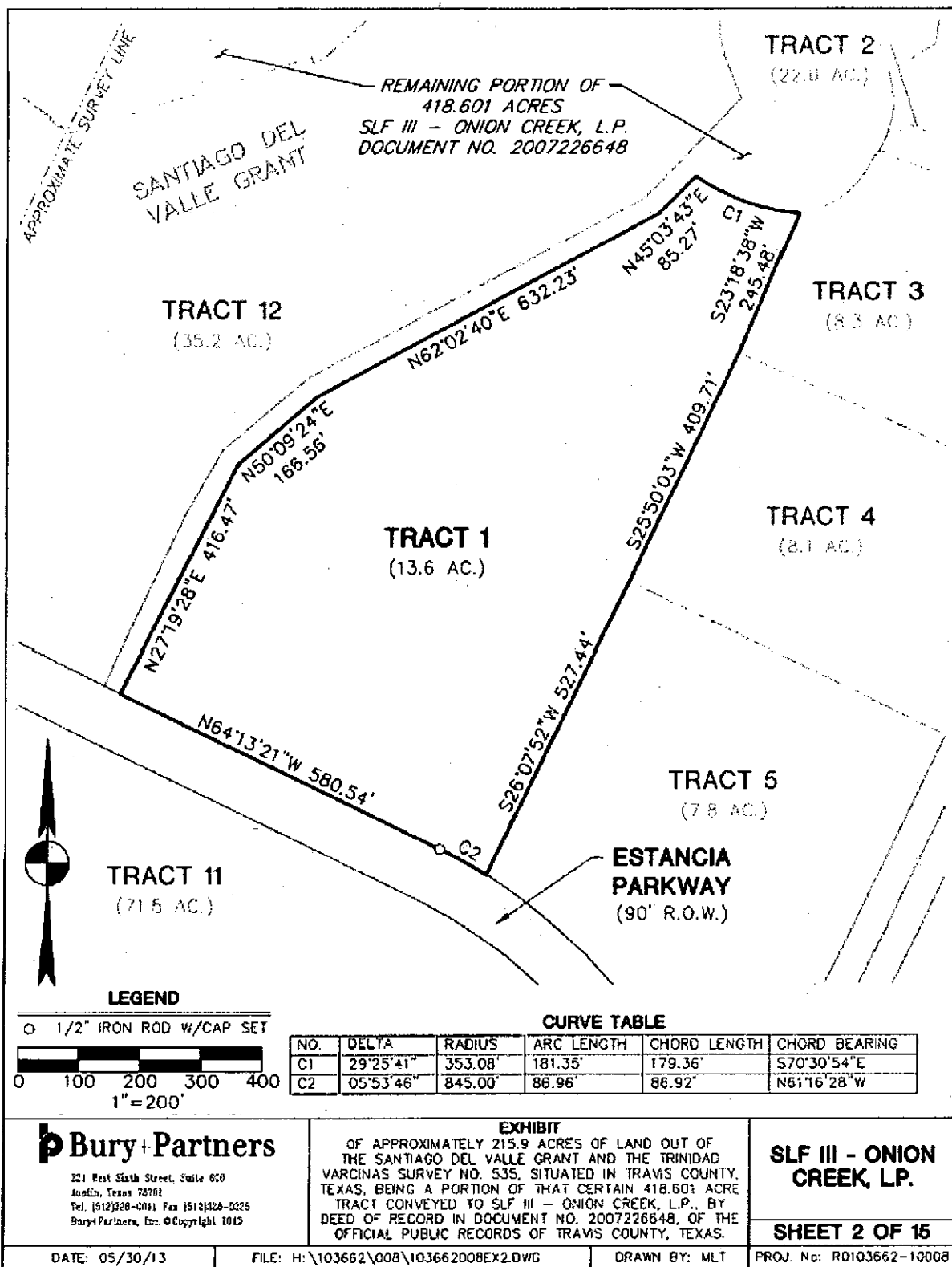
SHEET 1 OF 15

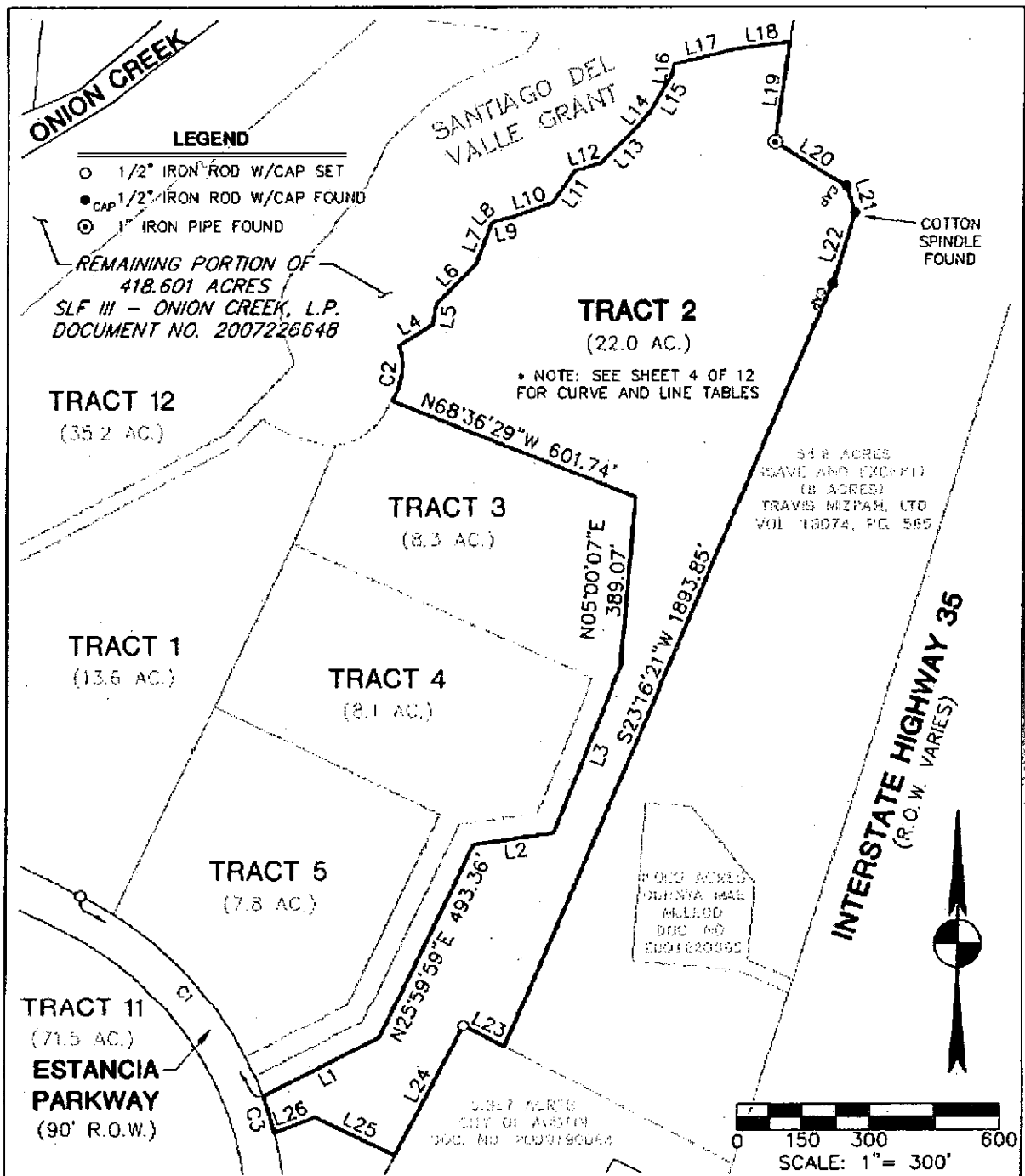
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PRQJ. No: P0103662-10008





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EXHIBIT

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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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SLF III - ONION CREEK, LP.

SHEET 4 OF 15

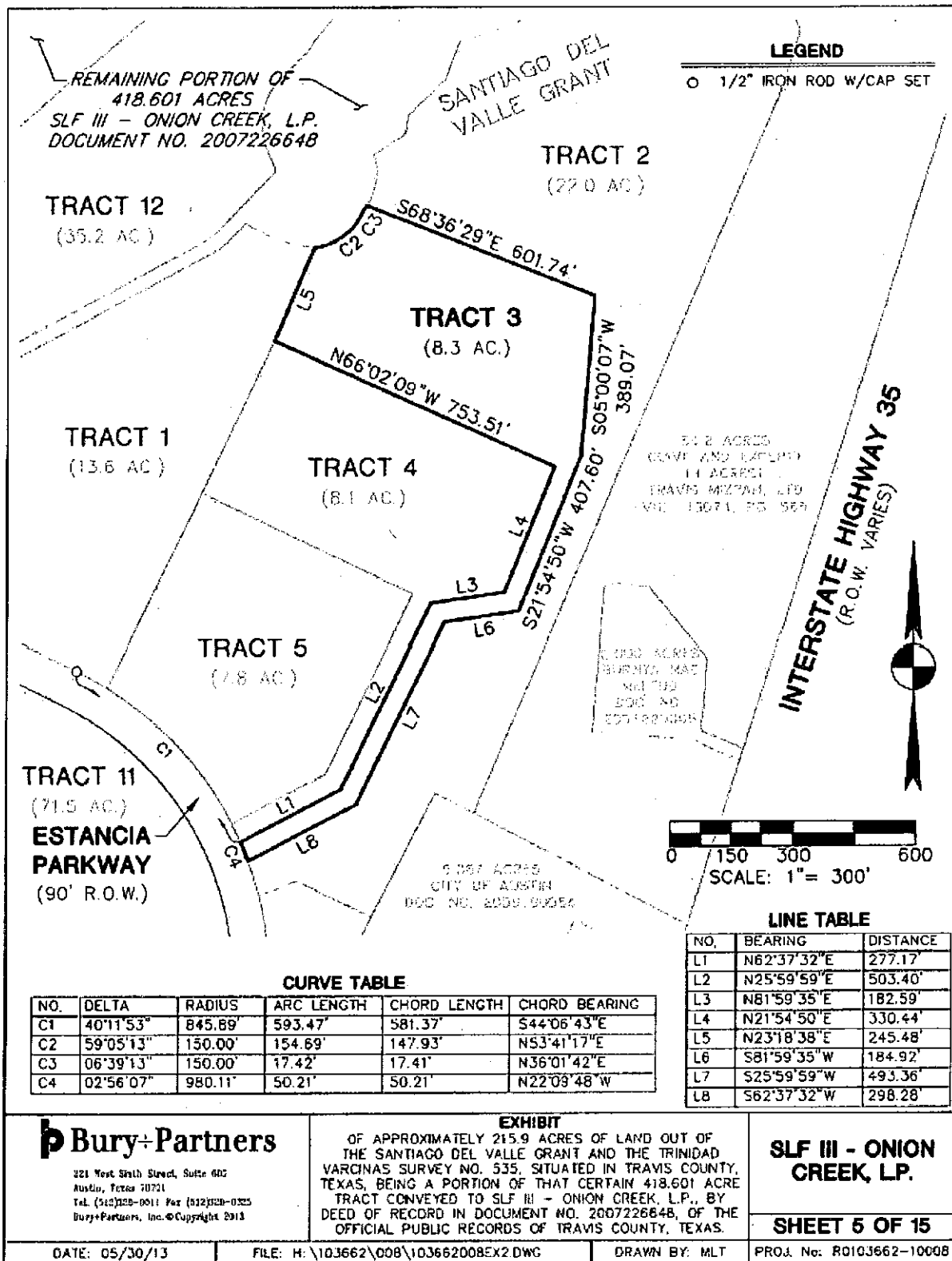
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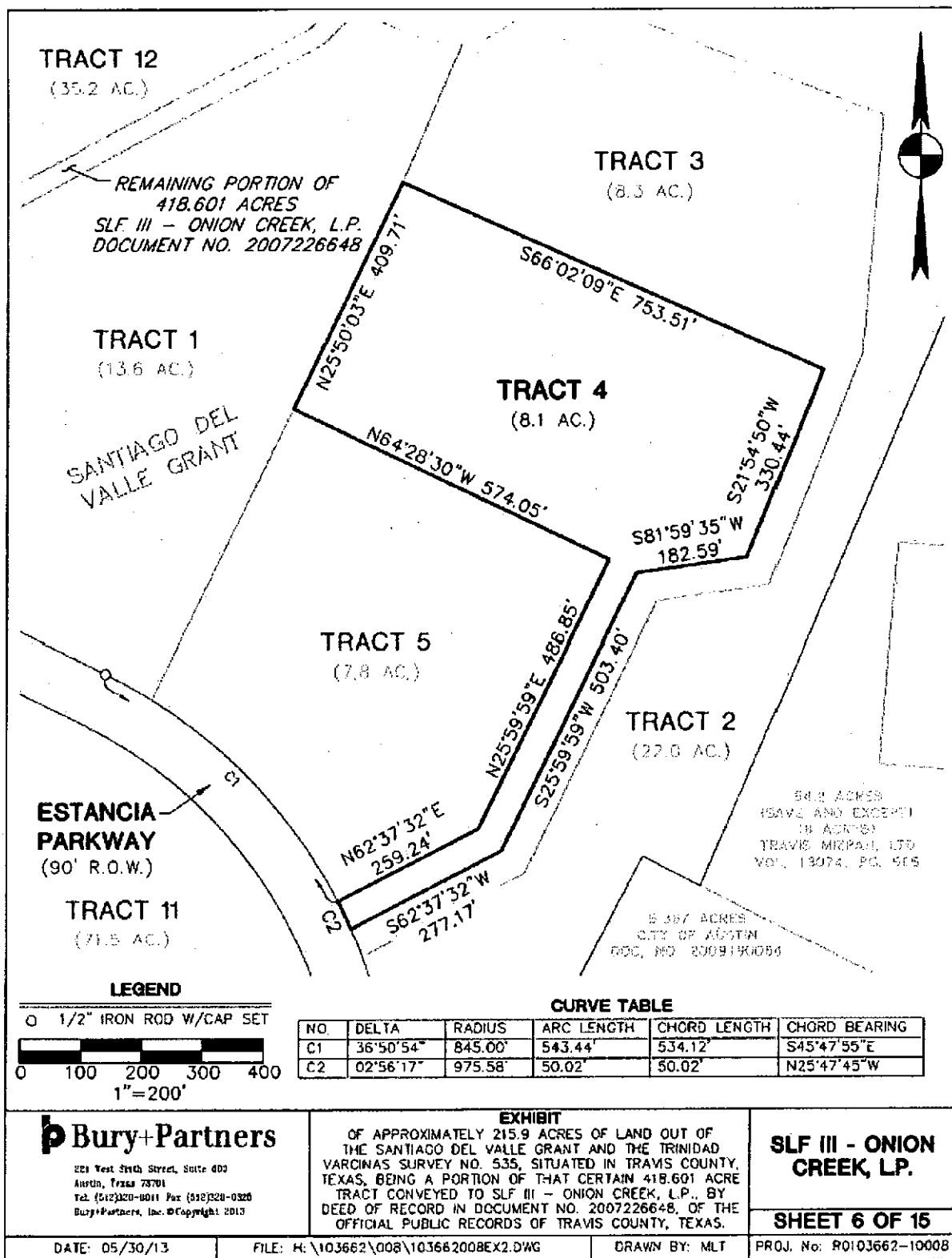
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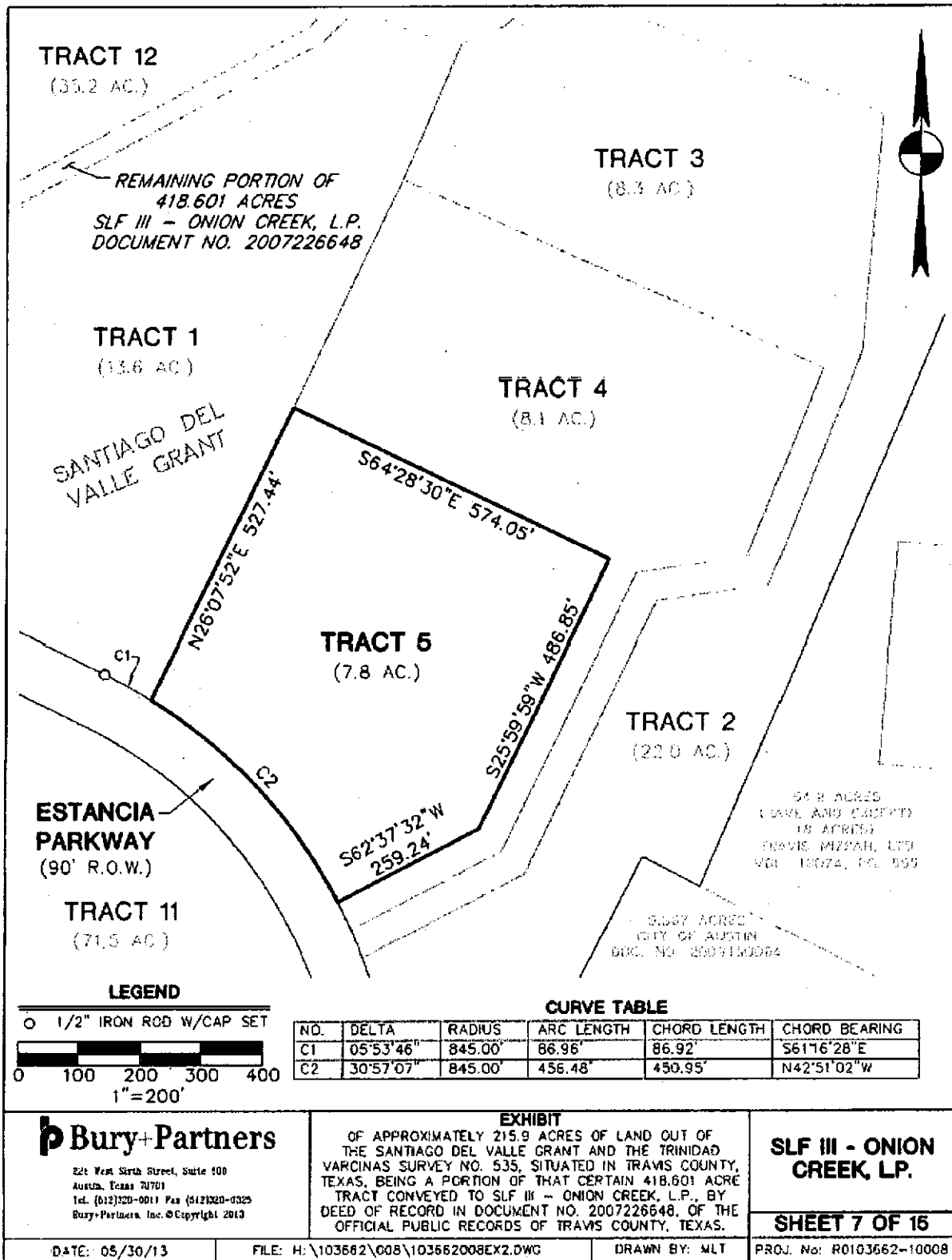
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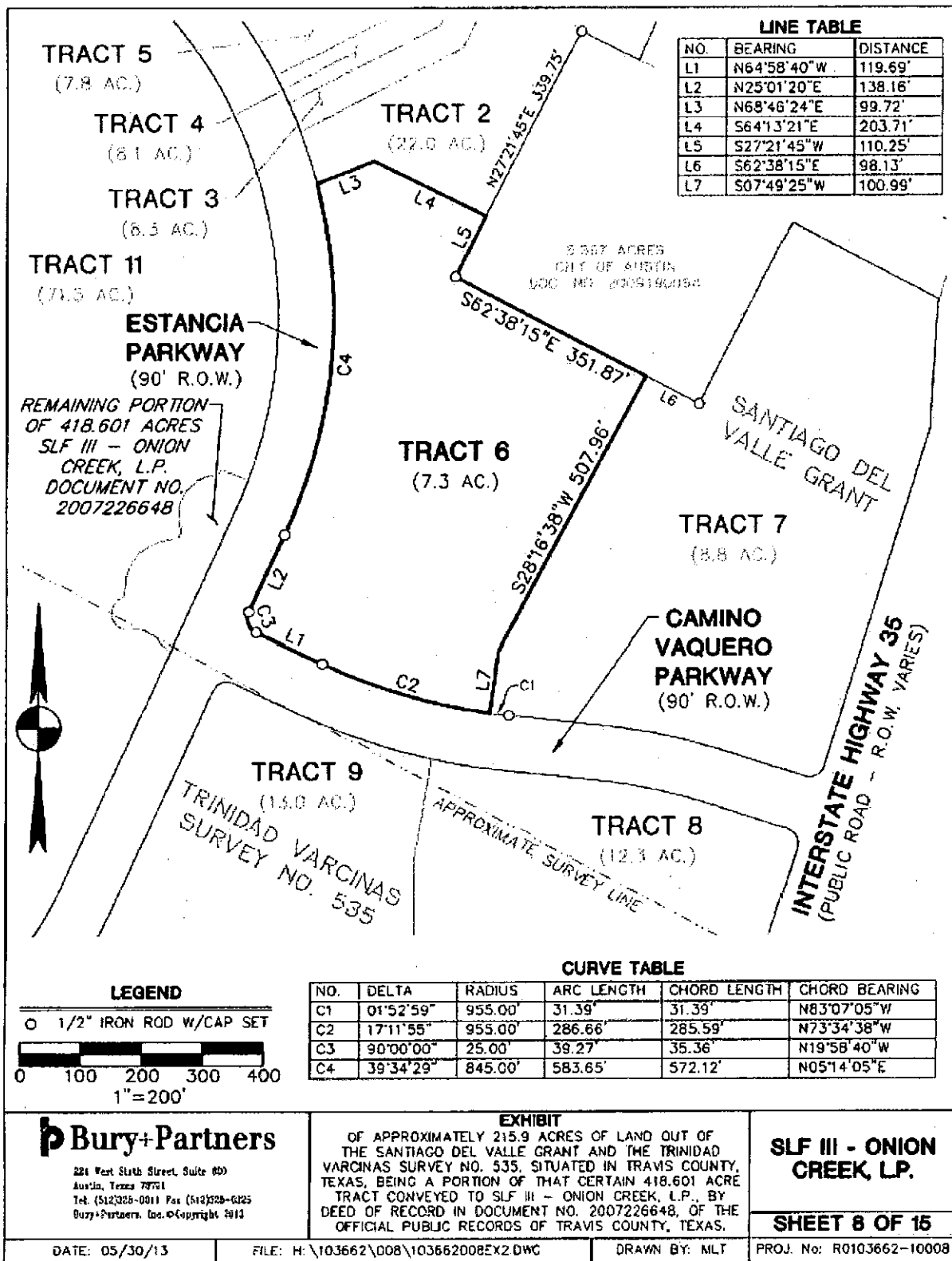
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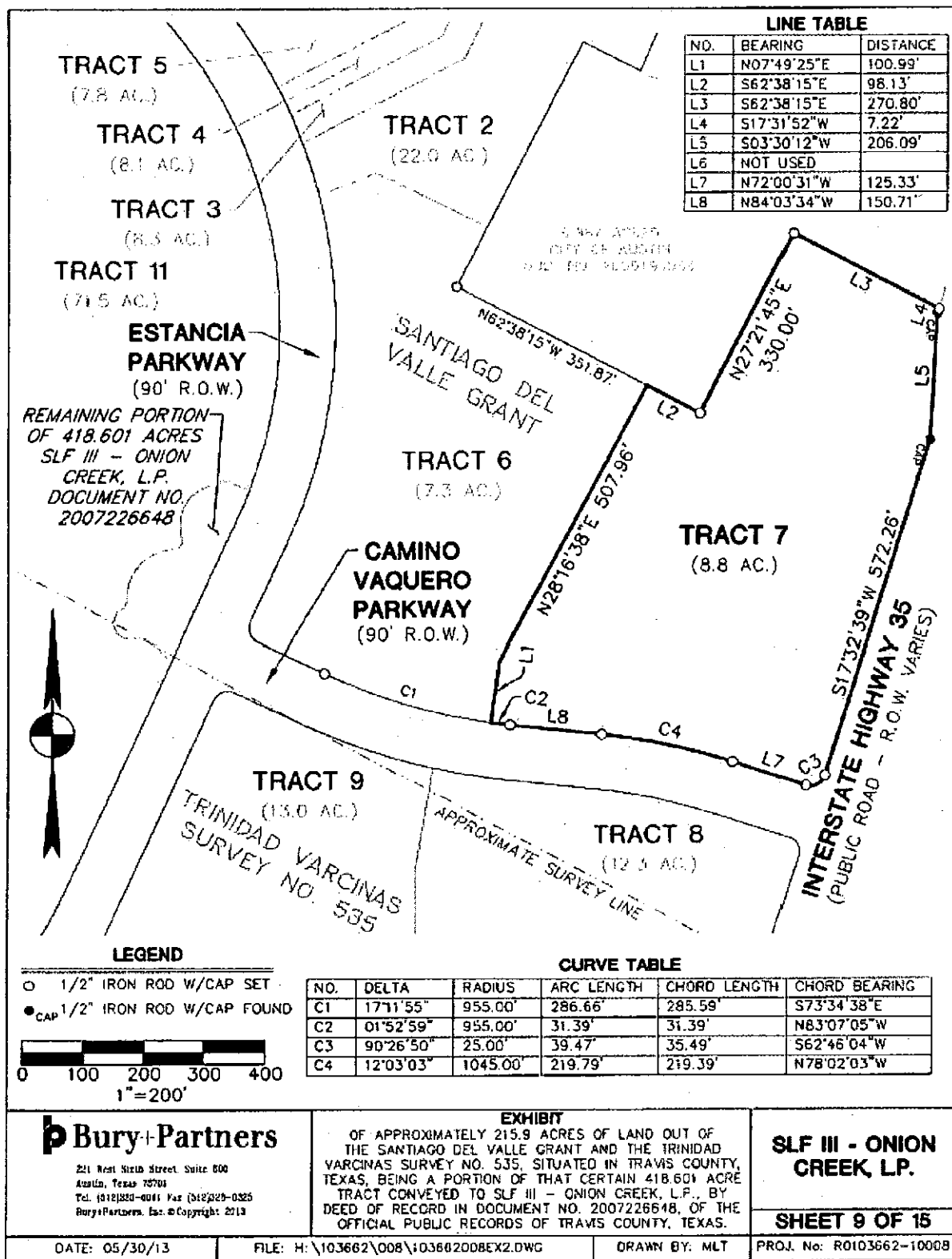
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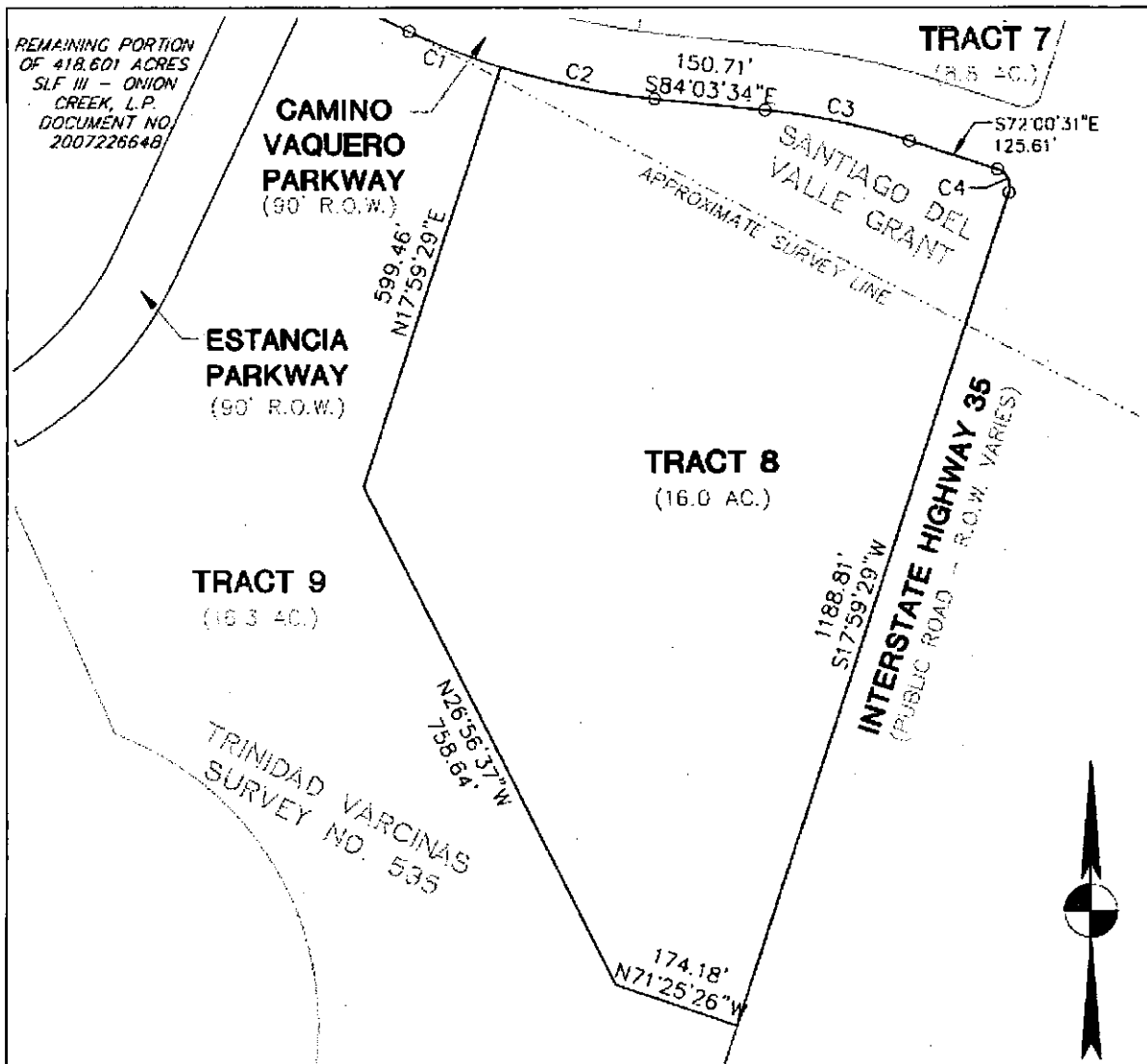






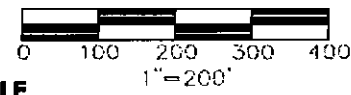






LEGEND

○ 1/2" IRON ROD W/CAP SET



CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	7°25'21"	1032.56'	133.78'	133.69'	S68°39'59"E
C2	11°44'47"	1045.00'	214.24'	213.85'	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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EXHIBIT

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SLF III - ONION CREEK, L.P.

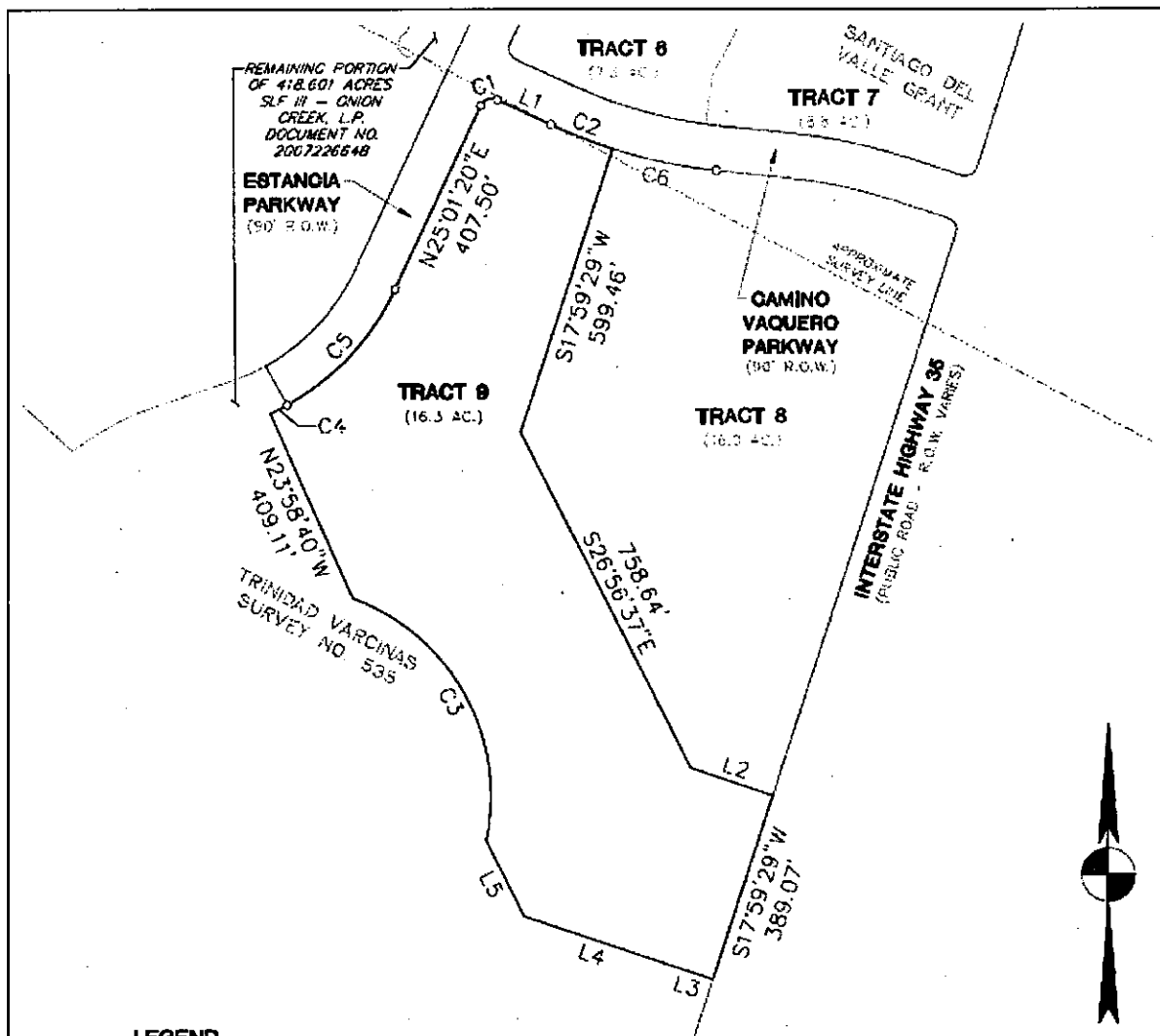
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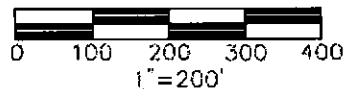


LEGEND

○ 1/2" IRON ROD W/CAP SET

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°59'59"E
C6	11°44'46"	1043.04'	214.24'	213.87'	S73°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°26'06"W	171.99'

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SLF III - ONION CREEK, L.P.

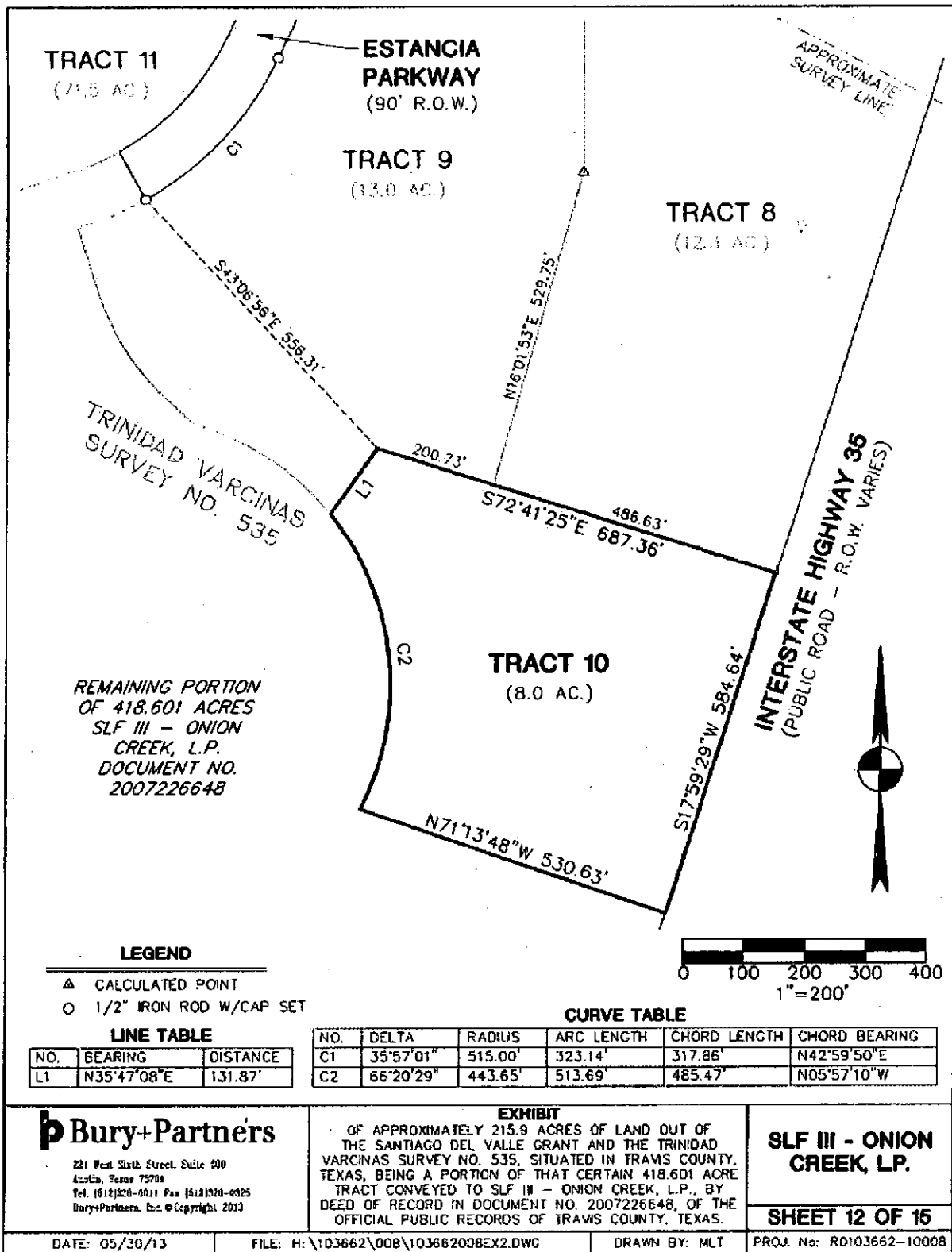
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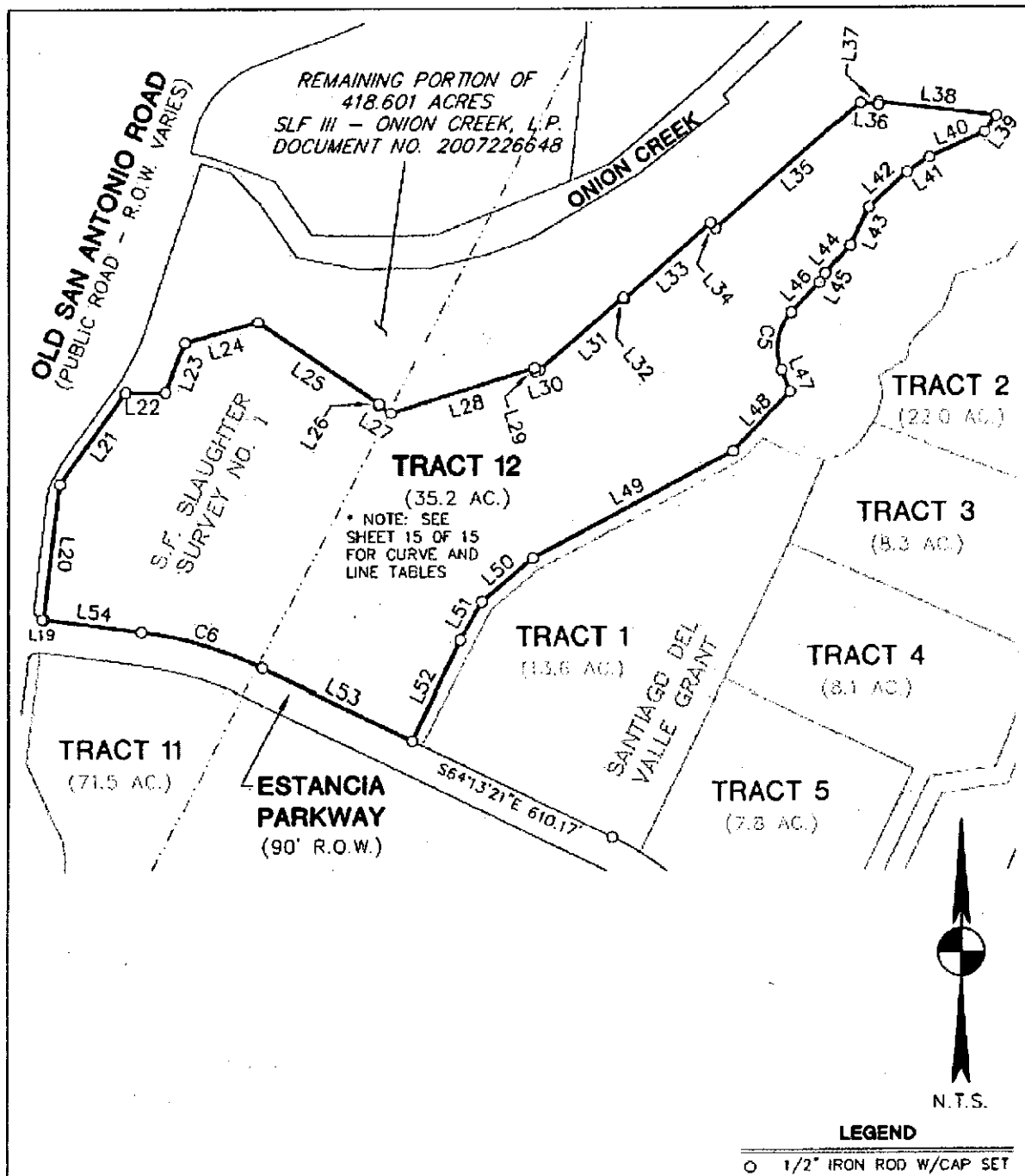
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