YOLANDA FORD
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

CHRIS PRESTON
Mayor Pro Tem
Councilmember at Large Position No. 2

REGINALD PEARSON
Councilmember District A

JEFFREY L. BONEY
Councilmember District B

ANTHONY G. MAROULIS
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING AGENDA

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, November 18, 2019,** at **7:00 p.m.** at: **City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, 77489, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

(a) Administer the oath of office to Cheryl Sterling, City Council District A, Jeffrey L. Boney, City Council District B; Anthony G. Maroulis, City Council District C; and, Floyd Emery, City Council District D.

(b) Recognize Councilmember Reginald B. Pearson for his service to the City of Missouri City, Texas.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda--those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

(a) City Manager announcements.

6. CONSENT AGENDA

All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

(a) Consider approving the minutes of the special and regular City Council meetings of November 4, 2019.

(b) Consider an ordinance to changing the zoning classification of an approximate 1.4197 acre tract of land, from CF community facilities district to I, industrial district; providing for an amendment to the Comprehensive Plan; providing a penalty; and consider the ordinance on the second and final reading. The subject site is located on the south side of East Hampton Circle, north of Highway 90A, west of Fondren Road, and east of McClain Boulevard.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances – *There are no Zoning Public Hearings and Ordinances on this agenda.*

(b) Public Hearings and related actions

(1) Public hearing to receive comments for or against proposed assessments against properties in the Lake Shore Harbour, Section Five, subdivision within the City of Missouri City Public Improvement District No. Two established by City Council Resolution No. R-01-38; and consider a related ordinance on the first of two readings.

(2) Public hearing to receive comments for or against an ordinance continuing an interim procedure regarding the administration of plans and platting rules; declaring an emergency; and consider the related ordinance on the first and final reading.

8. APPOINTMENTS – *There are no Appointments on this agenda.*

9. AUTHORIZATIONS

(a) Consider electing a Mayor Pro Tem.

(b) Consider authorizing the execution of an agreement for the construction of park improvements for the American Legion Park.

(c) Consider authorizing the purchase of fleet vehicles.

(d) Consider authorizing the execution of an amendment to an existing interlocal agreement for the maintenance of a regional detention facility to include the Mustang Trails sub-regional detention facility.

10. ORDINANCES

(a) Consider an ordinance approving the third updated and restated service and assessment plan for City of Missouri City Public Improvement District No. Two; and consider the ordinance on the first of two readings.

(b) Consider an ordinance approving the third updated and restated service and assessment plan for City of Missouri City Public Improvement District No. Four; and consider the ordinance on the first of two readings.

(c) Consider an ordinance amending the general budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019; and consider the ordinance on the first and final reading.

11. RESOLUTIONS

(a) Consider a resolution identifying certain officials with authority to open and maintain an account or accounts with Wells Fargo Bank, National Association; and containing other provisions relating to the subject.

(b) Consider a resolution identifying certain officials with authority to open and maintain an account or accounts with Wells Fargo Bank, National Association for the City of Missouri City Insurance Trust Fund; and containing other provisions relating to the subject.

(c) Consider a resolution selecting a representative and an alternate to the Houston-Galveston Area Council 2020 General Assembly and; selecting a representative and an alternate to the Houston-Galveston Area Council 2020 Board of Directors.

(d) Consider a resolution naming the Parks and Recreation Volunteer of the Year Program "The Missouri City Parks and Recreation Ebony Ghee Volunteer of the Year Award."

12. CITY COUNCIL ANNOUNCEMENTS

Hear announcements concerning items of community interest from the Mayor, Councilmembers, and City staff, for which no formal action will be discussed or taken.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code. Notice is hereby given that the City Council may go into Executive Session in accordance with the following provision of the Government Code:

Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: Presiding Judge.

14. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Jackson, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the November 18, 2019, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on November 14, 2019, at 4:00 p.m.

_____
Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2019.

Signed:_____ Title: _____

Council Agenda Item
November 18, 2019

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

(a) Administer the oath of office to Cheryl Sterling, City Council District A, Jeffrey L. Boney, City Council District B; Anthony G. Maroulis, City Council District C; and, Floyd Emery, City Council District D.

(b) Recognize Councilmember Reginald B. Pearson for his service to the City of Missouri City, Texas.

4. PUBLIC COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda--those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

(a) City Manager announcements.

YOLANDA FORD
Mayor

VASHAUNDRA EDWARDS
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CHRIS PRESTON
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REGINALD PEARSON
Councilmember District A

JEFFREY L. BONEY
Councilmember District B

ANTHONY G. MAROULIS
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, November 4, 2019,** at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:45 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Ford called the meeting to order at 5:45 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis and Emery; City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Martel, Fire Marshal Rios, Director of Development Services Spriggs, Director of Public Works Kumar, Director of Communications Walker, Planning Manager Gomez, Media Specialist III Sanders, and Media Specialist III Kalimkoottil. City Manager Snipes arrived at 6:30 p.m.

2. DISCUSSION/POSSIBLE ACTION

(a) Consider and discuss the City's street naming ordinance.

Director of Public Works Kumara presented on the City's street naming ordinance. Kumar noted street naming requests from residents and City Council had been brought before Council for consideration. Mayor Ford stated the request moving forward was to not name streets that were historically offensive to ethic groups. Ford asked if the naming was done via the subdivision ordinance. Director Kumar stated it was done at the staff level and listed criteria for denial, modification and/or revocation of any street naming application. Mayor Ford requested to bring back amendments to the code for Council consideration.

(b) Consider and discuss mobile food units/trucks.

Director of Development Services Spriggs presented on mobile food units/trucks and an overview on regulations of neighboring cities. Mayor Ford asked for information to be brought to Council on thinking outside the box to be a bit more accommodating to mobile food units/trucks. Councilmember Boney asked if they had seen mobile trucks operate near their permanent establishment. Spriggs stated they have not seen it although they did recently receive a request to do so. Councilmember Edwards asked if a trial basis was conducted to assess the market. Spriggs recommended the trail last approximately six months. Councilmember Pearson suggested a year.

Travis Dickson, of Fleur de Licious Catering, Inc., stated he has been in business for six years and would utilize a mobile unit for clientele traffic. He noted he only has a catering hub and would like to utilize their mobile unit in front of their storefront.

Councilmember Boney asked Mr. Dickson on what days they would use their mobile unit. Dickson stated they would use it Tuesday through Saturday. Boney asked if he had spoken with Houston Community College to see if they could set up their mobile unit on their property. Dickson stated he reached out and it could be a possibility.

(c) Consider and discuss regulations related to farmers markets.

Director Spriggs discussed farmers markets at permanent locations. Staff recommended this discussion before Council to determine if any additional steps or provisions need to be considered, to allow more flexibility for farmer's markets, as well as assuring compliance with the State Law provisions, including the recent adoption of S.B. 932.

(d) Consider and discuss the implementation of the construction manager at risk method of procurement for the expansion of the Mustang Bayou wastewater facility.

City Attorney Iyamu stated staff requested to no longer address agenda item 2d.

3. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:22 p.m.

Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: Presiding Judge.

4. RECONVENE

At 7:08 p.m., Council reconvened into open session.

Councilmember Edwards moved that the appointed judges have their complaints submitted to the Texas Commission on Judicial Conduct by staff. Mayor Pro Tem Preston seconded. **MOTION FAILED.**

Ayes: Mayor Ford, Mayor Pro Tem Preston and Councilmember Edwards
Nays: Councilmembers Pearson, Boney, Maroulis and Emery

Councilmember Pearson moved to have City Council send complains to the judicial commission. **MOTION FAILED DUE TO LACK OF SECOND.**

5. ADJOURN

The special City Council meeting adjourned at 7:10 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2019.

_____
Maria Jackson, City Secretary

YOLANDA FORD
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

CHRIS PRESTON
Mayor Pro Tem
Councilmember at Large Position No. 2

REGINALD PEARSON
Councilmember District A

JEFFREY L. BONEY
Councilmember District B

ANTHONY G. MAROULIS
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, November 4, 2019,** at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, 77489, at **7:00 p.m.** to consider the following:

1. ROLL CALL

Mayor Ford called the meeting to order at 7:10 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Pearson, Boney, Maroulis, and Emery; City Manager Snipes, Assistant City Attorney Santangelo, and City Secretary Jackson. Absent: City Attorney Iyamu.

The **PLEDGE OF ALLEGIANCE** was led by the Thurgood Marshall High School Air Force Junior Reserve Officer Training Corps.

There were no **PRESENTATIONS AND RECOGNITIONS.**

4. PUBLIC COMMENTS

Christopher Stafford-Holden, Thystaff Foundation, LLC, spoke about being a former Fort Bend County and State delegate and ambassador for the Puerto Rican community. He also spoke on promoting culture and diplomacy in Missouri City.

Bruce Zaborowski, 7915 Chancel Drive, spoke about not being able to participate in early voting in the Harris County section of Missouri City within the Fort Bend County polling locations.

5. STAFF REPORTS

City Manager Snipes reminded citizens about the election on November 5. Snipes announced the following upcoming events: groundbreaking for the Veterans Memorial on November 11 and Stuff the Squad Car on November 16.

6. CONSENT AGENDA

(a) Consider approving the minutes of the special and regular City Council meetings of October 21, 2019.

Councilmember Boney moved to approve the Consent Agenda pursuant to recommendations by City Staff. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

(1) Public hearing to receive comments for or against a request to zone an approximate 1.4197 acre tract of land, from CF community facilities district to I, industrial district; providing for an amendment to the Comprehensive Plan; providing a penalty; and

consider the related ordinance on the first of two readings. The subject site is located on the south side of East Hampton Circle, north of Highway 90A, west of Fondren Road, and east of McClain Boulevard.

Planner I White presented on a request to zone an approximate 1.4197-acre tract of land, from CF community facilities district to I, industrial district. White noted the Planning and Zoning Commission forward a positive recommendation. He stated the industrial district was consistent with the goals and policies of the 2017 Comprehensive Plan and the Future Land Use Plan. The amendment would allow for an industrial business park and cause the overall subject tract to have consistent zoning.

Councilmember Pearson moved to open the public hearing at 7:21 p.m. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

Jeanette Quimby, 11814 S. Willowdale Circle, requested that East Hampton be a one-way street to decrease traffic; and, stated that the Planning and Zoning Commission remind the applicant that construction vehicles were not allowed within the subdivision.

Mayor Ford stated they would remind them during the permitting process. Ford asked if traffic on East Hampton could be mitigated. Director of Public Works Kumar stated they would look into the issue and have already asked for a traffic impact study.

Councilmember Maroulis moved to close the public hearing at 7:24 p.m. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

Councilmember Maroulis moved to approve the ordinance. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **Public Hearings and related actions** and no **APPOINTMENTS.**

9. AUTHORIZATIONS

(a) Consider authorizing the city manager to negotiate and execute calendar year 2020 medical insurance benefits contracts.

Director of Human Resources Russell presented on the 2020 medical insurance benefits contracts. Russell noted the City would not see an increase. Staff recommended making no plan design changes for 2020 and that the City absorb the two-percent decreased to the medical premium cost. He also noted active employees would not see a decrease in the cost of their benefits for 2020.

Councilmember Pearson moved to authorize the city manager to negotiate and execute calendar year 2020 medical insurance benefits contracts. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

(b) Consider authorizing the city manager to execute an amendment to the janitorial services agreement to include City park trash pickup.

Director of Parks and Recreation Mangum stated the City had a contract (#18-044) for routine janitorial services for most facilities in the City with Metroclean Commercial Building Services. The Parks and Recreation Department would like to amend the contract to add routine and bi-weekly trash pick-up at some of the City's major parks. The amendment would free employees to complete other, equally significant tasks in our parks. Mangum noted the amendment to the contract included trash pickup at the following parks and would begin on December 1, 2019 for ten months: American Legion Park, Buffalo Run Park, Community Park, Hunters Glen Park, Independence Park, MacNaughton Park, Ridgeview Park, Roane Park and StaMo Sports Complex.

Councilmember Emery moved to authorize the city manager to execute an amendment to the janitorial services agreement to include City park trash pickup. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

(c) Consider authorizing the City to dedicate an access easement in accordance with the Dry Creek Road and drainage agreement.

Director Kumar presented an overview on the existing agreement with Dry Creek Road. He noted that with the approval of this easement, the City would allow the developer to construct a secondary road.

Councilmember Boney moved to authorize the City to dedicate an access easement in accordance with the Dry Creek Road and drainage agreement. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

(d) Consider authorizing the execution of a letter of approval to operate a non-emergency ambulance service.

Councilmember Emery moved to authorize the execution of a letter of approval to operate a non-emergency ambulance service. Councilmember Pearson seconded. **MOTION PASSED UNANIMOUSLY.**

(e) Consider authorizing the city attorney, or her designee, to initiate civil proceedings for the enforcement of city ordinances at 12622 Grove Park Drive.

Animal Shelter Manager Goffney stated the location has a hive of bees present affecting the adjacent neighbor. Assistant City Attorney Santangelo stated that Chapter 54 of the Texas Local Government Code authorizes a City to bring a civil action against a property owner, his representative with control over the premises, or the property itself in a district court or county court at law to enforce a city's ordinances necessary to protect health, life, and property and to preserve the good government, order and security of such city and its inhabitants. He added that such remedy was available to enforce ordinances specifically relating to animal care or control.

Goffney stated the residential structure was unoccupied and, despite receiving notice of a City Code violation on or about September 5, 2019, the owner of the property failed to correct such violation and bring the property into compliance. She also noted that Animal Services conducted an inspection of the property on or about September 30, 2019, and observed and photographed an active hive within the structure. Allowing the hive to exist on the property would be a violation of Section 10-69(7) of the Missouri City Code, which provides, "[a]ny person who keeps bees or allows bees to colonize on his property in such a manner as to interfere with the peaceful enjoyment of adjacent property or otherwise endangers the health and safety of others" is a public nuisance and an unlawful condition. Such violation was brought to the attention of Code Enforcement and Animal Services authorities by a complaint submitted through SeeClickFix on or about August 30, 2019.

Councilmember Pearson moved to authorize the city attorney, or her designee, to initiate civil proceedings for the enforcement of city ordinances at 12622 Grove Park Drive. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **ORDINANCES** or **RESOLUTIONS.**

12. CITY COUNCIL ANNOUNCEMENTS

Mayor Pro Tem Preston and Councilmember Edwards reminded residents to vote. Councilmember Emery stated the Missouri City Police Officers Association held their annual golf tournament and it was successful.

Councilmember Boney stated he participated at the Let the Fashions Being Men of Substance event that benefits the Texas Children's Hospital Sickle Cell Center. Councilmember Maroulis spoke about an accident off Highway 6 and Glen Lakes. Councilmember Pearson also attended the grand opening of Fleur De Licious Catering. Mayor Ford invited everyone for the October 23 Leadership Luncheon celebrating National Women's Small Business Month.

13. ADJOURN

The regular City Council meeting adjourned at 7:47 p.m.

Minutes PASSED AND APPROVED this the _____day of _____2019.

_____

Maria Jackson, City Secretary

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 6(b) Three Corners Business Park, Zoning Map Amendment

Submitted by: Thomas K. White Jr., Planner II

SYNOPSIS

This is the second of two readings of an ordinance to consider a request by Harrier Houston Group, LP, on behalf of Heron Houston Partners, LP to rezone an approximate 1.4197 acre, a portion of the total 23.278 acre tract, from "CF", community facilities district to "I", industrial district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

The subject property is located on the south side of E. Hampton Circle, north of Hwy. 90A, west of Fondren Road, and east of McClain Blvd.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Grow business investments in Missouri City

BACKGROUND

Steve Adkisson on behalf of the property owner Heron Houston Partners LP is proposing to rezone 1.4197 acres from "CF" Community Facilities to "I" Industrial within the total tract of 23.278 acres.

The Planning and Zoning Commission recommends approval of the request. The I, Industrial district is consistent with the goals and policies of the 2017 Comprehensive Plan and the Future Land Use Plan. The amendment will allow for an industrial business park and cause the overall subject tract to have consistent zoning.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
N/A					

Purchasing Review: **N/A**
Financial/Budget Review: **N/A**

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance
2. Draft Planning and Zoning Commission meeting minutes (October 9, 2019)
3. Planning and Zoning Commission final report
4. Application
5. Letter of owner authorization
6. Map & Notice of public hearing sent to adjoining property owners
7. Mailing labels for adjoining property owners
8. Letters of protest (1- Recieved)

STAFF'S RECOMMENDATION

Staff recommends that Council approval of the ordinance on the second reading.

Director Approval: **Otis T. Spriggs, AICP, Development Services Director**

Assistant City Manager/
City Manager Approval: **Glen Martel, Assistant City Manager**

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF A 1.42-ACRE TRACT OF LAND FROM CF COMMUNITY FACILITIES DISTRICT TO I INDUSTRIAL DISTRICT; DESCRIBING SAID 1.42-ACRE TRACT OF LAND; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, Heron Houston Partners LP is the owner of a 1.42-acre tract of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of CF community facilities district under Ordinance No. O-81-1, adopted on January 19, 1981; and

WHEREAS, the owner's agent Harrier Houston Group LP, by Steve Adkisson, has made an application to the City of Missouri City to change the zoning classification of the Property from CF community facilities district to I industrial district; and

WHEREAS, the City of Missouri City has determined it to be in the best interest of its citizens to change the zoning classification of said Property from CF community facilities district to I industrial district; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such proposed change in the zoning classification; and

WHEREAS, the Planning and Zoning Commission of the City of Missouri City has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such change in zoning classification; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of the Property is hereby changed from CF community facilities district to I industrial district. The Property is more fully described in the legal description in Exhibit "A," attached hereto and made a part hereof for all purposes, and is depicted in Exhibit "A-1," attached hereto and made a part hereof for all purposes. Exhibit "A-1" shall be for reference purposes only. In the event that Exhibit "A-1" conflicts with Exhibit "A," Exhibit "A" shall prevail.

Section 4. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of the Property, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of this change.

Section 5. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the change in zoning classification described in Section 3 hereof and the imposition of the findings, regulations, restrictions, exceptions and conditions contained herein.

Section 6. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 7. *Repeal*. Any ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 8. *Penalty*. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars ($500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 9. *Severability*. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri

City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 4th day of November, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this 18th day of November, 2019.

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

APPROVED AS TO FORM:

_____
E. Joyce Iyamu, City Attorney

EXHIBIT A

FIELD NOTES OF 1.4197 ACRES OF LAND

All that certain 1.4197 acres of land situated in the H. T. & B. Railroad Company Survey, Abstract No. 395, Harris County, Texas, being out of that certain called 23.279 acres of land conveyed to Heron Houston Partners, LP, as described in the deed recorded under Clerk's File No. RP-2018-366257 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found at the common northwest corner of said 23.279 acres and the herein described tract of land, same being situated in the east line of a called 2.06 acres of land conveyed to Harris County Water Control and Improvement District – Fondren Road, as described in the deed recorded under Clerk's File No. B873053 of the H.C.O.P.R.R.P., and the south right-of-way line of East Hampton Circle (60 feet wide according to the instruments recorded under Clerk's File No. C694415 of the H.C.O.P.R.R.P.);

THENCE North 87 deg. 23 min. 44 sec. East, along and with said south right-of-way line of East Hampton Circle and the north line of the 23.279 acres, a distance of 150.00 feet to a point for the northeast corner of the herein described tract of land;

THENCE South 02 deg. 42 min. 25 sec. East, departing the south right-of-way line of East Hampton Circle, over and across the 23.279 acres, a distance of 412.16 feet to a 5/8 inch iron rod with cap found at the northeast corner of a called 0.52 acre of land conveyed to Southwest Harris County Municipal Utility District, as described in the deed recorded under Clerk's File No. J205800 of the H.C.O.P.R.R.P., said iron rod being a re-entrant corner in the 23.279 acres and the southeast corner of the herein described tract of land;

THENCE South 87 deg. 17 min. 35 sec. West, along and with the north line of said 0.52 acre of land and an upper south line of the 23.279 acres, a distance of 150.00 feet to a 5/8 inch iron rod with cap found at the northwest corner of the 0.52 acre of land and the southwest corner of the herein described tract of land, same being the upper southwest corner of the 23.279 acres and situated in the east line of a called 0.680 acre of land conveyed to Harris County Water Control And Improvement District – Fondren Road, as described in the deed recorded under Clerk's File No. C755212 of the H.C.O.P.R.R.P.;

THENCE North 02 deg. 42 min. 25 sec. West, along and with the upper west line of the 23.279 acres, same being the east line of said 0.680 acre of land and the east line of the aforementioned 2.06 acres of land, a distance of 412.43 feet to the POINT OF BEGINNING and containing within these metes and bounds 1.4197 acres (61,844 square feet) of land.

This tract of land has not been surveyed on the ground. This description is based on calculations performed in the office of The Pinnell Group, LLC; filed in job number 18-197. Bearings based on the Texas Coordinate System (NAD83), South Central Zone No. 4204.

Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

STATE OF TEXAS
REGISTERED
DANIEL N. PINNELL
5349
PROFESSIONAL
LAND SURVEYOR

09-16-2019

The Pinnell Group, LLC
25207 Oakhurst Drive
Spring, TX 77386
281-363-8700
www.thepinnellgroup.com
FIRM Reg. #10039600

Exhibit A-1

NOTES & LEGEND

GENERAL SITE NOTES

1) EACH REQUIRED LOADING SPACE MUST BE AT LEAST 12 FEET WIDE AND 35 FEET IN LENGTH .
2) ALL REQUIRED LOADING SPACES MUST BE DESIGNATED BY SIGNS AS LOADING SPACES .
3) ACCESS, MANEUVERING AREA, RAMPS AND OTHER AREAS TO SERVE A LOADING SPACE MAY NOT BE LOCATED AS TO MAKE USE OF THE STREET FOR MANEUVERING.
4) REFUSE CONTAINERS MUST BE ENCLOSED BY A WOOD OR VINYL COVERED CHAIN LINK FENCE NOT LESS THAN 6' IN HEIGHT.
5) EXTERIOR GROUND OR BUILDING–MOUNTED EQUIPMENT MUST BE SCREENED.
6) ALL ROOFTOP EQUIPMENT MUST BE SCREENED FROM VIEW.
7) THE ZONING DESIGNATION FOR THIS PROJECT IS: BUSINESS GROUP B AND STORAGE S–2.
8) THE BUILDING HEIGHT IS ONE STORY.
9) REFER TO SP3 FOR PAVING NOTES AND DETAILS.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GOVERNMENTAL ASSESSED FEES REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME GENERALLY FAMILIAR WITH EXISTING CONDITIONS PRIOR TO ISSUANCE OF BIDS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL COORDINATE ALL WORK OR PLANNING WITH GOVERNMENTAL AGENCIES AND UTILITY PROVIDERS.
4. CONFIRM WITH DESIGNER EXISTING TREES TO REMAIN IF ANY.
5. SITE DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL NOT BID OR CONSTRUCT ANY PART OF THIS PROJECT THAT APPEARS TO BE NON–COMPLIANT WITH TYPICAL CODES OR RESTRICTIONS WITHOUT PRIOR NOTIFICATION OF THE DESIGNER, OWNER AND BANK.
7. DURING ALL PHASES OF WORK, CONTRACTOR SHALL PROVIDE AN UNOBSTRUCTED MEANS TO ENTER AND EXIT THE PROPERTY FROM PAVED SURFACES.
8. ALL HANDICAP SYMBOLS SHALL BE PAINTED IN "INTERNATIONAL BLUE" WHILE ALL OTHER SITE STRIPING AND CURB PAINT SHALL BE "SAFETY YELLOW".
9. PROVIDE CONDUIT FOR TELEPHONE LINES AS REQUIRED.
10. CONTRACTOR SHALL VERIFY AND DEMARK ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. REFER TO CIVIL DRAWINGS FOR PAVING, GRADING, AND DRAINAGE INFORMATION.
12. CONTRACTOR TO COORDINATE LANDSCAPE PLANTER DEVELOPMENT WITH LANDSCAPE

KEYED NOTES

(1) 2–4" PVC IRRIGATION SLEEVES. T.B.D
(2) PROJECT SIGN WITH BUILDING ADDRESS. T.B.D
(3) TELEPHONE SERVICE TO ENTER BUILDING IN THIS AREA. T.B.D
(4) TELEPHONE LINE CONDUIT– AT&T FIBER CABLE
(5) CURB RAMP, RE: 01/SP3.
(6) SIDEWALK EXPANSION JOINT, RE: 12B/SP3.
(7) SIDEWALK CONTROL JOINT, RE: 12A/SP3.
(8) SIDEWALK SLOPE NOT TO EXCEED ACCESSIBLE STANDARDS. 5' WIDE.
(9) ELECTRICAL SERVICE TO ENTER BUILDING. T.B.D
(10) ELECTRICAL CONDUIT FOR FUTURE SIGN. T.B.D
(11) CONCRETE TIRE STOP.
(12) ADA PARKING SPACE. RE: 01/SP3
(13) LANDSCAPE AREA. RE: SP2

ELECTRICAL LEGEND

* REFER TO ELECTRICAL DRAWINGS FOR ACTUAL ELECTRICAL FIXTURES AND FINAL DESIGN OF ALL ELECTRICAL WORK.

MP METER POLE

PP POWER POLE

100W, 277V METAL HALIDE RECESSED DOWN LAMP FOR WET SERVICE APPLICATIONS. LITHONIA MODEL GOTHAM 9" AH 100M 9AR 277, OR EQUIVALENT.

250W, 277V METAL HALIDE WALL PACK TIED TO REMOTE PHOTO–CELL LITHONIA MODEL TWH, OR EQUIVALENT.

OUTLET LOCATION FOR IRRIGATION SYSTEM.

FIRE PROTECTION LEGEND

FIRE HYDRANT

FDC PROPOSED FDC LOCATION, RE:CIVIL DRAWINGS

PLUMBING LEGEND

NON–FREEZE HOSE BIBB

CO CLEAN OUT

PARKING REQUIREMENTS

OFFICE SPACE – 2.8 SPACES PER 1000 GFA
WAREHOUSE – 0.25 SPACES PER 1000 GFA

EACH SHELL BUILDING PRESUMED TO BE 15% OFFICE / 85% WAREHOUSE FOR PARKING CALCULATIONS

BUILDING 1 = 11,500 GFA TOTAL
OFFICE = 1725 GFA * 2.8/1000 = 4.83 = 5 SPACES REQ'D
WAREHOUSE = 9775 GFA * .25/1000 = 2.44 = 3 SPACES REQ'D
TOTAL SPACES REQ'D = 8
TOTAL SPACES PROVIDED = 18

BUILDING 2 = 15,625 GFA TOTAL
OFFICE = 2344 GFA * 2.8/1000 = 6.56 = 7 SPACES REQ'D
WAREHOUSE = 13281 GFA * .25/1000 = 3.32 = 4 SPACES REQ'D
TOTAL SPACES REQ'D = 11
TOTAL SPACES PROVIDED = 17

BUILDING 3 = 15,000 GFA TOTAL
OFFICE = 2321 GFA * 2.8/1000 = 6.5= 7 SPACES REQ'D
WAREHOUSE = 13150 GFA * .25/1000 = 3.29 = 4 SPACES REQ'D
TOTAL SPACES REQ'D = 11
TOTAL SPACES PROVIDED = 32

BUILDING 4 = 12,000 GFA TOTAL
OFFICE = 1800 GFA * 2.8/1000 = 5.04= 5 SPACES REQ'D
WAREHOUSE = 10200 GFA * .25/1000 = 2.55 = 3 SPACES REQ'D
TOTAL SPACES REQ'D = 8
TOTAL SPACES PROVIDED = 22

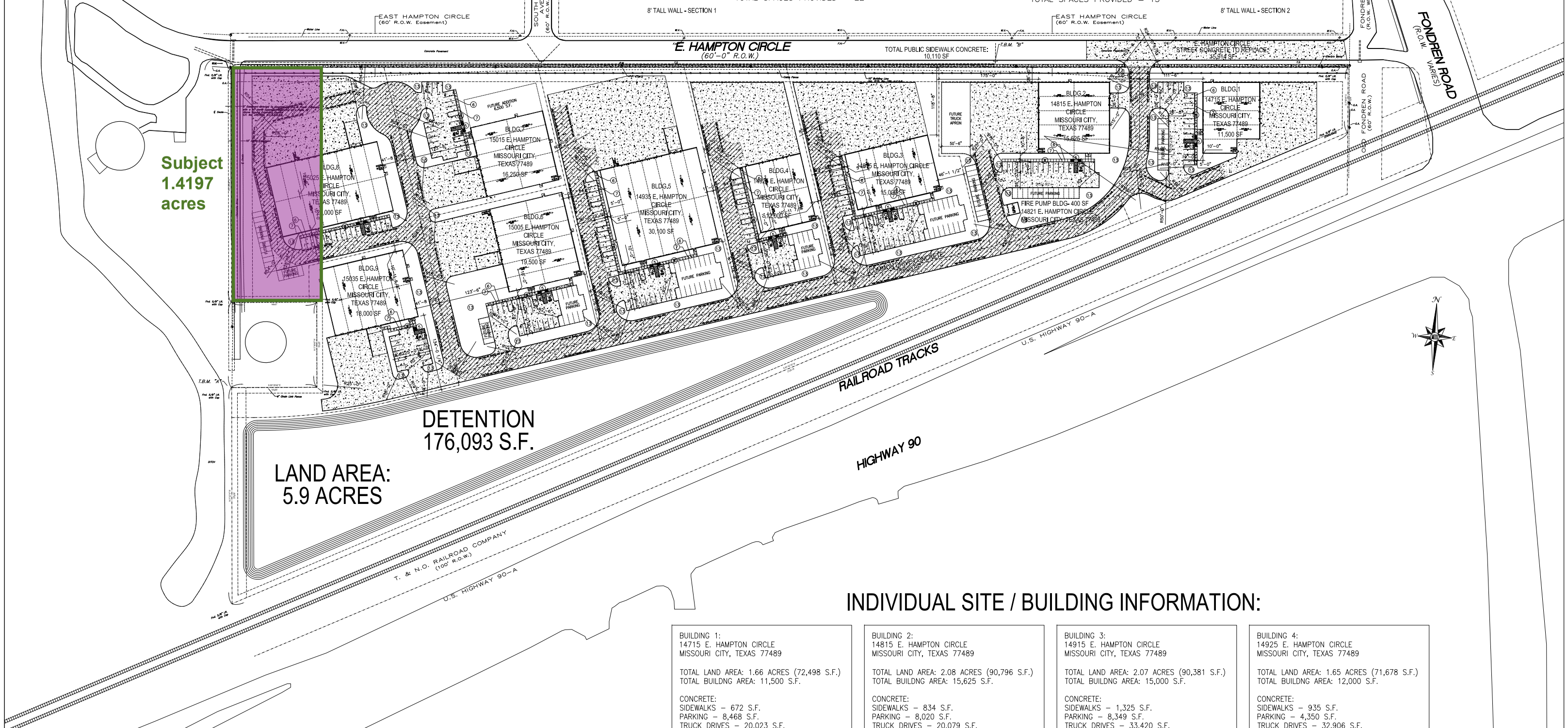
BUILDING 5 = 30,100 GFA TOTAL
OFFICE = 4515 GFA * 2.8/1000 = 12.64= 7 SPACES REQ'D
WAREHOUSE = 25585 GFA * .25/1000 = 6.39 = 7 SPACES REQ'D
TOTAL SPACES REQ'D = 14
TOTAL SPACES PROVIDED = 32

BUILDING 6 = 19,500 GFA TOTAL
OFFICE = 2925 GFA * 2.8/1000 = 8.19= 9 SPACES REQ'D
WAREHOUSE = 16575 GFA * .25/1000 = 4.14 = 5 SPACES REQ'D
TOTAL SPACES REQ'D = 14
TOTAL SPACES PROVIDED = 18

BUILDING 7 = 16,250 GFA TOTAL
OFFICE = 2438 GFA * 2.8/1000 = 6.82= 7 SPACES REQ'D
WAREHOUSE = 13812 GFA * .25/1000 = 3.45 = 4 SPACES REQ'D
TOTAL SPACES REQ'D = 11
TOTAL SPACES PROVIDED = 20

BUILDING 8 = 25,000 GFA TOTAL
OFFICE = 3750 GFA * 2.8/1000 = 10.5= 11 SPACES REQ'D
WAREHOUSE = 21250 GFA * .25/1000 = 5.31 = 6 SPACES REQ'D
TOTAL SPACES REQ'D = 17
TOTAL SPACES PROVIDED = 17

BUILDING 9 = 18,000 GFA TOTAL
OFFICE = 2700 GFA * 2.8/1000 = 7.56= 8 SPACES REQ'D
WAREHOUSE = 15300 GFA * .25/1000 = 3.83 = 4 SPACES REQ'D
TOTAL SPACES REQ'D = 12
TOTAL SPACES PROVIDED = 13



INDIVIDUAL SITE / BUILDING INFORMATION:

BUILDING 1:
14715 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 1.66 ACRES (72,498 S.F.)
TOTAL BUILDNG AREA: 11,500 S.F.
CONCRETE:
SIDEWALKS – 672 S.F.
PARKING – 8,468 S.F.
TRUCK DRIVES – 20,023 S.F.

BUILDING 2:
14815 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 2.08 ACRES (90,796 S.F.)
TOTAL BUILDNG AREA: 15,625 S.F.
CONCRETE:
SIDEWALKS – 834 S.F.
PARKING – 8,020 S.F.
TRUCK DRIVES – 20,079 S.F.

BUILDING 3:
14915 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 2.07 ACRES (90,381 S.F.)
TOTAL BUILDNG AREA: 15,000 S.F.
CONCRETE:
SIDEWALKS – 1,325 S.F.
PARKING – 8,349 S.F.
TRUCK DRIVES – 33,420 S.F.

BUILDING 4:
14925 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 1.65 ACRES (71,678 S.F.)
TOTAL BUILDNG AREA: 12,000 S.F.
CONCRETE:
SIDEWALKS – 935 S.F.
PARKING – 4,350 S.F.
TRUCK DRIVES – 32,906 S.F.

BUILDING 5:
14935 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 2.64 ACRES (114,937 S.F.)
TOTAL BUILDNG AREA: 30,100 S.F.
CONCRETE:
SIDEWALKS – 1,614 S.F.
PARKING – 6,675 S.F.
TRUCK DRIVES – 42,890 S.F.

SITE 6:
15005 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 1.68 ACRES (73,181 S.F.)
TOTAL BUILDING AREA: 19,500 S.F.
CONCRETE:
SIDEWALKS – 860 S.F.
PARKING – 8,157 S.F.
TRUCK DRIVES – 10,532 S.F.

BUILDING 7:
15015 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 1.66 ACRES (64,033 S.F.)
TOTAL BUILDING AREA: 16,250 S.F.
CONCRETE:
SIDEWALKS – 590 S.F.
PARKING – 7,655 S.F.
TRUCK DRIVES – 8,083 S.F.

BUILDING 8:
15025 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 2.56 ACRES (111,433 S.F.)
TOTAL BUILDNG AREA: 25,000 S.F.
CONCRETE:
SIDEWALKS – 783 S.F.
PARKING – 4,350 S.F.
TRUCK DRIVES – 32,906 S.F.

BUILDING 9:
15035 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 1.56 ACRES (68,077 S.F.)
TOTAL BUILDNG AREA: 18,000 S.F.
CONCRETE:
SIDEWALKS – 460 S.F.
PARKING – 4,666 S.F.
TRUCK DRIVES – 16,429 S.F.

FIRE PUMP BUILDING:
14821 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL BUILDING AREA: 400 S.F.

DETENTION POND:
E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489
TOTAL LAND AREA: 5.90 ACRES (257,279 S.F.)
TOTAL POND AREA: 4.04 ACRES (176,093 S.F.)

PUBLIC SIDEWALK ALONG E. HAMPTON CIRCLE: 9,537 S.F.
E. HAMPTON CIRCLE PUBLIC STREET PAVING: 15,194 S.F.
COMMON DRIVE CONCRETE: 75,800 S.F.

8' TALL WALL ALONG E. HAMPTON CIRCLE SECTION 1:
91 – 2X2 COLUMNS – 90 – 15' SECTIONS
TOTAL LENGTH: 1,532 LINEAL FEET

8' TALL WALL ALONG E. HAMPTON CIRCLE SECTION 2:
20 – 2X2 COLUMNS – 19 – 15' SECTIONS
TOTAL LENGTH: 325 LINEAL FEET

GOVERNING AUTHORITY APPROVAL STAMP:

MIII DESIGNS

PROJECT DESIGNER:
MIII Designs
ATTN: Melissa Robbins (Melissa@MIIIDesigns.com)
2400 Central Parkway, Suite I
Houston, Texas 77092
Phone: 713–239–0334 Fax: 713–360–6315

THIRD COAST GENERAL CONTRACTORS

BUILDING CONTRACTOR:
Third Coast General Contractors, LLC
ATTN: Larry Anderson (Larry@thirdcoastgc.com)
17415 Village Green Drive
Houston, Texas 77040
Phone: 281–757–7732

THREE CORNER CROSSING BUSINESS PARK

14715-15035 E. HAMPTON CIRCLE
MISSOURI CITY, TEXAS 77489

PROFESSIONAL SEAL

REGISTERED ARCHITECT MICHAEL O. COLLINS 5787 STATE OF TEXAS

09/05/2019

ISSUED / REVISED

NO.	DATE	DESCRIPTION
1	09/05/2019	FOR PERMIT/CONSTRUCTION

PROJECT LOCATION:
THREE CORNER CROSSING BUSINESS PARK
14715–15035 E. Hampton Circle
Missouri City, Texas 77489

BUILDING OWNER:
HERON HOUSTON PARTNERS, LP
ATTN: Steve Adkisson
1130 Enclave Pkwy
Houston, Texas 77077
Phone: 832–954–2904

DRAWN BY:	M Robbins, S McCarthy
CHECKED BY:	SM
JOB NO:	18022
PLOTTED SCALE:	1"=100'-0"
CAD FILENAME	18022-SP.DWG
DATE PLOTTED:	Sep 18, 2019 - 11:36am
COPYRIGHT:	MIII DESIGNS 2019

DRAWING TITLE:
OVERALL SITE PLAN

DRAWING NO.
SP1

MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
October 9, 2019

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:
Sonya Brown-Marshall
John O'Malley
Hugh Brightwell
James G. Norcom III
Gloria Lucas

Commissioners Absent: James R. Bailey, Courtney Johnson Rose, Tim Haney, Monica L. Rasmus

Councilmembers Present: Anthony G. Maroulis

Staff Present:
Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Cliff Brouhard, Assistant Public Works Director
James Santangelo, Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Interim Planning Specialist
Jeremy Davis, Assistant City Engineer

DRAFT

Others Present: See sign-in sheet.

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

(1) To receive comments for or against a request by Harrier Houston Group, LP, on behalf of Heron Houston Partners, LP to rezone an approximate 1.4197 acre tract, from "CF", community facilities district to "I", industrial district; and to the extent such zoning deviates from the Future Land Use and Character Map of the Comprehensive Plan, to provide for an amendment therefrom.

Thomas White, Planner II, presented this item. Mr. White informed that the property is located north of Highway 90A, south of East Hampton Circle, East of McLain Boulevard, and west of Fondren Road. The subject property is a total of 23.279 acres.
The applicant was requesting 1.4197 acres to be rezoned from "CF", Community Facilities to "I", Industrial. Nine buildings were being proposed. Mr. White informed that the surrounding land was undeveloped. The City of Houston is east to the property; west is Industrial Park, and the Water Control District of Fondren Road Facilities.

Mr. White informed that request conformed to the 2017 Comprehensive Plan. Staff recommended approval; to make the land consistent with the remaining acreage. The property was currently being platted.

Chair Brown-Marshall asked staff about how the carved out portion was detached from the rest of the property.

Mr. Spriggs informed that typically, per history, it was a holding pattern; probably for utility purposes after it was rezoned. Sometimes parcels do not align with the zoning.

Jeanette Quinby, 11814 South Willowdale Circle, informed that the notice for the rezoning was not provided to Fondren Park property owners because they were not within the 250 ft. of property owners to be notified. Traffic was a concern. Ms. Quinby asked for consideration by Planning and Zoning to make a one-way street in and out of the industrial complex.

Motion:	To close the public hearing.
Made By:	Commissioner O'Malley
Second:	Commissioner Norcom III
AYES:	Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell
NAYES:	None
ABSTENTIONS:	None

The motion passed

Mr. Spriggs informed that staff sent a courtesy notice to the management company that works on behalf of the Home Owners Association; which staff provides when property owners are beyond the 250 ft. notice boundary.

Chair Brown-Marshall asked staff about signage being placed on land that were proposed to be rezoned.

Mr. Spriggs informed that signs were made. The process was being finalized due to certain liabilities that must be cleared when posting signs in the right-of-way because of the utilities. Some cities allow the developer to place the signs.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

Motion:	The Planning and Zoning Commission forwards a positive recommendation to Council.
Made By:	Commissioner Brightwell
Second:	Commissioner O'Malley
AYES:	Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Rasmus, Commissioner Brightwell
NAYES:	Commissioner Lucas
ABSTENTIONS:	None

The motion passed

8. ZONING TEXT AMENDMENTS

None.

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

None.

10. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

11. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

12. ADJOURN

Motion:	To adjourn
Made By:	Commissioner Haney
Second:	Commissioner Norcom III
AYES:	Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Rasmus, Commissioner Norcom III, Commissioner Lucas
NAYES:	None
ABSTENTIONS:	None

The motion passed

_____

Egima Edwards
Planning Technician

missouri CITY
TEXAS
the show me city

PLANNING AND ZONING COMMISSION
FINAL REPORT

AGENDA DATE:	November 4, 2019
AGENDA ITEM SUBJECT:	Three Corners Business Park – Zoning Map Amendment
AGENDA ITEM NUMBER:	7.A.
PROJECT PLANNER:	**Thomas K. White Jr.**, Planner II
APPROVAL:	**Otis T. Spriggs, AICP,** Director, Development Services **Sonya Brown-Marshall**, Planning and Zoning Commission Chair

Sonya Brown Marshall, Chair

LOCATION:	The subject property is located north of Highway 90A, south of E. Hampton Circle, east of McClain Boulevard, and west of Fondren Road

RECOMMENDED ACTION:

The proposal complies with the provisions of the 2017 Comprehensive Plan and the policies contained in the 2017 Future Land Use Plan. Such policies recommend development of the tract as Business Park uses.

The Planning and Zoning Commission adopts this as its Final Report and forwards it to City Council with a **positive recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, November 4, 2019

Revised submittals due prior to October 23, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning and Zoning Commission, must be submitted no later than 10:00 a.m. on October 23, 2019, which is

prior to the deadline for submittals to the City Council for their November 4, 2019 meeting.

SUMMARY:

To rezone approximately 1.4197 acres from CF, community facilities to "I", industrial district.

Requested Deviations: Not applicable as this application is a Zoning Map Amendment.

GENERAL SITE INFORMATION:

A. Legal Description:

The subject site can be described as being 1.4197 acres of land situated out of a called 23.279 acre tract conveyed to Heron Houston Partners, LP, as described in the deed recorded under Clerk's File No. RP-2018-366257 in the official Public Records, Harris County, Texas.

B. Size: 1.4197 acres

C. Existing Land Use and Zoning Designation: Unimproved; CF, community facilities

D. Surrounding Land Uses and Zoning Designations:

North: Undeveloped (CF, community facilities; LC-1, local retail restricted district and R-3, two-family residential district).

South: State Highway 90A; Southern Pacific & Union Pacific Railroad.

East: City of Houston city limits.

West: Harris County Water Control and Improvement District Fondren Road facility; Gateway SW Industrial Park (I, Industrial).

E. Zoning History:

11-24-1975: Subject site annexed by the City of Missouri City (Ordinance No. 217).

01-19-1981: Subject site zoned CF, community facilities district (Ordinance O-81-01)

ANALYSIS OF SUBJECT SITE:

A. Development Potential

The applicant is seeking to rezone the 1.4197 acres from CF, Community Facilities to I, Industrial District to allow for an industrial business park.

Conformance with the 2017 Comprehensive Plan: The proposed amendment is in conformance with the following portions of the 2017 Comprehensive Plan Overall Goal Statement:

- Land Use Goal #1 to have a city with new and expanded businesses.
- Recommendation 2.2. Focus on the recruitment of more significant office and light industrial development to expand local employment opportunities, bolster the non-residential tax base, and build out the areas zoned for such purposes in the northern part of the community.

Conformance with the 2017 Future Land Use Plan: The 2017 Future Land Use Map identifies the subject tract as Business Park.

Business Park character is described as follows:

This designation is for areas already developed as, or envisioned as a campus-like environment. In effect, a Suburban development character is intended, but the separate "BP" designation is used since such areas are specifically devoted to non-residential development and enhancement of the community's tax base.

Even with higher open space standards, a "BP" area typically allows for a significant building footprint since most such developments offer large sites. Such areas are almost always governed by private covenants as well. Both the public and private standards are intended to create a highly attractive business environment that will encourage investors to build quality structures, which sets the tone to attract additional businesses. Appropriate standards (intensity limits, building materials, higher landscape surface area, screening of outdoor storage and loading areas, etc.) can be applied to the "outer ring" uses that are visible from public rights-of-way and nearby character districts, with reduced standards for those within the interior.

Staff recommendation: Approve. The I, Industrial district is consistent with the goals and policies of the 2017 Comprehensive Plan and the Future Land Use Plan. The amendment will allow for an industrial business park and cause the overall subject tract to have consistent zoning.

If the property is zoned I, Industrial district, all of the regulations of the district would apply including use regulations; height and area regulations; building regulations; architectural standards; trash disposal regulations; outside placement, storage, sales and services regulations; landscaping regulations; parking regulations; sign regulations; and fence regulations.

B. **Ingress and egress.** All driveways and off-street parking areas, including locations, shall comply with the City's Infrastructure Design Manual.

C. **Utilities.** All utilities shall comply with the City's Infrastructure Design Manual. The subject property is located in the Southwest Harris County #1 municipal utility district.

D. **Drainage.** Stormwater design shall comply with the City's Infrastructure Design Manual and stormwater regulations.

E. **Public safety.** The subject site is located within close proximity to existing public facilities that will provide an adequate response time.

F. **Sidewalks.** Sidewalks shall be constructed in compliance with the City's Public Infrastructure Design Manual.

G. **Platting.** The site is currently being platted.

----------END OF REPORT----------

missouri CITY TEXAS
the show me city

DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ▪ 281-403-8962 (Fax)
www.missouricitytx.gov

APPLICATION FOR ZONING MAP AMENDMENT (ZMA)

SEE EXHIBIT "B" (PAGE 8) FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

1. **Project Name:**	Three Corner Business Park
2. **Address/Location of Property:**	
3. **Applicant's Name:**	Harrier Houston Group LP
Mailing Address:	1130 Enclave Pkwy. Houston, TX 77077
Phone No. :	(832) 413 - 4475
Email:	steve@adkissondevelopment.com 10-30-19
4. **Status of Applicant:**	Owner Agent Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5. **Property Owner:**	Heron Houston Partners LP
Mailing Address:	1130 Enclave Pkwy. Houston, TX 77077
Phone No.:	(832) 413 - 4475
Email:	steve@adkissondevelopment.com
6. **Existing Zoning District:**	CF
7. **Total Acreage:**	1.4197
8. **Proposed Zoning District and Reasons for Application:**	We propose to change the Zoning District to "I" Industrial for the 1.4197 acre tract of the total 23.278 acres plot.
9. **Legal Description of the Property** (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	See attached Metes & Bounds
10. **Central Appraisal District tax identification numbers of property** (Attach Paid Tax Receipts):	0395-00-001-1200-920 (Missouri City) 430610000090 (Harris County)
11. **Do deed restrictions or restrictive covenants exist for the property?** (Circle One): (If yes, submit with application.)	YES NO
FILING FEE:	**$450 Base Fee + $25 Per Acre** (Partial acre calculated as 1 acre)

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Steve Adkisson
Print Name of Applicant

Signature of Applicant

Arturo Creixell
Print Name of Property Owner

Signature of Property Owner, Agent or Attorney

FILED
In the Office of the
Secretary of State of Texas

APR 17 2018

Corporations Section

CERTIFICATE OF FORMATION

OF

HERON HOUSTON PARTNERS, LP

This Certificate of Formation has been executed and is filed pursuant to the Texas Business Organizations Code (the "Code") to form a limited partnership under the Code.

ARTICLE 1

ENTITY NAME AND TYPE

The filing entity being formed is a limited partnership. The name of the entity is:

HERON HOUSTON PARTNERS, LP

ARTICLE 2

REGISTERED AGENT AND REGISTERED OFFICE

The business address of the registered office of the limited partnership and the name of the registered agent of the limited partnership at such address are:

STEVE ADKISSON
12651 Briar Forest, Suite 250
Houston, TX 77077

ARTICLE 3

GOVERNING AUTHORITY

The name and mailing or street address of the sole general partner of the Limited Partnership are:

HERON HOUSTON PARTNERS GP, LLC
12651 Briar Forest, Suite 250
Houston, TX 77077

ARTICLE 4

PRINCIPAL OFFICE

The address of the principal office of the limited partnership in the United States where records are to be kept or made available under the Code is:

12651 Briar Forest, Suite 250
Houston, TX 77077

ARTICLE 5

EFFECTIVENESS OF FILING

This document becomes effective when filed by the Secretary of State of Texas.

ARTICLE 6

EXECUTION

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: April 17, 2018.

HERON HOUSTON PARTNERS, LP, a Texas limited partnership

By: HERON HOUSTON PARTNERS GP, LLC, a Texas limited liability company, General Partner

By: _____
Arturo Crebell, President

missouri CITY
TEXAS

DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY **MISSOURI CITY, TEXAS 77489**

NOTICE OF PUBLIC HEARING

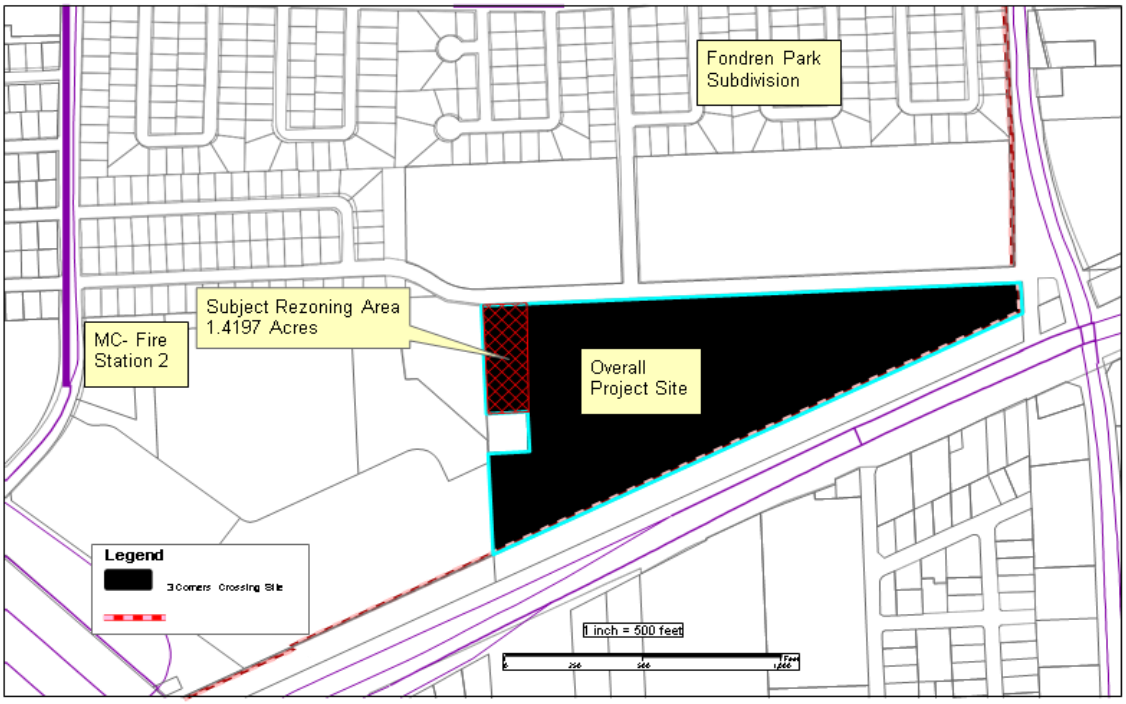
LOCATION/DATE: The City Council of the City of Missouri City will hold a public hearing on Monday, November 4, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request submitted by Harrier Houston Group, LP, on behalf of Heron Houston Partners, LP to rezone an approximate 1.4197 acre, part of the total 23.278 acre tract, from "CF", community facilities district to "I", industrial district; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject property is located on the south side of E. Hampton Circle, north of Hwy. 90A, west of Fondren Road, and east of McClain Blvd.

SITE LEGAL DESCRIPTION: The subject is described as being 1.4197 acres of land situated out of a called 23.279 acre tract conveyed to Heron Houston Partners, LP, as described in the deed recorded under Clerk's File No. RP-2018-366257 in the Official Public Records, Harris County, Texas.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.



SOUTHWEST HARRIS COUNTY MUD NO 1
11111 KATY FWY STE 725
HOUSTON TX 77079-2175

HARRIS COUNTY WCID FONDREN RD.
11111 KATY FWY STE 725
HOUSTON TX 77079-2175

HERON HOUSTON PARTNERS LP
1130 ENCLAVE PKWY
HOUSTON TX 77077-1606

RELP GATEWAY LLC
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230-2209

IMANI SCHOOL
12401 S. POST OAK RD
HOUSTON TX 77045-2020

GATEWAY SW INDUSTRIAL PARK PO ASC
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO TX 778230

HOUSTON ISD
4400 W 18TH ST
HOUSTON TX 77092-8501

CITY OF HOUSTON, PARCEL A86-73
PO BOX 1562
HOUSTON TX 77251-1562

SOUTHWEST HARRIS COUNTY MUD NO 1
11111 KATY FWY STE 725
HOUSTON TX 77079-2175

HARRIS COUNTY WCID FONDREN RD.
11111 KATY FWY STE 725
HOUSTON TX 77079-2175

SOUTHERN PACIFIC RAILROAD CO.
UNION PACIFIC RAILROAD CO.
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001

~~SOUTHERN PACIFIC RAILROAD CO.~~
~~UNION PACIFIC RAILROAD CO.~~
~~1400 DOUGLAS ST STOP 1640~~
~~OMAHA NE 68179-1001~~

UNION PACIFIC RAILROAD CO.
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001

HAMID ABDULLAH AL ATTAS TRSTE
12014 LEGEND MANOR DR
HOUSTON TX 77082-3092

HERON HOUSTON PARTNERS LP
1130 ENCLAVE PKWY.
HOUSTON TX 77077-1606

GALAMMA INC.
9231 KAPRI LN.
HOUSTON TX 77025-4203

RELP GATEWAY LLC
9830 COLONNADE BLVD STE 600
SAN ANTONIO TX 78230-2209

IMANI SCHOOL
12401 S POST OAK RD
HOUSTON TX 77045-2020

GATEWAY SW INDUSTRIAL PARK PO ASC
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO TX 778230

From: Rubins Enterprises Inc
Sent: Monday, October 7, 2019 8:18 AM
To:
Subject: Fw: Traffic issue consideration

On Sun, Oct 6, 2019 at 5:33 PM, Rubins Enterprises Inc
wrote:

Please submit this request Monday , October 7th, 2019,prior to the 5:35 pm meeting, to the Council Members and to the Planning and Zoning Commission to please consider the traffic effect on the Fondren Park Community. It will be turning residential streets, which are not boulevards, into major thorough fares.....not to mention the back up on Fondren Road. The grid lock will affect Main Street as well. The extra abundance of traffic will put a hardship on our residents and fear of possible hindrances on EMS vehicles placing resident's homes and health at risk.

We also request an environmental impact be performed prior to any consideration, not after, as this would be too late. A prior council person acknowledged this should always be done prior.

Would so appreciate your sending this on to the requested people as they are are at your finger tips. Thanking you in advance, Raquel Henderson

Council Agenda Item
November 18, 2019

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances – *There are no Zoning Public Hearings and Ordinances on this agenda.*

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 7(b)(1) Hold a public hearing regarding assessments against properties in Public Improvement District No. 2, Section 5.

Submitted by: Allena J. Portis, Director of Financial Services

SYNOPSIS

Under Chapter 372 of the Texas Local Government Code, a PID may be established within the city limits or the extraterritorial jurisdiction of a municipality for the reimbursement of expenses associated with improvement projects in the District. Public Improvement District No. 2 (PID) was created in 2001 to finance improvements in the Lake Shore Harbour subdivision (District). Local Government Code 372.016 states that after the total cost of an improvement is determined, the City shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chose by the municipality. For PID No. 2, the assessment is allocated equally among the lots.

Local Government Code requires a public hearing on proposed assessments. The proposed assessment roll was filed with the City Secretary and was made available for public inspection as required by Chapter 372.

This item was discussed at the July 1st Missouri City Development Authority meeting. During this meeting, the MCDA Board was informed that a public hearing was anticipated for properties located in PID No. 2 that had not yet been assessed.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City
- Have quality development through buildout

BACKGROUND

PID 2 has been developed in several phases. Section five's original assessment roll was approved by Council on September 3, 2013. The original Assessment Roll included in the Section Five Assessment Ordinance did not include all of the Lots within Section 5 of the PID. The total number of Lots within Section 5 of PID No. 2 is 80. Pursuant to the City's Assessment collection history, 53 of Lots received the initial Assessment levy related notice and the corresponding Annual Installments were so far collected from these 53 Lots. These 53 Lots are marked as "Existing" in the updated Assessment Roll summary for Section Five included as Appendix C to the assessment plan. The remaining 27 Lots did not receive the initial Assessment levy related notice and the corresponding Annual Installments were not collected so far. These 27 Lots are marked as "New" in the updated Assessment Roll summary for Section included as Appendix B of the assessment plan.

Local Government Code requires a public hearing on proposed assessments. The public improvements funded by the assessments include site work improvements, water distribution system improvements, sanitary sewer improvements, contingency provisions, financing and administrative costs. The total cost of

improvements is$1,462,572. The proposed assessment apportions the cost of the improvement equally per lot which is consistent with the special benefits accruing to the property because of the improvement. The assessment rate is $18,282.15 per lot at an interest rate of 6.5%, which is consistent with the currently assessed properties in Section 5. The period of the assessment is 30 years as approved in the initial service and assessment plan.

The initial assessment for the newly assessed properties in Section 5 will begin upon adoption of this ordinance and will be billed by the City's PID Assessor Collector, Fort Bend County Tax Office, concurrent with the 2020 tax year with a due date of January 31, 2021 for the first assessment payment.

The notice as requirement by Chapter 372 of the Local Government Code was published in the Fort Bend Independent on November 6, 2019. The assessment roll is filed with the City Secretary and notice has been sent to the last known address of all property owners.

BUDGET ANALYSIS

To date, Vicksburg Estate, the developer for Lake Shore Harbour, has been paid a total of $9,688,674.78. Debt was issued in 2010 and 2018 for PID No. 2 to pay the developer for infrastructure as identified and approved in the developers agreement. Debt service payments are scheduled through FY2038 and are payable from the assessments collected. There is a remaining balance of $246,278 due to Vicksburg Estate for costs associated with Sections 4 and 5, which is scheduled to be reimbursed next fiscal year when funds become available.

SUPPORTING MATERIALS

1. Public Hearing Notice
2. Section 5 Recorded Plat
3. Lake Shore Harbour Conceptual Plan
4. Proposed Ordinance with PID 2 Section 5 Assessment Roll
5. PID 2 Service & Assessment Plan O-07-31
6. PID 2 Section 5 Assessment Ordinance O-13-30

STAFF'S RECOMMENDATION

Staff recommends that Council conduct the public hearing to receive input on the proposed assessments and approve the ordinance with assessment roll.

Director Approval: Allena J. Portis, Director of Financial Services

Assistant City Manager/
City Manager Approval: Anthony J. Snipes, City Manager

CITY OF MISSOURI CITY

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY TO CONSIDER PROPOSED ASSESSMENTS AGAINST SECTION FIVE PROPERTIES IN LAKE SHORE HARBOUR SUBDIVISION WITHIN THE CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NUMBER TWO ESTABLISHED BY CITY COUNCIL RESOLUTION NO. R-01-38

DATE OF NOTICE: November 6, 2019

In accordance with Chapter 372 Local Government Code the proposed assessment roll for Section Five properties in the City of Missouri City Public Improvement District Number Two has been prepared and is on file and open for public inspection in the office of the City Secretary. A public hearing on the proposed assessment will be held by the City Council as follows:

DATE & TIME: Monday, November 18, 2019, 7:00 p.m.
LOCATION: City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas

COST OF IMPROVEMENTS: $1,462,572

GENERAL NATURE OF THE IMPROVEMENTS: The public improvements include site work improvements, water distribution system improvements, sanitary sewer improvements, contingency provisions, financing, and administrative costs.

SITE BOUNDARIES: Except for properties previously assessed by City Ordinance No. O-13-30, adopted by the City Council on September 3, 2013, the boundaries are described in the Final Plat of Lake Shore Harbour Sec. 5, being 17.054 acres out of the Elijah Roark League, Abstract 77, City of Missouri City, Fort Bend County, Texas, 80 lots, 2 blocks, 2 reserves.

Written and oral objections will be considered at the hearing. All interested persons are hereby notified of the described hearing, and of their right to appear and be heard on the matter.

FOR MORE INFORMATION: Additional information is available at the Financial Services Department, located at City Hall, 1522 Texas Parkway, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8614 or email the Financial Services Director at allena.portis@missouricitytx.gov for further information.

For publication on August 29, 2018

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	345.00	10°03'29"	60.56	N36°16'57"W	60.49
C2	865.00	19°16'45"	291.06	N31°40'19"W	289.69
C3	850.00	23°03'43"	342.13	S31°25'31"E	339.83
C4	100.00	19°22'12"	33.81	S52°38'29"E	33.65
C5	165.00	30°28'50"	87.78	N47°05'10"W	86.75
C6	30.00	78°53'22"	41.31	N7°35'57"E	38.12
C7	30.00	30°40'00"	16.06	S31°42'38"W	15.87
C8	70.00	50°55'49"	62.22	S41°50'32"W	60.19
C9	30.00	20°15'49"	10.61	S57°10'32"W	10.55
C10	30.00	75°29'45"	39.53	S84°47'30"W	36.73
C11	165.00	33°52'27"	97.55	S40°31'24"E	96.14
C12	100.00	19°22'12"	33.81	N33°16'16"W	33.65
C13	1150.00	24°24'18"	489.84	N30°45'14"W	486.14
C14	350.00	3°07'47"	19.12	S61°02'41"W	19.12
C15	100.00	27°44'13"	48.41	S45°36'41"W	47.94
C16	165.00	22°39'20"	65.24	S43°04'15"W	64.82
C17	30.00	83°41'02"	43.82	N83°45'34"W	40.02
C18	30.00	27°04'14"	14.17	N55°27'11"W	14.04
C19	65.00	68°35'36"	77.82	N34°41'30"W	73.25
C20	30.00	46°11'42"	24.19	N23°29'33"W	23.54
C21	30.00	87°33'17"	45.84	N2°48'45"W	41.51
C22	165.00	21°51'06"	62.93	N51°53'27"E	62.55
C23	300.00	8°35'01"	44.94	N58°31'30"E	44.90
C24	660.00	23°14'34"	267.74	S65°51'16"W	265.91
C25	30.00	41°48'37"	21.89	S24°12'13"E	21.41
C26	555.00	38°00'49"	368.22	S22°18'19"E	361.50
C27	655.00	10°03'29"	114.98	S36°16'58"E	114.84
C28	500.00	10°03'29"	87.77	N36°16'57"W	87.66
C29	710.00	38°00'47"	471.05	S22°18'18"E	462.46
C30	505.00	30°23'25"	267.86	S62°16'51"W	264.73
C31	1000.00	30°25'56"	531.14	S27°44'25"E	524.92
C32	25.00	84°58'02"	37.07	N34°59'33"E	33.77
C33	300.00	11°50'25"	62.00	S71°33'21"W	61.89
C34	530.00	12°29'50"	115.60	S59°23'14"W	115.37
C35	25.00	45°14'05"	19.74	N75°45'22"E	19.23
C36	50.00	276°13'18"	241.05	S39°44'15"E	66.77
C37	25.00	51°37'11"	22.52	S27°57'42"W	21.77
C38	480.00	11°49'32"	99.07	S59°41'03"W	98.89
C39	300.00	15°25'10"	80.74	S73°18'24"W	80.49
C40	300.00	3°32'26"	18.54	N79°14'47"E	18.54
C41	25.00	89°30'25"	39.05	N57°46'14"W	35.20
C42	25.00	48°11'23"	21.03	N18°51'41"W	20.41
C43	50.00	276°22'46"	241.19	N47°02'37"E	66.67
C44	25.00	48°11'23"	21.03	S67°03'04"E	20.41
C45	25.00	90°32'42"	39.51	S32°12'13"W	35.52
C46	25.00	86°47'10"	37.87	N59°07'51"W	34.35

LINE TABLE		
LINE	BEARING	LENGTH
L1	S58°44'48"W	125.00
L2	N31°15'12"W	13.00
L3	S58°44'48"W	60.00
L4	S31°15'12"E	23.37
L5	S58°44'48"W	125.00
L6	N31°15'12"W	32.36
L7	S77°28'34"W	126.55
L8	S42°57'23"E	179.83
L9	S47°02'37"W	81.47
L10	S47°02'37"W	96.06
L11	N42°57'23"W	179.83
L12	N41°55'03"W	96.34
L13	N46°35'24"W	66.32
L14	N3°17'54"W	41.89
L15	N86°42'06"E	177.36
L16	S3°17'54"E	70.99
L17	S31°14'00"E	22.00
L18	S31°15'12"E	8.99
L19	N12°31'25"W	45.96
L20	S65°38'09"W	48.22
L21	S77°28'34"W	3.88
L22	N20°17'50"W	52.38
L23	S73°37'22"E	20.00
L24	N22°41'33"W	20.00
L25	S64°42'00"W	57.97
L26	S23°19'49"W	21.03
L27	S85°54'38"W	20.00

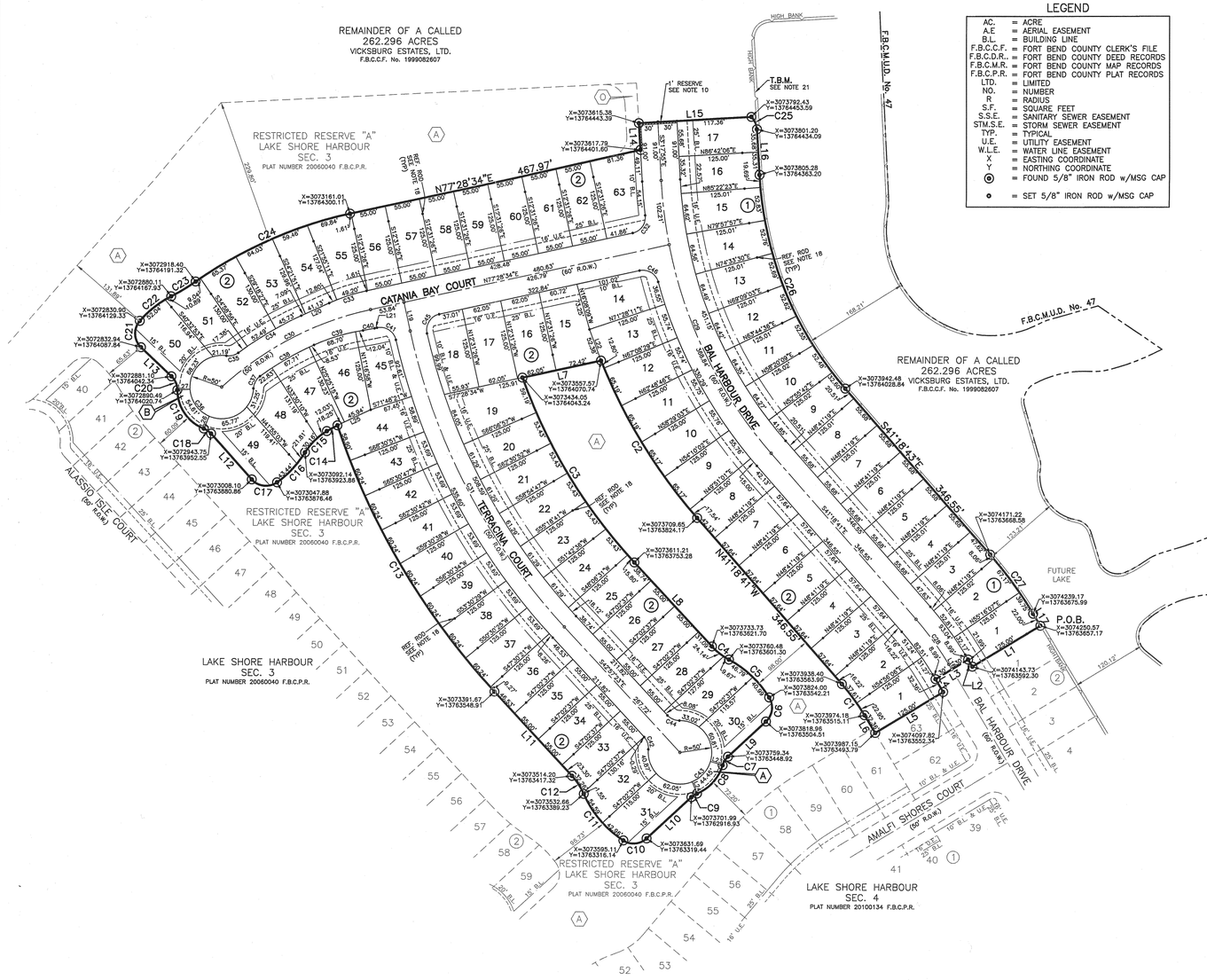
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO PRIVATE PARK USE	0.024 AC. – 1,067 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO PRIVATE PARK USE	0.032 AC. – 1,404 S.F.
TOTAL			0.056 AC. – 2,471 S.F.

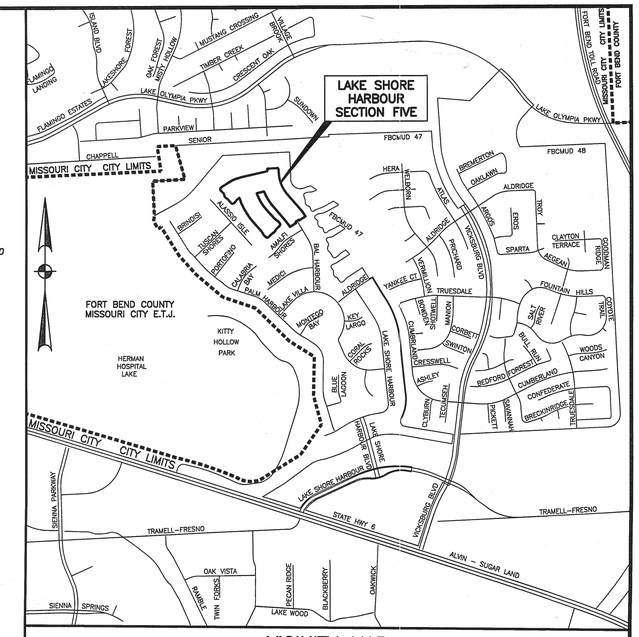
100 50 0 100 200 300

SCALE IN FEET
1" = 100'

LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BUILDING LINE
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	=	FORT BEND COUNTY MAP RECORDS
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
LTD.	=	LIMITED
NO.	=	NUMBER
R	=	RADIUS
S.F.	=	SQUARE FEET
S.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
W.L.E.	=	WATER LINE EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
(◉)	=	FOUND 5/8" IRON ROD w/MSG CAP
•	=	SET 5/8" IRON ROD w/MSG CAP





KEY MAP # 610T

VICINITY MAP
SCALE: 1" = 1200'

4 PGS 2013150293
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas
December 03, 2013 02:55:54 PM
FEE: $300.00 MAM 20130303
PLAT

FINAL PLAT OF LAKE SHORE HARBOUR SEC. 5

BEING A SUBDIVISION CONTAINING 17.054 ACRES AND BEING A PORTION OF A CALLED 262.296 ACRE TRACT RECORDED IN THE NAME OF VICKSBURG ESTATES, LTD. IN F.B.C.C.F. NO. 1999082607, LOCATED IN THE ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

80 LOTS 2 BLOCKS 2 RESERVES

DATE: NOVEMBER, 2013 SCALE: 1" = 100'

OWNER:

VICKSBURG ESTATES, LTD.
A TEXAS LIMITED PARTNERSHIP
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057
CLINTON F. WONG
713 978-5900 (PH.)
713-978-5944 (FAX)

ENGINEER

r.g.miller engineers
12121 Wickchester Lane – Suite 200
Houston, Texas 77079
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR

MILLER SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
BRIAN E. WILSON, R.P.L.S.

L:\2324_LAKE_SHORE_HARBOUR\2324-05_SEC_5\CAD\PLAT\2324-05_PLATF_031113.DWG Nov. 7, 2013-5:15 AM TROY NIXON

STATE OF TEXAS
COUNTY OF FORT BEND

WE, VICKSBURG ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CLINTON F. WONG, PRESIDENT AND PHILLIP PEACOCK, SECRETARY, BOTH BEING OFFICERS OF GREATMARK INTERNATIONAL, INC., ITS GENERAL PARTNER, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 17.054 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FINAL PLAT OF LAKE SHORE HARBOUR SEC. 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, VICKSBURG ESTATES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLINTON F. WONG, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, PHILLIP PEACOCK, BOTH BEING OFFICERS OF GREATMARK INTERNATIONAL, INC., ITS GENERAL PARTNER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 11TH DAY OF NOVEMBER 2013.

VICKSBURG ESTATES, LTD.
BY: GREATMARK INTERNATIONAL, INC.,
ITS GENERAL PARTNER

BY: _____
CLINTON F. WONG
PRESIDENT

ATTEST: _____
PHILLIP PEACOCK
SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON F. WONG AND PHILLIP PEACOCK, KNOWN TO ME TO BE THE PERSONS WHO NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11TH DAY OF NOVEMBER, 2013.

Kelly Crahan
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

KELLY CRAHAN
MY COMMISSION EXPIRES
January 16, 2018

MY COMMISSION EXPIRES: 01-16-2018

I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SUBDIVISION CORNER.

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033

STATE OF TEXAS
REGISTERED
CAROLYN J QUINN
6033
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FINAL PLAT OFLAKE SHORE HARBOUR SEC. 5 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 21 DAY OF NOV, 2013.

BY: _____
RON LEE
CHAIRMAN

BY: _____
SONYA BROWN-MARSHALL
VICE CHAIRMAN

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON December 3RD 2013, AT 2:55 O'CLOCK P M., IN PLAT NUMBER 20130303 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

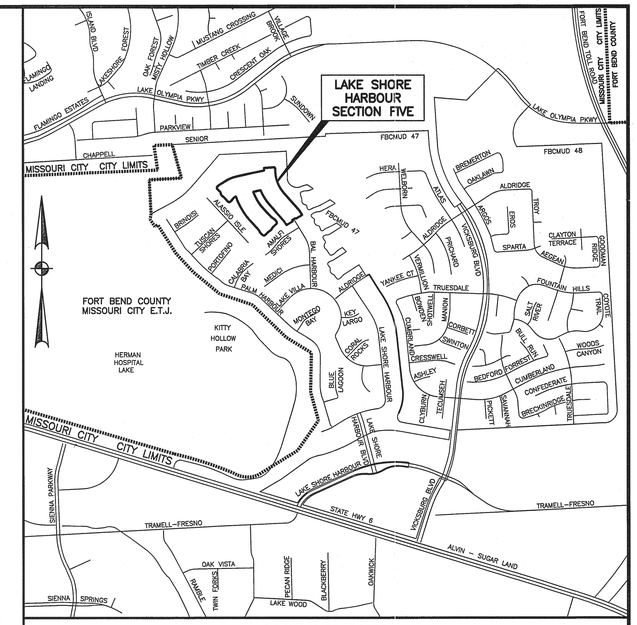
Dianne Wilson
DIANNE WILSON,
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: Meaghan McClay
DEPUTY
MEAGHAN MCCLAY

COUNTY COURT OF FORT BEND COUNTY TEXAS

NOTES:

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FEMA), MAP NUMBER 48157C0270 J, REVISED OCTOBER 5, 2004, EFFECTIVE JANUARY 27, 2005, THE SUBJECT PROPERTY LIES OUTSIDE THE 500-YEAR FLOOD PLAIN AND IS DESIGNATED TO BE IN ZONE "X" (UNSHADED). 100-YEAR FLOOD PLAIN ELEVATION = 70.00'.
2. THE MINIMUM SLAB ELEVATION 77.50' WILL BE ONE FOOT ABOVE THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY F.E.M.A AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS PER SEC. 82-97 (11) AS (ORDINANCE 0-98-88, ADOPTED SEPTEMBER 21, 1998).
3. THE MINIMUM SLAB ELEVATION SHALL BE 77.50'.
4. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN 200' OF THIS SUBDIVISION.
5. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES.
6. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, SIDEWALKS AND OPEN SPACES.
7. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
8. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
9. IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.
10. A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
11. THIS PLAT LIES ENTIRELY WITHIN THE CITY LIMITS OF MISSOURI CITY, TEXAS AND THE FOLLOWING TAXING ENTITIES: FORT BEND COUNTY & FORT BEND I.S.D.
12. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY. PRIOR TO ACCEPTANCE OF STREETS WITHIN THIS SUBDIVISION BY THE CITY OF MISSOURI CITY INTO THE ONE YEAR MAINTENANCE PERIOD, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES DO NOT FRONT OR SIDE. BEFORE CERTIFICATIONS OF OCCUPANCY SHALL BE ISSUED, BUILDERS OF HOMES SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
13. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF HE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
14. ALL PROPERTY TO DRAIN INTO THE FORT BEND COUNTY DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
16. ANY DISTANCE SHOWN ALONG A RADIUS IS THE ARC LENGTH, UNLESS OTHERWISE NOTED.
17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99987.
18. LOTS 1-17, BLOCK 1 AND LOTS 1-13, 15-16, 19-44, 47-63 BLOCK 2 HAVE REFERENCE RODS SET ON SIDE PROPERTY LINES 100 FEET FROM RIGHT-OF WAY, UNLESS OTHERWISE NOTED.
19. DESIGN (3-YEAR) HYDRAULIC GRADE LINES REFLECT WATER SURFACE ELEVATIONS AT 25-YEAR W.S.E. IN RECEIVING CHANNEL AT POINTS OF OUTFALL TO CHANNEL.
20. BENCH MARK: MISSOURI CITY SURVEY MARKER No. PCM-003, A 4-INCH BRASS DISK SET IN CONCRETE AT THE SOUTHWEST INTERSECTION SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD, 4.6' SOUTH OF A SIDEWALK AND 26 FEET NORTHWEST OF THE NORTHWEST CORNER OF AN AREA INLET. ELEVATION= 65.87', NAVD 88 (2001 ADJUSTMENT).
21. TEMPORARY BENCH MARK (T.B.M.): A "□" CUT ON HEADWALL 39 FEET NORTH OF LOT 17, BLOCK 1. ELEVATION= 73.20', NAVD 88 (2001 ADJUSTMENT).
22. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
23. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
24. BUILDINGS OR STRUCTURES SHALL NOT BE CONSTRUCTED ANY CLOSER THAT FIVE FEET (5') TO INTERNAL SIDE LOT LINES.



KEY MAP # 610T

VICINITY MAP

SCALE: 1" = 1200'

4 PGS 2013150293
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas
December 03, 2013 02:55:54 PM
FEE: $300.00 MAM
PLAT 20130303

FINAL PLAT OF
LAKE SHORE HARBOUR
SEC. 5

BEING A SUBDIVISION CONTAINING 17.054 ACRES AND
BEING A PORTION OF A CALLED 262.296 ACRE TRACT
RECORDED IN THE NAME OF VICKSBURG ESTATES, LTD. IN
F.B.C.C.F. NO. 1999082607, LOCATED IN THE
ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

80 LOTS 2 BLOCKS 2 RESERVES

DATE: NOVEMBER, 2013 SCALE: 1" = 100'

OWNER:

VICKSBURG ESTATES, LTD.
A TEXAS LIMITED PARTNERSHIP
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057
CLINTON F. WONG
713 978-5900 (PH.)
713-978-5944 (FAX)

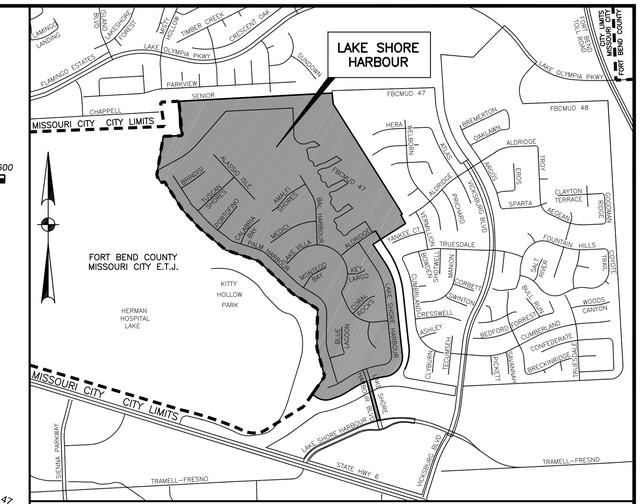
ENGINEER

r.g.miller engineers
12121 Wickchester Lane - Suite 200
Houston, Texas 77079
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR

MILLER SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
BRIAN E. WILSON, R.P.L.S.

L:\2324_LAKE_SHORE_HARBOUR\2324-05_SEC_5\CAD\PLAT\2324-05_PLATF_031113.DWG Nov. 6, 2013-1:08 PM TROY NIXON



VICINITY MAP

KEY MAP # 610T

SCALE: 1" = 1200'

5.903 ACRES OF PRIVATE PARKLAND

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 47 (F.B.C.M.U.D. NO. 47) BOUNDARY LINE

SURFACE WATER FLOW ARROWS

PROPOSED NET DENSITY:
811 LOTS/182.048 ACRES (SINGLE FAMILY + RIGHT-OF-WAY)
= 4.455 DWELLING UNITS PER ACRE

LAKE SHORE HARBOUR REVISED CONCEPTUAL PLAN

262.296 ACRE TRACT RECORDED IN THE NAME OF
VICKSBURG ESTATES, LTD. UNDER FORT BEND
COUNTY CLERK'S FILE No. 1999082607
LOCATED IN THE
ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

DATE: DECEMBER 2014 SCALE: 1" = 200'

811 LOTS – TYPICAL LOT SIZE: 55'x125'

OWNER:

VICKSBURG ESTATES, LTD.
GREATMARK INTERNATIONAL, INC.
SOLE GENERAL PARTNER
CLINTON F. WONG, PRESIDENT
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057

ENGINEER

r.g.miller engineers
12121 Wickchester Lane – Suite 200
Houston, Texas 77079
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR

MILLER SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

L:\2324_Lake_Shore_Harbour\2324-06_Sec_6\CAD\Plat\2324_Conceptual_Plan_Exhibit_090914.dwg Dec 22, 2014-9:46am

Lake Shore Harbour, Section Five
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Assessment Payment Status	Original Assessment	Annual Installments	Thirty Year Assessment
4795050010010907	R428634	R428634	Lake Shore Harbour Sec 5, BLOCK 1, Lot 1	1	1	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010020907	R428635	R428635	Lake Shore Harbour Sec 5, BLOCK 1, Lot 2	1	2	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010030907	R428636	R428636	Lake Shore Harbour Sec 5, BLOCK 1, Lot 3	1	3	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010040907	R428637	R428637	Lake Shore Harbour Sec 5, BLOCK 1, Lot 4	1	4	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010050907	R428638	R428638	Lake Shore Harbour Sec 5, BLOCK 1, Lot 5	1	5	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010060907	R428639	R428639	Lake Shore Harbour Sec 5, BLOCK 1, Lot 6	1	6	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010070907	R428640	R465796	Lake Shore Harbour Sec 5, BLOCK 1, Lot 7	1	7	Existing	$9,141.08	$700.00	$21,000.00
4795050010070907	R428640	R465797	Lake Shore Harbour Sec 5, BLOCK 1, Lot 7	1	7	Existing	$9,141.08	$700.00	$21,000.00
4795050010080907	R428641	R428641	Lake Shore Harbour Sec 5, BLOCK 1, Lot 8	1	8	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010090907	R428642	R428642	Lake Shore Harbour Sec 5, BLOCK 1, Lot 9	1	9	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010100907	R428643	R428643	Lake Shore Harbour Sec 5, BLOCK 1, Lot 10	1	10	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010110907	R428644	R428644	Lake Shore Harbour Sec 5, BLOCK 1, Lot 11	1	11	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010120907	R428645	R428645	Lake Shore Harbour Sec 5, BLOCK 1, Lot 12	1	12	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010130907	R428646	R428646	Lake Shore Harbour Sec 5, BLOCK 1, Lot 13	1	13	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010140907	R428647	R428647	Lake Shore Harbour Sec 5, BLOCK 1, Lot 14	1	14	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010150907	R428648	R428648	Lake Shore Harbour Sec 5, BLOCK 1, Lot 15	1	15	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010160907	R428649	R428649	Lake Shore Harbour Sec 5, BLOCK 1, Lot 16	1	16	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010170907	R428650	R428650	Lake Shore Harbour Sec 5, BLOCK 1, Lot 17	1	17	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020010907	R428651	R428651	Lake Shore Harbour Sec 5, BLOCK 2, Lot 1	2	1	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020020907	R428652	R428652	Lake Shore Harbour Sec 5, BLOCK 2, Lot 2	2	2	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020030907	R428653	R428653	Lake Shore Harbour Sec 5, BLOCK 2, Lot 3	2	3	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020040907	R428654	R428654	Lake Shore Harbour Sec 5, BLOCK 2, Lot 4	2	4	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020050907	R428655	R428655	Lake Shore Harbour Sec 5, BLOCK 2, Lot 5	2	5	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020060907	R428656	R428656	Lake Shore Harbour Sec 5, BLOCK 2, Lot 6	2	6	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020070907	R428657	R428657	Lake Shore Harbour Sec 5, BLOCK 2, Lot 7	2	7	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020080907	R428658	R428658	Lake Shore Harbour Sec 5, BLOCK 2, Lot 8	2	8	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020090907	R428659	R452198	Lake Shore Harbour Sec 5, BLOCK 2, Lot 9	2	9	Existing	$9,141.08	$700.00	$21,000.00
4795050020090907	R428659	R428659	Lake Shore Harbour Sec 5, BLOCK 2, Lot 9	2	9	Existing	$9,141.08	$700.00	$21,000.00
4795050020100907	R428660	R428660	Lake Shore Harbour Sec 5, BLOCK 2, Lot 10	2	10	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020110907	R428661	R428661	Lake Shore Harbour Sec 5, BLOCK 2, Lot 11	2	11	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020120907	R428662	R428662	Lake Shore Harbour Sec 5, BLOCK 2, Lot 12	2	12	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020130907	R428663	R428663	Lake Shore Harbour Sec 5, BLOCK 2, Lot 13	2	13	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020140907	R428664	R455560	Lake Shore Harbour Sec 5, BLOCK 2, Lot 14	2	14	Existing	$9,141.08	$700.00	$21,000.00
4795050020140907	R428664	R428664	Lake Shore Harbour Sec 5, BLOCK 2, Lot 14	2	14	Existing	$9,141.08	$700.00	$21,000.00
4795050020150907	R428665	R428665	Lake Shore Harbour Sec 5, BLOCK 2, Lot 15	2	15	New	$18,282.15	$1,400.00	$42,000.00
4795050020160907	R428666	R428666	Lake Shore Harbour Sec 5, BLOCK 2, Lot 16	2	16	New	$18,282.15	$1,400.00	$42,000.00
4795050020170907	R428667	R428667	Lake Shore Harbour Sec 5, BLOCK 2, Lot 17	2	17	New	$18,282.15	$1,400.00	$42,000.00
4795050020180907	R428668	R428668	Lake Shore Harbour Sec 5, BLOCK 2, Lot 18	2	18	New	$18,282.15	$1,400.00	$42,000.00
4795050020191907	R428669	R428669	Lake Shore Harbour Sec 5, BLOCK 2, Lot 19	2	19	New	$18,282.15	$1,400.00	$42,000.00
4795050020200907	R428670	R428670	Lake Shore Harbour Sec 5, BLOCK 2, Lot 20	2	20	New	$18,282.15	$1,400.00	$42,000.00

Lake Shore Harbour, Section Five
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Assessment Payment Status	Original Assessment	Annual Installments	Thirty Year Assessment
4795050020210907	R428671	R428671	Lake Shore Harbour Sec 5, BLOCK 2, Lot 21	2	21	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020220907	R428672	R428672	Lake Shore Harbour Sec 5, BLOCK 2, Lot 22	2	22	New	$18,282.15	$1,400.00	$42,000.00
4795050020230907	R428673	R428673	Lake Shore Harbour Sec 5, BLOCK 2, Lot 23	2	23	New	$18,282.15	$1,400.00	$42,000.00
4795050020240907	R428674	R428674	Lake Shore Harbour Sec 5, BLOCK 2, Lot 24	2	24	New	$18,282.15	$1,400.00	$42,000.00
4795050020250907	R428675	R428675	Lake Shore Harbour Sec 5, BLOCK 2, Lot 25	2	25	New	$18,282.15	$1,400.00	$42,000.00
4795050020260907	R428676	R428676	Lake Shore Harbour Sec 5, BLOCK 2, Lot 26	2	26	New	$18,282.15	$1,400.00	$42,000.00
4795050020270907	R428677	R428677	Lake Shore Harbour Sec 5, BLOCK 2, Lot 27	2	27	New	$18,282.15	$1,400.00	$42,000.00
4795050020280907	R428678	R428678	Lake Shore Harbour Sec 5, BLOCK 2, Lot 28	2	28	New	$18,282.15	$1,400.00	$42,000.00
4795050020290907	R428679	R428679	Lake Shore Harbour Sec 5, BLOCK 2, Lot 29	2	29	New	$18,282.15	$1,400.00	$42,000.00
4795050020300907	R428680	R428680	Lake Shore Harbour Sec 5, BLOCK 2, Lot 30	2	30	New	$18,282.15	$1,400.00	$42,000.00
4795050020310907	R428681	R428681	Lake Shore Harbour Sec 5, BLOCK 2, Lot 31	2	31	New	$18,282.15	$1,400.00	$42,000.00
4795050020321907	R428682	R428682	Lake Shore Harbour Sec 5, BLOCK 2, Lot 32	2	32	New	$9,141.08	$700.00	$21,000.00
4795050020321907	R428682	R453559	Lake Shore Harbour Sec 5, BLOCK 2, Lot 32	2	32	New	$9,141.08	$700.00	$21,000.00
4795050020330907	R428683	R428683	Lake Shore Harbour Sec 5, BLOCK 2, Lot 33	2	33	New	$18,282.15	$1,400.00	$42,000.00
4795050020340907	R428684	R428684	Lake Shore Harbour Sec 5, BLOCK 2, Lot 34	2	34	New	$18,282.15	$1,400.00	$42,000.00
4795050020350907	R428685	R428685	Lake Shore Harbour Sec 5, BLOCK 2, Lot 35	2	35	New	$18,282.15	$1,400.00	$42,000.00
4795050020360907	R428686	R428686	Lake Shore Harbour Sec 5, BLOCK 2, Lot 36	2	36	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020370907	R428687	R428687	Lake Shore Harbour Sec 5, BLOCK 2, Lot 37	2	37	New	$18,282.15	$1,400.00	$42,000.00
4795050020380907	R428688	R428688	Lake Shore Harbour Sec 5, BLOCK 2, Lot 38	2	38	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020390907	R428689	R428689	Lake Shore Harbour Sec 5, BLOCK 2, Lot 39	2	39	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020400907	R428690	R428690	Lake Shore Harbour Sec 5, BLOCK 2, Lot 40	2	40	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020410907	R428691	R428691	Lake Shore Harbour Sec 5, BLOCK 2, Lot 41	2	41	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020420907	R428692	R428692	Lake Shore Harbour Sec 5, BLOCK 2, Lot 42	2	42	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020430907	R428693	R428693	Lake Shore Harbour Sec 5, BLOCK 2, Lot 43	2	43	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020440907	R428694	R428694	Lake Shore Harbour Sec 5, BLOCK 2, Lot 44	2	44	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020450907	R428695	R428695	Lake Shore Harbour Sec 5, BLOCK 2, Lot 45	2	45	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020460907	R428696	R428696	Lake Shore Harbour Sec 5, BLOCK 2, Lot 46	2	46	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020470907	R428697	R428697	Lake Shore Harbour Sec 5, BLOCK 2, Lot 47	2	47	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020480907	R428698	R428698	Lake Shore Harbour Sec 5, BLOCK 2, Lot 48	2	48	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020490907	R428699	R428699	Lake Shore Harbour Sec 5, BLOCK 2, Lot 49	2	49	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020500907	R428700	R428700	Lake Shore Harbour Sec 5, BLOCK 2, Lot 50	2	50	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020510907	R428701	R428701	Lake Shore Harbour Sec 5, BLOCK 2, Lot 51	2	51	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020520907	R428702	R428702	Lake Shore Harbour Sec 5, BLOCK 2, Lot 52	2	52	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020530907	R428703	R428703	Lake Shore Harbour Sec 5, BLOCK 2, Lot 53	2	53	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020540907	R428704	R428704	Lake Shore Harbour Sec 5, BLOCK 2, Lot 54	2	54	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020550907	R428705	R428705	Lake Shore Harbour Sec 5, BLOCK 2, Lot 55	2	55	Existing	$9,141.08	$700.00	$21,000.00
4795050020550907	R428705	R460929	Lake Shore Harbour Sec 5, BLOCK 2, Lot 55	2	55	Existing	$9,141.08	$700.00	$21,000.00
4795050020560907	R428706	R428706	Lake Shore Harbour Sec 5, BLOCK 2, Lot 56	2	56	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020570907	R428707	R428707	Lake Shore Harbour Sec 5, BLOCK 2, Lot 57	2	57	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020580907	R428708	R428708	Lake Shore Harbour Sec 5, BLOCK 2, Lot 58	2	58	New	$18,282.15	$1,400.00	$42,000.00

Lake Shore Harbour, Section Five
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Assessment Payment Status	Original Assessment	Annual Installments	Thirty Year Assessment
4795050020590907	R428709	R428709	Lake Shore Harbour Sec 5, BLOCK 2, Lot 59	2	59	New	$18,282.15	$1,400.00	$42,000.00
4795050020600907	R428710	R428710	Lake Shore Harbour Sec 5, BLOCK 2, Lot 60	2	60	New	$18,282.15	$1,400.00	$42,000.00
4795050020610907	R428711	R428711	Lake Shore Harbour Sec 5, BLOCK 2, Lot 61	2	61	New	$18,282.15	$1,400.00	$42,000.00
4795050020620907	R428712	R428712	Lake Shore Harbour Sec 5, BLOCK 2, Lot 62	2	62	New	$18,282.15	$1,400.00	$42,000.00
4795050020630907	R428713	R428713	Lake Shore Harbour Sec 5, BLOCK 2, Lot 63	2	63	New	$18,282.15	$1,400.00	$42,000.00
Total							**$1,462,572.00**	**$112,000.00**	**$3,360,000.00**

ORDINANCE NO. O-07-31

AN ORDINANCE OF THE CITY COUNCIL OF MISSOURI CITY, TEXAS, APPROVING THE SECOND UPDATED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. TWO.

WHEREAS, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City has received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Two (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed Ordinance 0-04-14 approving the Service and Assessment Plan for the City of Missouri City Public Improvement District No. Two (the "PID") and Ordinance 0-06-23 approving the First Updated and Restated Service and Assessment Plan for the City of Missouri City Public Improvement District No. Two: and

WHEREAS, the City Council wishes to adopt a Second Updated and Restated Service and Assessment Plan with respect to the PID; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, THAT:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Service and Assessment Plan attached to this Ordinance is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED and APPROVED on first reading this 21st day of May, 2007.

PASSED, APPROVED and ADOPTED on second and final reading this 4th day of June, 2007.

Mayor

ATTEST:

Patrice Fogarty
City Secretary

APPROVED AS TO FORM:

Carol Kelly
City Attorney

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Last printed 5/16/2007 3:29:00 PM

Second Updated and Restated
Service and Assessment Plan
Public Improvement District Number Two
City of Missouri City, Fort Bend County, Texas

1. Introduction

This Service and Assessment Plan (the "Plan") is prepared and adopted in conformance with the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code (the "Act"), and pursuant to Resolution No. 01-37 creating the Missouri City Public Improvement District Number Two (the "PID" or "PID No. 2" or the "District"), Missouri City (the "City"), Fort Bend County, Texas. The creation of the PID was initiated by a petition (the "Creation Petition") submitted by property owners within the PID boundaries in compliance with the requirements of Section 372.005 of the Act. The Plan was initially approved in 2004 by Ordinance Number 0-04-14, and subsequently updated in 2006 by Ordinance 0-06-23. This Plan represents the Second Updated and Restated Service and Assessment Plan.

2. Boundaries

The boundaries of PID No. 2 are as indicated in the metes and bounds description attached as Exhibit A.

3. Administration of the District

Administration of the District is the responsibility of the Board of Directors of the Missouri City Development Authority (the "Board"), as created by the City Council of the City of Missouri, Texas.

4. Public Improvements

The Public Improvements to be financed and constructed hereby (the "Public Improvements") serve to promote the construction of single-family units ("SFU"). The Public Improvements included in the Plan will confer a special benefit to properties within Public Improvement District No. 2 and will consist of the construction of site work, water lines, sanitary sewer lines, storm sewers, paving, landscaping, contingency provisions, engineering services, financing costs, and administrative and legal services for the PID. The Public Improvements will be pre-funded by the developers of various residential subdivisions within the PID.

A. Lake Shore Harbour - Generally

Lake Shore Harbour Subdivision represents the first such subdivision development within

the PID, and is being developed by Vicksburg Estates, Ltd. Lake Shore Harbour will ultimately contain 640 single-family units within Public Improvement District No. 2, and will be constructed in multiple sections. This plan will be supplemented as the costs of subsequent sections are determined, and the benefited properties assessed accordingly. The Public Improvements authorized under this Plan for Lake Shore Harbour, and the estimated costs thereof, are described below:

LAKE SHORE HARBOUR
PID COSTS

PUBLIC IMPROVEMENT	**ESTIMATED COST**
Water Lines	$682,493.75
Sanitary Sewer Lines	$2,445,525.00
Storm Sewer	$2,178,900.00
Paving	$3,065,113.60
Site Work	$116,500.00
Engineering	$1,018,623.88
Public Landscaping	$600,000.00
Financing Cost	$11,044,619.77
Administration & Legal Expenses	$900,000.00
TOTAL	**$22,051,776.00**

LAKE SHORE HARBOUR
PID COSTS
(Updated to Include Capital Recovery Fees)

PUBLIC IMPROVEMENT	**ESTIMATED COST**
Water Lines	$682,493.75
Sanitary Sewer Lines	$2,445,525.00
Storm Sewer	$2,178,900.00
Paving	$3,065,113.60
Site Work	$116,500.00
Engineering	$1,018,623.88
Public Landscaping	$600,000.00
Capital Recovery Fees @ $2,500/lot	**$1,600,000.00**
Financing Cost	$12,908,299.77
Administration & Legal Expenses	$900,000.00
TOTAL	**$25,515,456.00**

5. Construction of Public Improvements

Design and construction of all Public Improvements will be performed to City specifications, and all construction shall be bid as required by the Authority. The budgets for

each section of Public Improvements will be submitted for approval to the Board, as contracts for the proposed Public Improvements are awarded. The Plan will be reviewed annually in accordance with the provisions of Chapter 372 of the Local Government Code and will include a review of the budgets, expenditures and revenues of the District. Additionally, the Plan will be reviewed for the purpose of establishing the installments for assessments for improvements based upon actual construction bids for Public Improvements made and the financial needs of the District.

6. Conveyance of Improvements to the City

Upon completion of the improvements, and final inspection and acceptance of the Public Improvements by the City, the Developers will convey all rights to the improvements to the City, subject to the Developers' rights of reimbursement described in a Public Improvement District Development and Financing Agreement executed among the Developers, the Board and the City.

7. Authorized Improvements

The area within the PID that is covered by this Service and Assessment Plan is anticipated to be developed as single family residential. This Plan designates the Public Improvements required for the growth and development of the land within the PID. The goal of this Plan is to provide sufficient certainty for the owners of land within the PID to proceed with the financing and construction of the necessary Public Improvements, while allowing for sufficient flexibility to meet the needs of the PID over the life of the development of residential properties within the PID.

The developers contemplate multiple phases of construction, portions of which may be constructed concurrently. The construction of the Public Improvements authorized herein began in calendar year 2003. The proposed phasing is estimated and may vary. The cost estimates provided above are expressed in calendar year 2003 dollars and shall be determined in accordance with the then current value of such amount pursuant to the consumer price index for urban areas applicable to Missouri City. The actual costs of the Public Improvements will be determined subject to final costs pursuant to the guidelines of the Authority.

9. Advance Financing by Developer

The Developers will advance the funds for construction of the Public Improvements for the account of the City and will be entitled to repayment pursuant to Public Improvement District Development and Financing Agreements (the "Development Agreements"), executed among the Board, the City and the Developers. Although the Public Improvements are required for the growth and development of the PID, it is not necessary for them to be built simultaneously. In addition, it is intended that portions of the PID not benefiting from a particular phase of the improvements not be assessed for such improvements. It is anticipated that one or more series of PID bonds will be issued to acquire the Public Improvements, provided that assessments may be used to pay costs of Public Improvements directly if no such assessment revenues are anticipated to be required for the payment of PID bonds. Any such bonds issued will be payable solely from

the PID assessments levied and collected, which shall be sufficient to pay principal and interest on the applicable series of bonds. Such bonds will not be a general obligation of the City in any way and bondholders will not have a lien on any revenues of the City other than the PID assessments.

10. Apportionment of Costs

Payment of assessments, if any, on property owned by exempt jurisdictions other than the City shall be established by contract.

11. Levy of Assessments

The plan of assessment contemplates that the assessment will be levied in phases, as Public Improvements are constructed within each Phase. The assessment year shall be concurrent with the City's tax year. The assessments against property may be paid in annual installments based on an amortization of not more than thirty (30) years plus the period between the effective date of the assessment ordinance and the date of the first installment. For planning purposes the assumed interest rate is 6.00%. The final interest rate on financed assessments will be calculated in accordance with the provisions of the Development Agreement, subject to the maximum rate established by Chapter 372 of the Local Government Code.

The assessments shall be based upon the actual cost of the Public Improvements plus those related costs as deemed reimbursable by the City. The assessment will be allocated on a per lot basis or per square foot basis, as determined by City Council to best reflect the apportionment of benefit. The cost of the Public Improvements will consist of the costs to construct storm sewers, water lines, sanitary sewers, paving, and public landscaping for each development phase, related professional design and engineering fees, administrative and legal services and interest payable to the Developers pursuant to the Public Improvement District Development and Financing Agreements.

A. Lake Shore Harbour

The Plan estimates the following approximate assessments in each Phase based on a total lot count of 640 for Lake Shore Harbour, with the actual assessment to be determined at the time of the assessment levy by reference to the area of the benefited property and the cost of the Public Improvements.

Section One	Total Assessment of $15,809.32 per lot (Assessment Principal)	Annual Payment of $1,148.53 (Financed Assessment)
Section Two	Total Assessment of $15,809.32 per lot (Assessment Principal)	Annual Payment of $1,148.53 (Financed Assessment)
Section Three	**Total Assessment of $18,292.43 per lot (Assessment Principal)**	**Annual Payment of $1,328.93 (Financed Assessment)**
Section Four	**Total Assessment of $18,292.43 per lot (Assessment Principal)**	**Annual Payment of $1,328.93 (Financed Assessment)**

Section Five	Total Assessment of $18,292.43 per lot (Assessment Principal)	Annual Payment of $1,328.93 (Financed Assessment)

Notice of the levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the installment of the assessment levy will be due and payable at the same time property taxes are due and payable to the City. Financed assessments shall bear interest at six percent (6.00%) per annum if no bonds have been issued for the applicable Public Improvements, or one half of one percent (½%) higher than the actual interest rate on any PID bonds or notes used to finance the Public Improvements. However, in no event will the interest rate exceed eight percent (8%) percent.

The first installment of an assessment against a particular property shall be due with respect to the calendar year following the earlier of: (i) the date such property has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or such other indication of substantial completion as may be established by the District, or (ii) the third anniversary of the date such assessment was levied. The City will invoice each owner of property for the installment payment in conjunction with the City's annual property tax bill, and the installments shall be due and payable, and incur penalty and interest for unpaid installments in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner of each succeeding calendar year until the assessment together with interest as provided herein has been paid in full. The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility of for the assessment.

A lien will be established against the property assessed effective as of the date of the ordinance levying the assessment, privileged above all other liens, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. Assessment installments shall be considered delinquent on the same date as the City's property taxes in the year following the assessment installment. Delinquent assessments or installments shall incur the costs of collection. If practicable, the assessment shall be included on the City property tax statement. Notwithstanding the above, the assessment lien shall be effective only with respect to the amounts then due or past due for current or prior installments or final payment. Assessments are personal obligations of the person owning the property assessed in the year an installment payment becomes due, and only to the extent of such installment(s).

The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment.

EXHIBIT "A"

PUBLIC IMPROVEMENT DISTRICT NUMBER TWO
MISSOURI CITY, FORT BEND COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

Beginning at a point which is a northeast corner of the City of Missouri City corporate limits, said point also being in the southern boundary of the Trammel-Fresno Road right-of-way, said point also being the northeast corner of a 31.818 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R142852 and FBCAD parcel account number 0086-00-000-6005-907;

THENCE, in a southerly direction for a distance of approximately 4,440 feet along the eastern boundary of the City of Missouri City corporate limits, said limits running for approximately the first 1,900 feet along the eastern boundary of said parcel account number 0086-00-000-6005-907 to that parcel's southeast corner, then continuing approximately 2,540 feet along the eastern boundary of said parcel 0086-86-015-0400-907 to a point for corner, said point being the southeast corner of parcel account number 0086-86-015-0400-907, and also being a point in the northeast boundary of the State Highway 6 right-of-way, more particularly in the northeast boundary of a 30.974 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R143912 and FBCAD parcel account number 0086-00-000-0004-907, said parcel number 0086-00-000-0004-907 being right-of-way of State Highway 6;

THENCE, in a southeasterly direction for a distance of approximately 2,850 feet along the northeast boundary of the State Highway 6 right-of-way, more particularly in the northeast boundary of said parcel number 0086-00-000-0004-907, said boundary also being the eastern corporate limits of the City of Missouri City to a point, said point being the southeast corner of a 0.008 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166631 and FBCAD parcel account number 0086-00-000-9005-907, said point being in the western right-of-way of Westenfield Road and in the northern right-of-way of State Highway 6, said point also being in the northern boundary of said parcel number 0086-00-000-0004-907;

THENCE, continuing in a southeasterly direction for a distance of approximately 20 feet along the northeast boundary of the State Highway 6 right-of-way, said boundary also being the eastern corporate limits of the City of Missouri City to a point for corner, said point being the northeast corner of said parcel number 0086-00-000-0004-907, said point being near the center of the right-of-way of Westenfield Road;

THENCE, in a southerly direction for a distance of approximately 70 feet across the State Highway 6 right-of-way and along the eastern boundary of said parcel number 0086-00-000-0004-907, also being the eastern boundary of the City of Missouri City corporate limits, to a point, said point being the southeast corner of said parcel number 0086-00-000-0004-907, and also being the northeast corner of a 1.244 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166653 and FBCAD parcel account number 0086-86-022-0305-907, said parcel number 0086-86-022-0305-907 being right-of-way of State Highway 6;

THENCE, continuing in a southerly direction for a distance of approximately 120 feet across the State Highway 6 right-of-way and along the eastern boundary of said parcel number 0086-86-022-0305-907,

also being the eastern boundary of the City of Missouri City corporate limits, to a point, said point being the southeast corner of said parcel number 0086-86-022-0305-907, and also being the northeast corner of a 4.549 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R251575 and FBCAD parcel account number 0086-86-022-0309-907, said point also being in the southern right-of-way boundary of State Highway 6;

THENCE, continuing in a southerly, then southwesterly direction for a distance of approximately 490 feet along the eastern boundary of said parcel number 0086-86-022-0309-907, also being the eastern boundary of the City of Missouri City corporate limits, to a point for corner, said point being the southernmost southeast corner of said parcel number 0086-86-022-0309-907, said point also being in the northern boundary of Newpoint Estates subdivision Section 1;

THENCE, in a westerly direction for a distance of approximately 1,680 feet along southern boundary of the City of Missouri City corporate limits, and along the northern boundary of Newpoint Estates subdivision Section 1, to a point, said point being the northernmost northwest corner of Newpoint Estates subdivision Section 1, said point also being in the western boundary of Longpoint Creek, and also being the southernmost southwest corner of a 5.582 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149674 and FBCAD parcel account number 0086-86-021-0502-907, said point also being the northernmost northeast corner of Newpoint Estates subdivision Section 3, said point also being an interior southeastern corner of the boundary of the City of Missouri City corporate limits;

THENCE, in a westerly direction for a distance of approximately 4,530 feet, leaving the boundary of the City of Missouri City corporate limits, and following the northern boundary of Newpoint Estates subdivision Section 3 to a point for corner, said point being the northwest corner of said Newpoint Estates subdivision Section 3, said point being more specifically the northwest corner of Reserve "B" of Newpoint Estates subdivision Section 3, and also being the northeast corner of a 16.097 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124172 and FBCAD parcel account number 0086-00-000-0510-907;

THENCE, in a southeasterly direction for a distance of approximately 750 feet along the eastern boundary of said parcel account number 0086-00-000-0510-907 to a point for corner, said point being the southeast corner of said parcel account number 0086-00-000-0510-907 and also lying in the southern boundary line of the City of Missouri City city limits;

THENCE, in a westerly direction for a distance of approximately 200 feet along southern boundary of the City of Missouri City corporate limits, and along the southern boundary of said parcel account number 0086-00-000-0510-907, to a point for corner, said point being the northeast corner of a 2.188 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R127397 and FBCAD parcel account number 0007-00-000-0611-907;

THENCE, in a southwesterly direction for a distance of approximately 620 feet along southeastern boundary of the City of Missouri City corporate limits, and along the southeastern boundary of said parcel account number 0007-00-000-0611-907 to a point for corner, said point being the southern corner of said parcel account number 0007-00-000-0611-907;

THENCE, leaving the City of Missouri City corporate limits in a northwesterly direction for a distance of approximately 480 feet along the southwestern boundary of said parcel account number 0007-00-000-0611-907 to a point, said point being the northwestern corner of said parcel account number 0007-00-000-0611-907, said point also being the southernmost southwest corner of a 16.097 acre parcel, said

parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124172 and FBCAD parcel account number 0086-00-000-0510-907;

THENCE, in a northwesterly then west northwesterly direction for a distance of approximately 400 feet along southwestern boundary of said parcel account number 0086-00-000-0510-907 to a point, said point being the westernmost southwest corner of said parcel account number 0086-00-000-0510-907, said point also being the southeast corner of a 12.805 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130956 and FBCAD parcel account number 0086-00-000-0515-907;

THENCE, continuing in a west northwesterly, then westerly direction for a distance of approximately 4,230 feet along southwestern boundary of said parcel account number 0086-00-000-0515-907 to a point for corner, said point being the southwest corner of said parcel account number 0086-00-000-0515-907;

THENCE, in a northeasterly direction for a distance of approximately 102 feet along the western boundary of said parcel number 0086-00-000-0515-907 to a point for corner, said point being the northwest corner of said parcel number 0086-00-000-0515-907;

THENCE, in an easterly direction for a distance of approximately 2,040 feet along the northern boundary of said parcel number 0086-00-000-0515-907 to a point for corner, said point being the southwest corner of a 18.231 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149599 and FBCAD parcel account number 0086-86-005-0513-907;

THENCE, in a northeasterly direction approximately 1,804 feet along the northwestern boundary of said parcel number 0086-86-005-0513-907 to a point for corner, said point being the northern corner of said parcel number 0086-86-005-0513-907, said point also being in the western right-of-way boundary of a not yet constructed portion of public right-of-way for Knight Road;

THENCE, in a northerly direction approximately 257 feet along the western boundary of said Knight Road right-of-way to a point for corner, said point being the southeast corner of a 17.897 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149605 and FBCAD parcel account number 0086-86-005-0511-907;

THENCE, in a southwesterly direction approximately 950 feet along the southern property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the more eastern of the two southwest corners of said parcel number 0086-86-005-0511-907;

THENCE, in a westerly direction approximately 41 feet along the southern property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the more western of the two southwest corners of said parcel number 0086-86-005-0511-907;

THENCE, in a northerly direction approximately 1,283 feet along the western property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the northwest corner of said parcel number 0086-86-005-0511-907, said point also being the southwest corner of a 9.643 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149609 and FBCAD parcel account number 0086-86-004-0300-907;

THENCE, continuing in a northerly direction for a distance of approximately 539 feet along the western property line of said parcel number 0086-86-004-0300-907 to a point, said point being the northwest corner of said parcel number 0086-86-004-0300-907, said point also being the southwest corner of a

4.504 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149685 and FBCAD parcel account number 0086-86-004-0400-907;

THENCE, continuing in a northerly direction for a distance of approximately 472 feet along the western property line of said parcel number 0086-86-004-0400-907 to a point for corner, said point being the northwest corner of said parcel number 0086-86-004-0400-907, said point also being in the southern right-of-way boundary of Watts Plantation Road;

THENCE, in an easterly direction for a distance of approximately 454 feet along the northern property line of said parcel number 0086-86-004-0400-907, and along the southern right-of-way boundary of Watts Plantation Road to a point, said point being the northeast corner of said parcel number 0086-86-004-0400-907, said point also being the northwest corner of a 2.014 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149682 and FBCAD parcel account number 0086-86-004-0401-907;

THENCE, continuing in an easterly direction for a distance of approximately 325 feet along the northern property line of said parcel number 0086-86-004-0401-907, and along the southern right-of-way boundary of Watts Plantation Road to a point for corner, said point being the northeast corner of said parcel number 0086-86-004-0401-907

THENCE, in a northerly direction for a distance of approximately 60 feet to a point for corner, said point being in the northern right-of-way line of Watts Plantation Road, said point also being in the southeast corner of a 1.138 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39365 and FBCAD parcel account number 0086-00-000-2900-907;

THENCE, in a northerly direction for a distance of approximately 1,045 feet along the western right-of-way boundary of Knight Road to a point for corner, said point being the southeast corner of a 21.251 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39392 and FBCAD parcel account number 0086-00-000-4300-907, said point also being in the western right-of-way boundary of Knight Road;

THENCE, in a westerly direction for a distance of approximately 1,070 feet along the southern boundary of said parcel account number 0086-00-000-4300-907 to a point, said point being the southwest corner of said parcel and also the southeast corner of a 13.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39394 and FBCAD parcel account number 0086-00-000-4400-907;

THENCE, in a westerly direction for a distance of approximately 313 feet along the southern boundary of said parcel account number 0086-00-000-4400-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4400-907 and also the southeast corner of a 35.294 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160599 and FBCAD parcel account number 0086-00-000-4606-907;

THENCE, in a westerly direction for a distance of approximately 1,286 feet along the southern boundary of said parcel account number 0086-00-000-4606-907 to a point for corner, said point being the southwest corner of said parcel;

THENCE, in a northerly direction for a distance of approximately 1,916 feet along the western boundary of said parcel account number 0086-00-000-4606-907 to a point for corner, said point being

approximately 70 feet south of the northwest corner of said parcel and also 70 feet south of the southern right-of-way boundary of State Highway 6, said point also being the southeast corner of a 0.892 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39402 and FBCAD parcel account number 0086-00-000-4708-907;

THENCE, in a westerly direction for a distance of approximately 345.00 feet along the southern boundary of said parcel account number 0086-00-000-4708-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4708-907 and also lying in the eastern right-of-way boundary of Oakwick Forest Drive;

THENCE, in a westerly direction for a distance of approximately 30 feet to a point for corner, said point lying in the center of the right-of-way of Oakwick Forest Drive;

THENCE, in a northerly direction for a distance of approximately 50 feet along the center of the right-of-way of Oakwick Forest Drive to a point for corner, said point lying approximately 30 feet in an easterly direction from the southeast corner of a 1.135 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39403 and FBCAD parcel account number 0086-00-000-4710-907;

THENCE, in a westerly direction for a distance of approximately 30 feet to a point, said point being the southeast corner of said parcel account number 0086-00-000-4710-907;

THENCE, in a westerly direction for a distance of approximately 317 feet along the southern boundary of said parcel account number 0086-00-000-4710-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4710-907 and also being the southeast corner of a 3.9567 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39401 and FBCAD parcel account number 0086-00-000-4705-907;

THENCE, in a westerly direction for a distance of approximately 609 feet along the southern boundary of said parcel account number 0086-00-000-4705-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4705-907 and also the southeast corner of a 3.5 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39400 and FBCAD parcel account number 0086-00-000-4702-907;

THENCE, in a westerly direction for a distance of approximately 412 feet along the southern boundary of said parcel account number 0086-00-000-4702-907 to a point for corner, said point being the southwest corner of said parcel;

THENCE, in a northerly direction for a distance of approximately 340 feet along the western boundary of said parcel account number 0086-00-000-4702-907 to a point for corner, said point being the northwest corner of said parcel account number 0086-00-000-4702-907 and also lying in the southern right-of-way boundary of Trammel-Fresno Road and also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39468 and FBCAD parcel account number 0086-00-000-4775-907;

THENCE, in a westerly direction for a distance of approximately 131 feet along the northern boundary of said parcel account number 0086-00-000-4775-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39469 and FBCAD parcel account number 0086-00-000-4776-907;

THENCE, continuing in a westerly direction for a distance of approximately 135 feet along the northern boundary of said parcel account number 0086-00-000-4776-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39470 and FBCAD parcel account number 0086-00-000-4777-907;

THENCE, continuing in a westerly direction for a distance of approximately 140 feet along the northern boundary of said parcel account number 0086-00-000-4777-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39471 and FBCAD parcel account number 0086-00-000-4778-907;

THENCE, continuing in a westerly direction for a distance of approximately 142 feet along the northern boundary of said parcel account number 0086-00-000-4778-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39472 and FBCAD parcel account number 0086-00-000-4779-907;

THENCE, continuing in a westerly direction for a distance of approximately 40 feet along the northern boundary of said parcel account number 0086-00-000-4779-907 to a point for corner, said point being in the northern boundary of said parcel, said point also being in the southern right-of-way boundary of Trammel-Fresno Road and also being directly south of the southwest corner of a 2.474 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38018 and FBCAD parcel account number 0077-00-000-0400-907;

THENCE, directly north for a distance of approximately 70 feet crossing the Trammel-Fresno Road right-of-way to a point, said point being in the northern boundary line of the Trammel-Fresno Road right-of-way and also being the southwest corner of said parcel account number 0077-00-000-0400-907;

THENCE, in a northerly direction for a distance of approximately 308 feet along the western boundary of said parcel account number 0077-00-000-0400-907 to a point for corner, said point being the northwest corner of said parcel account number 0077-00-000-0400-907, said point also being in the southern right-of-way boundary of State Highway 6, and also being in the south boundary line of a 25.76 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R143911 and FBCAD parcel account number 0077-00-000-0001-907, said parcel account number 0077-00-000-0001-907 being right-of-way of State Highway 6;

THENCE, in a northwesterly direction for a distance of approximately 135 feet crossing a portion of the State Highway 6 right-of-way to a point for corner, said point being within the State Highway 6 right-of-way, said point also being the southwest corner of a 1.815 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165491 and FBCAD parcel account number 0077-00-000-0393-907, said parcel account number 0077-00-000-0393-907 being right-of-way of State Highway 6;

THENCE, in a northeasterly direction for a distance of approximately 170 feet crossing the State Highway 6 right-of-way to a point, said point being in the northern boundary line of the State Highway 6 right-of-way and also being the northwest corner of said parcel account number 0077-00-000-0393-907 and also being the westernmost corner of a former 27.338 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135429 and FBCAD parcel

account number 0077-00-000-0331-907 for Tax Year 2000, said parcel having been split into a portion of the subdivision named Venetian Village Section 1, said subdivision having FBCAD subdivision number 8495-01, said point also being the southernmost southwest corner of a 14.439 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38002 and FBCAD parcel account number 0077-00-000-0305-907, said parcel number 0077-00-000-0305-907 being a drainage easement owned by Fort Bend MUDs No. 47 and 48;

THENCE, in a west northwesterly direction for a distance of approximately 300 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0077-00-000-0305-907;

THENCE, in a northeasterly direction for a distance of approximately 1,342 feet to a point for corner, said point being the point of intersection of the boundary lines of three certain parcels, the first being said parcel number 0077-00-000-0305-907, the second being a 6.1794 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160571 and FBCAD parcel account number 0077-00-000-0369-907 and the third parcel being a 211.7247 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37998 and FBCAD parcel account number 0077-00-000-0300-907, said point of intersection also lying in the boundary line of the City of Missouri City city limits;

THENCE, in a northeasterly direction for a distance of approximately 260.24 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northwesterly direction for a distance of approximately 497.00 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northeasterly direction for a distance of approximately 635.62 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northwesterly direction for a distance of approximately 494.84 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more north-northwesterly direction for a distance of approximately 783.89 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a west-northwesterly direction for a distance of approximately 583.65 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northwesterly direction for a distance of approximately 578.18 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northwesterly direction for a distance of approximately 416.76 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more north-northwesterly direction for a distance of approximately 716.18 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the westernmost point of said parcel;

THENCE, in a north and slightly northeasterly direction for a distance of approximately 117.45 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northeasterly direction for a distance of approximately 227.43 feet along the northwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more northern northeasterly direction for a distance of approximately 1,212.08 feet along the northwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the northernmost northwest corner of said parcel;

THENCE, in an easterly direction for a distance of approximately 990.81 feet along the northern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the northernmost-northeast corner of a 211.7247 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37998 and FBCAD parcel account number 0077-00-000-0300-907;

THENCE, in a southerly, then southeasterly direction for a distance of approximately 1,480 feet along the northeast boundary of said parcel number 0077-00-000-0300-907, said line also being the southwest boundary of a 10.36 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R122281 and FBCAD parcel account number 0077-00-000-0318-907, to a point for corner, said point being the southernmost corner of said parcel number 0077-00-000-0318-907;

THENCE, in a northeasterly direction for a distance of approximately 342.43 feet along the southeast boundary of said parcel number 0077-00-000-0318-907, also being a portion of the northeast boundary of said parcel number 0077-00-000-0300-907, to a point for corner, said point being the southeast corner of said parcel number 0077-00-000-0318-907;

THENCE, in a southeasterly direction for a distance of approximately 70 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southwesterly direction for a distance of approximately 270 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;
THENCE, in a southeasterly direction for a distance of approximately 340.0 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southerly direction for a distance of approximately 103.36 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southwesterly direction for a distance of approximately 172.26 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southeasterly direction for a distance of approximately 955.97 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point, said point also being the westernmost northwest corner of Vicksburg Village of Cumberland subdivision, and also being the northeast corner of a 6.184 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126051 and FBCAD parcel account number 0077-00-000-0324-907;

THENCE, in a south-southeasterly, then southerly direction for a distance of approximately 1,610 feet along the eastern boundary of said parcel number 0077-00-000-0324-907, also being the western boundary of Vicksburg Village of Cumberland subdivision, to a point, said point being the southeast corner of said parcel number 0077-00-000-0324-907, said corner also being the northeast corner of a

1.596 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141436 and FBCAD parcel account number 0077-00-000-0342-907;

THENCE, in a southerly direction for a distance of approximately 670 feet along the eastern boundary of said parcel number 0077-00-000-0342-907, also being the western boundary of Vicksburg Village of Cumberland subdivision, to a point for corner, said point being the southeast corner of said parcel number 0077-00-000-0342-907, said point also being the northeast corner of the aforementioned parcel number 0077-00-000-0305-907, said parcel number 0077-00-000-0305-907 being a drainage easement owned by Fort Bend MUD No. 47;

THENCE, in a southerly direction for a distance of approximately 175 feet along the eastern boundary line of said parcel number 0077-00-000-0305-907 to a point, said point being the southeast corner of said parcel number 0077-00-000-0305-907 and also being the northwest corner of a 1.074 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165899 and FBCAD parcel account number 0077-00-000-9003-907, said parcel number 0077-00-000-9003-907 being a drainage easement owned by Fort Bend MUD No. 48;

THENCE, in a southerly direction for a distance of approximately 110 feet along the western boundary line of said parcel number 0077-00-000-9003-907 to a point for corner, said point being the southwest corner of said parcel number 0077-00-000-9003-907 and also being in the northern boundary line of the aforementioned 27.338 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135429 and FBCAD parcel account number 0077-00-000-0331-907;

THENCE, in an easterly direction approximately 370 feet along the northern boundary of said parcel number 0077-00-000-0331-907 to a point, said point being the northeast corner of said parcel number 0077-00-000-0331-907, said point also being the northwest corner of a former 4.715 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135432 and FBCAD parcel account number 0077-00-000-0332-907 for Tax Year 2000, said parcel having been split into a portion of the subdivision named Venetian Village Section 1, said subdivision having FBCAD subdivision number 8495-01;

THENCE, in an easterly direction approximately 400 feet along the northern boundary of said former parcel number 0077-00-000-0332-907 to a point for corner, said point being the northeast corner of said former parcel number 0077-00-000-0332-907, said point also being in the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue);

THENCE, in a south, southwesterly direction for a distance of approximately 570 feet along the eastern boundary of said former parcel number 0077-00-000-0332-907, and along the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue), to a point for corner, said point being the southeast corner of said former parcel number 0077-00-000-0332-907, said point also being the northwest intersection of the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue) with the northern right-of-way boundary of Lake Shore Harbour Boulevard (formerly Vicksburg Drive);

THENCE, in an easterly direction for a distance of approximately 100 feet, crossing the Vicksburg Boulevard (formerly Hillcroft Avenue) right-of-way, to a point, said point being the southwest corner of a 10.06 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135431 and FBCAD parcel account number 0077-00-000-0336-907;

THENCE, in a southeasterly direction for a distance of approximately 600 feet along the south boundary line of said parcel account number 0077-00-000-0336-907, also being the northern right-of-way boundary of the future extension of Lake Shore Harbour Boulevard (formerly Vicksburg Drive) to a point for corner, said point being the southeast corner of said parcel account number 0077-00-000-0336-907, said point also being the southwest corner of a 63.369 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141435 and FBCAD parcel account number 0077-00-000-0341-907;

THENCE, in a northeasterly then northerly direction for a distance of approximately 938.05 feet along the western boundary of said parcel account number 0077-00-000-0341-907 to a point for corner, said point being the northwest corner of said parcel, said point also being in the southern boundary of a 9.282 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38003 and FBCAD parcel account number 0077-00-000-0306-907 which contains a portion of the 190 foot wide drainage easement owned by Fort Bend MUD No. 48 which borders the south side of Vicksburg Village of Shiloh subdivision;

THENCE, in an easterly direction for a distance of approximately 2,140 feet along the northern boundary of said parcel account number 0077-00-000-0341-907 to a point, said point being the northernmost northeast corner of said parcel and also the northwest corner of a 1.836 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38004 and FBCAD parcel account number 0077-00-000-0307-907;

THENCE, in an easterly direction for a distance of approximately 200.0 feet along the northern boundary of said parcel account number 0077-00-000-0307-907 to a point for corner, said point being the northeast corner of said parcel and also the southeast corner of a 19.7056 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141437 and FBCAD parcel account number 0077-00-000-0391-907 and containing a portion of the 190 and 150 foot wide drainage easement owned by Fort Bend MUD No. 48 which borders the south and east sides of Vicksburg Village of Shiloh subdivision, said point also being in the western boundary line of a 90.7294 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38016 and FBCAD parcel account number 0077-00-000-0390-907;

THENCE, in a southerly direction for a distance of approximately 1,200 feet along the western boundary of said parcel number 0077-00-000-0390-907 to a point for corner, said point being the southwest corner of said parcel number 0077-00-000-0390-907, and also being in the north right-of-way boundary of Trammel Fresno Road;

THENCE, in an easterly direction for a distance of approximately 1,715 feet along the north right-of-way boundary of Trammel Fresno Road, said north right-of-way line also being the southern boundary line of said parcel number 0077-00-000-0390-907 to a point, said point being the southeast corner of said parcel number 0077-00-000-0390-907, and also being in the north right-of-way boundary of Trammel Fresno Road, said point also being the southwest corner of a 80.43 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38017 and FBCAD parcel account number 0077-00-000-0395-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0395-907 for a distance of approximately 129.70 feet to a point, said point being the southwest corner of a 6.269 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37997 and FBCAD parcel account number 0077-00-000-0200-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0200-907 for a distance of approximately 80 feet to a point, said point being the southeast corner said parcel account number 0077-00-000-0200-907, said point also being in the southern boundary of the aforementioned parcel account number 0077-00-000-0395-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0395-907 for a distance of approximately 175 feet to a point for corner, said point being directly north of the intersection of the south right-of-way boundary of Trammel-Fresno Road with the west right-of-way line of Hurricane Lane (formerly Summer Breeze Drive);

THENCE, directly south for a distance of approximately 70 feet across Trammel-Fresno Road to a point in said western right-of-way boundary of Hurricane Lane (formerly Summer Breeze Drive), said point also being in the southern right-of-way boundary of Trammel-Fresno Road;

THENCE, in a southwesterly direction for a distance of approximately 1950 feet along the west right-of-way line of Hurricane Lane, said west right-of-way line also being the southeast boundary of a 69.646 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39306 and FBCAD parcel account number 0086-00-000-2130-907, to a point for corner, said point being directly opposite Hurricane Lane from the northwest corner of a 1.755 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212016 and FBCAD parcel account number 0086-00-000-1002-907;

THENCE, perpendicularly across Hurricane Lane to the northwest corner of said parcel account number 0086-00-000-1002-907;

THENCE, in a southeasterly direction for a distance of approximately 155.61 feet along the north boundary of said parcel account number 0086-00-000-1002-907 to the northeast corner of said parcel, said point also being the northwest corner of a 7.50 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149700 and FBCAD parcel account number 0086-86-010-0100-907;

THENCE, continuing in a southeasterly direction for a distance of approximately 610 feet along the north boundary of said parcel account number 0086-86-010-0100-907 to a point for corner, said point being the northeast corner of said parcel;

THENCE, in a southerly direction for a distance of approximately 320 feet along the eastern boundary of said parcel account number 0086-86-010-0100-907 to the southeast corner of said parcel, said point also being the northwest corner of a 78.534 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149655 and FBCAD parcel account number 0086-86-015-0400-907;

THENCE, in an easterly direction for a distance of approximately 1,690 feet along the north boundary of said parcel account number 0086-86-015-0400-907, passing at 1618.0 feet the southeast corner of the FBISD Hightower High School drainage and detention pond, to a point for corner, said point being where the boundary line of said parcel 0086-86-015-0400-907 turns northerly;

THENCE, in a northerly direction for a distance of approximately 560 feet along the western boundary of said parcel 0086-86-015-0400-907 to a point, said point being both the northernmost northwest corner of said parcel, and the southwest corner of a 31.818 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R142852 and FBCAD parcel account number 0086-00-000-6005-907;

THENCE, continuing in a northerly direction for a distance of approximately 1,895.96 feet along the western boundary of said parcel account number 0086-00-000-6005-907 to a point for corner, said point being the northwest corner of said parcel and also being on the southern boundary of the Trammel-Fresno Road right-of-way;

THENCE, in an easterly direction for a distance of approximately 700 feet along the northern boundary of said parcel account number 0086-00-000-6005-907 and the southern boundary of the Trammel-Fresno Road right-of-way to the **POINT OF BEGINNING.**

ORDINANCE NO. O-13-30

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, LEVYING AN ASSESSMENT AGAINST SECTION 5 PROPERTIES IN THE LAKESHORE HARBOUR SUBDIVISION LOCATED IN THE CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. TWO (LAKESHORE HARBOUR); AND MAKING CERTAIN FINDINGS RELATED THERETO.

* * * * *

WHEREAS, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein, and to levy and collect an assessment in furtherance of the purposes thereof; and

WHEREAS, the City has created City of Missouri City Public Improvement District No. Two (the "PID") and adopted a Service and Assessment Plan (the "Plan") for the PID, all in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City Council filed a proposed assessment roll with the City Secretary which roll was available for public inspection, and following notice thereof by mail and publication as required by Chapter 372, the City Council held a public hearing at which written or oral objections to the proposed assessments were considered and passed on by the City Council; and

WHEREAS, the City Council has determined that the levy of a special assessment in, for and on behalf of the PID is necessary and advisable, and that the proposed assessment roll apportions the cost of the subject improvements in the PID on the basis of special benefits accruing to the property because of the improvement; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The assessment roll attached hereto is hereby approved and the special assessments described therein are hereby levied on the subject property in accordance with the terms of the Plan, which Plan determines the method of payment of the assessments, and makes provision for the payment thereof in periodic installments, interest thereon and the collection thereof. The Mayor, City Secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. There is hereby created a first and prior lien securing payment of the assessment levied, effective as of the date of this Ordinance as provided in the Plan and Chapter 372.

Section 4. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, TEX. GOV'T CODE, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED on first reading this 19th day of August, 2013.

PASSED, APPROVED and ADOPTED on second and final reading this 3rd day of September, 2013.

Allen Owen, Mayor

ATTEST:

Maria Gonzalez, City Secretary

APPROVED AS TO FORM:

, First Asst. City Atty for

Caroline Kelley, City Attorney

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Last printed August 27, 2013 2:34:00 PM

LAKE SHORE HARBOUR SECTION 5 ASSESSMENT ROLL

Property Owner	Subd.Code	Sec	Blk	Lot	Sch Dist	Street Address	Total Assessment Amount	Financed Assessment Annual Payment	Thirty Year Financed Assessment Total
Vicksburg Estates, Ltd.	4795	05	01	0010	907	2618 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0020	907	2614 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0030	907	2610 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0040	907	2606 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0050	907	3915 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0060	907	3919 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0070	907	3923 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0080	907	3927 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0090	907	3931 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0100	907	3935 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0110	907	4003 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0120	907	4007 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0130	907	4011 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0140	907	4015 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0150	907	4019 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0160	907	4023 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0170	907	4022 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0180	907	4018 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0190	907	4014 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0200	907	4010 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0210	907	4006 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0220	907	4002 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0230	907	3938 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0240	907	3934 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0250	907	3930 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0260	907	3926 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0270	907	3922 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0280	907	3918 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0290	907	3914 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0300	907	3910 Medici Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0310	907	2538 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**

Vicksburg Estates, Ltd.	4795	05	01	0320	907	2534 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0330	907	2530 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0340	907	2526 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0350	907	2522 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0360	907	2518 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0370	907	2514 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0380	907	2510 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0390	907	2506 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0400	907	3911 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0410	907	3915 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0420	907	3919 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0430	907	3923 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0440	907	3927 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0450	907	3931 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0460	907	3935 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0470	907	3939 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0480	907	3943 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0490	907	3947 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0500	907	3951 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0510	907	3950 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0520	907	3946 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0530	907	3942 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0540	907	3938 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0550	907	3934 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0560	907	3930 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0570	907	3926 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0580	907	3922 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0590	907	3918 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0600	907	3914 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0610	907	3910 Amalfi Shores Ct.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0620	907	2430 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	01	0630	907	2426 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0010	907	2427 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0020	907	2431 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0030	907	2435 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0040	907	2503 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0050	907	2507 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**

Vicksburg Estates, Ltd.	4795	05	02	0060	907	2511 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0070	907	2515 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0080	907	519 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0090	907	2523 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0100	907	2527 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0110	907	2531 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0120	907	2535 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0130	907	2539 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0140	907	2543 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0150	907	2547 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0160	907	2603 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0170	907	2607 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0180	907	2611 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0190	907	2615 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0200	907	2619 Bal Harbour Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0210	907	2811 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0220	907	2815 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0230	907	2819 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0240	907	2823 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0250	907	2827 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0260	907	2831 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0270	907	2835 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**
Vicksburg Estates, Ltd.	4795	05	02	0280	907	2839 Lake Villa Dr.	$18,282.15	$1,400.00	**$42,000.00**

missouri CITY
TEXAS

City Secretary

1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

THE STATE OF TEXAS §
§ **CERTIFICATE TO COPY OF PUBLIC RECORD**
COUNTY OF FORT BEND §

I hereby certify in the performance of the functions of my office that the foregoing instrument is a true and correct copy of Ordinance No. O-13-30, adopted by the City Council of the City of Missouri City, Texas, on September 3, 2013, as the same appears of record in my office and that said document is an official record from the office of the City Secretary, City of Missouri City, Fort Bend County, State of Texas, and is kept in said office.

I further certify that I, Maria Gonzalez, am the City Secretary of the City of Missouri City, that I have legal custody of said record, and that I am a lawful possessor and keeper of the records in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of said office this 10th day of September, 2013.

Maria Gonzalez, TRMC
City Secretary
City of Missouri City, Texas

OFFICIAL CITY SEAL
missouri CITY
TEXAS

RETURNED AT COUNTER TO:
Maria Gonzalez
1522 Texas Parkway
Missouri City, Texas 77489

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas
September 10, 2013 01:06:57 PM
FEE: $31.00 CDC
ORD

2013116760

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 7(b)2 - Extend Interim procedure for the administration of certain plans and plats

Submitted by: Jennifer Thomas Gomez, AICP, Planning Manager

SYNOPSIS

Public hearing and consideration of an emergency ordinance to provide for an extension of the interim procedures for the administration of regulations relating to certain plans and plats in accordance with Texas House Bill 3167 that were made effective on September 1, 2019 is herein provided.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Develop a high performing City team
- Have quality development through buildout

BACKGROUND

Texas House Bill 3167 was signed by the governor on June 14, 2019 and is effective as of September 1, 2019. The bill provides for approval procedures for land development applications processed by a municipal or county government.

On September 3, 2019, City Council approved an emergency ordinance to provide for an interim procedure to align the city's land development application processes with the new legislation. On October 7, 2019, City Council approved a 2nd emergency ordinance to extend the interim procedure. Staff is requesting a 3rd emergency ordinance to further extend the interim procedure and to allow for continued time to work through proposed amendments to the city's land development regulations.

This emergency ordinance provides for the following:

(1) Adoption of the city's platting manual which includes the required form and content for all conceptual plan, preliminary plat and final plat applications in addition to required documents, notice, and support studies.

(2) Establishes that certain plans, plats or related applications shall be **approved**, **approved with conditions**, or **disapproved** *within 30 days of the date* the plan, plat, or related application is *filed with the city*.
(Written responses received to a previously conditionally approved or disapproved plan or plat must be approved or disapproved by the city within 15 days of the date the application is filed).

(3) Defines a plan to include (a) construction plans; (b) commercial civil plans; (c) commercial ground up construction plans; (d) commercial parking lot plans; (e) detention pond plans; (f) grading plans; (g) retention pond plans; (h) flatwork plans; and (i) floodplain permit plans.

(4) Defines a plat to include conceptual plans, preliminary plat, final plat, and amending plat.

(5) Establishes dates for the acceptance and processing of plans and plats (submittal deadline) through January 2020.

(6) Establishes that applications and filings occurring on a date other than a date as specified will be disapproved in accordance with the process to act on a plan or plat.

(7) Establishes that an applicant may request in writing a request to extend a 30-day period and that such request must be approved by the planning commission.

Additional amendments to Chapter 82, Subdivisions of the City's Code of Ordinances, also known as the subdivision ordinance and applicable city regulations for land development applications will be presented to the City Council at a later date.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY__ Funds Budgeted	FY__ Funds Available	Amount Requested
N/A					

Purchasing Review: N/A
Financial/Budget Review: N/A

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Ordinance

STAFF'S RECOMMENDATION

Approve the ordinance.

Director Approval: **Otis T. Spriggs, AICP, Development Services Director**

Assistant City Manager/
City Manager Approval: **Glen A. Martel, Assistant City Manager**

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CONTINUING AN INTERIM PROCEDURE REGARDING THE ADMINISTRATION OF PLANS AND PLATTING RULES; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND DECLARNG AN EMERGENCY.

* * * * *

WHEREAS, House Bill 3167, which passed during the 86th Regular Session of the Texas Legislature, provides that a municipal authority or governing body that conditionally approves or disapproves a plan or plat under Subchapter A of Chapter 212 of the Texas Local Government Code shall provide an applicant with a written statement of the conditions for which certain applications are conditionally approved or disapproved; and

WHEREAS, House Bill 3167 took effect on September 1, 2019; and

WHEREAS, Section 212.002 of the Texas Local Government Code allows a municipality, after a public hearing on the matter, to adopt rules governing plats and the subdivision of land within the municipality's jurisdiction to promote the health, safety, morals, and general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

WHEREAS, the City of Missouri City (the "City") has adopted rules and regulations governing the administration of platting rules within the City's jurisdiction; and

WHEREAS, House Bill 3167 requires conditions or reasons for conditional approvals and disapprovals to be directly related to the requirements under Subchapter A of Chapter 212 of the Texas Local Government Code and to include a citation to the law, specifically, a statute or municipal ordinance, that is the basis for the conditional approval or disapproval; and

WHEREAS, pursuant to Ordinance No. O-19-19, adopted on September 3, 2019, to provide for the enforcement of rules relating to plans and plats after House Bill 3167 takes effect, the City adopted the City's platting rules and an interim process to administer plans and plats subject to House Bill 3167 (the "Interim Process"); and

WHEREAS, pursuant to Ordinance No. O-19-19, the Interim Process expired on October 7, 2019; and

WHEREAS, pursuant to Ordinance No. O-19-25, adopted on October 7, 2019, to provide for the enforcement of rules relating to plans and plats after House Bill 3167 takes effect, the City continued an interim process to administer plans and plats subject to House Bill 3167 (the "Interim Process"); and

WHEREAS, pursuant to Ordinance No. O-19-25, the Interim Process expires on November 18, 2019; and

WHEREAS, City staff continues to review the process by which House Bill 3167 will be implemented on a permanent basis; and

WHEREAS, after proper notice, the City held a public hearing where all interested persons were given an opportunity to speak and present evidence for and against the regulations regarding the continuation of the Interim Process; and

WHEREAS, the City Council finds that it is necessary and in the interest of the health, safety, morals, and general welfare of the residents of the City to continue the Interim Process by setting forth new dates for such process; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are made a part of this Ordinance for all purposes.

Section 2. The City Council of the City of Missouri City conducted the public hearing on the continuation of the Interim Process and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. Plans, as such term is defined by Chapter 212 of the Texas Local Government Code, and plats, as such term is defined by Chapter 212 of the Texas Local Government Code, shall be approved, approved with conditions, or disapproved within 30 days of the date the plan, plat, or related application is filed. Plans shall include construction plans, commercial civil plans, commercial ground up construction plans, commercial parking lot plans, detention pond plans, grading plans, retention pond plans, flatwork plans and floodplain permit plans. Plats shall include conceptual plans and preliminary, final, and amending plats.

Section 4. *Development Review Schedule*.

(a) New dates for the Interim Process shall be as set forth in this Ordinance. The Director of Development Services shall:

(1) process and accept plans, other than subdivision construction plans, and related applications on November 25, 2019, December 2, 2019, December 9, 2019, December 16, 2019, December 23, 2019, December 30, 2019, January 6, 2020, January 13, 2020, January 21, 2020, January 27, 2020;

(2) process and accept subdivision construction plans and related applications on any City business day;
(3) process and accept plats and related applications on December 13, 2019, and January 24, 2020;
(4) process and accept written response plat applications on January 31, 2020; and
(5) publish the processing dates for plans and plats on the City's website.

(b) An applicant filing a plan, plat, related application or written response plat application shall file such plan, plat, related application, or written response plat application on an applicable date set forth in Section 4(a) of this Ordinance.

(c) All applications and filings shall occur on the dates, as applicable, set forth in Section 4(a) of this Ordinance. Any application or filing submitted on a date other than a date, as applicable, set forth in Section 4(a) of this Ordinance shall be considered filed as of the date or period set forth in Section 4(a) of this Ordinance and shall be disapproved by the authority responsible for approving the plan, plat, related application, or written response plat application for violating this Ordinance.

Section 5. *Extensions*. The 30-day period described by Section 3 may be extended for a period not exceed 30 days if:

(A) the applicant requests the extension in writing to the planning commission; and
(B) the planning commission approves the extension request.

Section 6. *Repeal*. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict only.

Section 7. *Precedence*. In the event this Ordinance conflicts with Chapter 82 of the Missouri City Code, or any other ordinance, rule, or policy of the City of Missouri City, this Ordinance shall prevail.

Section 8. *Severability*. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 9. *Emergency*. The City Council finds and determines that the adoption and enforcement of rules relating to plans, plats, and subdivision inures to the benefit of the public and, therefore, bears directly upon the health, safety, morals, and general welfare of the City and the safe, orderly, and healthful development of the City; that this Ordinance shall be adopted as an emergency measure; and that, pursuant to Section 3.11 of the City Charter of the City of Missouri City, the requirement that this Ordinance be considered and favorably acted on at two (2) separate meetings does not apply for the final passage of this Ordinance.

Section 10. *Expiration*. This Ordinance shall remain in full force and effect until November 18, 2019, and shall automatically expire as of 12:01 a.m. on January 21, 2020, unless repealed on or before January 20, 2020.

PASSED and APPROVED on first and final reading this 18th day of November, 2019.

_____
Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

_____
Maria Jackson, City Secretary

_____
E. Joyce Iyamu, City Attorney

Council Agenda Item
November 18, 2019

8. **APPOINTMENTS** – *There are no Appointments on this agenda.*

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 9(a) Consider electing a Mayor Pro Tem.

Submitted by: Maria Jackson, City Secretary

SYNOPSIS

Pursuant to the Charter of the City of Missouri City, the Mayor Pro Tem shall be elected by the Council at the first Council meeting following a general or special City election.

BACKGROUND

The Mayor Pro Tem shall be a councilmember and shall be elected by the council at the first regular council meeting following the later of each general city election or special city election for the election of the Mayor or one or more councilmembers. The councilmember elected as the Mayor Pro Tem shall hold the title and serve in such capacity at the pleasure of the council. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor and when so acting in this capacity shall have the authority conferred upon the Mayor.

During the July 7, 2014, regular City Council meeting, City Council discussed a rotation policy for the election of a Mayor Pro Tem. Former Councilmember Wyatt moved and Councilmember Emery seconded to adopt the proposed policy with the amendment any councilmember may decline a nomination and/or election to the office of Mayor pro tem. The motion failed due to lack of majority vote.

Since that time, the procedure followed was for the next senior member of City Council to assume the role of Mayor Pro Tem.

Since 2009, the following members of Council have held the title of Mayor Pro Tem:

City Councilmember	**Term**
Chris Preston	December 2018 to November 2019
Yolanda Ford	November 2017 to November 2018
Floyd Emery	July 2016 to November 2017
Don Smith	May 2015 to June 2016
Robin Elackatt	May 2014 to May 2015
Jerry Wyatt	May 2011 to May 2014
Brett Kolaja	May 2010 to May 2011

Jerry Wyatt	May 2009 to May 2010

BUDGET ANALYSIS

Chapter 2 – Administration, Article II – City Council, Division 2 – Compensation, of the City's Code of Ordinances states the following regarding the compensation of Mayor Pro Tem and City Council:

Sec. 2-53. - Mayor pro tem.
The mayor pro tem of the city shall receive as monetary compensation for his or her services to the city the sum of $750.00 per month.

Sec. 2-54. - Other councilmembers.
Each member of the city council other than the mayor and mayor pro tem shall receive as monetary compensation for his or her services to the city the sum of $500.00 per month.

STAFF'S RECOMMENDATION

Elect a Mayor Pro Tem.

Director Approval: **Maria Jackson, City Secretary**

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 9(b) Authorize the City Manager to execute a contract for the construction improvements to American Legion Park

Submitted by: Shashi K. Kumar, P.E., Director of Public Works/City Engineer

SYNOPSIS

Staff requests authorization for the City Manager to execute a contract for the construction improvements to American Legion Park

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Have a quality development through buildout

BACKGROUND

In September 2019, Public Works along with the Purchasing Division prepared and advertised an Invitation for Bid - IFB No. 20-304 “Improvements to American Legion Park”

This project at American Legion Park, includes but is not limited to, prefabricated restroom; outdoor pavilion with associated concrete paving; sidewalks; and underground utilities.

Required notices were published on the Electronic State Business Daily, local newspaper and City’s website. Two responses were received (Bass Construction and Construction Masters) and opened on October 8, 2019.

Bass Construction was the lowest most responsible bidder with a total bid of $ 538,000.00, with an anticipated 180 days to completion. Staff have consulted with the City’s approved design firm, Kimley-Horn, and have confirmed that this is a best value for the City.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project / Account Name	FY19 Funds Budgeted	FY19 Funds Available*	Amount Requested
General Bonds	405-58200-16-999-30027	30027 / American Legion Park	$141,566	$135,166	$135,166

*Per 9.06 of the Charter, the available balance will carry forward and be available for expenditures in FY20.

Funding Source	Account Number	Project / Account Name	FY 20 Funds Budgeted	FY 20 Funds Available	Amount Requested
Park Zone 6	276-58200-16-999-	Land Improvements	$190,120	$190,120	$190,120
General Bonds	410-58200-40-405-30990	30990/Park Improvements	$290,229	$290,229	$212,714

Purchasing Review: **Shannon Pleasant, CTPM - Procurement & Risk Manager**
Financial/Budget Review: **Bertha P. Alexander, Budget & Financial Reporting Manager**

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Bass Proposal
2. Form 1295

STAFF'S RECOMMENDATION

Authorization for the City Manager to execute a contract with Bass Construction Co. for the construction improvements to American Legion Park in the amount of $538,000.

Director Approval: **Shashi K. Kumar, P.E., Director of Public Works/City Engineer**

Assistant City Manager/ City Manager Approval: **Glen A. Martel, ACM**

BID FORM - AMERICAN LEGION PARK PROJECT

BASE BID ITEMS

Item No.	Name of Pay Item with Unit Price in Words	Est. Quantity	Unit	Unit Bid Price	Amount Bid
1	Lump Sum for the complete construction of the American Legion Park improvements, to include all the general construction, mobilization, bonds, insurance, demolition, materials and compaction testing, all equipment, materials, and services (and any other Base Bid items not covered below including $100 contractors registration fee) required in accordance with the Contract Documents, plans, and specifications for the Project. One Hundred Eight Thousand & Zero dollars and cents per unit	1	LS	$ 108,000.00	$ 108,000.00
2	Lump Sum for the complete construction of the parking lot, curbs, drive, plaza and sidewalks complete and in place in accordance with the Contract Documents, plans, and specifications for the Project. One Hundred Eighteen Thousand & Zero dollars and cents per unit	1	LS	$ 118,000.00	$ 118,000.00
3	Lump Sum for the complete construction of the prefab restroom installation and prefab pavilion installation including engineered drawings, foundations, utility connections, and stone column surrounds complete and in place in accordance with the Contract Documents, plans, and specifications for the Project. One Hundred Forty Two Thousand & Zero dollars and cents per unit	1	LS	$ 142,000.00	$ 142,000.00
4	Lump Sum for the complete construction of the excavation, fill, grading, and erosion control complete and in place in accordance with the Contract Documents, plans, and specifications for the Project. Forty Four Thousand & Zero dollars and cents per unit	1	LS	$ 44,000.00	$ 44,000.00
5	Lump Sum for the complete construction of the electrical distribution and controls complete and in place in accordance with the Contract Documents, plans, and specifications for the Project. Sixty Two Thousand & Zero dollars and cents per unit	1	LS	$ 62,000.00	$ 62,000.00
6	Lump Sum for the complete construction of the water, sanitary sewer, and storm services including water meter, irrigation meter and taps complete and in place in accordance with the Contract Documents, plans, and specifications for the Project. Sixty Two Thousand & Zero dollars and cents per unit	1	LS	$ 62,000.00	$ 62,000.00
7	Lump Sum for the complete construction of the site bollards complete and in place in accordance with the Contract Documents, plans, and specifications for the Project. Two Thousand & Zero dollars and cents per unit	1	LS	$ 2,000.00	$ 2,000.00

A. TOTAL BASE BID - ITEMS 1-7 : Five Hundred Thirty Eight Thousand & Zero **$** 538,000.00

B. CALENDAR DAYS TO COMPLETE BASE BID (CONTRACTOR TO SPECIFY):

One Hundred Eighty (180) **DAYS**

Bass Construction
1124 Damon St.
Rosenberg, TX 77471
(Ph) 281.342.2022

Buck Bass - 281.960.0704 (c)
buck.bass@bassconstruction.com

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2019-559475

Date Filed:
11/07/2019

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Bass Construction Co., Inc.
Rosenberg, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Missouri City

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

20-304
Renovations / Additions to the American Legion Park

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Bass, Margaret	Rosenberg, TX United States		X
Bass, Bob	Rosenberg, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Buck Bass, and my date of birth is 02/12/1980.

My address is 1124 Damon St (street), Rosenberg (city), TX (state), 77471 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fort Bend County, State of Texas, on the 7th day of November (month), 20 19 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 9(c) Authorize Purchase of Fleet Vehicles

Submitted by: Mike Tubbs, Fleet Superintendent

SYNOPSIS

The Fleet Maintenance Division requests to purchase 14 replacement vehicles for FY 2020. All replacement vehicles have exceeded the recommended "point's value" deeming them candidates for replacement. These units will be purchased using Fort Bend County Contracts as listed on the attachments.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

The total expenditure for these 14 vehicles is $382,967

Additionally, staff anticipates an additional $ 39,283 for Make Ready Equipment (up-fit).

The total expenditure for these vehicles and equipment is $ 422,250

- **One (1)** - Replacement Unit 2020 Ford Fusion
  FBC Contract # 20-023. Cost $16,550 per unit.

- **Three (3)** - Replacement Units 2020 Ford Explorer Police Utility.
  FBC Contract # 20-023. Cost $34,715 per unit.

- **One (1)** - Replacement Unit 2020 Ford F-150 Crew Cab.
  FBC Contract # 20-023. Cost $26,250 per unit.

- **One (1)** – Replacement Unit 2020 Harley-Davidson Motorcycle, Police Package
  Sole Source manufacturer, to ensure consistency. Cost $17,511 per unit.

- **One (1)** – Replacement Unit 2020 Ford F-250 Extended Cab.
  FBC Contract # 20-023. Cost $26,200 per unit.

- **One (1)** – Replacement Unit 2020 Ford F-350 Extended Cab.
  FBC Contract # 20-023. Cost $28,695 per unit.

- **One (1)** – Replacement Unit 2020 Ford F-150 Super Crew 4X4
  FBC Contract # 20-023. Cost $29,300 per unit.

- **Three (3)** – Replacement Units 2020 Ford F-150 Extended Cab.
  FBC Contract # 20-023. Cost $24,190 per unit.
- **One (1)** – Replacement Unit 2020 Ford F-250 4X4

  FBC Contract # 20-023. Cost $30,147 per unit.
- **One (1)** – Replacement Unit 2020 Ford Explorer XLT

  FBC Contract # 20-023. Cost $31,599 per unit.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY20 Funds Budgeted	FY20 Funds Available	Amount Requested
Fleet Replacement Fund	606-58650-15-999	Transportation Equipment	$777,500	$752,500	$422,250*

*the amount requested includes the vehicle (equipment) purchase and up-fit cost for each vehicle.

Purchasing Review: **Shannon Pleasant, CTPM - Procurement & Risk Manager**
Financial/Budget Review: **Bertha P. Alexander, Budget & Financial Reporting Manager**

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. FY 2020 Replacement Summary
2. Vehicle Quotes

STAFF'S RECOMMENDATION

Staff recommends approval of this purchase through the Fleet Maintenance Replacement Fund.

Director Approval: **Shashi K. Kumar. P.E.**

Assistant City Manager/
City Manager Approval: **Glen A. Martel, ACM**

FY2020 REPLACEMENT SUMMARY

OLD Unit No.	OLD YEAR	OLD Make	OLD Model	NEW UNIT NO.	NEW VEHICLE	OPTIONS	COLOR	REPLACEMENT COST	DEPARTMENT	OUTFITTING COST
4122	2008	FORD	F-350 EXT CAB	4125	2020 F350	UTILITY BED	WHITE	$28,695.00	FLEET	1,700.00
2561	2012	CHEVROLET	TAHOE	2549	2020 POLICE EXPLORER	POLICE PACKAGE	BLACK	$34,715.00	POLICE	3,800.00
3420	2009	FORD	EXPEDITION	3421	2020 F250	4X4 4 DOOR	RACE RED	$30,147.00	FIRE	3,800.00
3202	2008	FORD	F150	3206	2020 F150	4X4 4 DOOR	RAPID RED	$29,300.00	FIRE	3,800.00
5306	2008	FORD	F-250 EXT CAB	5303	2020 F250 EXT. CAB	TOOL BOX/LIFT GATE	WHITE	$26,200.00	FACILITES	1,500.00
3173	2009	FORD	ESCAPE	3175	2020 EXPLORER XLT	BASE/SPECIAL COLOR	RAPID RED	$31,599.00	FIRE	3,800.00
6103	2006	FORD	EXPLORER	6105	2020 F150 EXT. CAB	LIGHT BAR	WHITE	$24,190.00	INSPECTIONS	1,000.00
2582	2014	VICTORY	MOTORCYCLE	2589	2020 HARLEY M/C	POLICE PACKAGE	BLACK	$17,510.59	POLICE	3,800.00
2405	2009	CHEVROLET	IMPALA	2417	2020 F150 SUPERCREW	4 DOOR	MAGNETIC GRAY	$26,250.00	CID	2,483.41
6203	2006	FORD	F-150 EXT CAB	6313	2020 F150 EXT. CAB	LIGHT BAR	WHITE	$24,190.00	CODE ENFORCEMENT	2,500.00
4801	2009	FORD	F-150 EXTENDED CAB	4805	2020 F150 EXT. CAB	LIGHT BAR/DOG BOX	WHITE	$24,190.00	ANIMAL CONTROL	2,500.00
2574	2014	FORD	EXPLORER	2572	2020 POLICE EXPLORER	POLICE PACKAGE	BLACK	$34,715.00	POLICE	3,800.00
2565	2014	FORD	EXPLORER	2571	2020 POLICE EXPLORER	POLICE PACKAGE	BLACK	$34,715.00	POLICE	3,800.00
2106	2010	FORD	ESCAPE	2115	2020 FUSION	BASE	BLACK	$16,550.00	POLICE ADMIN	1,000.00
								$382,966.59		$39,283.41
									GRAND TOTAL	$422,250.00

FUSION

HELFMAN FORD
12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Fr
Stafford, TX
Phone 281.240
Fax 281.240

CITY OF MISSOURI CITY
ATTN: MILES TUBBS
281-403-3503

Date OCT 18, 2010

Gentlemen:

We are pleased to submit a price on the following Ford Year 2010 Model P06

Body Style

Factory List ..... FORD FUSION $

Freight ..... $

Dealer Handling ..... $

Federal Tax ..... $

Accessories ..... $

PER FORT BEND BID 20-023

SAME EQUIPMENT AS PREVIOUS

AND SAME PRICE AS LAST YEAR.

List Price ..... $

Fleet Discount ..... $

Net Selling Price ..... $

Less Trade In ..... $ 16,550

State Tax ..... $ —

STATE INSPECTION ..... $ EXEMPT

License ..... $ INCLUDED

Total Delivered Price ..... $ MSO

$ 16,550

This quotation good for FACTORY ORDER days from date.

Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

Police Explorer

HELFMAN FORD
12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Free
Stafford, TX 77
Phone 281.240.3
Fax 281.240.4

CITY OF MISSOURI CITY
ATTN: Miley Tubbs
281-403-3583

Date Oct 18, 2019

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model K8A

Body Style

Factory List ..... Police Interceptor ..... $

Freight ..... $

Dealer Handling ..... Same Equipment ..... $

Federal Tax ..... As previous ..... $

Accessories ..... $

Per Fort Bend Bid 20-023
3.3 L V-6 - New
10 Speed Transmission - New

List Price	$
Fleet Discount	$
Net Selling Price	$ 34,715
Less Trade In	$ —
State Tax	$ Exempt
State Inspection	$ Included
License	$ MSO
Total Delivered Price	$ 34,715

This quotation good for Factory order days from date.
Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

F150 SuperCab (4Door)

HELFMAN FORD
12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Fre
Stafford, TX 7
Phone 281.240.
Fax 281.240.

CITY OF MISSOURI CITY
ATTN: Miley Tubbs
281-403-8583

Date Oct 18, 2019

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model W1C

Body Style F150 Super Crew 4door

Factory List 4X2 $

Freight 5½' bed $

Dealer Handling $

Federal Tax $

Accessories $

Per Fort Bend Bid 20-023
V-8
Power windows, Locks & Mirrors
Cruise control
Rear Camera
Sync
Trailer pkg
Cloth Bucket seats w/ no console Front
Rear Vinyl bench seat

List Price	$
Fleet Discount	$
Net Selling Price	$ 26,250
Less Trade In	$ —
State Tax	$ Exempt
State Inspection	$ 1 included
License	$ MSO
Total Delivered Price	$ 26,250

This quotation good for Factory order days from date.

Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

$17,510.59

Michael Tubbs Motorcycle

From: Don Strouse <dstrouse@republichd.com>
Sent: Wednesday, September 11, 2019 2:31 PM
To: Michael Tubbs
Subject: Re: Quote For New 2020 FLHTP

Michael:

2020 FLHTP Black with saddlebag guards, and air cool fan. Price includes the new RDRS system since it comes standard on the 20202 model.

Republic Harley-Davidson
Stafford, Texas

DATE	9/11/2019			SALESPERSON		DON
				SALES MANAGER		DON
YEAR	MAKE	MODEL	STK #	NEW	PREOWNED	COLOR
20	HARLEY-DAVIDSON	FLHTP	TBD	X		BLACK
		1				
Full Tank of Gas 1 Year Membership National H.O.G. (NEW)				SALE PRICE $		15,847.00
				PARTS		682.80

DEPOSIT IN THE AMOUNT OF _____

_____

PRINT NAME _____

LABOR	355.50
103 / SECURITY / ABS	0.00
FRT/DESTINATION	435.00
PREP	190.29
TRADE IN	
TRADE CREDIT	0.00
SUBTOTAL	17,510.59
TAX @ 6.25%	
V.I.T. @.001677	
DOC/LIC/REG	
TOTAL PURCHASE	$17,510.59
BALANCE	$17,510.59

TRADE INFORMATION

YEAR	MAKE	MODEL	LICENSE VIN NUMBER
COLOR	MILEAGE	PAYOFF AMOUNT	BANK NAME

BIKE DISPLAY

	PULL OUT
	OUTSIDE
	STARTED
	DEMO

NAME	HOME PHONE
City of Missouri City	
ADDRESS	EMAIL
CITY, STATE, ZIP	CELL PHONE

F250

HELFMAN FORD
12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Free
Stafford, TX 77
Phone 281.240.3
Fax 281.240.4

CITY OF MISSOURI CITY
ATTN: Mike Tubbs
281-403-8583

Date Oct 18, 2019

5306

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model X2A

Body Style

Factory List F250 SuperCab 4X2 ..... $

Freight ..... $

Dealer Handling Long Wheelbase ..... $

Federal Tax 8' Bed ..... $

Accessories ..... $

Per Fort Bend Bid 20-023
V-8
Power windows, Locks + mirrors
Cruise
Rear Camera
Sync
Trailer pkg
Vinyl Bench Seat 40/20/40

List Price ..... $

Fleet Discount ..... $

Net Selling Price ..... $ 26,200

Less Trade In ..... $ —

State Tax ..... $ Exempt

State Inspection ..... $ 1 included

License ..... $ MSO

Total Delivered Price ..... $ 26,200

This quotation good for Factory order days from date. ± 90 days ARO

Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

P-350

HELFMAN FORD

12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Freey
Stafford, TX 774
Phone 281.240.36
Fax 281.240.41

City of Missouri City
Attn: Miley Tubbs
281-403-3583

Date Oct 18, 2019

4125

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model X3A

Body Style

Factory List F350 SuperCab 4X2 $

Freight $

Dealer Handling Long wheelbase 8' Bed $

Federal Tax $

Accessories $

Per Fort Bend Bid 20-023
V-8
Power windows, locks, mirrors
Cruise
Rear camera
Sync
+ Trailer pkg 26,200
* Plus optional upgrade to F350 + 2,175
Bucket seats + 320

List Price	$
Fleet Discount	$
Net Selling Price	$ 28,695
Less Trade In	$ —
State Tax	$ Exempt
State inspection	$ included
License	$ MSO
Total Delivered Price	$ 28,695

This quotation good for Factory order days from date. ± 90 days ARO
Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

F150 4X4

HELFMAN FORD

12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Free
Stafford, TX 77
Phone 281.240.3
Fax 281.240.4

CITY OF MISSOURI CITY
ATTN: Mike Tubbs
281-403-3583

Date OCT 18, 2019

3202

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model W1E

Body Style

Factory List F150 Super Crew 4X4 5½' bed $

Freight $

Dealer Handling $

Federal Tax $

Accessories $

Red Font Bead Bid 20-023
V-8
Power windows, locks, mirrors
Cruise
Trailer plug
Rear camera
Sync
Cloth Bucket seats

Race Red

List Price	$
Fleet Discount	$
Net Selling Price	$ 29,300
Less Trade In	$ —
State Tax	$ Exempt
State inspection	$ included
License	$ MSO
Total Delivered Price	$ 29,300

This quotation good for Factory order days from date. ± 90 days ARO
Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

F150 EXTENDED CAB

HELFMAN FORD

12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Freew
Stafford, TX 774
Phone 281.240.36
Fax 281.240.41

CITY OF MISSOURI CITY
ATTN: Mike Tubbs
281-403-8583

Date Oct 18, 2019

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model X1C

Body Style F150 SuperCab Extended 4X2 6.5" Bed

Factory List $

Freight $

Dealer Handling $

Federal Tax $

Accessories $

Per Fort Bend Bid 20-023
V-8
Power windows, locks, mirrors
White
40/20/40 Vinyl Front
Rear camera
Sync
Trailer plug

List Price	$
Fleet Discount	$
Net Selling Price	$ 24,190
Less Trade In	$ —
State Tax	$ Exempt
State Inspection	$ Included
License	$ MSO
Total Delivered Price	$ 24,190

This quotation good for Factory order days from date.

Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

Ford F-250 (Fire Dept.)

HELFMAN FORD
12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Freew
Stafford, TX 774
Phone 281.240.36
Fax 281.240.41

City of Missouri City
Attn: Miley Tubbs
281-403-8583

Date Oct 13, 2019

#3420

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model W2B

Body Style

Factory List F250 Crew Cab Short Bed 6½' 4x2 $

Freight $

Dealer Handling $

Federal Tax $

Accessories $

Per Fort Bend Bid 20-023
V-8
Power windows, Locks,
Cruise,
Rear Camera
Sync, Trailer pkg
+ Optional 4x4
Bucket F. Seats
Race Red

27,690
+ 2,457
N/C

List Price $

Fleet Discount $

Net Selling Price $ 30,147

Less Trade In $ —

State Tax $ Exempt

State Inspection $ 1 included

License $ MSO

Total Delivered Price $ 30,147

This quotation good for Factory order days from date. ± 90 days ARO

Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

Red Explorer - FIRE DEPT.

HELFMAN FORD
12220 SOUTHWEST FRWY.
STAFFORD, TEXAS 77477
(281) 240-3673

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrisman@helfmanford.com
12220 Southwest Freewa
Stafford, TX 7747
Phone 281.240.367
Fax 281.240.414

CITY OF MISSOURI CITY
ATTN: Miley Tubbs
281-403-8583

Date Oct 18, 2019

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model F7D

Body Style

Factory List ..... Explorer Base ..... $

Freight ..... $

Dealer Handling ..... $

Federal Tax ..... $

Accessories ..... $

Red Fort Bend Bid 20-023

26,900

Plus XLT pkg (Required for Red Paint) + 4,699

List Price	$
Fleet Discount	$
Net Selling Price	$ 31,599
Less Trade In	$ —
State Tax	$ Exempt
State Inspection	$ Included
License	$ MSO
Total Delivered Price	$ 31,599

This quotation good for Factory order days from date.

Thank you for the opportunity to serve you and we hope that we may be favored with your order

BILL CHRISMAN DIRECT #(281) 274-7204
FLEET MANAGER FAX (281) 240-4147

Signature

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 9(d) Amendment to the existing agreement with Quail Valley Utility District to include operation and maintenance of Mustang Trails detention facility

Submitted by: Jeremy Davis, P.E.

SYNOPSIS

This is a proposed amendment to the interlocal agreement between Quail Valley Municipal Utility District (QVUD) and the City of Missouri City for the maintenance of a regional detention facility (the facility). This amendment shall add the Mustang Bayou sub-regional detention facility and associated Improvements (service area) to the said agreement, and will include all the areas it services as a part of the amended service area.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Have quality development through buildout

BACKGROUND

Pulte Homes of Texas L.P., (Pulte) is constructing a drainage\detention facility that includes a stormwater pump station to serve a single-family residential community within the City, known as the Mustang Trails. The license agreement with Pulte to construct this facility was executed on August 6, 2018 (Exhibit A) upon authorization by City Council. A maintenance agreement was also executed with Fort Bend County Municipal Utility District No. 26 (District) then for the operation and maintenance of this detention facility, which is located within the District boundaries (Exhibit D).

Under the terms of the executed agreements, upon completion of construction of the detention facility, inspection and acceptance by the District and the City, the operation and maintenance of this facility will be the responsibility of the City. Since this detention facility will accept storm water drainage from lands located within the City, and also accept drainage from lands located outside the District boundaries, the District was not willing to accept operation and maintenance of this facility. However, per the agreement, the District is contributing $10,000 for its share of operating and maintenance cost towards this detention facility.

With the addition of the stormwater detention facility and pump station public infrastructure as part of the Mustang Trails subdivision development, the City of Missouri City needs to amend its existing maintenance agreement with QVUD dated June 11, 2012, to include the Mustang Trails detention facility. Exhibit B is the amended agreement and Exhibit C shows the amended service area, which includes the Mustang Trails stormwater detention and pump station.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY 20 Funds Budgeted	FY 20 Funds Available	Amount Requested*
General Fund	101-48225-01-001-		$0	$0	$10,000
General Fund	101-53547-15-142-90005	90005	$0	$0	$10,000

***This request will be included on the FY20 First Quarter Budget Amendment.**

Purchasing Review: **Shannon Pleasant, CTPM - Procurement & Risk Manager**
Financial/Budget Review: **Bertha P. Alexander, Budget & Financial Reporting Manager**

Note: Compliance with the conflict of interest questionnaire requirements, if applicable, and the interested party disclosure requirements (HB 1295) has been confirmed/is pending within 30-days of this Council action and prior to execution.

SUPPORTING MATERIALS

1. Existing Interlocal Agreement with QVUD
2. Amended Interlocal Agreement with QVUD
3. Exhibit of service area
4. License Agreement with Pulte Homes of Texas, L.P.
5. Maintenance Agreement with MUD No. 26

STAFF'S RECOMMENDATION

Staff recommends the approval of the amendment to the interlocal agreement between Quail Valley Utility District (QVUD) and the City of Missouri City to include the Mustang Trails regional detention facility for operation and maintenance.

Director Approval: **Shashi K. Kumar, P.E.**

Assistant City Manager/
City Manager Approval: **Glen A. Martel, ACM**

MBSA
SB/FB WWTP
MB WWTP
MBSA WPI & 2
HTSTATIONS

PO#_____

INTERLOCAL COOPERATION AGREEMENT
FOR
WATER,WASTEWATER AND STORMWATER OPERATION AND MAINTENANCE SERVICES

STATE OF TEXAS §

COUNTY OF FORT BEND §

THIS AGREEMENT MADE, is made and entered into pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, by and between the CITY OF MISSOURI CITY, a body corporate and politic under the laws of the State of Texas, hereinafter called "CITY", and

QUAIL VALLEY UTILITY DISTRICT

hereinafter called "DISTRICT", a conservation and reclamation district organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, and Chapter 54 of the Texas Water Code, together with all amendments thereto.

WHEREAS, the DISTRICT operates water production, distribution and treatment facilities, wastewater collection and treatment facilities and stormwater facilities. The District is capable and desirous of providing water, wastewater, and stormwater operation and maintenance services to the Service Areas as set forth in this Agreement.

WHEREAS, the City is the owner of certain water production, distribution and treatment facilities, wastewater collection and treatment facilities and stormwater facilities located within the Service Areas as set forth in this Agreement. The City desires to have the DISTRICT provide water, wastewater, and stormwater operation and maintenance services to the Service Areas as set forth in this Agreement.

NOW, THEREFORE, the CITY and the DISTRICT, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

SECTION I
SCOPE OF AGREEMENT

The DISTRICT agrees to provide the services as defined in Exhibit A attached hereto and made a part hereof, and for having provided said services, the CITY agrees to pay the DISTRICT compensation as stated in Exhibit A-3. This Agreement takes precedence over all attachments in the event of conflicting terms and conditions.

SECTION II
CHARACTER AND EXTENT OF WORK

The DISTRICT shall provide the services as defined in Exhibit A attached hereto. The CITY shall be under no obligation to pay for services rendered without prior authorization.

SECTION III
TIME FOR PERFORMANCE

The term of this Agreement shall be effective on the date of execution by the second party to execute this Agreement and shall terminate one (1) year from such date. Thereafter the Agreement shall automatically renew for consecutive one year terms, for a total of ten (10) such terms, unless terminated as otherwise provided herein.

SECTION IV
COMPLIANCE AND STANDARDS

DISTRICT agrees to provide services hereunder in accordance with generally accepted standards applicable thereto and shall use that degree of care and skill commensurate with the DISTRICT's trade or profession to comply with all applicable state, federal, and local laws, ordinances, rules, and regulations relating to the services provided hereunder and DISTRICT's performance. DISTRICT shall and does hereby agree to indemnify and hold harmless the CITY, its officers, agents, and employees from any and all damages, loss or liability of any kind, whatsoever, by reason of death or injury to property or third persons caused by the intentional, knowing, reckless, or negligent act or omission (hereinafter referred to as "fault") of DISTRICT, its officers, agents, employees, invitees or other persons for whom it is legally liable, with regard to the performance of this Agreement, and DISTRICT will, at its cost and expense, defend, pay on behalf of, and protect the CITY and its officers, agents, and employees against any and all such claims and demands. Such indemnity shall apply where the suits, actions, legal proceedings, claims, demands, damages, costs, expenses and attorney fees arise in whole or in part from the fault of DISTRICT.

Force Majeure. Neither DISTRICT nor CITY will be liable for any failure or delay in this Agreement due to any cause beyond its reasonable control, including acts of war, acts of God, earthquake, flood, embargo, riot, sabotage, labor shortage or dispute, governmental act or failure of the Internet (not resulting from the negligence or willful misconduct of DISTRICT), provided that the delayed party: (a) gives the other party prompt notice of such cause, and (b) uses its reasonable commercial efforts to promptly correct such failure or delay in performance. If DISTRICT is unable to provide services for a period of ten (10) consecutive days as a result of a continuing force majeure event, CITY may cancel this Agreement without penalty.

SECTION V
THE DISTRICT'S COMPENSATION

For and in consideration of the services rendered by the DISTRICT pursuant to this Agreement, the CITY shall pay the DISTRICT the rates specified in Exhibit A-3.

SECTION VI
TIME OF PAYMENT

Payment by the CITY to the DISTRICT shall be made as follows:

DISTRICT shall be provided a purchase order number from the CITY and such number shall be referenced on all invoices submitted to the CITY.

On or about the twentieth day of each month, DISTRICT shall submit to the Accounts Payable Manager, an invoice in a form acceptable to the CITY, setting forth the charges for the services provided which were delivered during such billing period, and the compensation which is due for same. The City's Director of Public Works shall review the same and approve it with such modifications, as deemed appropriate. The CITY shall pay each invoice as approved by the City's Director of Public Works within thirty (30) days after receipt of a true and correct invoice by the CITY. The approval or payment of any such invoice shall not be considered to be evidence of performance by the DISTRICT to the point indicated by such invoice or of the receipt of or acceptance by the CITY of the services covered by such invoice.

The CITY's preferred method of payment is by MasterCard credit card. DISTRICT shall indicate on the signature page of this AGREEMENT its required method of payment. If Mastercard is selected, then the DISTRICT agrees to accept the card for payment, without a transaction fee, for any and all invoices that the CITY may choose to pay with the card regardless of amount. If electronic funds transfer (EFT) is selected, then the DISTRICT agrees to accept the EFT for payment for any and all invoices that the CITY may choose to pay with the EFT regardless of amount.

Invoices shall be submitted via electronic mail to the following address:

City of Missouri City
Attn: Accounts Payable
1522 Texas Parkway
Missouri City, TX 77489
accountspayable@mailto:missouricitytx.gov

(281) 403-8500

Failure to submit invoices to the above address will delay payment.

When the CITY disputes an invoice received from the DISTRICT, it has until the 21st day after receipt to notify the DISTRICT of the dispute. If resolved in favor of the CITY, the DISTRICT must submit a new invoice and the CITY has 30 days from receipt of the new invoice to pay. If the dispute is resolved in favor of the DISTRICT, interest is due from 30 days after the original date of the invoice.

SECTION VII
TERMINATION

The CITY may terminate this Agreement at any time by giving thirty (30) days written notice to the DISTRICT. The DISTRICT may terminate this agreement upon thirty (30) days' notice in writing in the event the CITY has failed to pay the DISTRICT's invoices. If the DISTRICT has been providing services in accordance with this agreement, the CITY shall pay the DISTRICT all amounts due up to time of termination.

SECTION VIII
ADDRESS AND NOTICES AND COMMUNICATIONS

The parties contemplate that they will engage in informal communications with respect to the subject matter of this Agreement. However, any formal notices or other communications ("Notice") required to be given by one party to the other by this Agreement shall be given in writing addressed to the party to be notified at the address set forth below for such party, (i) by delivering the same in person, (ii) by depositing the same in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the party to be notified, (iii) by depositing the same with a nationally recognized courier service guaranteeing "next day delivery," addressed to the party to be notified, (iv) by sending the same by telefax with confirming copy sent by mail, or (v) by sending the same by electronic mail with confirming copy sent by mail. Notice deposited in the United States mail in the manner hereinabove described shall be deemed effective from and after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties, until changed by providing written notice in accordance hereunder, shall be as follows:

All notices and communications under this Agreement shall be mailed to the DISTRICT at the following address:

Quail Valley Utility District
3134 Cartwright Road
Missouri City, TX 77459-2599
Attn: Morris R. Mitchell, General Manager
Email: mrmitchell@quailvalleyud.org
Phone: (281) 499-5174
Fax: (281) 261-4507

All notices and communications under this Agreement shall be mailed to the CITY at the following address:

City of Missouri City
1522 Texas Parkway
Missouri City, Texas 77489
Attn: Scott Elmer, Assistant City Manager
Email: selmer@missouricitytx.gov
Phone: 281.403.8500

Fax: 281.403.8988

SECTION IX
SUCCESSORS AND ASSIGNS

The CITY and the DISTRICT bind themselves and their successors, executors, administrators, and assigns to the other party of this Agreement and to the successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement. Neither the CITY nor the DISTRICT shall assign, sublet or transfer its or his interest in this Agreement without the written consent of the other, which consent will not be unreasonably withheld. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body, which may be a party hereto.

SECTION X
MEDIA

Contact with the news media shall be the sole responsibility of the CITY. DISTRICT shall under no circumstances release any material or information developed in the performance of its work hereunder without the express written permission of the CITY.

SECTION XI
AUTHORITY OF DIRECTOR OF PUBLIC WORKS

All work to be performed by the DISTRICT hereunder shall be performed to the satisfaction of the City's Director of Public Works. The City's Director of Public Works shall decide any and all questions, which may arise as to the quality, or acceptability of the work performed by the DISTRICT, and the decisions of the City's Director of Public Works in such cases shall be final and binding on both parties. However, nothing contained herein shall be construed to authorize the City's Director of Public Works to alter, vary or amend this Agreement.

SECTION XII
INSURANCE REQUIREMENTS

A current certificate of insurance with the CITY named as an additional insured is required to be submitted to the Purchasing Office before the CITY upon the execution of this Agreement.

A. POLICY REQUIREMENTS

Prior to the approval of this contract by the CITY, DISTRICT shall furnish a completed insurance certificate to the Purchasing Office, which shall be completed by an agent authorized to bind the named underwriter(s) to the coverage, limits, and termination provisions shown thereon, and which shall furnish and contain all required information referenced or indicated thereon. ***CITY SHALL HAVE NO DUTY TO PAY OR PERFORM UNDER THIS CONTRACT UNTIL SUCH CERTIFICATE SHALL HAVE BEEN DELIVERED TO THE CITY***, and no officer or employee of the CITY shall have authority to waive this requirement.

B. INSURANCE COVERAGE REQUIRED

1. Worker's Compensation - Statutory and Employers Liability with minimum limits of $500,000 each accident and $1,000,000 each employee;

2. Commercial General (public) Liability insurance minimum limits of $1,000,000 each occurrence including coverage.

3. Comprehensive Automobile Combined single limit for liability insurance, including bodily injury and property coverage of $1,000,000 each accident.

C. ADDITIONAL POLICY ENDORSEMENTS

CITY shall be entitled, upon request, and without expense, to receive copies of the policies and all endorsements thereto and may make any reasonable request for deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any of such policies). Upon such request by CITY, DISTRICT shall exercise reasonable efforts to accomplish such changes in policy coverage, and shall pay the cost thereof.

D. REQUIRED PROVISIONS

DISTRICT agrees with respect to the above required insurance, all insurance contracts and certificate(s) of insurance ***will contain and state, in writing, on the certificate or its attachment, the following required provisions:***

1. Name the City of Missouri City and its officers, employees, and elected representatives as an additional insured;

2. Provide for notice to CITY upon cancellation;

3. Provide for an endorsement that the "other insurance" clause shall not apply to the City of Missouri City where CITY is an additional insured shown on the policy;

4. Provide for notice to the CITY at the address shown;

5. DISTRICT agrees to waive subrogation against the City of Missouri City, its officers, employees, and elected representatives for injuries, including death, property damage, or any other loss to the extent same may be covered by the proceeds of insurance;

E. NOTICES

DISTRICT shall notify CITY in the event of any change in coverage and shall give such notice not less than 30 days prior to the change, which notice must be accompanied by a replacement CERTIFICATE OF INSURANCE. All notices shall be given to CITY at the following address:

City of Missouri City
Purchasing Office
Attn: Charles Oberrender
1522 Texas Parkway
Missouri City, Texas 77489

F. APPROVAL

Approval, disapproval, or failure to act by CITY regarding any insurance supplied by DISTRICT shall not relieve DISTRICT of full responsibility or liability for damages and accidents as set forth in the contract documents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate DISTRICT from liability.

SECTION XIII
MODIFICATIONS

This instrument, including all exhibits, contains the entire Agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing signed by both parties hereto.

SECTION XIV
CURRENT REVENUE

Each party understands and agrees that each party paying for the performance of governmental functions or services under this Agreement must make those payments from current revenues available to the paying party.

The CITY'S fiscal year is July 1 through June 30.

If this contract extends beyond June 30th, there shall be a fiscal funding out. If, for any reason, funds are not appropriated to continue the contract in the new fiscal year, said contract shall become null and void on the last day of the current appropriation of funds. Contract will then be terminated without penalty of any kind or form to the CITY.

SECTION XV
MISCELLANEOUS

A. This Agreement shall be governed by the laws of the State of Texas, except conflict of laws provisions, with venue in Fort Bend County, Texas and DISTRICT hereby consents to such jurisdiction and venue.

B. In the event that any provision(s) of this Agreement shall for any reason be held invalid, illegal, or unenforceable, the invalidity, illegality or unenforceability of that provision(s) shall not affect any other provision(s) of this Agreement, and it shall further be construed as if the invalid, illegal, or unenforceable provision(s) had never been a part of this Agreement.

C. Except as provided below, this Agreement supercedes any and all other agreements, either oral or in writing between the parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained herein shall be valid or binding. Specifically, the following agreements are rescinded:

> INTERLOCAL AGREEMENT BETWEEN QUAIL VALLEY UTILITY DISTRICT AND THE CITY OF MISSOURI CITY FOR OPERATION AND MAINTENANCE OF VARIOUS WASTEWATER TREATMENT AND WATER PRODUCTION FACILITIES dated approximately September 11, 2002
>
> WATER, WASTEWATER AND STORMWATER OPERATION AND MAINTENANCE SERVICES AGREEMENT BETWEEN QUAIL VALLEY UTILITY DISTRICT AND THE CITY OF MISSOURI CITY dated approximately March 12, 2007

The following agreements shall remain in full force and effect and shall not be superceded by this Agreement:

> WATER AND SEWER SERVICE AGREEMENT dated approximately September 18, 1988
>
> WATER SUPPLY AND WASTEWATER SERVICES AGREEMENT BETWEEN QUAIL VALLY UTILITY DISTRICT AND THE CITY OF MISSOURI CITY dated approximately March 12, 2002
>
> FIRST AMENDMENT TO THE WATER SUPPLY AND WASTEWATER SERVICES AGREEMENT BETWEEN QUAIL VALLEY UTILITY DISTRICT AND THE CITY OF MISSOURI CITY dated approximately April 12, 2004

D. No party hereto shall make, in whole or in part, any assignment of this Agreement or any obligation hereunder without the prior written consent of the other party hereto.

This document and included exhibits is the entire Agreement and recites the full consideration between the parties, there being no other written or parole agreement.

IN WITNESS WHEREOF, said City of Missouri City has lawfully caused these presents to be executed by the City Manager of said CITY and the said DISTRICT, acting by its thereunto duly authorized representative, does now sign, execute and deliver this instrument.

Authorized by the City of Missouri City, Texas on the 4th day of June, 2012.

ATTEST:

City Secretary

CITY OF MISSOURI CITY

Mayor

Authorized by Quail Valley Utility District on the 11th day of June, 2012.

ATTEST:

Secretary, Board of Directors

QUAIL VALLEY UTILITY DISTRICT

President, Board of Directors

Method of Payment Selected (circle one):

MasterCard Credit Card

Electronic Funds Transfer

QUAIL VALLEY UTILITY DISTRICT
FORT BEND COUNTY
TEXAS

Exhibit A: Scope of Services
Exhibit A-1: Service Areas
Exhibit A-2: Customer Agreement for Services
Exhibit A-3: Rates

Exhibit A
Scope of Services

I
DEFINITIONS

Unless the context indicates otherwise, the following words as used in this Agreement shall have the following meanings:

City means the City of Missouri City, Texas.

City Stormwater System means the storm water collection system, including roads with drainage systems, streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains, detention or retention ponds owned, constructed by, conveyed or otherwise under the control of the City to serve the Service Areas for the collection of storm water from within the Service Area.

City Water System means the water distribution system owned and used by the City in accordance with this Agreement for the distribution of potable water from the mutually agreed upon Points of Delivery to serve customers within the Service Areas.

City Wastewater System means the wastewater collection system owned and used by the City in accordance with this Agreement to serve the Service Areas for the collection of wastewater received from customers within the Service Areas and the transportation of wastewater to the mutually agreed upon Points of Delivery.

District means Quail Valley Utility District of Fort Bend County, Texas.

District Water System means all the water production pumps, lines, meters, components, facilities, and equipment owned and used by the District to pump, treat, monitor, convey, contain, and distribute water to the public.

District Wastewater System means all the wastewater treatment facilities, lines, components, facilities and equipment owned and used by the District to pump, treat, monitor, regulate, and dispose of wastewater.

Service Areas mean the land described in Exhibit A-1, attached hereto and made a part hereof. The Services Areas and Exhibit A-1 may be amended from time to time. A current copy of Exhibit A-1 shall be made available at the city secretary's office for public inspection during regular business hours and shall be provided to the District upon each amendment.

Stormwater Operation and Maintenance Services means the services provided by the District in operating and maintaining the City Stormwater System in accordance with this Agreement.

Wastewater means the water-carried wastes, exclusive of ground, surface, and storm waters, normally discharged from the sanitary conveniences of various structures, particularly dwellings.

Wastewater Operation and Maintenance Services means the services provided by the District in operating and maintaining the City Wastewater System in accordance with this Agreement and the services provided by the District in receiving, transporting, treating, testing, and disposing of Wastewater from the Points of Delivery to the District Wastewater System in accordance with this Agreement. **(Millie/PW, what is the concern here?)**

Water means potable water.

Water Operation and Maintenance Services means the services provided by the District in operating and maintaining the City Water System in accordance with this Agreement.

II
OPERATION AND MAINTENANCE OF CITY WATER SYSTEM, CITY WASTEWATER SYSTEM AND CITY STORMWATER SYSTEM

3.1 District to Operate and Maintain City System. The District agrees to operate and maintain the City Water System, the City Wastewater System and the City Stormwater System in accordance with this Agreement and in accordance with applicable local, state and federal rules and regulations. Specifically, the District agrees to operate and maintain such systems in accordance with Chapters 30, 42, 46 and 86 of the Missouri City Code. The District agrees to perform any and all necessary tasks associated with the proper operation and maintenance of the City Water System, the City Wastewater System and the City Stormwater System. This includes performing the proper installation, reading and maintenance of meters within the Service Areas; the billing and collection of individual customer accounts pursuant to the terms of this Agreement; the rendering to the City on a monthly basis of monies collected from customers within the Service Areas and the accounting therefore; the proper performance of any and all reasonable and necessary tests, repairs and improvements to the City Water System, the City Wastewater System and the City Stormwater System to ensure the provision of adequate water and wastewater treatment and stormwater facility protection services to customers within the Service Areas; providing timely and proper responses to service calls, customer requests, complaints and communications; and doing or taking all actions reasonable and necessary to ensure the proper protection of CITY's Water and Wastewater System and of CITY's Water, Wastewater and Stormwater Systems Treatment Services from terrorist activity or any other form of tampering.

Notwithstanding the foregoing, the District shall not be obligated to provide services to any property within the Service Areas that has not been platted in accordance with applicable laws and regulations, or which is not exempt therefrom. The District may require a certificate of compliance or exemption prior to commencing service.

3.2 Commencement of Operation and Maintenance Services. The District is currently providing services to the City pursuant to other operation and maintenance agreements. The District agrees to continue such services.

3.3 Inspection and Access to City Water System and City Wastewater System. The City herein grants to District access to the City Water System, the City Wastewater System and the City Stormwater System as needed for the proper provision of Water, Wastewater and Stormwater Operation and Maintenance Services by the District as set forth in this Agreement.

3.4 Standards for Operation and Maintenance of City Systems. The Operation and Maintenance Services performed by the District related to the Service Areas shall be at least substantially equivalent in quality to the services the District provides to its in-District customers, but shall in no event be less than that required by applicable law and this Agreement. The District shall make monthly written reports to the City relating to the operations, testing, maintenance, and repairs of said City systems.

III
CUSTOMER SERVICES

4.1 Cost of Services to Customers. All costs and policies pertaining to providing Water, Wastewater and Stormwater Operation and Maintenance Services to customers within the Service Areas shall be as set forth pursuant to applicable local, state and federal laws, including Chapters 30, 42, 46 and 86 of the Missouri City Code, as same may, from time to time, be amended. There shall not be any additional charges to customers pursuant to this Agreement except as expressly set forth herein. The parties agree that no person within the Service Areas may take water from the City Water System unless the water is metered, except that fire protection taps may be unmetered. The charges to customers within the Service Areas shall be based on metered consumption.

4.2 Quality of Service. The quality of service provided to customers by the District on behalf of the City shall be at least substantially equivalent to what the District provides to its in-District customers, and shall comply with all applicable laws, rules and regulations, including Chapters 30, 42, 46 and 86 of the Missouri City Code.

4.3 Billing. The District shall bill customers in the Service Areas monthly for services received pursuant to this Agreement and in such amount and in accordance with Chapters 30, 42, 46 and 86 of the Missouri City Code. The District shall perform this service on behalf of the City, and shall remit all monies collected from customers within the Service Areas to the City on a monthly basis. Nothing in this Agreement shall suspend the District's obligation to make this remittance of money to the City.

4.4 Investigation and Enforcement of Proper Discharge. The District shall be responsible for investigating violations of the City's Wastewater Discharge Rules or any other violations of applicable state or federal laws related to discharging within the City Wastewater System or the City Stormwater System. If the District determines that any Service Area customer is violating City regulations or other applicable state or federal law, the District shall promptly report the

violation to the City in writing and seek compliance by using one or more of the following methods:

(a) Having the customer voluntarily take corrective action to comply;
(b) Disconnecting the customer;
(c) Seeking injunctive relief on behalf of the City to prevent existing or further violations; or
(d) Recovering civil penalties against the violator as authorized by law.

4.5 Termination of Services to Customers. The District agrees to act on the City's behalf, and act as its agent, in implementing termination of services proceedings pursuant to City's ordinances, policies and guidelines. The District agrees to give the City a monthly report as to the status of those customers against whom the termination process is underway.

4.6 Services Contract for Customers. The District agrees to ensure that customers within the Service Areas enter into an agreement for services in a form as substantially set forth herein attached as Exhibit A-2 and incorporated herein by reference. The District agrees to keep and maintain records of these agreements on behalf of the City and to make them available to the City upon reasonable advance notice.

4.7 Water Quality Report. The District agrees that it will issue an annual Water Quality Report to customers within the Service Areas informing customers as to the quality of the potable water that they use. The District agrees to make its "message board" within said report available to the City for city announcements.

IV
COST OF SERVICES

5.1 Cost of Services. The District shall charge City an ongoing rate for the provision of services as set forth in Exhibit A-3 attached hereto and made a part hereof. Both parties agree that at no time will such rate exceed the rate charged by District for its in-District customers. The District shall bill the City monthly for such services and City agrees to pay same within 30 days of receipt of invoice.

5.2 Cost of Extraordinary Repairs and Improvements. The City agrees that it shall pay the District for any and all reasonable costs of extraordinary repair and improvements to the City Water System and the City Wastewater System at cost plus ten percent (10%). "Extraordinary repair and improvements" for purposes of this subsection shall mean all repairs and improvements that are above and beyond the normal repair and maintenance provided by District and paid for by City in its rates as set forth in Exhibit A-3. "At cost" shall mean the reasonable cost to the District for labor, materials, and equipment actually used or expended by the District in performing the repair or making the improvements hereunder. In the event the District determines there is need to make substantial repair or improvement to the City Water System or to the City Wastewater System such that the total cost is estimated to exceed $2,000.00, the District agrees to not proceed without obtaining the City's written consent, which consent shall not be unreasonably withheld. However, nothing herein prohibits District from making emergency repairs provided City is notified by the next working day. The District shall bill these

costs as they are incurred at the same time that it bills the City monthly for the provision of Water and Wastewater Operation and Maintenance Services set forth in Exhibit A-3. The City agrees to pay for such services within 30 days of receipt of invoice.

5.3 Change in Cost of Services. The cost of services to customers within the Service Areas is determined by the City. However, both parties agree that should the District change its monthly rates, this may affect the District's cost of providing services under this Agreement.

Nothing herein shall affect the City's ability to change its rate of services to its customers within the Service Areas. All other proposed changes in cost of services by District to City shall be by mutual written agreement.

V
FINES, PENALTIES AND DAMAGES

6.1 Liability. The District shall be entitled to reimbursement from the City for any penalty, fine, or civil liability, or any part thereof, actually paid by the District to the extent that the City's negligent or intentional act or omission caused the assessment or imposition of the penalty, fine or civil liability relating to the City Water, Wastewater or Stormwater Systems for the Service Areas. Likewise, the City shall be entitled to reimbursement from the District for any penalty, fine, or civil liability, or any part thereof, actually paid by the City to the extent that the District's negligent or intentional act or omission caused the assessment or imposition of the penalty, fine or civil liability regarding the same.

VI
RECORDS AND REPORTS

7.1 Records and Reports. The District shall promptly provide to the City upon request and without charge, copies of any records or documents on file with the District relating to the provision of Water, Wastewater and Stormwater Operation and Maintenance Services, including the billing and accounting relating thereto. The City shall promptly provide to the District upon request, and without charge, copies of any records or documents on file with the City relating to the design and construction of the City Water, Wastewater and Stormwater Systems.

7.2 Governmental Filings. The District shall file all reports and other documents required by local, state or federal agencies relating to the Water, Wastewater and Stormwater Operation and Maintenance Services. The District shall copy the City on all such filings.

Exhibit A-1
Service Areas

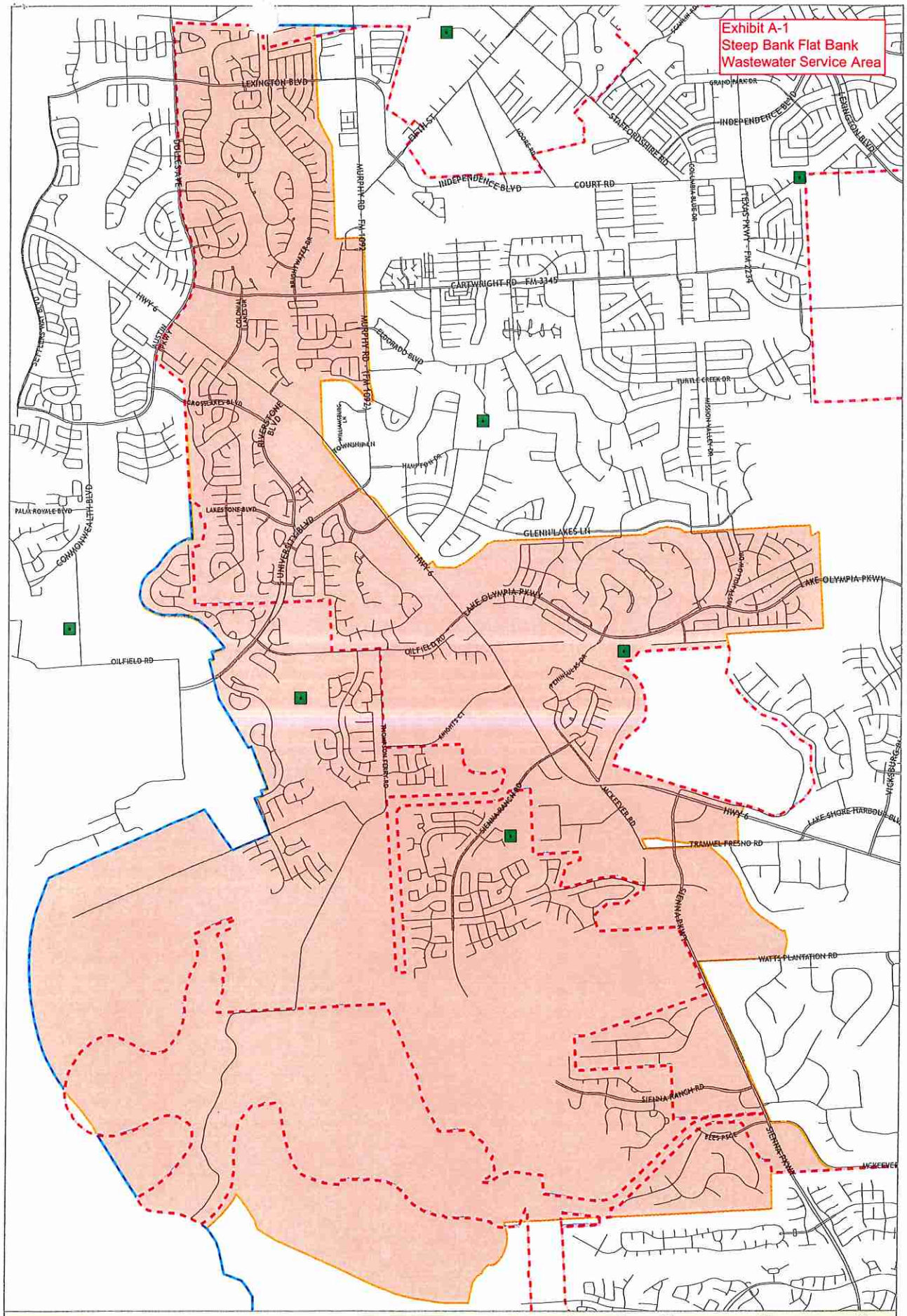
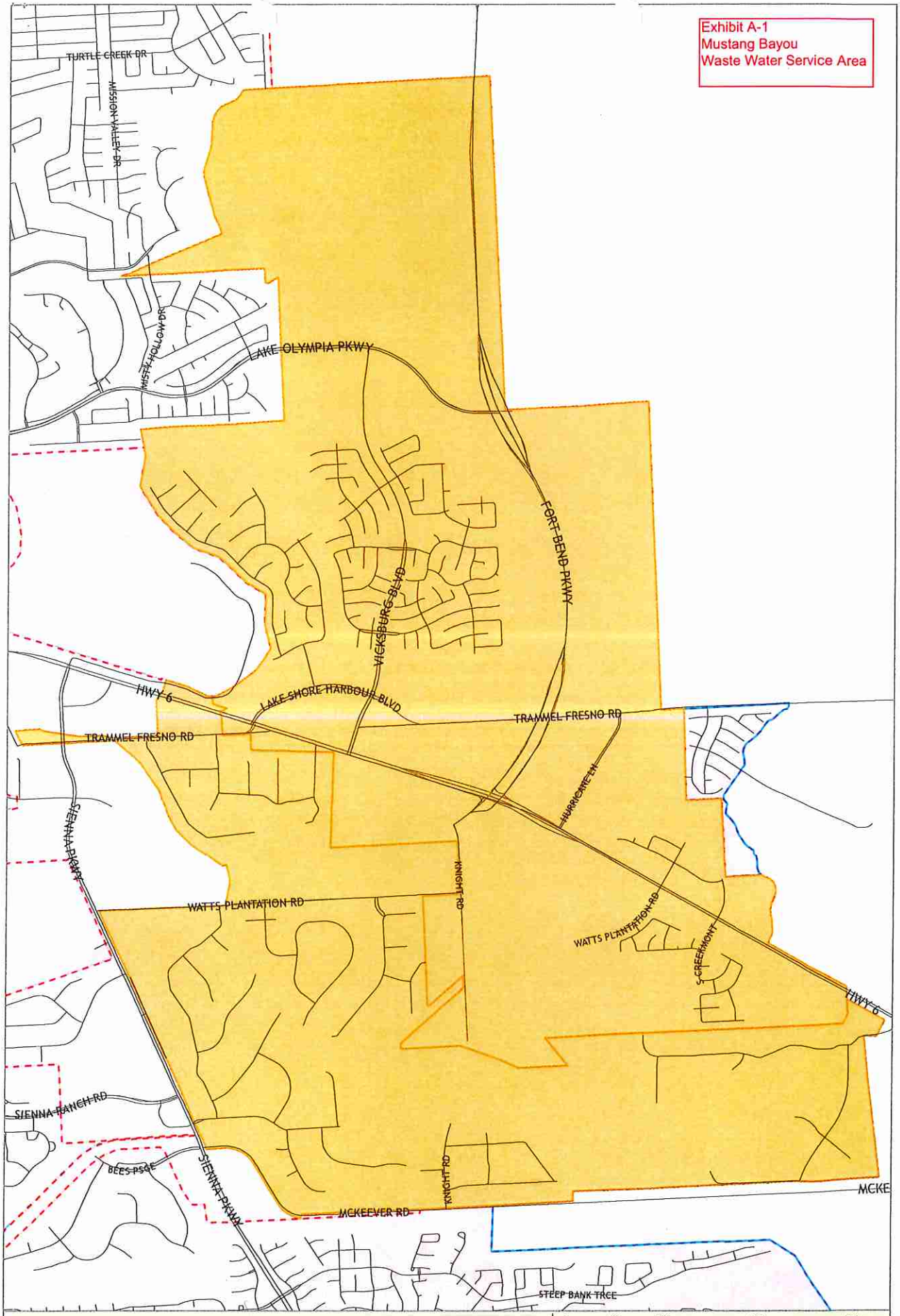


Exhibit A-1
Steep Bank Flat Bank
Wastewater Service Area
EXINGTON BLVD
INDEPENDENCE BLVD
COURT RD
CARTWRIGHT RD - FM 3345
MURPHY RD - FM 1092
HWY 6
LAKE OLYMPIA PKWY
OILFIELD RD
TRAMMEL FRESNO RD
WATTS PLANTATION RD
SIENNA RANCH RD
GLENN LAKES LN
PALA ROYALE BLVD
COMMONWEALTH BLVD
LAKESTONE BLVD
UNIVERSITY BLVD
RIVERSTONE BLVD
LAKE SHORE HARBOUR BLVD
WICKEEVER RD
STEWART PKWY
TURTLE CREEK DR
MISSION VALLEY DR
HAMPTON DR
TOWNSHIP LN
EL DORADO BLVD
BRIGHWATER DR
COLONIAL LOCUST
AUSTIN PKWY
DULES AVE
SHAFFORDSHIRE RD
COLUMBIA BLUE DR
GRAND MAX DR
LEXINGTON BLVD
MOORE RD
PEACH ST
SCANLIN RD
WICKSBURG DR
LAKE OLYMPIA PKWY
MOSS HOLLOW DR
PENINSULA DR
SIENNA RANCH RD
EEL EAGLE
0 1,500 3,000 6,000 9,000 Feet
Map By:
GIS Division
September 2011
Steepbank/Flatbank
Wastewater Service Area
Legend
Waste Water Treatment Plant
Steepbank/Flatbank
City Limits
ETJ
Geographic Coordinate System North American Datum 1983 (NAD83)
The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. No guarantee is given as to the accuracy or currency of any of the data. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recored deeds, plats, and other public records, which are primary sources for this public information. Users of this map are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation. The county and its vendors assume no legal responsibility for the information on this map.

Exhibit A-1
Mustang Bayou
Waste Water Service Area



Map By:
GIS Division
September 2011

Mustang Bayou Waste Water Service Area

Legend

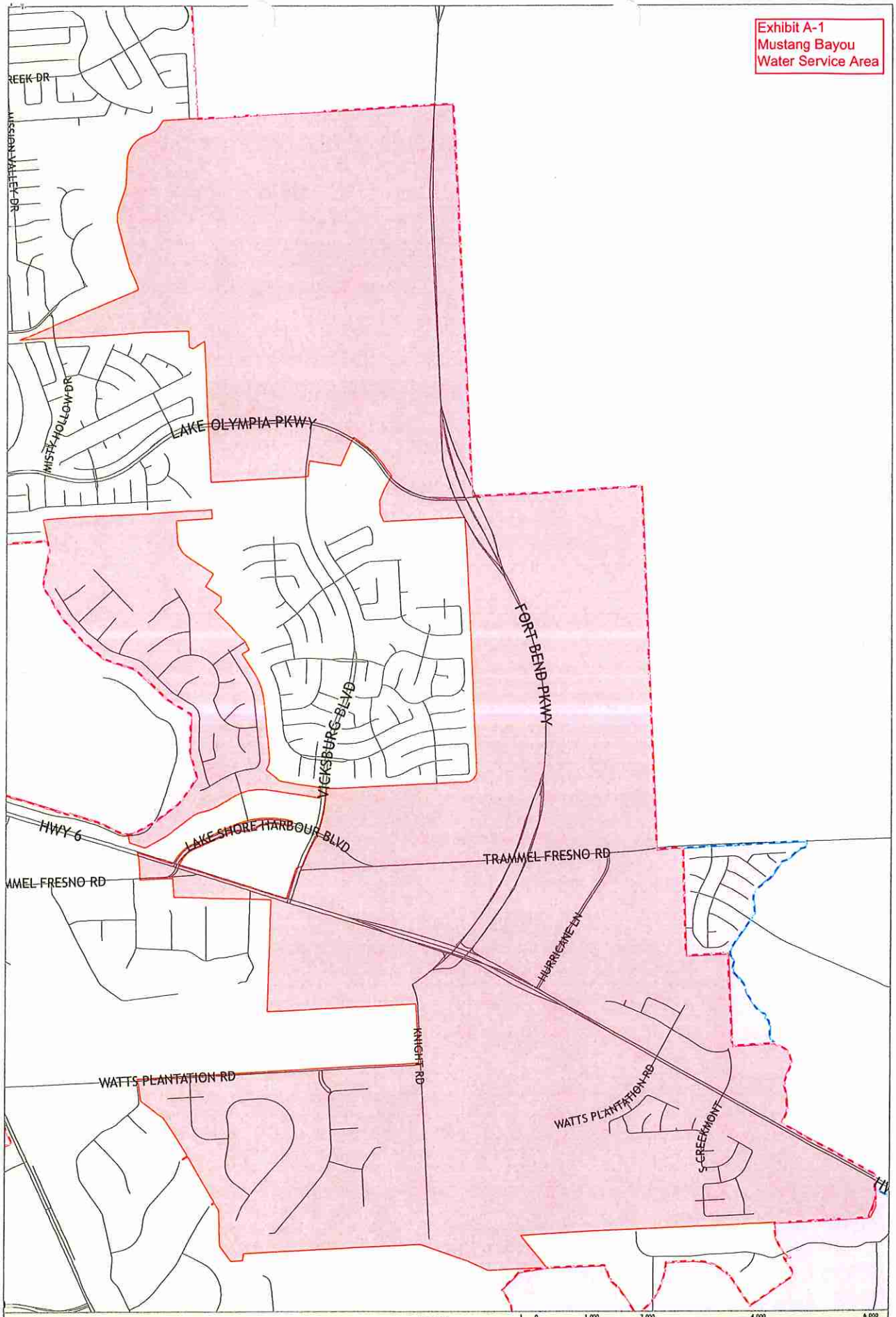
- Mustang Bayou Waste Water Service Area
- City Limits
- ETJ

0 1,000 2,000 4,000 6,000 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. No guarantee is given as to the accuracy or currency of any of the data. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recored deeds, plats, and other public records, which are primary sources for this public information. Users of this map are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation. The county and its vendors assume no legal responsibility for the information on this map.

Exhibit A-1
Mustang Bayou
Water Service Area



Map By:
GIS Division
September 2011

Mustang Bayou
Water Service Area

Legend

- Mustang Bayou Service Area
- City Limits
- ETJ

0 1,000 2,000 4,000 6,000 Feet

Geographic Coordinate System North American Datum 1983 (NAD83)

The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. No guarantee is given as to the accuracy or currency of any of the data. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recored deeds, plats, and other public records, which are primary sources for this public information. Users of this map are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation. The county and its vendors assume no legal responsibility for the information on this map.

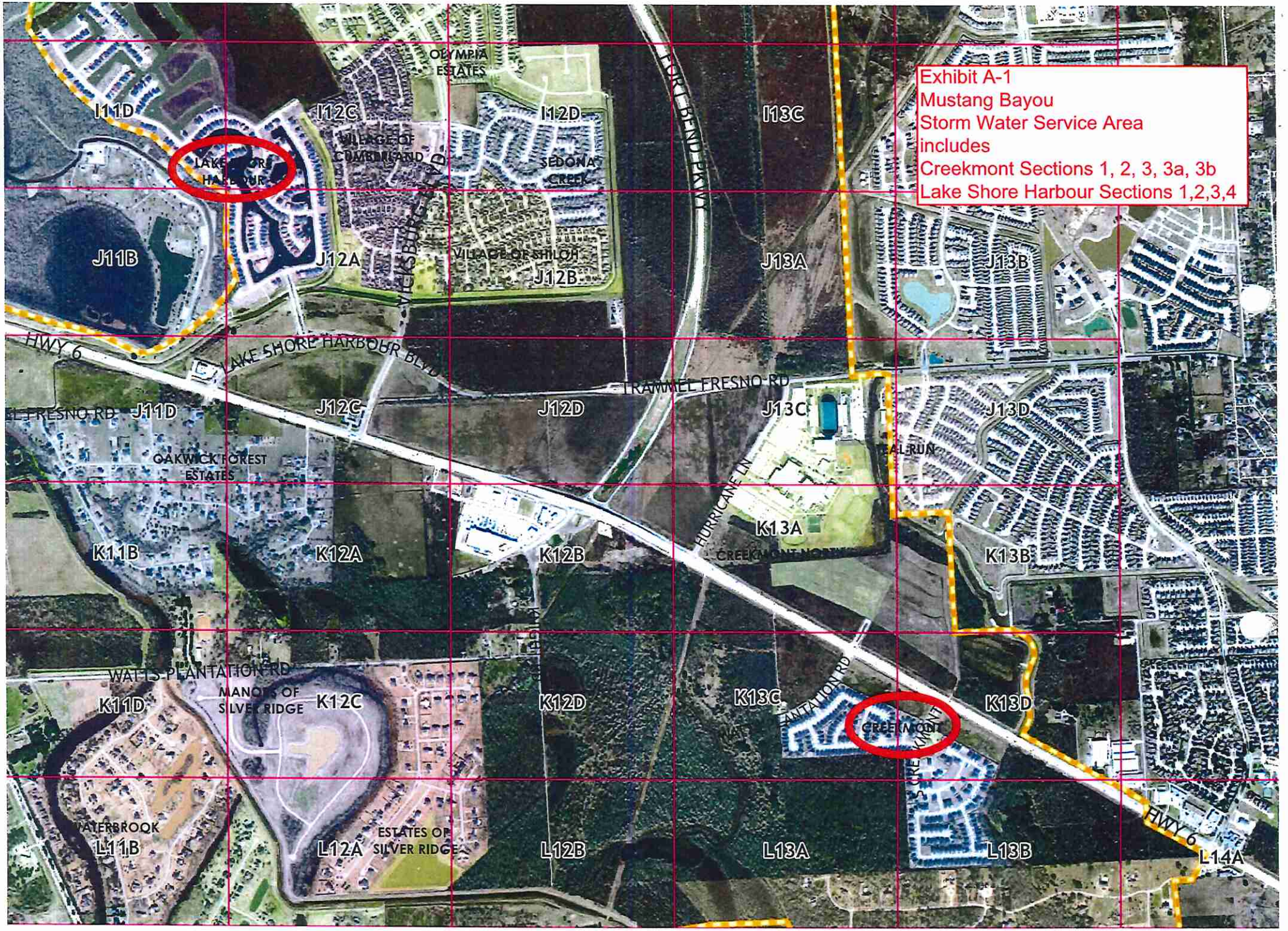


Exhibit A-1
Mustang Bayou
Storm Water Service Area
includes
Creekmont Sections 1, 2, 3, 3a, 3b
Lake Shore Harbour Sections 1,2,3,4
OLYMPIA ESTATES
VILLAGE OF CUMBERLAND
SEDONA CREEK
VILLAGE OF SHILOH
FORT BEND PKWY
VICKSBURG RD
HWY 6
LAKE SHORE HARBOUR BLVD
TRAMMEL FRESNO RD
OAKWICK FOREST ESTATES
HURRICANE LN
CREEKMONT NORTH
WATTS PLANTATION RD
MANORS OF SILVER RIDGE
ESTATES OF SILVER RIDGE
CREEKMONT
I11D
I12C
I12D
I13C
J11B
J12A
J12B
J13A
J13B
J11D
J12C
J12D
J13C
J13D
K11B
K12A
K12B
K13A
K13B
K11D
K12C
K12D
K13C
K13D
L11B
L12A
L12B
L13A
L13B
L14A

Exhibit A-2
Customer Agreement for Services

CITY OF MISSOURI CITY
MUSTANG BAYOU SERVICE AREA

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77459
PHONE#: 281-499-5539 FAX#: 281-261-4507

CONTRACT FOR RESIDENTIAL WATER AND WASTEWATER SERVICE

New Service _____ Name Change Only _____ Update Information Only _____

The undersigned subscriber hereby makes application to the City of Missouri City, Texas, for Water service, Wastewater service and Sewer Tap Inspection (new application) at the following premises:

Address: _____ Lot_____ Block_____ Section _____

By this application the undersigned subscriber agrees to comply with the City of Missouri City Code of Ordinances, Chapter 86 and any and all other applicable rules and regulation.

The subscriber for new residential service hereby tenders the sum of One Thousand ($1,000) dollars for a water tap fee, One-hundred twenty ($125) dollars for each Single Family sewer inspection. The water tap fee includes the installation and maintenance of a 3/4" water meter on the part of the City within the street right of way and/or utility easements for service at the above described premises. It is understood that title to the water meter is vested in the City. The cost for a 1" meter is one thousand two hundred ($1,200) dollars.

The tapping charge for a residential or Multi-Family user will be determined by the City based on the size and number of taps requested.

The subscriber agrees to take and use said water and sewer service at the following rates which are subject to change in accordance with the manner in which the City adjust its rates:

UTILITY SERVICE RATES:				**(MONTHLY BILLING)**
Single Family Residential Users:				
* Water	Less than 1" meter	First	2,500 gallons	$21.00 (minimum)
	1" meter	First	2,500 gallons	$29.40 (minimum)
		Over	2,501-10,000 gallons	$ 1.00 per 1,000 gallons
		Over	10,000 gallons	$ 2.25 per 1,000 gallons
Wastewater		First	2,500 gallons	$29.50 (minimum)
		Over	2,500 gallons	$ 1.00 per 1,000 gallons
**Garbage		Flat Rate		May be applicable

* Water; All Users will be Charged a Ground Water Reduction Plan Fee of $ 1.40 per 1,000 gallons of water used. This fee will be listed separate on the bill. This fee is determined by the Ground Water Reduction Agreement with the City of Missouri City and is subject to change.

* Regulatory Charges (forwarded to TCEQ): one half of 1% of the district's water and sewer charge

The subscriber hereby grants the City and its agents the right of ingress and egress in order to read, repair and otherwise maintain the water tap and meter. All charges are due and payable on or before the **18th** of the month. A penalty in the amount of **10%** of the existing unpaid balance is assessed on each delinquent account on the 19th day of the month. Failure to pay all charges when due may be deemed breach of this contract, at the discretion of the City, in which event all services may be discontinued with proper notice. If service is disconnected, for any cause, a reconnection fee of **$75.00** shall be paid to the City before service is again commenced at the above location. If service is **disconnected** for non-payment a reconnection fee of **$75.00** and the existing unpaid balance shall be paid to the City before service is again commenced at the above location. **All returned items which include checks, money orders, electronic funds transfer, or credit cards shall be charged a twenty-five ($25) dollar handling and processing fee.**

Account Name:_____ Billing Address:_____

City:_____ State:_____ Zip:_____

This application becomes a contract only upon the acceptance of the same by the City.

Effective Service Date: _____ Signature: _____

Date of Closing: _____ Home Phone:_____
Mortgage Company: _____ Employer: _____
Or Address: _____
Leasing From: _____ Business Phone : _____
Address: _____ TX. Drivers Lic. #:_____
Phone:_____ Social Security #:_____

TRANSFER FEE: **$35.00** DEPOSIT REQUIRED: **$50.00 - NO INTEREST**
Please provide proof of purchase/ownership or a lease agreement.

For office use only
BY:_____

City of Missouri City M.B.S.A. OPERATED BY QUAIL VALLEY UTILTY DISTRICT
3134 CARTWRIGHT RD. MISSOURI CITY, TX 77459
(281) 499-5539

A third party convenience fee of three percent (3%) will be charged to process all credit cards.

Sign up for monthly ACH or Recurring Credit Card. Payment will be deducted approximately 3 days prior to due date.

ACH _____ (Provide voided Check) Recurring Credit Card _____ Effective Date _____

Credit Card #: _____ Expiration Date: _____ Signature: _____

CITY OF MISSOURI CITY
MUSTANG BAYOU SERVICE AREA

1522 TEXAS PARKWAY MISSOURI CITY, TEXAS 77459
PHONE#: 281-499-5539 FAX#: 281-261-4507

CONTRACT FOR COMMERCIAL WATER AND WASTEWATER SERVICE

The undersigned subscriber hereby makes application to the City of Missouri City, Texas, for Water service, Wastewater service and Sewer Tap Inspection (new application) at the following premises:

Address: _____ Lot_____ Block_____ Section _____

By this application the undersigned subscriber agrees to comply with the City of Missouri City Code of Ordinances, Chapter 86 and any and all other applicable rules and regulation.

The subscriber for new commercial service hereby tenders the sum of a tap fee and water meter charge in the amount provided in the schedule of fees provided by the City Council and as determined by the estimate of fees per the plan review. The water tap fee includes the installation and maintenance of the water meter on the part of the City within the street right of way and/or utility easements for service at the above described premises. It is understood that title to the water meter is vested in the City. The tapping and water meter charges for a commercial user will be determined by the City based on the size and number of taps and meters requested.

The subscriber agrees to take and use said water and sewer service at the following rates which are subject to change in accordance with the manner in which the City adjust its rates:

UTILITY SERVICE RATES: **(MONTHLY BILLING)**

Commercial Users:

* Water	Less than 1" meter	First	2,500 gallons	$21.00 (Minimum)
	1" meter	First	2,500 gallons	$29.40 (Minimum)
	1.5" meter	First	2,500 gallons	$37.80 (Minimum)
	2" meter	First	2,500 gallons	$60.90 (Minimum)
		Over	2,501-10,000 gallons	$1.00 per 1,000 gallons
		Over	10,000 gallons	$2.25 per 1,000 gallons
Wastewater		First	2,500 gallons	$29.50 per month
		Over	2,500 gallons	$1.00 per 1,000 gallons

* Water; All Users will be Charged a Ground Water Reduction Plan Fee of $ 1.40 per 1,000 gallons of water used. This fee will be listed separate on the bill. This fee is determined by the Ground Water Reduction Agreement with the City of Missouri City and is subject to change.

* Regulatory Charges (forwarded to TCEQ): one half of 1% of the district's water and sewer charge

The subscriber hereby grants the City and its agents the right of ingress and egress in order to read, repair and otherwise maintain the water tap and meter. All charges are due and payable on or before the **18th** of the month. A penalty in the amount of **10%** of the existing unpaid balance is assessed on each delinquent account on the 19th day of the month. Failure to pay all charges when due may be deemed breach of this contract, at the discretion of the City, in which event all services may be discontinued with proper notice. If service is disconnected, for any cause, a reconnection fee of **$75.00** shall be paid to the City before service is again commenced at the above location. If service is **disconnected** for non-payment a reconnection fee of **$75.00** and the existing unpaid balance shall be paid to the City before service is again commenced at the above location. **All returned items which include checks, money orders, electronic funds transfer, or credit cards shall be charged a twenty-five ($25) dollar handling and processing fee.**

Account Name:_____ Billing Address:_____

City:_____ State:_____ Zip:_____

This application becomes a contract only upon the acceptance of the same by the City.

Effective Service Date: _____ Signature: _____

Date of Closing: _____ Home Phone:_____
Mortgage Company: _____ Employer: _____
Or Address: _____
Leasing From: _____ Business Phone :_____
Address: _____ TX. Drivers Lic. #:_____
Phone:_____ Social Security #:_____

TRANSFER FEE: **$35.00** DEPOSIT REQUIRED: **$50.00-NO INTEREST**
Please provide proof of purchase/ownership or a lease agreement.

For office use only
BY:_____
City of Missouri City M.B.S.A.

OPERATED BY QUAIL VALLEY UTILTY DISTRICT
3134 CARTWRIGHT RD. MISSOURI CITY, TX 77459
(281) 499-5539

A third party convenience fee of three percent (3%) will be charged to process all credit cards.

Sign up for monthly ACH or Recurring Credit Card. Payment will be deducted approximately 3 days prior to due date.

ACH _____ (Provide voided Check) Recurring Credit Card _____ Effective Date _____

Credit Card #: _____ Expiration Date: _____ Signature: _____

City

Exhibit A-3
Rates

The fee for the Basic Services as outlined in the Agreement will be:

$8.50 per Active Billed Residential Connection and $8.50 per Active Billed Commercial Connection. When the number of active connections is a given month total fewer than 300 connections, a minimum of 300 connections will billed at $8.50 per connection.

ADDITIONAL SERVICES COST:

Delinquent Letters	$ no charge
Meter Disconnection (including reconnect)	$50.00
Transfer Fees	$ no charge
Meter Removal and Reinstallation @ Serice Rates	$50.00
NSF Checks	$ no charge
Residential Sewer Inspections	$30.00
Commercial Inspections	$35.00
Grease Trap Inspections	$35.00

All Other Inspections/Testing (Customer Service Inspection Backflow Test..@ Service Rate
Or if Subcontracted.....@ Cost + 10%

TAP FEES - ALL COPPER

3/4" Meter and Box (Long tap up to 50 ft. or short tap)	$800.00
1" Meter and Box (Long tap up to 50 ft. or short tap)	$950.00
1 1/2" Meter and Box (Long tap up to 50 ft. or short tap)	$1,500.00
2" Meter and Box (Long tap up to 50 ft. or short tap)	$2,000.00

Taps over 50 ft. will be charged at cost plus 10%

All other sizes to be approved by the District or the City of Missouri City.

Meters shall meet AWWA and City of Missouri City standards.

SUBCONTRACTORS AND MATERIALS:

All subcontractors and materials will be charged at Quail Valley's cost plus 10%.

SCHEDULE OF STANDARD RATES

The following is a partial list of Quail Valley Utility District charges as of January 2012 showing the currently hourly rate schedule

a.

Labor Classification	Straight Time Rate Per Hour:	Overtime Rate Per Hour
Skilled Laborer	$23.00	$34.00
Certified/Equipment Operator	$36.00	$52.00
Foreman	$37.00	$54.00
Supervisor	$41.00	$61.00
Plant Management	$41.00	$61.00
General Manager	$50.00	$75.00

b.

Equipment	Hourly Rate
Service Truck	$18.00
Flat Bed Truck, 1 Ton	$21.00
Dump Truck	$28.00
1 Ton Winch Truck	$35.00
2 Ton Winch Truck	$40.00
Crane Truck	$65.00
Vactor (Plus dump fee, 4 hour minimum)	$140.00
Trailer	$15.00
Air Compressor	$32.00
Backhoe	$45.00
High Pressure Sewer Pipe cleaner (Jet Truck/Trailer)	$60.00
Trailer with Televising Equipment	$65.00
Small Generator & Pump	$30.00
Emergency Generator (200KW) (plus fuel) Daily Rate	$500.00

Amendment # 1 to Interlocal Cooperation Agreement for Water, Wastewater, and Stormwater Operation and Maintenance Services

This amendment (the "Amendment") is made by Quail Valley Utility District, (the "DISTRICT") and the City of Missouri City (the "CITY"), parties to the Interlocal Cooperation Agreement for Water, Wastewater, and Stormwater Operation and Maintenance Services, dated on or about June 11, 2012 (the "Agreement"), attached hereto as Exhibit A and incorporated by reference herein as if set forth verbatim.

For and in consideration of the mutual obligations and benefits derived hereunder, the CITY and the DISTRICT agree as follows:

1. Exhibit A-1, Service Areas, is amended by adding a new service area, the Mustang Trails Service Area, as depicted in Exhibit B of this Amendment, attached hereto and made a part hereof for all purposes.

2. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement or any earlier amendment, the terms of this Amendment will prevail.

Quail Valley Utility District

By: _____

Printed Name: _____

Title: _____

Date of Board Authorization: _____

City of Missouri City, Texas

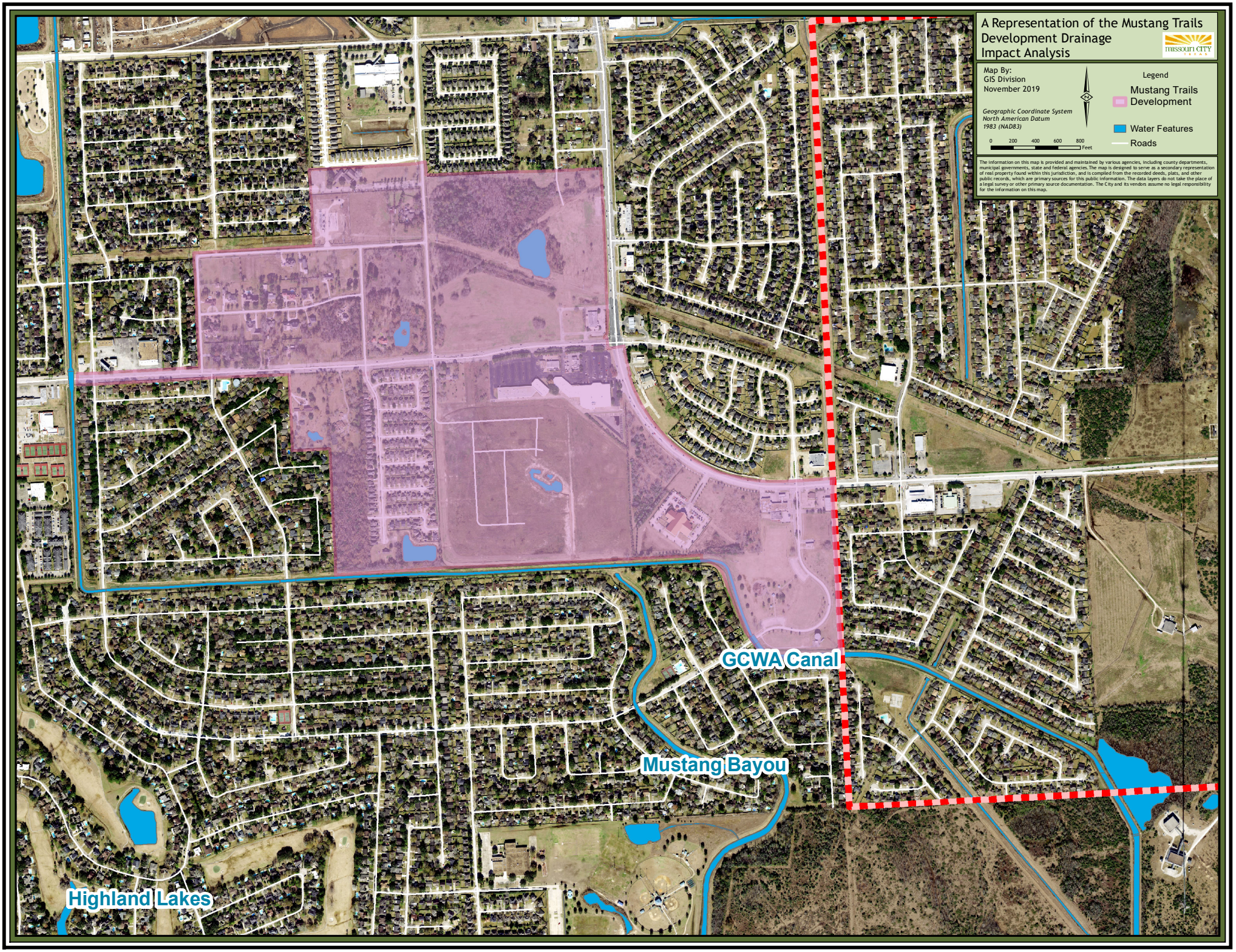
By: _____

Anthony Snipes

City Manager

Dated of City Council Authorization: _____

Exhibit "A-1"


A Representation of the Mustang Trails Development Drainage Impact Analysis
Map By:
GIS Division
November 2019
Geographic Coordinate System
North American Datum
1983 (NAD83)
0 200 400 600 800
Feet
Legend
Mustang Trails Development
Water Features
Roads
The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and other public records, which are primary sources for this public information. The data layers do not take the place of a legal survey or other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.
GCWA Canal
Mustang Bayou
Highland Lakes

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "License" or this "Agreement") is made by and between the City of Missouri City, Texas (hereinafter referred to as "City") and Pulte Homes of Texas, L.P., a Texas limited partnership (hereinafter referred to as "Licensee") acting by and through their authorized representatives.

WITNESSETH:

WHEREAS, Licensee owns the real property in Missouri City, Texas described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Licensee desires to construct or cause to be constructed a drainage and detention facility (hereinafter referred to as the "Improvements") within Reserve "B" of Park Gate, Section One, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003100721 (the "Premises") to serve the Property as well as to accept storm water drainage from other lands within the City to the north of the Premises; and

WHEREAS, the plat containing the Premises gave the City certain rights to the Premises and Licensee has requested that the City allow the use and occupancy of the Premises for Licensee's Improvements, and the City will receive a benefit from the construction of the Improvements.

NOW THEREFORE, in consideration of the sum of five hundred sixty-four thousand three hundred ninety-six dollars and thirteen cents ($564,396.13) paid by Licensee to the City and the covenants contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Licensee agree as follows:

1. **Grant of License; Consideration:** City hereby grants Licensee a license for the purpose of constructing, maintaining and replacing the Improvements within the Premises. As consideration for the grant of this License, Licensee agrees that (a) the plans and specifications for the Improvements will be submitted to the City for approval and must be approved by the City prior to the initial construction thereof, and (b) the Improvements shall not be expanded, enlarged or altered in any way without the prior written approval of the City.

2. **Term:** The initial term of this License shall be fifty (50) years from the date of execution by the last party executing this License, and thereafter shall automatically renew for successive periods of five (5) years each unless either party delivers written notice to the other prior to the commencement of any such five (5) year period that it desires to terminate this License effective upon the end of the upcoming five (5) year period and furnishes the other party evidence that by the date of such termination the Property will no longer require the Improvements and/or the Premises to drain or detain storm water from the Property. In the event of completion of construction of the Improvements and acceptance by the City prior to the expiration of the initial or successive terms, this Agreement shall terminate upon acceptance of the Improvements by the City.

3. **Non-exclusive:** This License is nonexclusive and is subject to any existing utility, drainage, park, or communications facilities located in, on, under or upon the Premises; to all vested rights presently owned by any utility or communication company, public or private, presently located within the boundaries of the easement; and to any existing lease, license, or other interest in the Premises granted to the City or by the City to any individual, corporation or other entity, public or private.

4. **Environmental Protection:** Licensee shall not use or permit the use of the Premises for any purpose that may be in violation of any laws pertaining to the health of the environment, including without limitation, the comprehensive environmental response, compensation and liability act of 1980 ("CERCLA"), the resource conservation and recovery act of 1976 ("RCRA"), the Texas Water Code and the Texas Solid Waste Disposal Act. Licensee warrants that the permitted use of the Premises will not result in the disposal or other release of any hazardous substance or solid waste on or to the Premises, and that Licensee will take all steps necessary to ensure that no such hazardous substance or solid waste will ever be discharged onto the Premises or adjoining the Premises by Licensee (except substances typically contained in storm water runoff from residential subdivisions). The terms "hazardous substance and waste" shall have the meaning specified in CERCLA and the term solid waste and disposal (or dispose) shall have the meaning specified in the RCRA; provided, however, that in the event either CERCLA or RCRA is amended so as to broaden the meaning of any term defined thereby, such broader meaning shall apply subsequent to the effective date of such amendment; and provided further, at the extent that the laws of the State of Texas establish a meaning for hazardous substance, release, solid waste, or disposal which is broader then that specified in the CERCLA or RCRA, such broader meaning shall apply. Licensee shall indemnify, defend, and hold City harmless against all costs, environmental clean up to the Premises and surrounding the Premises resulting from Licensee's use of the Premises under this License.

5. **Mechanic's liens not permitted:** Licensee shall fully pay all labor and materials used in, on or about the Premises and will not permit or suffer any mechanic's or material man's liens of any nature be affixed against the Premises by reason of any work done or materials furnished to the Premises at Licensee's instance or request.

6. **Future City use:** This License is made expressly subject and subordinate to the right of City to use the Premises for any public purpose whatsoever so long as such use does not interfere with the permitted use of the Premises granted to Licensee herein.

7. **Compliance with laws:** Licensee agrees to abide by and be governed by all laws, ordinances and regulations of any and all governmental entities having jurisdiction over the Licensee.

8. **Indemnification:** Licensee shall defend, protect and keep City forever harmless and indemnified against and from any penalty, or any damage, or charge, imposed for any violation of any law, ordinance, rule or regulation arising out Licensee's use of the Premises by the Licensee, whether occasioned by Licensee, its employees, officers, agents, contractors or those holding under Licensee. Licensee shall at all times defend, protect and indemnify and it is the intention of the parties hereto that Licensee hold City harmless against and from any and all loss, cost, damage, or expense, including attorney's fee, arising out of or from any accident or other occurrence on or about the Premises causing personal injury, death or property damage resulting from Licensee's use of the Premises by Licensee, its agents, employees and invitees. Licensee shall at all times defend, protect, indemnify and hold City harmless against and from any and all loss, cost, damage, or expense, including attorney's fees arising out of or from any and all claims or causes of action resulting from the Licensee's use of the Premises and for any failure of Licensee, its officers, employees, agents, contractors or assigns in any respect to comply with and perform any of the requirements and provisions hereof. This section shall survive the termination of this Agreement.

9. **Termination:** This Agreement may be terminated in any of the following ways:

a. Written agreement of both parties;

b. Pursuant to Section 2 above; or

c. By City in the event Licensee fails to pay the consideration recited herein to the City within thirty (30) days after the effective date of this License.

10. **Notice:** When notice is permitted or required by this Agreement, it shall be in writing and shall be deemed delivered when delivered in person or when placed, postage prepaid in the United States mail, certified return receipt requested, and addressed to the parties at the address set forth below their signature. Either party may designate from time to time another and different address for receipt of notice by giving 15 days' written notice of such change or address.

11. **Governing law:** This Agreement is governed by the laws of the State of Texas; and exclusive venue for any action shall be in the Fort Bend County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

12. **Exhibit:** The exhibit attached to this Agreement is incorporated herein by reference.

13. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the executing parties and their respective heirs, personal representatives, successors and assigns.

14. **Entire Agreement:** This Agreement embodies the entire agreement between the parties and supersedes all prior agreements, understandings, if any, relating to the Premises and the matters addressed herein and may be amended or supplemented only by written instrument executed by the party against whom enforcement is sought.

15. **Recitals:** The recitals to this Agreement are incorporated herein by reference.

16. **Covenant Running with the Land:** The provisions of this Agreement are hereby declared covenants running with the Property and the Premises and are fully binding on the Licensee and each and every subsequent owner of all or any portion of the Property but only during the term of such party's ownership thereof (except with respect to defaults that occur during the term of such person's ownership) and shall be binding on all successors, heirs, and assigns of the Licensee which acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in such Property. Notwithstanding the foregoing to the contrary, no person who acquires a subdivision lot within the Property with a residence constructed thereon shall have any obligations under this Agreement.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

EXECUTED this the 6th day of August, 2018.

CITY OF MISSOURI CITY, TEXAS

By: _____
Allen Owen, Mayor

ATTEST:

By: _____
Maria Jackson, City Secretary

City of Missouri City, Texas
1522 Texas Parkway
Missouri City, TX 77489

CITY'S ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 6 day of ~~July~~ August YF 2018, by Allen Owen, Mayor of the City of Missouri City, Texas, a Texas municipality, on behalf of said municipality.

YOMARA FRIAS
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 08-01-2020
ID # 126611763

_____
Notary Public, State of Texas

93026-002 396664v1

EXECUTED this the 1st day of August, 2018.

LICENSEE:

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: Pulte Nevada LLC, its general partner

By: _____

Its: Tim Early
VP Land Development

Pulte Homes of Texas, L.P.
16670 Park Row, Ste. 100
Houston, Texas 77084

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 1st day of August 2018, by Tim Early, VP of Land Development of Pulte Nevada I LLC, a Texas limited liability company, on behalf of said limited liability company in its capacity as the general partner of Pulte Homes of Texas, L.P., a Texas limited partnership, on behalf of said partnership.

RAYMOND BRIAN GATES
Notary Public, State of Texas
Comm. Expires 12-29-2021
Notary ID 131393847

_____
Notary Public, State of Texas

93026-002 396664v 1

EXHIBIT "A"

Being 55.8249 Acres out of the David Bright League Abstract No. 13, Fort Bend County, Texas being more particularly described as follows with all bearings based on the south line of Tract Four above being N 89° 40' 14" E;

Beginning: at a found ⅝" iron rod located at the intersection of the west line of a call 62.5393 Acre Tract of land as recorded in Volume 875, Page 459 F.B.C.D.R. and the south line of Cartwright Road a call 100 foot wide Right-of-Way;

Thence: N 89° 34' 57" E, along the south line of Cartwright Road, 13.80 feet (call N 89° 33' 14" E, 13.58') to a point for corner, being the point of curvature of a curve to the left and a found ⅝" iron rod;

Thence: In a northeasterly direction, continuing along the south line of Cartwright Road, around a curve to the left whose radius equals 1,687.02 feet, subtending a central angle of 02° 16' 54" (call 02° 15' 11"), for an arc distance of 67.18 feet (call 66.34') with a long chord which bears N 88° 26' 30" E, 67.18 feet (call N 88° 25' 38" E, 66.34') to a point for corner, the northwest corner of Tract Four above, the northwest corner of The Partial Replat of Randall's Center - Quail Valley as recorded in slide No. 1512A F.B.C.P.R. and a found ⅝" iron rod;

Thence: S 00° 19' 46" E, along a common line, the west line of Randall's Center and the west line of Tract Four, 361.47 feet to a point for corner a found ⅝" iron rod;

Thence: N 89° 40' 14" E, along a common line, the south line of Randall's Center and the south line of Tract Four, 807.32 feet (call 807.09') to a point for corner a found ⅝" iron rod;

Thence: S 47° 01' 32" E, continuing along the above mentioned common line, 68.20 feet (call S 46° 57' 23" E, 68.80') to a point for corner a found ⅝" iron rod;

Thence: S 00° 32' 25" E, continuing along the above mentioned common line, 31.09 feet (call S 00° 11' 07" E, 31.23') to a point for corner a found ⅝" iron rod;

Thence: N 89° 40' 14" E, continuing along the above mentioned common line, 32.87 feet (call N 89° 28' 52" E, 33.02') to a point for corner a found ⅝" iron rod;

Thence: S 47° 01' 32" E, continuing along the above mentioned common line, 604.58 feet (call S 46° 57' 23" E, 604.19') to a point for corner a found ⅝" iron rod in the west line of Tract Three above;

Thence: S 00° 10' 25" E, along a common line, the west line of Tract Three above and the west line of a call 30 foot wide Channel Easement as recorded in Volume 342, Page 353 F.B.C.D.R., 981.53 feet (call S 00° 01' 34" W, 980.84') to a point for corner a found ⅝" iron rod in the north line of a call 100 foot wide Gulf Coast Water Authority Canal Easement as recorded in Volume 163, Page 624 F.B.C.D.R.;

Thence: S 89° 51' 56" W, along the north line of the call 100 foot wide Canal Easement, 1716.42 feet to a point for corner the southeast corner of The Woods as recorded in Slide Number 692B F.B.C.P.R.;

Thence: N 00° 21' 52" W, along the east line of The Woods, 1478.50 feet, to a point for corner;

Thence: N 89° 18' 22" E, 309.55 feet to a point for corner;

Thence: N 00° 23' 57" W, 347.74 feet to the Place of Beginning and containing 55.8249 Acres of Land.

WBS/mes
File: 408-27
Date: September 18, 2001

STATE OF TEXAS
REGISTERED
WAYNE B. SALIGER
3977
PROFESSIONAL
LAND SURVEYOR

10/9/01

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (this "Agreement") is made by and between the City of Missouri City, Texas (hereinafter referred to as "City") and Fort Bend County Municipal Utility District No. 26, (hereinafter referred to as "District") acting by and through their authorized representatives. The City and the District are hereinafter referred to collectively as "Party" or "Parties".

WITNESSETH:

WHEREAS, District has acquired the real property in Missouri City, Texas described on Exhibit "A" attached hereto (the "Property") for the purpose of constructing a pump station and related drainage facilities (the "Improvements"); and

WHEREAS, Pulte Homes of Texas, L.P. (the "Developer") desires to construct or cause to be constructed on behalf of the District a drainage and detention facility (the "Detention Facility") within Reserve "B" of Park Gate, Section One, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003100721 to serve a single-family residential community to be known as Mustang Trails as well as to accept storm water drainage from other lands within the City; and

WHEREAS, the Improvements and the Detention Facility will accept storm water drainage from lands within the City which are located outside of the boundaries of the District.

NOW, THEREFORE, in consideration of the construction and financing of the Improvements and the Detention Facility by the District, the City will accept both the Improvements and the Detention Facility for ownership and maintenance upon completion:

1. **Operation and Maintenance:** District shall operate and maintain the Detention Facility and Improvements prior to the completion thereof. Upon completion of the Detention Facility and Improvements, District and the City shall inspect the Detention Facility and Improvements, and barring any deficiencies, the City will accept the Detention Facility and Improvements for operation and maintenance. In the event of any deficiencies, District will ensure correction of such deficiencies and, following confirmation of such correction by the City, the City will accept the Detention Facility and Improvements for operation and maintenance.

2. **Ownership of Detention Facility and Improvements:** The Detention Facility and Improvements shall be constructed by the Developer on behalf of the District. The District and Developer have entered into an improvement financing and construction agreement which provides for the construction of improvements including the Detention Facility and Improvements. The District intends to reimburse Developer for such Detention Facility and Improvements pursuant to the rules of the Texas Commission on Environmental Quality. Upon final acceptance by the City of the Detention Facility and Improvements, the District shall convey any right title and interest then held by the District in the Detention Facility and Improvements to the City.

3. **Payment of Operations Expenses:** The District shall make an annual payment to the City for the operation and maintenance of the Improvements in the amount of ten thousand dollars ($10,000.00) following conveyance of the facilities and on or before January 31st of each

year during the term of this Agreement ("Annual Payment"). The City and the District agree that the Annual Payment amount may be amended on an annual basis as necessary to account for projected operation and maintenance expenses. At the end of each year the City shall provide the District with a detailed accounting of all expenses associated with the operation and maintenance of the Improvements. In the event the Annual Payment is insufficient to cover the actual costs to the City associated with the operation and maintenance of the Improvements, including, but not limited to, wiring and electrical repairs, electricity, personnel, repairs, and insurance, then the District shall make an additional payment to the City to cover such additional costs. In the event that the Annual Payment exceeds the actual costs to the City associated with the operation and maintenance of the Improvements then the City shall refund the unexpended amount to the District by credit towards the Annual Payment for the subsequent year unless such amount exceeds the Annual Payment in which case the City shall credit the full amount of the Annual Payment for the subsequent year and shall make payment to the District for the additional amount due. This obligation shall terminate in the event that the City determines that the operation of the Improvements is no longer necessary and ceases to continue such operations.

4. **Decommission and Residual Value:** Following final acceptance of the Improvements by the City and conveyance of the Improvements to the City, the City will own the Improvements in their entirety and as such will be responsible for determining when or if such Improvements should be decommissioned. In the event the Improvements are decommissioned, the City shall be responsible for the costs associated with decommissioning the Improvements and shall be entitled to any and all residual value of the Improvements.

5. **Right to Utilize Detention Facility and Improvements:** The Detention Facility and Improvements will be constructed for the benefit of the City and the District and are the primary means of drainage for portions of the District. The District shall have a continuous and uninterrupted right to utilize the Detention Facility and Improvements for the drainage of lands within the District during the term of this Agreement.

6. **Insurance:** The City shall be responsible for maintaining general liability, property, and boiler and machinery insurance coverage for the current replacement value of the Improvements with deductibles and coverage limits that are consistent with coverages on similar equipment owned by the City.

7. **Pump Replacement:** In the event that the District and the City determine that replacement of one or more pumps or similar equipment is necessary to ensure that the Improvements remain operational, then the District shall be responsible for reasonable costs associated with the replacement of the pump or pumps in need of replacement.

8. **Term:** The initial term of this Agreement shall be fifty (50) years from the date of execution by the last party executing this Agreement, and thereafter shall automatically renew for successive periods of five (5) years each unless either party delivers written notice to the other prior to the commencement of any such five (5) year period that it desires to terminate this Agreement effective upon the end of the upcoming five (5) year period and furnishes the other party evidence that by the date of such termination the District and the City will no longer require the Detention Facility and Improvements to drain or detain storm water. Prior to the

effective date of such termination the terminating party must furnish, at its expense, alternative drainage and detention for the Property as reasonably determined by the District and the City.

9. **Notice:** When notice is permitted or required by this Agreement, it shall be in writing and shall be deemed delivered when delivered in person or when placed, postage prepaid in the United States mail, certified return receipt requested, and addressed to the parties at the address set forth below their signature. Either party may designate from time to time another and different address for receipt of notice by giving 15 days' written notice of such change of address.

10. **Governing law:** This Agreement is governed by the laws of the State of Texas; and exclusive venue for any action shall be in the Fort Bend County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

11. **Exhibits:** The exhibits attached to this Agreement are incorporated herein by reference.

12. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the executing parties and their respective heirs, personal representatives, successors and assigns.

13. **Entire Agreement:** This Agreement embodies the entire agreement between the parties and supersedes all prior agreements, understandings, if any, relating to the Detention Facility and Improvements and the matters addressed herein and may be amended or supplemented only by written instrument executed by the party against whom enforcement is sought.

14. **Recitals:** The recitals to this Agreement are incorporated herein by reference.

15. **Liability:** Neither Party, nor their respective officers, agents, or employees, shall be deemed to be an officer, agent, or employee of the other, and neither Party assumes any liability, obligation, or responsibility with respect to any action taken by the other, or with respect to damage or injury caused by the other, in securing, exercising, or in any manner performing the terms and conditions of this Agreement.

16. **Governmental Immunity:** Nothing in this agreement shall constitute a waiver by the Parties of governmental or sovereign immunity, nor shall the enforcement of any legal right or assertion of any affirmative defense arising out of this agreement constitute a waiver of the Parties' governmental or sovereign immunity. Nothing in this Agreement shall be construed as express or implied consent of the Parties to being sued.

17. **Covenant Running with the Land:** The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on the City and each and every subsequent owner to the City of all or any portion of the Property but only during the term of such party's ownership thereof (except with respect to defaults that occur during the term of such person's ownership). Any person who acquires any right, title, or interest in or to the Property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in such Property. Notwithstanding the foregoing to the contrary, no person who acquires a subdivision lot within

the Property with a residence constructed thereon shall have any obligations under this Agreement.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

EXECUTED this the _____ day of _____, 2018.

CITY OF MISSOURI CITY, TEXAS

By: _____

Allen Owen, Mayor

ATTEST:

By: _____

Maria Jackson, City Secretary

City of Missouri City, Texas
1522 Texas Parkway
Missouri City, TX 77489

CITY'S ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2018, by Allen Owen, Mayor of the City of Missouri City, Texas, a Texas municipality, on behalf of said municipality.

_____

Notary Public, State of Texas

EXECUTED this the _____ day of _____, 2018.

DISTRICT:

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 26, a political subdivision of the State of Texas

By: _____

President, Board of Directors

ATTEST:

By: _____

Secretary, Board of Directors

Smith, Murdaugh, Little & Bonham, L.L.P.
2727 Allen Parkway, Suite 1100
Houston, Texas 77019

ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2018, by _____, _____ of Fort Bend County Municipal Utility District No. 26, a political subdivision of the State of Texas limited liability company, on behalf of said limited liability company in its capacity as the general partner of Pulte Homes of Texas, L.P., a Texas limited partnership, on behalf of said partnership.

_____

Notary Public, State of Texas

EXHIBIT "A"

April 26, 2018
Job No. LJAS001-1680-5513

DESCRIPTION OF
0.0964 ACRE (4,198 SQUARE FEET)
PUMP STATION

Being 0.0964 acre (4,198 square feet) of land located in the David Bright League, Abstract Number 13, Fort Bend County, Texas, being a portion of that certain called 55.8208 acre tract conveyed to Terra Prima No. 2, LTD. by instrument of record under File Number 2005108705 in the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), also being a portion of Reserve "B" of Park Gate Section One, a subdivision of record under Slide Number 2493 A & B in the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), said Reserve "B" being a portion of that certain called 33.977 acre tract conveyed to Pulte Homes of Texas L.P. by an instrument of record under File Number 2017076189, F.B.C.O.P.R., said 0.0964 acre tract being more particularly described by metes and bounds as follows, (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING at the common south corner of said 33.977 acre tract and that certain called 21.8025 acre tract conveyed to Clyde W. Hanks, Jr. by an instrument of record under Volume 788, Page 192 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), from which a found 5/8-inch iron rod with cap (illegible) bears, South 87° 00' 30" West, 0.76 feet;

Thence, North 02° 51' 59" West, with the common line of said 33.977 acre tract and said 21.8025 acre tract, 234.22 feet to the POINT OF BEGINNING and southeast corner of the herein described tract;

Thence, South 86° 01' 56" West, departing said common line, 11.16 feet to a point for corner;

Thence, North 74° 20' 24" West, 50.51 feet to a point for corner;

Thence, South 87° 11' 22" West, 29.57 feet to a point for corner;

April 26, 2018
Job No. LJAS001-1680-5513

Thence, North 02° 48' 38" West, 10.37 feet to a point for corner;

Thence, North 32° 38' 10" West, 14.00 feet to a point for corner;

Thence, North 56° 18' 14" East, 20.00 feet to a point for corner;

Thence, South 84° 36' 33" East, 22.20 feet to a point for corner;

Thence, North 56° 18' 14" East, 54.04 feet to a point for corner;

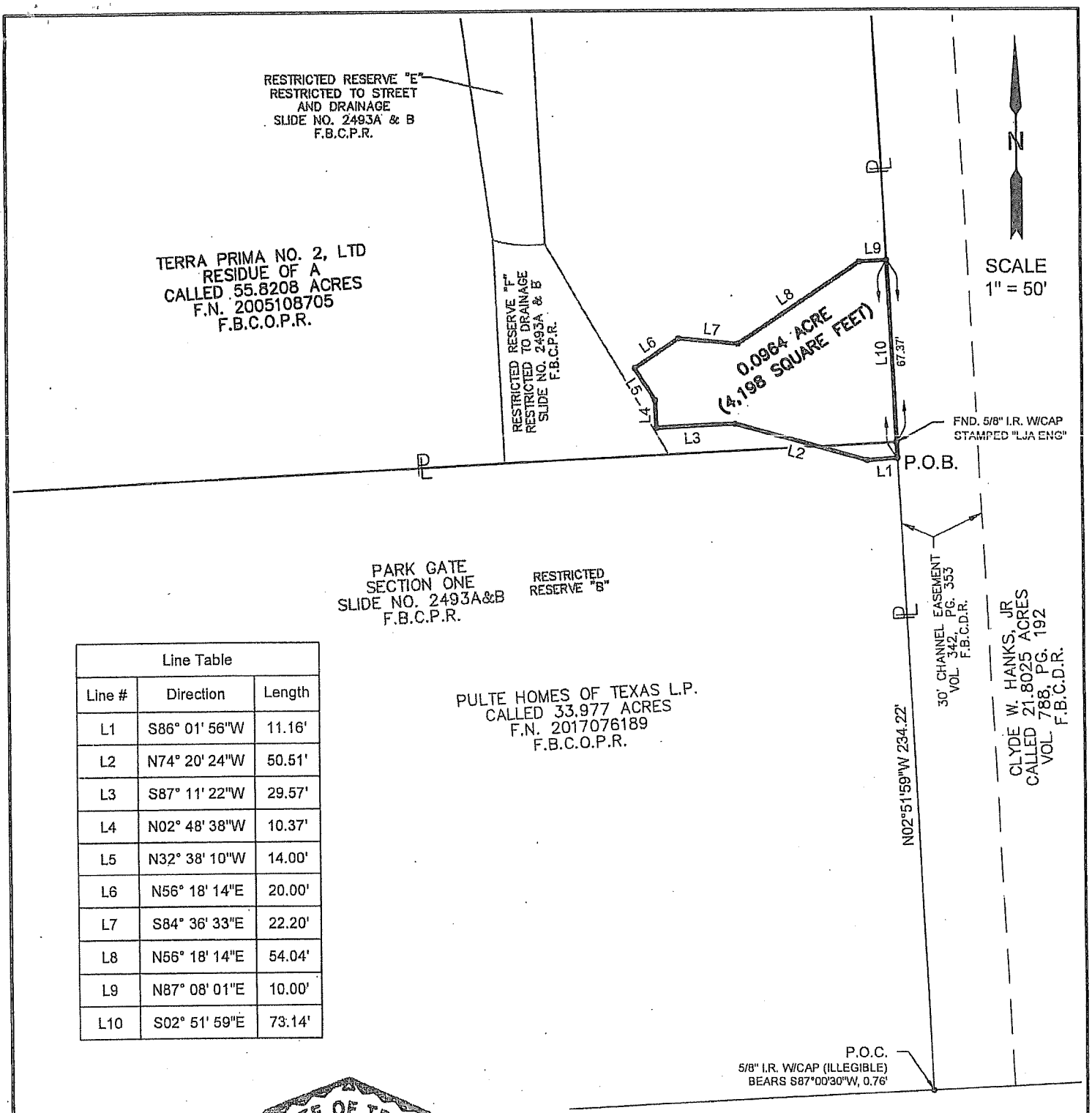
Thence, North 87° 08' 01" East, 10.00 feet to a point for corner in the common line of the aforementioned 55.8208 acre tract and the aforementioned 21.8025 acre tract;

Thence, South 02° 51' 59" East, along said common line, at 67.37 feet pass a 5/8-inch iron rod found for the common east corner of said 55.8208 acre tract and the aforementioned 33.977 acre tract, continuing along the east line of said 21.8025 acre tract and the west line of said 33.977 acre tract for a total distance of 73.14 feet to the POINT OF BEGINNING and containing 0.0964 acre (4,198 square feet) of land.

The corner monuments were not set at the client's request.

STATE OF TEXAS
REGISTERED
CHRISTOPHER B. WELLS
6615
PROFESSIONAL
LAND SURVEYOR

LJA Surveying, Inc.



Line Table		
Line #	Direction	Length
L1	S86° 01' 56"W	11.16'
L2	N74° 20' 24"W	50.51'
L3	S87° 11' 22"W	29.57'
L4	N02° 48' 38"W	10.37'
L5	N32° 38' 10"W	14.00'
L6	N56° 18' 14"E	20.00'
L7	S84° 36' 33"E	22.20'
L8	N56° 18' 14"E	54.04'
L9	N87° 08' 01"E	10.00'
L10	S02° 51' 59"E	73.14'

STATE OF TEXAS
REGISTERED
CHRISTOPHER B. WELLS
6615
PROFESSIONAL
LAND SURVEYOR

EXHIBIT OF
0.0964 ACRE (4,198 SQ. FT.)
PUMP STATION
IN THE
DAVID BRIGHT LEAGUE, A-13
FORT BEND COUNTY, TEXAS

APRIL 2018 JOB NO. LJAS001-1680-5513

NOTE:

1. All bearings are referenced to Texas Coordinate System, South Central Zone, NAD 83.

2. The corner monuments were not set at the client's request.

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

I:\Projdsk1\SURVEY\1680\5513\CAD\Revised Pump Station.dwg 4/27/2018

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 10(a) Consider and take action on an ordinance approving the annual service and assessment plan update for Improvement District No. 2.

Submitted by: Allena J. Portis, Director of Financial Services

SYNOPSIS

The Local Government Code requires that a service plan that covers a period of at least five years be prepared and reviewed & updated annually. Within the service plan, there must be an assessment plan. This item presents an update to the PID No. 2 Service & Assessment Plan that was last updated with Ordinance 07-31.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City
- Have quality development through buildout

BACKGROUND

Under Chapter 372 of the Texas Local Government Code (The Code), a Public Improvement District (PID) may be established within the city limits or the extraterritorial jurisdiction of a municipality for the reimbursement of expenses associated with improvement projects in the District. PID No. 2 was created in 2001 to finance improvements in the Lake Shore Harbour subdivision. The original service and assessment plan was adopted by City Council on June 4, 2007.

To date, assessments have been levied on 594 of 621 lots, consisting of 7 sections with each section's assessment rolls approved separately from 2004-2018. An additional 27 lots in Section 5 will be assessed, under separate cover on tonight's agenda, with a second reading and final adoption scheduled for December 2, 2019. PID No. 2's assessment is a 30-year assessment with payments due annually. The cost of the improvements are allocated equally among the lots in each section. The payment of assessments begin upon issuance of a certificate of occupancy for the assessed lot.

BUDGET ANALYSIS

To date, Vicksburg Estate, the developer for Lake Shore Harbour, has been paid a total of $9,688,674.78. Debt was issued in 2010 and 2018 for PID No. 2 to pay the developer for infrastructure as identified and approved in the developer's agreement. Debt service payments are scheduled through FY2038 and are payable from the assessments collected. There is a remaining balance of $246,278 due to Vicksburg Estate for costs associated with Sections 4 and 5, which is scheduled to be reimbursed this fiscal year when funds become available.

SUPPORTING MATERIALS

1. Ordinance

2. Updated PID 2 Service & Assessment Plan
3. PID No. 2 Service & Assessment Plan O-07-31

STAFF'S RECOMMENDATION

Staff recommends approval of the updated service and assessment plan.

Director Approval: Allena J. Portis, Director of Financial Services

Assistant City Manager/
City Manager Approval: Anthony J. Snipes, City Manager

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE THIRD UPDATED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. TWO.

* * * * *

WHEREAS, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, CH. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Two (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed Ordinance O-04-14, approving the Service and Assessment Plan for the PID; and

WHEREAS, the City passed Ordinance O-07-31, approving the Second Service and Assessment Plan for the PID; and

WHEREAS, the City Council wishes to adopt the Third Updated and Restated Service and Assessment Plan with respect to the PID; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, that:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Third Updated and Restated Service and Assessment Plan is hereby attached to this Ordinance as Exhibit "A" and is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED on first reading this 18th day of November, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of December, 2019.

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

APPROVED AS TO FORM:

_____
E. Joyce Iyamu, City Attorney

CITY OF MISSOURI CITY
PUBLIC IMPROVEMENT DISTRICT NO. 2
(LAKESHORE HARBOUR)

CITY OF MISSOURI CITY, TEXAS

UPDATED SERVICE AND ASSESSMENT PLAN – ALL SECTIONS

November 18, 2019

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CITY OF MISSOURI CITY
PUBLIC IMPROVEMENT DISTRICT NO. 2
(LAKE HARBOUR)

UPDATED SERVICE AND ASSESSMENT PLAN- ALL SECTIONS

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APPENDIX A - THE PID MAP

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On December 17, 2001 (the "Creation Date") the City Council (the "City Council") of the City of Missouri City, Texas (the "City") passed and approved Resolution No. 01-38 approving and authorizing the creation of the "Missouri City Public Improvement District No. 2" (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district (the "Authorized Improvements"), all of which is located within the corporate limits of the City.

The property in the PID is proposed to be developed in multiple phases. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. A service and assessment plan, as updated and restated on June 4, 2007 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Public Improvements to be financed through the PID, the costs of the Public Improvements, and the manner of assessing the property in the PID for the costs of the Public Improvements. Pursuant to the Service and Assessment Plan, the Developers would provide the funds for the construction of the Public Improvements and would be entitled to repayment pursuant to the applicable Development Agreements. This PID No. 2 updated Service and Assessment Plan (the "Updated Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the Authorized Improvement Costs and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The

Assessment Roll for the PID is included in this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Annual Collection Costs.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Administrator" means the employee or designee of the City, identified in any agreement or indenture of trust relating to the PID or identified in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Collection Costs" or "Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and

transfer of Bonds, if issued (v) issuing, paying and redeeming the Bonds, if issued (vi) investing or depositing of monies, (vii) complying with the PID Act and codes with respect to the Bonds, if issued (viii) the Trustee fees and expenses relating to the Bonds, if issued, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. If Bonds are issued, Annual Collection Costs do not include payment of the actual principal of, redemption premium, if any, and interest on Bonds. Annual Collection Costs collected and not expended for actual Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of amounts to pay Annual Collection Costs.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, as shown on the Assessment Roll attached hereto as Appendix E or in an Annual Service Plan Update and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Annual Collection Costs.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means any property that benefits from the Authorized Improvements within each Section of the PID on which Assessments have been imposed as shown in the Assessment Rolls for each Section, as the Assessment Rolls are updated each year by the Annual Service Plan Update. Assessed Property for each Section includes Parcels within the Section of the PID other than Non-Benefited Property.

"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 the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and amounts collected to pay Annual Collection Costs and interest on all Assessments.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council levying the Assessments and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan).

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" or **"Assessment Rolls"** means collectively or separately, as applicable, the Assessment Roll included in this SAP as Appendix E, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this SAP and in the PID Act.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, acquired, constructed and

installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"**Budgeted Cost(s**)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements, which may be in segments or sections.

"City" means the City of Missouri City, Texas.

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

"County" means Fort Bend County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means any entity responsible for the development of all or a portion of the property within the PID.

"**Development Agreement"** means that certain "Development Agreement" relating to all or part of the PID executed by and between the Developer and the City effective June 19, 2002, as the same may be amended from time to time.

"Homeowner Association" means a homeowners' association or property owners' association established for the benefit of property owners within the PID.

"Homeowner Association Property" or **("HOA Property")** means property within the PID owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, a homeowners' association established for the benefit of a group of homeowners or property owners.

"Initial Developer" means Vicksburg Estates Ltd.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Fort Bend County, Texas.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit from the Authorized Improvements. Property identified as Non-Benefited Property at the time the Assessments are (i) imposed or (ii) reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI(C).

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Fort Bend Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the official public records for real property in Fort Bend County.

"PID" has the meaning set forth in Section I(A) of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

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

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Fort Bend County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Section One" means the area within the PID designated as such containing 148 Lots, as the same may be updated or amended from time to time.

"Section One Assessment Ordinance" means an Assessment Ordinance adopted by the City Council on May 3, 2004 levying the Assessments on the Assessed Property within Section One and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan), as applicable.

"Section Two" means the area within the PID designated as such containing 86 Lots, as the same may be updated or amended from time to time.

"Section Two Assessment Ordinance" means an Assessment Ordinance adopted by the City Council on May 1, 2006 levying the Assessments on the Assessed Property within Section Two and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan), as applicable.

"Section Three" means the area within the PID designated as such containing 172 Lots, as the same may be updated or amended from time to time.

"Section Three Assessment Ordinance" means an Assessment Ordinance adopted by the City Council on June 4, 2007 levying the Assessments on the Assessed Property within Section Three and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan), as applicable.

"Section Four" means the area within the PID designated as such containing 91 Lots, as the same may be updated or amended from time to time.

"Section Four Assessment Ordinance" means an Assessment Ordinance adopted by the City Council on May 21, 2012 levying the Assessments on the Assessed Property within Section Four and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan), as applicable.

"Section Five" means the area within the PID designated as such containing 80 Lots, as the same may be updated or amended from time to time.

"Section Five Assessment Ordinance" means an Assessment Ordinance adopted by the City Council on September 3, 2013 levying the Assessments on the Assessed Property within Section Five and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan), as applicable.

"Section Six" means the area within the PID designated as such containing 6 Lots, as the same may be updated or amended from time to time.

"Section Six Assessment Ordinance" means an Assessment Ordinance adopted by the City Council on December 21, 2015 levying the Assessments on the Assessed Property within Section Six and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan), as applicable.

"Section Eight" means the area within the PID designated as such containing approximately 38 Lots, as the same may be updated or amended from time to time.

"Section Eight Assessment Ordinance" means an Assessment Ordinance adopted by the City Council on October 10, 2018 levying the Assessments on the Assessed Property within Section Eight and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan), as applicable.

"Updated Service and Assessment Plan" means this updated Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 262 acres of land and is projected to consist of 621 single family residential units as further described in Section III. A map of the property within the PID and depicting the boundaries of the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 621 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the single-family lots. The estimated number of lots (621) and the classification of each lot are based upon the proposed development plan.

The property within the PID is proposed to be developed as follows:

Table II-A
Updated Proposed Development

Proposed Development Type	Quantity	Measurement
Single Family Residential – Section One	148	units
Single Family Residential – Section Two	86	units
Single Family Residential – Section Three	172	units
Single Family Residential – Section Four	91	units
Single Family Residential – Section Five	80	units
Single Family Residential – Section Six	6	units
Single Family Residential – Section Eight	38	units
Total	**621**	**units**

The estimated number of units at the build-out of the PID is based on the proposed land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(1) landscaping;

(2) erection of fountains, distinctive lighting, and signs;

(3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(4) construction or improvement of pedestrian malls;

(5) acquisition and installation of pieces of art;

(6) acquisition, construction, or improvement of libraries;

(7) acquisition, construction, or improvement of off-street parking facilities;

(8) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(9) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(10) the establishment or improvement of parks;

(11) projects similar to those listed in Subdivisions (1)-(10);

(12) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(13) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water

and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; [and]

(14) payment of expenses incurred in the establishment, administration and operation of the district

B. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

The Authorized Improvements will benefit the Assessed Property. The descriptions of the Authorized Improvements are presented below, and the Budgeted Costs of the Authorized Improvements are shown in Table III-A. The Budgeted Costs shown in Table III-A may be revised in an Annual Service Plan Update as needed.

- ***Site Work Improvements***:
    - The site work improvements include construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. The road improvements will provide street access to each lot as well as access to community roadways and state highways. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Water Distribution System Improvements:***
    - The water distribution system improvements consist of construction and installation of on-site water lines, mains, pipes, valves and appurtenances, necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will extend water service to the boundaries of the PID and to all lots within the PID. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Sanitary Sewer Improvements****:*
    - The sanitary sewer improvements consist of construction and installation of on-site pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will extend wastewater service to the boundaries of the PID and to all lots within the PID. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Additional details and Actual Costs of the Authorized Improvements for Sections One through Section Five are shown in the reports on applying agreed-upon procedures ("AUP"s) in Appendix B attached to this Updated Service and Assessment Plan.

The Budgeted Costs shown in Tables III-A may be revised in Annual Service Plan Updates. The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line-item may be applied to a cost increase in another line-item. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

Table III-A
Authorized Improvement Costs

Description	Actual Costs through 2008	Additional Actual Costs through 2014	Total Actual Costs through 2014 (A)	Budgeted Costs Section Six (B)	Budgeted Costs Section Eight (B)
Site works	$116,500	$88,256	$204,756		
Storm sewer improvements	$2,178,900	$708,719	$2,887,619		
Water improvements	$952,513	$198,008	$1,115,521		
Sanitary sewer improvements	$2,445,525	$940,961	$3,386,486		
Engineering and contingency	$1,639,709	$163,360	$1,803,069		
Other miscellaneous costs	$0	$146,974	$146,974		
Total	**$ 7,333,147**	**$ 2,246,278**	**$9,579,425**	**$ 61,212**	**$ 1,483,582**

(A) Actual Costs through 2014 are based on the AUPs attached herein as Appendix B and cover Sections One through Five. The Authorized Improvements for Section One through Section Five are determined to be interconnected and provide reciprocal benefit to each of the five sections. As a result, the combined total cost is considered applicable.
(B) Budgeted Costs for Section Six and Section Eight are estimates and will be updated once Actual Costs are determined.

IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period.

The Actual Costs and the Budgeted Costs for the Authorized Improvements plus payment of expenses incurred in the establishment, administration and operation of the PID are $11,516,720 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Annual Collection Costs, updating the Actual Costs of the Authorized Improvements, and updating the Assessment Roll. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

Table IV-A summarizes the sources and uses of funds required to construct the Authorized Improvements to be financed initially by the Developer who will be reimbursed under the terms of the PID Reimbursement Agreement, including Budgeted Costs related to establishing the PID. The sources and uses of funds shown in Table IV-A shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and changes in Actual Costs.

The City reserves the right to issue Bonds secured by the Assessment Revenues to finance (or refinance) all or a portion of costs of the Authorized Improvements.

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Table IV-A
Estimated Sources and Uses

Sources of Funds	Sections One through Five	Section Six	Section Eight
Assessments – Section One	$2,339,779	$0	$0
Assessments – Section Two	$1,359,602	$0	$0
Assessments – Section Three	$3,146,298	$0	$0
Assessments – Section Four	$1,663,676	$0	$0
Assessments – Section Five	$1,462,572	$0	$0
Assessments – Section Six	$0	$61,212	$0
Assessments – Section Eight	$0	$0	$1,483,582
Total Sources	**$9,971,926**	**$61,212**	**$1,483,582**
Uses of Funds			
Authorized Improvements[2]	$0	$61,212	$1,483,582
Site works	$204,756	$0	$0
Storm sewer improvements	$2,887,619	$0	$0
water improvements	$1,150,521	$0	0
Sanitary sewer improvements	$3,386,486	$0	$0
Engineering and contingency	$1,803,069	$0	$0
Other miscellaneous costs[1]	$539,475	$0	$0
Total Uses	**$9,971,926**	**$61,212**	**$1,483,582**

Notes: 1 - Total uses for Section One through Five included $392,501 in additional costs that have not yet been substantiated with applicable AUPs.
2 - Breakdown of Budgeted Costs for Section Six and Section Eight are not available at this time. The line item details will be provided once the applicable costs become available.

The annual projected costs and annual projected indebtedness is shown by Table IV-B. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

TABLE IV-B
Annual Projected Costs and Annual Projected Indebtedness

Year	Annual Projected Cost (A)	Annual Projected Indebtedness (B)
2004	$0	$2,339,779
2006	$0	$1,359,602
2007	$0	$3,146,298
2012	$0	$1,663,676
2013	$0	$1,462,572
2014	$9,971,926	$0
2015	$61,212	$61,212
2018	$1,483,582	$1,483,582
2019	$0	$0
2020	$0	$0
2021	$0	$0
2022	$0	$0
2023	$0	$0
2024	$0	$0
2025	$0	$0
Total	**$11,516,720**	**$11,516,720**

(A) Annual projected costs through 2014 are based on the timing of AUPs. The 2015 and 2018 timelines will be updated once the Actual Costs for Section Six and Section Eight are determined.
(B) Annual projected indebtedness corresponds with levy of Assessments for each Section.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-A and the costs associated with creating the PID. The difference between the annual projected cost and the annual projected indebtedness, and between the annual projected indebtedness and the principal amount of the bonds each represent an amount funded by the Developer and will not be reimbursed from Assessment Revenue derived from Assessments levied on property within the PID.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID 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.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The Authorized Improvement Costs shall be allocated on the basis of the number of units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The City Council has concluded that as lots within each Section are of similar relative size and value, and that the homes that will be built on all the lots are likely to receive relatively similar level of benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on the lots, (iii) current and projected home process provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of the property to utilize and benefit from the Authorized Improvements.
3. The Assessed Property is intended to be developed as single family residential units.
4. The Authorized Improvement costs are allocated to each Parcel within the Assessed Property based on the total number of units estimated for each Parcel.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel of Assessed Property as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit to the Assessed Property of the Authorized Improvements in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Assessed Property similarly benefited. 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 Developer and all future owners and developers of the Assessed Property.

B. Special Benefit

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

The original owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of these improvements being constructed on the Assessed Property or in close proximity to the Assessed Property and the specific purpose of these Authorized Improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments were and/or are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use is defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Initial Developer evaluated the potential use of the property and determined that the highest and best use of the property was the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein requires the construction of the Authorized Improvements.

The original owner of the Assessed Property, by petitioning for the creation of the PID, ratified, confirmed, accepted, agreed to and approved; (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the

Assessment Ordinance; and (ii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be beneficial to the City and the PID. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion was based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Initial Developer consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and was acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

C. Assessment Methodology

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology

The City Council determined that the Actual Costs of the Authorized Improvements shall be allocated to the Assessed Property in each Section by spreading the entire Assessment across the Parcels based on the number of lots anticipated to be developed on each Parcel of Assessed Property. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger homes are likely to be built on larger lots placing greater demand on the Authorized Improvements.

Based on the Actual Costs of the Authorized Improvements provided by the Initial Developer working with the City's engineers, as set forth in Table III-A, the City Council determined that the

benefit to Assessed Property resulting from the Authorized Improvements was at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the number of units to be built on each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the number of units applicable to each Lot Type at the time residential Lots are platted to the total number of units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar sizes and values will have the same Assessment, with larger Lots having a proportionately larger share of the Assessments than smaller Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

2. *Allocation of Assessments to Lot Types*

The Assessment details described in the Assessment Ordinance for each Section are summarized in Table V-1 below.

Table V-1
Assessment per Unit by Section

Section	Planned No. of Units	Total Assessments	Assessment per Unit
One	148	$2,339,779	$15,809.32
Two	86	$1,359,602	$15,809.32
Three	172	$3,146,298	$18,292.43
Four	91	$1,663,676	$18,282.15
Five	80	$1,462,572	$18,282.15
Six	6	$61,212	$10,202.00
Eight	38	$1,483,582	$39,041.63
Total	**621**	**$11,516,720**	

The Assessment and Annual Installments for each Parcel or Lot located is shown on the Assessment Roll attached as Appendix E and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D. ASSESSMENTS

The Assessments were levied on each Parcel according to the Assessment Rolls, attached hereto as Appendix C. The Annual Installments will be collected at the time and in the amounts shown on the Assessment Roll subject to any revisions made during an Annual Service Plan Update.

The original Assessment Roll included in the Section Five Assessment Ordinance did not correctly fully include all of the Lots within Section 5 of the PID. The total number of Lots within Section 5 of PID No. 2 is 80. Pursuant to the City's Assessment collection history, 53 of Lots received the initial Assessment levy related notice and the corresponding Annual Installments were so far collected from these 53 Lots. These 53 Lots are marked as "Existing" in the updated Assessment Roll summary for Section Five included herein as Appendix C. The remaining 27 Lots did not receive the initial Assessment levy related notice and the corresponding Annual Installments were not collected so far. These 27 Lots are marked as "New" in the updated Assessment Roll summary for Section included herein as Appendix B.

E. ANNUAL COLLECTION COSTS

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by for each Section and equally by each Parcel within each Section. The Annual Collection Costs 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.

VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS

The Assessments, and Annual Installments thereof, for each Parcel of Assessed Property is shown on the Assessment Roll, attached as Appendix C, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the amounts due under the PID obligations for costs related to the Authorized Improvements and / or principal and interest on Bonds, if issued, and (ii) to cover the Annual Collection Costs.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel

B = the Assessment for the Parcel prior to subdivision

C = the estimated number of units to be built on each new subdivided Parcel

D = the sum of the estimated number of units to be built on the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator based on applicable plats and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels.

Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. Mandatory Prepayment of Assessments

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

D. Reduction of Assessments

If after all Authorized Improvements to be funded with Assessments have been completed and Actual Costs for such Authorized Improvements are less than the Authorized Improvement Costs used to calculate the Assessments securing the corresponding debt obligation, then the Assessment for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding debt obligation for the Actual Costs. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

E. Payment of Assessments

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit to the applicable PID account; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Annual Collection Costs and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest and Annual Collection Costs. Payment of the Annual Installments shall commence with tax bills mailed after the levy of the Assessments.

Each Assessment in Section One shall be paid with interest at the rate of 6.00%.

Each Assessment in Section Two shall be paid with interest at the rate of 6.00%.

Each Assessment in Section Three shall be paid with interest at the rate of 6.00%.

Each Assessment in Section Four shall be paid with interest at the rate of 6.50%.

Each Assessment in Section Five shall be paid with interest at the rate of 6.50%.

Each Assessment in Section Six shall be paid with interest at the rate of 6.50%.

Each Assessment in Section Eight shall be paid with interest at the rate of 6.15873%, each may be reflected in the Assessment Ordinance for each Section.

The Annual Installments shall be reduced to equal the actual costs of repaying the obligations and actual Annual Collection Costs (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund Bonds or any other outstanding obligations in accordance with Section 372.027 of the PID Act and Chapter 1207 of the Texas Government Code. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so

that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, 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 a calculation of the Annual Installment for each Parcel. Annual Collection Costs shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the Act.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments for the 27 Lots in Section Five shall be due by January 31, 2021 and will be delinquent if not paid prior to the first February 1 following such date. Collection of the initial Annual Installments for the other Sections with Annual Installment not yet commenced as of 2019 will be due upon the earlier of (i) January 31 following issuance of a certificate of occupancy for the Lot, or (ii) the January31 following the third anniversary of the date of levy of the Assessment, and will be delinquent if not paid prior to the February 1 following the applicable January 31st.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLLS

The Assessed Property within each Section will be assessed for the special benefits conferred upon such property as a result of the Authorized Improvements. Table IV-A summarizes the special benefit received by Assessed Property within the respective Sections from the Authorized Improvements and costs associated with the PID formation. The total costs of the Authorized Improvements is currently equal to the benefit received by Assessed Property. The total Assessment for Assessed Property within each Section is as shown in in Table V-1 plus interest and Annual Collection Costs and other authorized charges, which is equal to the benefit received by the Assessed Property. The Assessment for each Parcel of Assessed Property is calculated based on the allocation methodologies described in Section V.C of this Updated Service and Assessment Plan. The Assessment Rolls for each Section are attached hereto as Appendix C.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI(E) of this Service and Assessment Plan.

The Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect the issuance of Bonds, if any, and any additional PID obligations owed.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. Unless requested to do so in the PID petition, the City may elect to notify a Developer in writing within thirty (30) days of appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or, if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

To the extent permitted by the PID Act, the City Council reserves the right to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan, and (iv) as may be required by the Attorney General of Texas in connection with the issuance of any series of Bonds.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein; such interpretations and determinations shall be conclusive.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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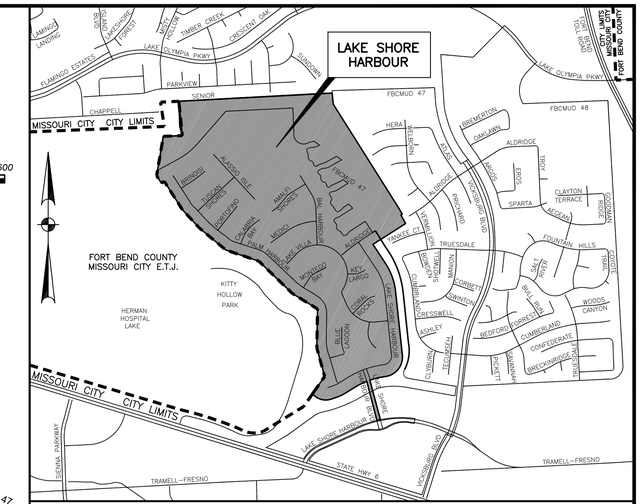
APPENDIX A
THE PID MAP AND CONCEPT PLAN



VICINITY MAP

KEY MAP # 610T

SCALE: 1" = 1200'

5.903 ACRES OF PRIVATE PARKLAND

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 47 (F.B.C.M.U.D. NO. 47) BOUNDARY LINE

SURFACE WATER FLOW ARROWS

PROPOSED NET DENSITY:
811 LOTS/182.048 ACRES (SINGLE FAMILY + RIGHT-OF-WAY)
= 4.455 DWELLING UNITS PER ACRE

LAKE SHORE HARBOUR REVISED CONCEPTUAL PLAN

262.296 ACRE TRACT RECORDED IN THE NAME OF
VICKSBURG ESTATES, LTD. UNDER FORT BEND
COUNTY CLERK'S FILE No. 1999082607
LOCATED IN THE
ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

DATE: DECEMBER 2014 SCALE: 1" = 200'

811 LOTS – TYPICAL LOT SIZE: 55'x125'

OWNER:

VICKSBURG ESTATES, LTD.
GREATMARK INTERNATIONAL, INC.
SOLE GENERAL PARTNER
CLINTON F. WONG, PRESIDENT
1616 VOSS, SUITE 618
HOUSTON, TEXAS 77057

ENGINEER

r.g.miller engineers
12121 Wickchester Lane – Suite 200
Houston, Texas 77079
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR

MILLER SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.

L:\2324_Lake_Shore_Harbour\2324-06_Sec_6\CAD\Plat\2324_Conceptual_Plan_Exhibit_090914.dwg Dec 22, 2014-9:46am

APPENDIX B
AUTHORIZED IMPROVEMENT COSTS

PUBLIC IMPROVEMENT DISTRICT NO. TWO

OF

THE CITY OF MISSOURI CITY, TEXAS

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

CONSTRUCTION, ENGINEERING AND RELATED COSTS REIMBURSABLE

TO VICKSBURG ESTATES, LIMITED (DEVELOPER)

NOVEMBER 15, 2014

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

PUBLIC IMPROVEMENT DISTRICT NO. TWO

OF

THE CITY OF MISSOURI CITY, TEXAS

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

CONSTRUCTION, ENGINEERING AND RELATED COSTS REIMBURSABLE

TO VICKSBURG ESTATES, LIMITED (DEVELOPER)

NOVEMBER 15, 2014

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SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS WITH EXHIBIT B OF PUBLIC IMPROVEMENT DEVELOPMENT AGREEMENT	B

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

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Austin, Texas 78701
(512) 610-2209
www.mgsbpllc.com

November 15, 2014

Board of Directors
Public Improvements District No. Two
City of Missouri City, Texas

Independent Accountant's Report
on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of the Missouri City Public Improvements District No. Two (PID No. 2) on the invoices and schedules submitted by Vicksburg Estates, Limited ("Developer") as of November 15, 2014. These procedures were performed solely to assist you in determining the amount to be reimbursed to the Developer and to facilitate the preparation of a comparison of the actual costs incurred with the approved costs documented in Exhibit B on the Amended Development Agreement dated October 13, 2010.

This engagement to apply agreed-upon procedures was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the Board of Directors of PID No. 2. Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. The procedures performed are summarized as follows:

A. We prepared certain schedules on behalf of the Developer from supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement is requested. In addition, we reviewed all agreements provided to us relative to the reimbursement request.

B. We verified the mathematical accuracy of all engineering invoices greater than $5,000. We compared the total of the invoices submitted to notations on the final engineering invoices on the project to ascertain whether or not all invoices rendered on the project were included in the reimbursement.

C. We reviewed the computation of certain costs looking for any amounts required to be paid 100% by the Developer, in accordance with the Development Agreement. Any costs required to be paid by the Developer were deducted.

D. For the construction contracts, we footed the final pay estimates, and we calculated the extensions of any line item greater than $5,000.

E. We obtained verbal confirmation from Harris Construction Co., Ltd., Fort Bend Excavation, Inc., and Clearwater Utilities, Inc. that contracts have been paid in full and that there were no outstanding claims against either PID No. 2 or the Developer.

F. We prepared schedules for PID No. 2 that compute interest in accordance with the terms of the Development Agreement.

G. We prepared a reimbursement report for the benefit of PID No. 2 including the accountant's report and schedule of amounts reimbursable to the Developer, and have compared the amounts approved in the Agreement with the actual reimbursable costs to complete the projects.

The attached Schedule A titled "Schedule of Construction, Engineering and Related Costs Reimbursable to Vicksburg Estates, Limited (Developer)", sets forth their reimbursable costs. This reimbursement is in accordance with the terms and conditions of the Development Agreement by and among the Missouri City Development Authority, PID No. 2 and Vicksburg Estates, Limited dated June 19, 2002 and amended October 13, 2010.

A schedule was prepared on behalf of the Developer on the reimbursable amount of $2,246,277.95, including interest of $146,974.35 calculated through November 15, 2014. The following changes were made to the original schedule:

A. We calculated interest through November 15, 2014, at the prime commercial lending rate of JPMorgan Chase Bank plus 1%, and limited interest to two years, which resulted in an interest calculation of $146,974.35.

According to the Development Agreement, the Developer is to be paid interest on the reimbursable amount at the prime commercial lending rate of Chase Manhattan Bank, NA (now known as JPMorgan Chase Bank) plus 1% per annum, and limited to two years. The following details the interest rates used for the periods included:

Dates	Prime Rate	Prime Rate plus 1%
May 30, 2008, 2008 to October 7, 2008	5.00%	6.00%
October 8, 2008 to October 28, 2008	4.50%	5.50%
October 29, 2008 to December 15, 2008	4.00%	5.00%
December 16, 2008 to November 15, 2014*	3.25%*	4.25%*

*Assumes no change in prime interest rate

Schedule B compares the actual reimbursable costs due the Developer with Exhibit B of the Development Agreement and an estimate of the cost to complete the projects for PID No. 2.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion on the aforementioned reimbursable costs. Accordingly, we do not express an opinion on the costs to be reimbursed as of November 15, 2014. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use of the Board of Directors and is not intended to be and should not be used by anyone other than this specified party. However, this report is a matter of public record and its distribution is not limited. This report should not be associated with the presentation of any financial data of PID No. 2 except to comply with filing requirements as required by the agreement.

We appreciate this opportunity to be of service to you.

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

Missouri City AUP 2014

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PUBLIC IMPROVEMENT DISTRICT NO. TWO

SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO VICKSBURG ESTATES, LIMITED (DEVELOPER)
NOVEMBER 15, 2014

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION				REIMBURSABLE COST
Harris Construction Co., Ltd.				
Construction - Water, Wastewater, Drainage and Lift Station to Serve Lake Shore Harbour, Section 4				
Amount Paid by Developer			$	1,156,685.60
R.G. Miller Engineers, Inc.				
Engineering - Water, Wastewater, Drainage, Detention and Lift Station Design to Serve Lake Shore Harbour, Section 4				
Amount Paid by Developer	$	140,669.51		
Less: Amount Allocable to Other Projects		49,239.14		91,430.37
Fort Bend Excavation, Inc.				
Detention Pond - Drainage to Serve Lake Shore Harbour, Section 4				
Amount Paid by Developer	$	903,154.80		
Less: 100% Developer		672,127.80		231,027.00
Clearwater Utilities, Inc.				
Construction - Water, Wastewater, and Drainage to Serve Lake Shore Harbour, Section 5				
Amount Paid by Developer				548,230.00
R.G. Miller Engineers, Inc.				
Engineering - Water, Wastewater, and Drainage to Serve Lake Shore Harbour, Section 5				
Amount Paid by Developer	$	162,811.37		
Less: Amount Allocable to Other Projects		90,880.74		71,930.63
TOTAL AMOUNT REIMBURSABLE TO VICKSBURG ESTATES, LIMITED AS OF NOVEMBER 15, 2014			$	2,099,303.60
Developer Interest *				146,974.35
TOTAL AMOUNT PAYABLE TO VICKSBURG ESTATES, LIMITED AS OF NOVEMBER 15, 2014			$	2,246,277.95

* Interest is calculated based upon the JPMorgan Chase Bank prime commercial lending rate plus one percent, limited to two years, in accordance with the Development Agreement.

PUBLIC IMPROVEMENT DISTRICT NO. TWO
SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS
WITH EXHIBIT B OF DEVELOPMENT AGREEMENT
NOVEMBER 15, 2014
(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	ESTIMATED COST ALLOCATION EXHIBIT B	REIMBURSABLE TO VICKSBURG ESTATES, LTD. AT NOVEMBER 15, 2014	ESTIMATED ADDITIONAL COST TO COMPLETE
PUBLIC IMPROVEMENTS			
Site Work	$ 116,500	$ 88,256	$ 28,244
Storm Sewer	2,178,900	708,719	1,470,181
Water Line	952,513	198,008	754,505
Sanitary Sewer	2,445,525	940,961	1,504,564
Contingencies	854,015		854,015
Engineering	785,694	163,360	622,334
TOTAL IMPROVEMENTS	**$ 7,333,147**	**$ 2,099,304**	**$ 5,233,843**
Developer Interest	$ -	$ 146,974	$ -
TOTAL	**$ 7,333,147**	**$ 2,246,278**	**$ 5,233,843**

TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE	ACTUAL OVER (UNDER) ESTIMATE	% VARIANCE OVER (UNDER) ESTIMATE
$ 116,500	$ -	0.00%
2,178,900	-	0.00%
952,513	-	0.00%
2,445,525	-	0.00%
854,015	-	0.00%
785,694	-	0.00%
$ 7,333,147	**$ -**	
$ 146,974	$ 146,974	
$ 7,480,121	**$ 146,974**	

APPENDIX C
ASSESSMENT ROLLS

Lake Shore Harbour, Section One
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795010010010907	R264709	R264709	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 1, REPLAT	1	1	$1,148.53	$34,455.90
4795010010020907	R265127	R265127	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 2, REPLAT	1	2	$1,148.53	$34,455.90
4795010010030907	R265128	R265128	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 3, REPLAT	1	3	$1,148.53	$34,455.90
4795010010040907	R265129	R265129	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 4, REPLAT	1	4	$1,148.53	$34,455.90
4795010010050907	R265130	R265130	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 5, REPLAT	1	5	$1,148.53	$34,455.90
4795010010060907	R265131	R265131	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 6, REPLAT	1	6	$1,148.53	$34,455.90
4795010010070907	R265132	R265132	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 7, REPLAT	1	7	$1,148.53	$34,455.90
4795010010080907	R265133	R265133	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 8, REPLAT	1	8	$1,148.53	$34,455.90
4795010010090907	R265134	R265134	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 9, REPLAT	1	9	$1,148.53	$34,455.90
4795010010100907	R265135	R265135	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 10, REPLAT	1	10	$1,148.53	$34,455.90
4795010010110907	R265136	R265136	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 11, REPLAT	1	11	$1,148.53	$34,455.90
4795010010120907	R265137	R265137	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 12, REPLAT	1	12	$1,148.53	$34,455.90
4795010010130907	R265138	R265138	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 13, REPLAT	1	13	$1,148.53	$34,455.90
4795010010140907	R265139	R265139	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 14, REPLAT	1	14	$1,148.53	$34,455.90
4795010010150907	R265140	R265140	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 15, REPLAT	1	15	$1,148.53	$34,455.90
4795010010160907	R265141	R265141	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 16, REPLAT	1	16	$1,148.53	$34,455.90
4795010010170907	R265142	R265142	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 17, REPLAT	1	17	$1,148.53	$34,455.90
4795010010180907	R265143	R452124	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 18, REPLAT	1	18	$1,148.53	$34,455.90
4795010010180907	R265143	R452125	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 18, REPLAT	1	18	$1,148.53	$34,455.90
4795010010190907	R265144	R265144	Lake Shore Harbour Sec 1, Block 1, Lot 19, Replat	1	19	$1,148.53	$34,455.90
4795010010200907	R265145	R265145	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 20, REPLAT	1	20	$1,148.53	$34,455.90
4795010010210907	R265146	R265146	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 21, REPLAT	1	21	$1,148.53	$34,455.90
4795010010220907	R265147	R265147	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 22, REPLAT	1	22	$1,148.53	$34,455.90
4795010010230907	R265148	R265148	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 23, REPLAT	1	23	$1,148.53	$34,455.90
4795010010240907	R265149	R265149	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 24, REPLAT	1	24	$1,148.53	$34,455.90
4795010010250907	R265150	R265150	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 25, REPLAT	1	25	$1,148.53	$34,455.90
4795010010260907	R265151	R265151	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 26, REPLAT	1	26	$1,148.53	$34,455.90
4795010010270907	R265152	R265152	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 27, REPLAT	1	27	$1,148.53	$34,455.90
4795010010280907	R265153	R265153	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 28, REPLAT	1	28	$1,148.53	$34,455.90
4795010010290907	R265154	R265154	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 29, REPLAT	1	29	$1,148.53	$34,455.90
4795010010300907	R265155	R265155	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 30, REPLAT	1	30	$1,148.53	$34,455.90
4795010010310907	R265156	R265156	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 31, REPLAT	1	31	$1,148.53	$34,455.90
4795010010320907	R265157	R265157	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 32, REPLAT	1	32	$1,148.53	$34,455.90
4795010010330907	R265158	R265158	LAKE SHORE HARBOUR SEC 1, BLOCK 1, LOT 33, REPLAT	1	33	$1,148.53	$34,455.90

Lake Shore Harbour, Section One
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795010020010907	R265179	R265179	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 1, REPLAT	2	1	$1,148.53	$34,455.90
4795010020020907	R265180	R265180	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 2, REPLAT	2	2	$1,148.53	$34,455.90
4795010020030907	R265181	R265181	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 3, REPLAT	2	3	$1,148.53	$34,455.90
4795010020040907	R265182	R265182	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 4, REPLAT	2	4	$1,148.53	$34,455.90
4795010020050907	R265183	R265183	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 5, REPLAT	2	5	$1,148.53	$34,455.90
4795010020060907	R265184	R265184	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 6, REPLAT	2	6	$1,148.53	$34,455.90
4795010020070907	R265185	R265185	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 7, REPLAT	2	7	$1,148.53	$34,455.90
4795010020080907	R265186	R265186	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 8, REPLAT	2	8	$1,148.53	$34,455.90
4795010020090907	R265187	R265187	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 9, REPLAT	2	9	$1,148.53	$34,455.90
4795010020100907	R265188	R265188	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 10, REPLAT	2	10	$1,148.53	$34,455.90
4795010020110907	R265189	R265189	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 11, REPLAT	2	11	$1,148.53	$34,455.90
4795010020120907	R265190	R265190	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 12, REPLAT	2	12	$1,148.53	$34,455.90
4795010020130907	R265191	R265191	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 13, REPLAT	2	13	$1,148.53	$34,455.90
4795010020140907	R265192	R265192	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 14, REPLAT	2	14	$1,148.53	$34,455.90
4795010020150907	R265193	R265193	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 15, REPLAT	2	15	$1,148.53	$34,455.90
4795010020160907	R265194	R265194	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 16, REPLAT	2	16	$1,148.53	$34,455.90
4795010020170907	R265195	R265195	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 17, REPLAT	2	17	$1,148.53	$34,455.90
4795010020180907	R265196	R265196	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 18, REPLAT	2	18	$1,148.53	$34,455.90
4795010020190907	R265197	R265197	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 19, REPLAT	2	19	$1,148.53	$34,455.90
4795010020200907	R265198	R265198	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 20, REPLAT	2	20	$1,148.53	$34,455.90
4795010020210907	R265199	R265199	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 21, REPLAT	2	21	$1,148.53	$34,455.90
4795010020220907	R265200	R265200	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 22, REPLAT	2	22	$1,148.53	$34,455.90
4795010020230907	R265201	R265201	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 23, REPLAT	2	23	$1,148.53	$34,455.90
4795010020240907	R265202	R265202	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 24, REPLAT	2	24	$1,148.53	$34,455.90
4795010020250907	R265203	R265203	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 25, REPLAT	2	25	$1,148.53	$34,455.90
4795010020260907	R265204	R265204	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 26, REPLAT	2	26	$1,148.53	$34,455.90
4795010020270907	R265205	R265205	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 27, REPLAT	2	27	$1,148.53	$34,455.90
4795010020280907	R265206	R265206	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 28, REPLAT	2	28	$1,148.53	$34,455.90
4795010020290907	R265207	R265207	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 29, REPLAT	2	29	$1,148.53	$34,455.90
4795010020300907	R265208	R265208	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 30, REPLAT	2	30	$1,148.53	$34,455.90
4795010020310907	R265209	R265209	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 31, REPLAT	2	31	$1,148.53	$34,455.90
4795010020320907	R265210	R265210	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 32, REPLAT	2	32	$1,148.53	$34,455.90
4795010020330907	R265211	R265211	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 33, REPLAT	2	33	$1,148.53	$34,455.90
4795010020340907	R265212	R265212	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 34, REPLAT	2	34	$1,148.53	$34,455.90

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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795010020350907	R265213	R265213	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 35, REPLAT	2	35	$1,148.53	$34,455.90
4795010020360907	R265214	R265214	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 36, REPLAT	2	36	$1,148.53	$34,455.90
4795010020370907	R265215	R265215	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 37, REPLAT	2	37	$1,148.53	$34,455.90
4795010020380907	R265216	R265216	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 38, REPLAT	2	38	$1,148.53	$34,455.90
4795010020390907	R265217	R265217	LAKE SHORE HARBOUR SEC 1, BLOCK 2, LOT 39, REPLAT	2	39	$1,148.53	$34,455.90
4795010030010907	R265228	R265228	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 1, REPLAT	3	1	$1,148.53	$34,455.90
4795010030020907	R265229	R265229	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 2, REPLAT	3	2	$1,148.53	$34,455.90
4795010030030907	R265230	R265230	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 3, REPLAT	3	3	$1,148.53	$34,455.90
4795010030040907	R265231	R265231	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 4, REPLAT	3	4	$1,148.53	$34,455.90
4795010030050907	R265232	R265232	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 5, REPLAT	3	5	$1,148.53	$34,455.90
4795010030060907	R265233	R265233	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 6, REPLAT	3	6	$1,148.53	$34,455.90
4795010030070907	R265234	R265234	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 7, REPLAT	3	7	$1,148.53	$34,455.90
4795010030080907	R265235	R265235	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 8, REPLAT	3	8	$1,148.53	$34,455.90
4795010030090907	R265236	R265236	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 9, REPLAT	3	9	$1,148.53	$34,455.90
4795010030100907	R265237	R265237	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 10, REPLAT	3	10	$1,148.53	$34,455.90
4795010030110907	R265238	R265238	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 11, REPLAT	3	11	$1,148.53	$34,455.90
4795010030120907	R265239	R265239	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 12, REPLAT	3	12	$1,148.53	$34,455.90
4795010030130907	R265240	R265240	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 13, REPLAT	3	13	$1,148.53	$34,455.90
4795010030140907	R265241	R265241	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 14, REPLAT	3	14	$1,148.53	$34,455.90
4795010030150907	R265242	R265242	LAKE SHORE HARBOUR SEC 1, BLOCK 3, LOT 15, REPLAT	3	15	$1,148.53	$34,455.90
4795010040010907	R265244	R265244	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 1, REPLAT	4	1	$1,148.53	$34,455.90
4795010040020907	R265245	R265245	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 2, REPLAT	4	2	$1,148.53	$34,455.90
4795010040030907	R265246	R265246	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 3, REPLAT	4	3	$1,148.53	$34,455.90
4795010040030907	R265246	R488926	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 3, REPLAT	4	3	$1,148.53	$34,455.90
4795010040040907	R265247	R265247	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 4, REPLAT	4	4	$1,148.53	$34,455.90
4795010040050907	R265248	R265248	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 5, REPLAT	4	5	$1,148.53	$34,455.90
4795010040060907	R265249	R265249	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 6, REPLAT	4	6	$1,148.53	$34,455.90
4795010040070907	R265250	R265250	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 7, REPLAT	4	7	$1,148.53	$34,455.90
4795010040080907	R265251	R265251	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 8, REPLAT	4	8	$1,148.53	$34,455.90
4795010040090907	R265252	R265252	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 9, REPLAT	4	9	$1,148.53	$34,455.90
4795010040100907	R265253	R265253	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 10, REPLAT	4	10	$1,148.53	$34,455.90
4795010040110907	R265254	R265254	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 11, REPLAT	4	11	$1,148.53	$34,455.90
4795010040120907	R265255	R265255	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 12, REPLAT	4	12	$1,148.53	$34,455.90
4795010040130907	R265256	R265256	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 13, REPLAT	4	13	$1,148.53	$34,455.90

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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795010040140907	R265257	R265257	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 14, REPLAT	4	14	$1,148.53	$34,455.90
4795010040150907	R265258	R265258	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 15, REPLAT	4	15	$1,148.53	$34,455.90
4795010040160907	R265259	R265259	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 16, REPLAT	4	16	$1,148.53	$34,455.90
4795010040170907	R265260	R265260	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 17, REPLAT	4	17	$1,148.53	$34,455.90
4795010040180907	R265261	R265261	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 18, REPLAT	4	18	$1,148.53	$34,455.90
4795010040190907	R265262	R265262	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 19, REPLAT	4	19	$1,148.53	$34,455.90
4795010040200907	R265263	R265263	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 20, REPLAT	4	20	$1,148.53	$34,455.90
4795010040210907	R265264	R265264	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 21, REPLAT	4	21	$1,148.53	$34,455.90
4795010040220907	R265265	R265265	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 22, REPLAT	4	22	$1,148.53	$34,455.90
4795010040230907	R265266	R265266	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 23, REPLAT	4	23	$1,148.53	$34,455.90
4795010040240907	R265267	R265267	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 24, REPLAT	4	24	$1,148.53	$34,455.90
4795010040250907	R265268	R265268	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 25, REPLAT	4	25	$1,148.53	$34,455.90
4795010040260907	R265269	R265269	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 26, REPLAT	4	26	$1,148.53	$34,455.90
4795010040270907	R265270	R265270	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 27, REPLAT	4	27	$1,148.53	$34,455.90
4795010040280907	R265271	R265271	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 28, REPLAT	4	28	$1,148.53	$34,455.90
4795010040290907	R265272	R265272	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 29, REPLAT	4	29	$1,148.53	$34,455.90
4795010040300907	R265273	R265273	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 30, REPLAT	4	30	$1,148.53	$34,455.90
4795010040310907	R265274	R265274	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 31, REPLAT	4	31	$1,148.53	$34,455.90
4795010040320907	R265275	R265275	LAKE SHORE HARBOUR SEC 1, BLOCK 4, LOT 32, REPLAT	4	32	$1,148.53	$34,455.90
4795010040330907	R265276	R265276	Lake Shore Harbour Sec 1, Block 4, Lot 33, Replat	4	33	$1,148.53	$34,455.90
4795010050010907	R265299	R265299	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 1, REPLAT	5	1	$1,148.53	$34,455.90
4795010050020907	R265300	R265300	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 2, REPLAT	5	2	$1,148.53	$34,455.90
4795010050030907	R265301	R265301	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 3, REPLAT	5	3	$1,148.53	$34,455.90
4795010050040907	R265302	R265302	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 4, REPLAT	5	4	$1,148.53	$34,455.90
4795010050050907	R265303	R265303	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 5, REPLAT	5	5	$1,148.53	$34,455.90
4795010050060907	R265304	R265304	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 6, REPLAT	5	6	$1,148.53	$34,455.90
4795010050070907	R265305	R265305	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 7, REPLAT	5	7	$1,148.53	$34,455.90
4795010050080907	R265306	R265306	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 8, REPLAT	5	8	$1,148.53	$34,455.90
4795010050080907	R265306	R384991	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 8, REPLAT	5	8	$1,148.53	$34,455.90
4795010050090907	R265307	R265307	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 9, REPLAT	5	9	$1,148.53	$34,455.90
4795010050100907	R265308	R265308	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 10, REPLAT	5	10	$1,148.53	$34,455.90
4795010050110907	R265309	R265309	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 11, REPLAT	5	11	$1,148.53	$34,455.90
4795010050120907	R265310	R265310	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 12, REPLAT	5	12	$1,148.53	$34,455.90
4795010050130907	R265311	R265311	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 13, REPLAT	5	13	$1,148.53	$34,455.90

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Assessment Roll
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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795010050140907	R265312	R265312	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 14, REPLAT	5	14	$1,148.53	$34,455.90
4795010050150907	R265313	R265313	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 15, REPLAT	5	15	$1,148.53	$34,455.90
4795010050160907	R265314	R265314	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 16, REPLAT	5	16	$1,148.53	$34,455.90
4795010050170907	R265315	R265315	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 17, REPLAT	5	17	$1,148.53	$34,455.90
4795010050180907	R265316	R265316	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 18, REPLAT	5	18	$1,148.53	$34,455.90
4795010050190907	R265317	R265317	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 19, REPLAT	5	19	$1,148.53	$34,455.90
4795010050200907	R265318	R265318	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 20	5	20	$1,148.53	$34,455.90
4795010050210907	R265319	R265319	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 21, REPLAT	5	21	$1,148.53	$34,455.90
4795010050220907	R265320	R265320	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 22, REPLAT	5	22	$1,148.53	$34,455.90
4795010050230907	R265321	R265321	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 23, REPLAT	5	23	$1,148.53	$34,455.90
4795010050240907	R265322	R265322	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 24, REPLAT	5	24	$1,148.53	$34,455.90
4795010050250907	R265323	R265323	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 25, REPLAT	5	25	$1,148.53	$34,455.90
4795010050260907	R265324	R265324	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 26, REPLAT	5	26	$1,148.53	$34,455.90
4795010050270907	R265325	R265325	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 27, REPLAT	5	27	$1,148.53	$34,455.90
4795010050280907	R265326	R265326	LAKE SHORE HARBOUR SEC 1, BLOCK 5, LOT 28, REPLAT	5	28	$1,148.53	$34,455.90
Total						**$173,428.03**	**$5,202,840.90**

Lake Shore Harbour, Section Two
Assessment Roll
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Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795020010010907	R288205	R288205	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 1	1	1	$1,148.53	$34,455.90
4795020010020907	R288225	R288225	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 2	1	2	$1,148.53	$34,455.90
4795020010030907	R288226	R288226	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 3	1	3	$1,148.53	$34,455.90
4795020010040907	R288227	R288227	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 4	1	4	$1,148.53	$34,455.90
4795020010050907	R288228	R288228	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 5	1	5	$1,148.53	$34,455.90
4795020010060907	R288229	R288229	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 6	1	6	$1,148.53	$34,455.90
4795020010070907	R288230	R288230	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 7	1	7	$1,148.53	$34,455.90
4795020010080907	R288231	R288231	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 8	1	8	$1,148.53	$34,455.90
4795020010090907	R288232	R288232	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 9	1	9	$1,148.53	$34,455.90
4795020010100907	R288233	R288233	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 10	1	10	$1,148.53	$34,455.90
4795020010110907	R288234	R288234	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 11	1	11	$1,148.53	$34,455.90
4795020010120907	R288235	R288235	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 12	1	12	$1,148.53	$34,455.90
4795020010130907	R288236	R288236	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 13	1	13	$1,148.53	$34,455.90
4795020010140907	R288237	R288237	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 14	1	14	$1,148.53	$34,455.90
4795020010150907	R288238	R288238	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 15	1	15	$1,148.53	$34,455.90
4795020010160907	R288239	R288239	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 16	1	16	$1,148.53	$34,455.90
4795020010170907	R288240	R288240	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 17	1	17	$1,148.53	$34,455.90
4795020010180907	R288241	R288241	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 18	1	18	$1,148.53	$34,455.90
4795020010190907	R288242	R288242	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 19	1	19	$1,148.53	$34,455.90
4795020010200907	R288243	R288243	LAKE SHORE HARBOUR SEC 2, BLOCK 1, LOT 20	1	20	$1,148.53	$34,455.90
4795020020010907	R288244	R288244	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 1	2	1	$1,148.53	$34,455.90
4795020020020907	R288245	R288245	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 2	2	2	$1,148.53	$34,455.90
4795020020030907	R288246	R288246	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 3	2	3	$1,148.53	$34,455.90
4795020020040907	R288247	R288247	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 4	2	4	$1,148.53	$34,455.90
4795020020050907	R288248	R288248	Lake Shore Harbour Sec 2, Block 2, Lot 5	2	5	$1,148.53	$34,455.90
4795020020060907	R288249	R288249	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 6	2	6	$1,148.53	$34,455.90
4795020020070907	R288250	R288250	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 7	2	7	$1,148.53	$34,455.90
4795020020080907	R288251	R288251	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 8	2	8	$1,148.53	$34,455.90
4795020020090907	R288252	R288252	Lake Shore Harbour Sec 2, Block 2, Lot 9	2	9	$1,148.53	$34,455.90
4795020020100907	R288253	R288253	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 10	2	10	$1,148.53	$34,455.90
4795020020110907	R288254	R288254	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 11	2	11	$1,148.53	$34,455.90
4795020020120907	R288255	R288255	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 12	2	12	$1,148.53	$34,455.90
4795020020130907	R288256	R288256	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 13	2	13	$1,148.53	$34,455.90
4795020020140907	R288257	R288257	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 14	2	14	$1,148.53	$34,455.90
4795020020150907	R288258	R288258	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 15	2	15	$1,148.53	$34,455.90
4795020020160907	R288259	R288259	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 16	2	16	$1,148.53	$34,455.90

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4795020020170907	R288260	R288260	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 17	2	17	$1,148.53	$34,455.90
4795020020180907	R288261	R288261	LAKE SHORE HARBOUR SEC 2, BLOCK 2, LOT 18	2	18	$1,148.53	$34,455.90
4795020030010907	R288262	R288262	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 1	3	1	$1,148.53	$34,455.90
4795020030020907	R288263	R288263	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 2	3	2	$1,148.53	$34,455.90
4795020030030907	R288264	R288264	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 3	3	3	$1,148.53	$34,455.90
4795020030040907	R288265	R288265	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 4	3	4	$1,148.53	$34,455.90
4795020030050907	R288266	R288266	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 5	3	5	$1,148.53	$34,455.90
4795020030060907	R288267	R288267	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 6	3	6	$1,148.53	$34,455.90
4795020030070907	R288268	R288268	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 7	3	7	$1,148.53	$34,455.90
4795020030080907	R288269	R288269	Lake Shore Harbour Sec 2, Block 3, Lot 8	3	8	$1,148.53	$34,455.90
4795020030090907	R288270	R288270	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 9	3	9	$1,148.53	$34,455.90
4795020030100907	R288271	R288271	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 10	3	10	$1,148.53	$34,455.90
4795020030110907	R288272	R288272	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 11	3	11	$1,148.53	$34,455.90
4795020030120907	R288273	R288273	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 12	3	12	$1,148.53	$34,455.90
4795020030130907	R288274	R288274	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 13	3	13	$1,148.53	$34,455.90
4795020030140907	R288275	R288275	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 14	3	14	$1,148.53	$34,455.90
4795020030150907	R288276	R288276	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 15	3	15	$1,148.53	$34,455.90
4795020030160907	R288277	R288277	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 16	3	16	$1,148.53	$34,455.90
4795020030170907	R288278	R288278	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 17	3	17	$1,148.53	$34,455.90
4795020030180907	R288279	R288279	Lake Shore Harbour Sec 2, Block 3, Lot 18	3	18	$1,148.53	$34,455.90
4795020030190907	R288280	R288280	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 19	3	19	$1,148.53	$34,455.90
4795020030200907	R288281	R288281	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 20	3	20	$1,148.53	$34,455.90
4795020030210907	R288282	R288282	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 21	3	21	$1,148.53	$34,455.90
4795020030220907	R288283	R288283	LAKE SHORE HARBOUR SEC 2, BLOCK 3, LOT 22	3	22	$1,148.53	$34,455.90
4795020040010907	R288284	R288284	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 1	4	1	$1,148.53	$34,455.90
4795020040020907	R288285	R288285	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 2	4	2	$1,148.53	$34,455.90
4795020040030907	R288286	R288286	Lake Shore Harbour Sec 2, Block 4, Lot 3	4	3	$1,148.53	$34,455.90
4795020040040907	R288287	R288287	Lake Shore Harbour Sec 2, Block 4, Lot 4	4	4	$1,148.53	$34,455.90
4795020040050907	R288288	R288288	Lake Shore Harbour Sec 2, Block 4, Lot 5	4	5	$1,148.53	$34,455.90
4795020040060907	R288289	R288289	Lake Shore Harbour Sec 2, Block 4, Lot 6	4	6	$1,148.53	$34,455.90
4795020040070907	R288290	R288290	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 7	4	7	$1,148.53	$34,455.90
4795020040080907	R288291	R288291	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 8	4	8	$1,148.53	$34,455.90
4795020040090907	R288292	R288292	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 9	4	9	$1,148.53	$34,455.90
4795020040100907	R288293	R288293	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 10	4	10	$1,148.53	$34,455.90
4795020040110907	R288294	R288294	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 11	4	11	$1,148.53	$34,455.90
4795020040120907	R288295	R288295	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 12	4	12	$1,148.53	$34,455.90

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4795020040130907	R288296	R288296	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 13	4	13	$1,148.53	$34,455.90
4795020040140907	R288297	R288297	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 14	4	14	$1,148.53	$34,455.90
4795020040150907	R288298	R288298	LAKE SHORE HARBOUR SEC 2, BLOCK 4, LOT 15	4	15	$1,148.53	$34,455.90
4795020050010907	R288299	R288299	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 1	5	1	$1,148.53	$34,455.90
4795020050020907	R288300	R288300	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 2	5	2	$1,148.53	$34,455.90
4795020050030907	R288301	R288301	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 3	5	3	$1,148.53	$34,455.90
4795020050040907	R288302	R288302	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 4	5	4	$1,148.53	$34,455.90
4795020050050907	R288303	R288303	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 5	5	5	$1,148.53	$34,455.90
4795020050060907	R288304	R288304	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 6	5	6	$1,148.53	$34,455.90
4795020050070907	R288305	R288305	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 7	5	7	$1,148.53	$34,455.90
4795020050080907	R288306	R288306	LAKE SHORE HARBOUR SEC 2, BLOCK 5, LOT 8	5	8	$1,148.53	$34,455.90
4795020050090907	R288307	R288307	LAKE SHORE HARBOUR SEC 2, BLOCK 5, Lot 9, Amending Plat	5	9	$1,148.53	$34,455.90
4795020050100907	R288308	R288308	LAKE SHORE HARBOUR SEC 2, BLOCK 5, Lot 10, Amending Plat	5	10	$1,148.53	$34,455.90
4795020050110907	R340327	R340327	LAKE SHORE HARBOUR SEC 2, BLOCK 1, ACRES 0.156, Reserve A"	5	11	$1,148.53	$34,455.90
Total						**$98,773.58**	**$2,963,207.40**

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4795030010010907	R345024	R345024	Lake Shore Harbour Sec 3, BLOCK 1, Lot 1	1	1	$1,328.93	$39,867.90
4795030010020907	R345025	R345025	Lake Shore Harbour Sec 3, BLOCK 1, Lot 2	1	2	$1,328.93	$39,867.90
4795030010030907	R345026	R345026	Lake Shore Harbour Sec 3, BLOCK 1, Lot 3	1	3	$1,328.93	$39,867.90
4795030010040907	R345027	R345027	Lake Shore Harbour Sec 3, BLOCK 1, Lot 4	1	4	$1,328.93	$39,867.90
4795030010050907	R345028	R345028	Lake Shore Harbour Sec 3, BLOCK 1, Lot 5	1	5	$1,328.93	$39,867.90
4795030010060907	R345029	R345029	Lake Shore Harbour Sec 3, BLOCK 1, Lot 6	1	6	$1,328.93	$39,867.90
4795030010070907	R345030	R345030	Lake Shore Harbour Sec 3, BLOCK 1, Lot 7	1	7	$1,328.93	$39,867.90
4795030010080907	R345031	R345031	Lake Shore Harbour Sec 3, BLOCK 1, Lot 8	1	8	$1,328.93	$39,867.90
4795030010090907	R345032	R345032	Lake Shore Harbour Sec 3, BLOCK 1, Lot 9	1	9	$1,328.93	$39,867.90
4795030010100907	R345033	R345033	Lake Shore Harbour Sec 3, BLOCK 1, Lot 10	1	10	$1,328.93	$39,867.90
4795030010110907	R345034	R345034	Lake Shore Harbour Sec 3, BLOCK 1, Lot 11	1	11	$1,328.93	$39,867.90
4795030010120907	R345035	R345035	Lake Shore Harbour Sec 3, BLOCK 1, Lot 12	1	12	$1,328.93	$39,867.90
4795030010130907	R345036	R345036	Lake Shore Harbour Sec 3, BLOCK 1, Lot 13	1	13	$1,328.93	$39,867.90
4795030010140907	R345037	R345037	Lake Shore Harbour Sec 3, BLOCK 1, Lot 14	1	14	$1,328.93	$39,867.90
4795030010150907	R345038	R345038	Lake Shore Harbour Sec 3, BLOCK 1, Lot 15	1	15	$1,328.93	$39,867.90
4795030010160907	R345039	R345039	Lake Shore Harbour Sec 3, BLOCK 1, Lot 16	1	16	$1,328.93	$39,867.90
4795030010170907	R345040	R345040	Lake Shore Harbour Sec 3, BLOCK 1, Lot 17	1	17	$1,328.93	$39,867.90
4795030010180907	R345041	R345041	Lake Shore Harbour Sec 3, BLOCK 1, Lot 18	1	18	$1,328.93	$39,867.90
4795030010180907	R345041	R389290	Lake Shore Harbour Sec 3, BLOCK 1, Lot 18	1	18	$1,328.93	$39,867.90
4795030010190907	R345042	R345042	Lake Shore Harbour Sec 3, BLOCK 1, Lot 19	1	19	$1,328.93	$39,867.90
4795030010200907	R345043	R345043	Lake Shore Harbour Sec 3, BLOCK 1, Lot 20	1	20	$1,328.93	$39,867.90
4795030010210907	R345044	R345044	Lake Shore Harbour Sec 3, BLOCK 1, Lot 21	1	21	$1,328.93	$39,867.90
4795030010220907	R345045	R345045	Lake Shore Harbour Sec 3, BLOCK 1, Lot 22	1	22	$1,328.93	$39,867.90
4795030010230907	R345046	R345046	Lake Shore Harbour Sec 3, BLOCK 1, Lot 23	1	23	$1,328.93	$39,867.90
4795030010240907	R345047	R345047	Lake Shore Harbour Sec 3, BLOCK 1, Lot 24	1	24	$1,328.93	$39,867.90
4795030010250907	R345048	R345048	Lake Shore Harbour Sec 3, BLOCK 1, Lot 25	1	25	$1,328.93	$39,867.90
4795030010260907	R345049	R345049	Lake Shore Harbour Sec 3, BLOCK 1, Lot 26	1	26	$1,328.93	$39,867.90
4795030010270907	R345050	R345050	Lake Shore Harbour Sec 3, BLOCK 1, Lot 27	1	27	$1,328.93	$39,867.90
4795030010280907	R345051	R345051	Lake Shore Harbour Sec 3, BLOCK 1, Lot 28	1	28	$1,328.93	$39,867.90
4795030010290907	R345052	R345052	Lake Shore Harbour Sec 3, BLOCK 1, Lot 29	1	29	$1,328.93	$39,867.90
4795030010300907	R345053	R345053	Lake Shore Harbour Sec 3, BLOCK 1, Lot 30	1	30	$1,328.93	$39,867.90
4795030010310907	R345054	R345054	Lake Shore Harbour Sec 3, BLOCK 1, Lot 31	1	31	$1,328.93	$39,867.90

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4795030010320907	R345055	R345055	Lake Shore Harbour Sec 3, BLOCK 1, Lot 32	1	32	$1,328.93	$39,867.90
4795030010330907	R345056	R345056	Lake Shore Harbour Sec 3, BLOCK 1, Lot 33	1	33	$1,328.93	$39,867.90
4795030010330907	R345056	R442806	Lake Shore Harbour Sec 3, BLOCK 1, Lot 33	1	33	$1,328.93	$39,867.90
4795030010340907	R345057	R345057	Lake Shore Harbour Sec 3, BLOCK 1, Lot 34	1	34	$1,328.93	$39,867.90
4795030010350907	R345058	R345058	Lake Shore Harbour Sec 3, BLOCK 1, Lot 35	1	35	$1,328.93	$39,867.90
4795030010360907	R345059	R345059	Lake Shore Harbour Sec 3, BLOCK 1, Lot 36	1	36	$1,328.93	$39,867.90
4795030010370907	R345060	R345060	Lake Shore Harbour Sec 3, BLOCK 1, Lot 37	1	37	$1,328.93	$39,867.90
4795030010380907	R345061	R345061	Lake Shore Harbour Sec 3, BLOCK 1, Lot 38	1	38	$1,328.93	$39,867.90
4795030010390907	R345062	R345062	Lake Shore Harbour Sec 3, BLOCK 1, Lot 39	1	39	$1,328.93	$39,867.90
4795030010400907	R345063	R345063	Lake Shore Harbour Sec 3, BLOCK 1, Lot 40	1	40	$1,328.93	$39,867.90
4795030010410907	R345064	R345064	Lake Shore Harbour Sec 3, BLOCK 1, Lot 41	1	41	$1,328.93	$39,867.90
4795030010420907	R345065	R345065	Lake Shore Harbour Sec 3, BLOCK 1, Lot 42	1	42	$1,328.93	$39,867.90
4795030020010907	R345066	R345066	Lake Shore Harbour Sec 3, BLOCK 2, Lot 1	2	1	$1,328.93	$39,867.90
4795030020020907	R345067	R345067	Lake Shore Harbour Sec 3, BLOCK 2, Lot 2	2	2	$1,328.93	$39,867.90
4795030020030907	R345068	R345068	Lake Shore Harbour Sec 3, BLOCK 2, Lot 3	2	3	$1,328.93	$39,867.90
4795030020040907	R345069	R345069	Lake Shore Harbour Sec 3, BLOCK 2, Lot 4	2	4	$1,328.93	$39,867.90
4795030020050907	R345070	R345070	Lake Shore Harbour Sec 3, BLOCK 2, Lot 5	2	5	$1,328.93	$39,867.90
4795030020060907	R345071	R345071	Lake Shore Harbour Sec 3, BLOCK 2, Lot 6	2	6	$1,328.93	$39,867.90
4795030020070907	R345072	R345072	Lake Shore Harbour Sec 3, BLOCK 2, Lot 7	2	7	$1,328.93	$39,867.90
4795030020080907	R345073	R345073	Lake Shore Harbour Sec 3, BLOCK 2, Lot 8	2	8	$1,328.93	$39,867.90
4795030020090907	R345074	R345074	Lake Shore Harbour Sec 3, BLOCK 2, Lot 9	2	9	$1,328.93	$39,867.90
4795030020100907	R345075	R345075	Lake Shore Harbour Sec 3, BLOCK 2, Lot 10	2	10	$1,328.93	$39,867.90
4795030020110907	R345076	R345076	Lake Shore Harbour Sec 3, BLOCK 2, Lot 11	2	11	$1,328.93	$39,867.90
4795030020120907	R345077	R345077	Lake Shore Harbour Sec 3, BLOCK 2, Lot 12	2	12	$1,328.93	$39,867.90
4795030020130907	R345078	R345078	Lake Shore Harbour Sec 3, BLOCK 2, Lot 13	2	13	$1,328.93	$39,867.90
4795030020140907	R345079	R345079	Lake Shore Harbour Sec 3, BLOCK 2, Lot 14	2	14	$1,328.93	$39,867.90
4795030020150907	R345080	R345080	Lake Shore Harbour Sec 3, BLOCK 2, Lot 15	2	15	$1,328.93	$39,867.90
4795030020160907	R345081	R345081	Lake Shore Harbour Sec 3, BLOCK 2, Lot 16	2	16	$1,328.93	$39,867.90
4795030020170907	R345082	R345082	Lake Shore Harbour Sec 3, BLOCK 2, Lot 17	2	17	$1,328.93	$39,867.90
4795030020180907	R345083	R345083	Lake Shore Harbour Sec 3, BLOCK 2, Lot 18	2	18	$1,328.93	$39,867.90
4795030020190907	R345084	R345084	3, BLOCK 2, Lot 19, & 0.007 Acs, Restricted Reser	2	19	$1,328.93	$39,867.90
4795030020200907	R345085	R345085	Lake Shore Harbour Sec 3, BLOCK 2, Lot 20	2	20	$1,328.93	$39,867.90

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4795030020210907	R345086	R345086	Lake Shore Harbour Sec 3, BLOCK 2, Lot 21	2	21	$1,328.93	$39,867.90
4795030020220907	R345087	R345087	Lake Shore Harbour Sec 3, BLOCK 2, Lot 22	2	22	$1,328.93	$39,867.90
4795030020230907	R345088	R345088	Lake Shore Harbour Sec 3, BLOCK 2, Lot 23	2	23	$1,328.93	$39,867.90
4795030020240907	R345089	R345089	Lake Shore Harbour Sec 3, BLOCK 2, Lot 24	2	24	$1,328.93	$39,867.90
4795030020250907	R345090	R345090	Lake Shore Harbour Sec 3, BLOCK 2, Lot 25	2	25	$1,328.93	$39,867.90
4795030020260907	R345091	R345091	Lake Shore Harbour Sec 3, BLOCK 2, Lot 26	2	26	$1,328.93	$39,867.90
4795030020270907	R345092	R345092	Lake Shore Harbour Sec 3, BLOCK 2, Lot 27	2	27	$1,328.93	$39,867.90
4795030020280907	R345093	R345093	Lake Shore Harbour Sec 3, BLOCK 2, Lot 28	2	28	$1,328.93	$39,867.90
4795030020290907	R345094	R345094	Lake Shore Harbour Sec 3, BLOCK 2, Lot 29	2	29	$1,328.93	$39,867.90
4795030020300907	R345095	R345095	Lake Shore Harbour Sec 3, BLOCK 2, Lot 30	2	30	$1,328.93	$39,867.90
4795030020310907	R345096	R345096	Lake Shore Harbour Sec 3, BLOCK 2, Lot 31	2	31	$1,328.93	$39,867.90
4795030020320907	R345097	R345097	Lake Shore Harbour Sec 3, BLOCK 2, Lot 32	2	32	$1,328.93	$39,867.90
4795030020330907	R345098	R345098	Lake Shore Harbour Sec 3, BLOCK 2, Lot 33	2	33	$1,328.93	$39,867.90
4795030020340907	R345099	R345099	Lake Shore Harbour Sec 3, BLOCK 2, Lot 34	2	34	$1,328.93	$39,867.90
4795030020350907	R345100	R345100	Lake Shore Harbour Sec 3, BLOCK 2, Lot 35	2	35	$1,328.93	$39,867.90
4795030020350907	R345100	R406146	Lake Shore Harbour Sec 3, BLOCK 2, Lot 35	2	35	$1,328.93	$39,867.90
4795030020360907	R345101	R345101	Lake Shore Harbour Sec 3, BLOCK 2, Lot 36	2	36	$1,328.93	$39,867.90
4795030020370907	R345102	R345102	Lake Shore Harbour Sec 3, BLOCK 2, Lot 37	2	37	$1,328.93	$39,867.90
4795030020380907	R345103	R345103	Lake Shore Harbour Sec 3, BLOCK 2, Lot 38	2	38	$1,328.93	$39,867.90
4795030020390907	R345104	R345104	Lake Shore Harbour Sec 3, BLOCK 2, Lot 39	2	39	$1,328.93	$39,867.90
4795030020400907	R345105	R345105	Lake Shore Harbour Sec 3, BLOCK 2, Lot 40	2	40	$1,328.93	$39,867.90
4795030020410907	R345106	R345106	Lake Shore Harbour Sec 3, BLOCK 2, Lot 41	2	41	$1,328.93	$39,867.90
4795030020420907	R345107	R345107	Lake Shore Harbour Sec 3, BLOCK 2, Lot 42	2	42	$1,328.93	$39,867.90
4795030020430907	R345108	R345108	Lake Shore Harbour Sec 3, BLOCK 2, Lot 43	2	43	$1,328.93	$39,867.90
4795030020440907	R345109	R345109	Lake Shore Harbour Sec 3, BLOCK 2, Lot 44	2	44	$1,328.93	$39,867.90
4795030020450907	R345110	R345110	Lake Shore Harbour Sec 3, BLOCK 2, Lot 45	2	45	$1,328.93	$39,867.90
4795030020460907	R345111	R345111	Lake Shore Harbour Sec 3, BLOCK 2, Lot 46	2	46	$1,328.93	$39,867.90
4795030020470907	R345112	R345112	Lake Shore Harbour Sec 3, BLOCK 2, Lot 47	2	47	$1,328.93	$39,867.90
4795030020480907	R345113	R345113	Lake Shore Harbour Sec 3, BLOCK 2, Lot 48	2	48	$1,328.93	$39,867.90
4795030020490907	R345114	R345114	Lake Shore Harbour Sec 3, BLOCK 2, Lot 49	2	49	$1,328.93	$39,867.90
4795030020500907	R345115	R345115	Lake Shore Harbour Sec 3, BLOCK 2, Lot 50	2	50	$1,328.93	$39,867.90
4795030020500907	R345115	R408245	Lake Shore Harbour Sec 3, BLOCK 2, Lot 50	2	50	$1,328.93	$39,867.90

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Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795030020510907	R345116	R345116	Lake Shore Harbour Sec 3, BLOCK 2, Lot 51	2	51	$1,328.93	$39,867.90
4795030020520907	R345117	R345117	Lake Shore Harbour Sec 3, BLOCK 2, Lot 52	2	52	$1,328.93	$39,867.90
4795030020530907	R345118	R345118	Lake Shore Harbour Sec 3, BLOCK 2, Lot 53	2	53	$1,328.93	$39,867.90
4795030020540907	R345119	R345119	Lake Shore Harbour Sec 3, BLOCK 2, Lot 54	2	54	$1,328.93	$39,867.90
4795030020550907	R345120	R345120	Lake Shore Harbour Sec 3, BLOCK 2, Lot 55	2	55	$1,328.93	$39,867.90
4795030020560907	R345121	R345121	Lake Shore Harbour Sec 3, BLOCK 2, Lot 56	2	56	$1,328.93	$39,867.90
4795030020570907	R345122	R345122	Lake Shore Harbour Sec 3, BLOCK 2, Lot 57	2	57	$1,328.93	$39,867.90
4795030020580907	R345123	R345123	Lake Shore Harbour Sec 3, BLOCK 2, Lot 58	2	58	$1,328.93	$39,867.90
4795030020590907	R345124	R345124	Lake Shore Harbour Sec 3, BLOCK 2, Lot 59	2	59	$1,328.93	$39,867.90
4795030020600907	R345125	R345125	Lake Shore Harbour Sec 3, BLOCK 2, Lot 60	2	60	$1,328.93	$39,867.90
4795030020610907	R345126	R345126	Lake Shore Harbour Sec 3, BLOCK 2, Lot 61	2	61	$1,328.93	$39,867.90
4795030020620907	R345127	R345127	Lake Shore Harbour Sec 3, BLOCK 2, Lot 62	2	62	$1,328.93	$39,867.90
4795030020630907	R345128	R345128	Lake Shore Harbour Sec 3, BLOCK 2, Lot 63	2	63	$1,328.93	$39,867.90
4795030020640907	R345129	R345129	Lake Shore Harbour Sec 3, BLOCK 2, Lot 64	2	64	$1,328.93	$39,867.90
4795030020650907	R345130	R345130	Lake Shore Harbour Sec 3, BLOCK 2, Lot 65	2	65	$1,328.93	$39,867.90
4795030020660907	R345131	R345131	Lake Shore Harbour Sec 3, BLOCK 2, Lot 66	2	66	$1,328.93	$39,867.90
4795030020670907	R345132	R345132	Lake Shore Harbour Sec 3, BLOCK 2, Lot 67	2	67	$1,328.93	$39,867.90
4795030020680907	R345133	R345133	Lake Shore Harbour Sec 3, BLOCK 2, Lot 68	2	68	$1,328.93	$39,867.90
4795030020690907	R345134	R345134	Lake Shore Harbour Sec 3, BLOCK 2, Lot 69	2	69	$1,328.93	$39,867.90
4795030020700907	R345135	R345135	Lake Shore Harbour Sec 3, Block 2, Lot 70	2	70	$1,328.93	$39,867.90
4795030020710907	R345136	R345136	Lake Shore Harbour Sec 3, BLOCK 2, Lot 71	2	71	$1,328.93	$39,867.90
4795030020720907	R345137	R345137	Lake Shore Harbour Sec 3, BLOCK 2, Lot 72	2	72	$1,328.93	$39,867.90
4795030020730907	R345138	R345138	Lake Shore Harbour Sec 3, BLOCK 2, Lot 73	2	73	$1,328.93	$39,867.90
4795030020740907	R345139	R345139	Lake Shore Harbour Sec 3, BLOCK 2, Lot 74	2	74	$1,328.93	$39,867.90
4795030020750907	R345140	R345140	Lake Shore Harbour Sec 3, BLOCK 2, Lot 75	2	75	$1,328.93	$39,867.90
4795030020760907	R345141	R345141	Lake Shore Harbour Sec 3, BLOCK 2, Lot 76	2	76	$1,328.93	$39,867.90
4795030020770907	R345142	R345142	Lake Shore Harbour Sec 3, BLOCK 2, Lot 77	2	77	$1,328.93	$39,867.90
4795030020780907	R345143	R345143	Lake Shore Harbour Sec 3, BLOCK 2, Lot 78	2	78	$1,328.93	$39,867.90
4795030020790907	R345144	R345144	Lake Shore Harbour Sec 3, BLOCK 2, Lot 79	2	79	$1,328.93	$39,867.90
4795030020800907	R345145	R345145	Lake Shore Harbour Sec 3, BLOCK 2, Lot 80	2	80	$1,328.93	$39,867.90
4795030020810907	R345146	R345146	Lake Shore Harbour Sec 3, BLOCK 2, Lot 81	2	81	$1,328.93	$39,867.90
4795030020820907	R345147	R345147	Lake Shore Harbour Sec 3, BLOCK 2, Lot 82	2	82	$1,328.93	$39,867.90

Lake Shore Harbour, Section Three
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795030020830907	R345148	R345148	Lake Shore Harbour Sec 3, BLOCK 2, Lot 83	2	83	$1,328.93	$39,867.90
4795030020840907	R345149	R345149	Lake Shore Harbour Sec 3, BLOCK 2, Lot 84	2	84	$1,328.93	$39,867.90
4795030020850907	R345150	R345150	Lake Shore Harbour Sec 3, BLOCK 2, Lot 85	2	85	$1,328.93	$39,867.90
4795030020860907	R345151	R345151	Lake Shore Harbour Sec 3, BLOCK 2, Lot 86	2	86	$1,328.93	$39,867.90
4795030020870907	R345153	R345153	Lake Shore Harbour Sec 3, BLOCK 2, Lot 87	2	87	$1,328.93	$39,867.90
4795030020880907	R345154	R345154	Lake Shore Harbour Sec 3, BLOCK 2, Lot 88	2	88	$1,328.93	$39,867.90
4795030020890907	R345155	R345155	Lake Shore Harbour Sec 3, BLOCK 2, Lot 89	2	89	$1,328.93	$39,867.90
4795030020900907	R345156	R345156	Lake Shore Harbour Sec 3, BLOCK 2, Lot 90	2	90	$1,328.93	$39,867.90
4795030020910907	R345157	R345157	Lake Shore Harbour Sec 3, BLOCK 2, Lot 91	2	91	$1,328.93	$39,867.90
4795030020920907	R345158	R345158	Lake Shore Harbour Sec 3, BLOCK 2, Lot 92	2	92	$1,328.93	$39,867.90
4795030020930907	R345159	R345159	Lake Shore Harbour Sec 3, BLOCK 2, Lot 93	2	93	$1,328.93	$39,867.90
4795030020940907	R345160	R345160	Lake Shore Harbour Sec 3, BLOCK 2, Lot 94	2	94	$1,328.93	$39,867.90
4795030020950907	R345161	R345161	Lake Shore Harbour Sec 3, BLOCK 2, Lot 95	2	95	$1,328.93	$39,867.90
4795030020960907	R345162	R345162	Lake Shore Harbour Sec 3, BLOCK 2, Lot 96	2	96	$1,328.93	$39,867.90
4795030020970907	R345163	R345163	Lake Shore Harbour Sec 3, BLOCK 2, Lot 97	2	97	$1,328.93	$39,867.90
4795030020980907	R345164	R345164	Lake Shore Harbour Sec 3, BLOCK 2, Lot 98	2	98	$1,328.93	$39,867.90
4795030020990907	R345165	R345165	Lake Shore Harbour Sec 3, BLOCK 2, Lot 99	2	99	$1,328.93	$39,867.90
4795030021000907	R345166	R345166	Lake Shore Harbour Sec 3, BLOCK 2, Lot 100	2	100	$1,328.93	$39,867.90
4795030021010907	R345167	R345167	Lake Shore Harbour Sec 3, BLOCK 2, Lot 101	2	101	$1,328.93	$39,867.90
4795030021020907	R345168	R345168	Lake Shore Harbour Sec 3, BLOCK 2, Lot 102	2	102	$1,328.93	$39,867.90
4795030021030907	R345169	R345169	Lake Shore Harbour Sec 3, BLOCK 2, Lot 103	2	103	$1,328.93	$39,867.90
4795030021040907	R345170	R345170	Lake Shore Harbour Sec 3, BLOCK 2, Lot 104	2	104	$1,328.93	$39,867.90
4795030021050907	R345171	R345171	Lake Shore Harbour Sec 3, BLOCK 2, Lot 105	2	105	$1,328.93	$39,867.90
4795030021060907	R345172	R345172	Lake Shore Harbour Sec 3, BLOCK 2, Lot 106	2	106	$1,328.93	$39,867.90
4795030021070907	R345173	R345173	Lake Shore Harbour Sec 3, BLOCK 2, Lot 107	2	107	$1,328.93	$39,867.90
4795030021080907	R345174	R345174	Lake Shore Harbour Sec 3, Block 2, Lot 108	2	108	$1,328.93	$39,867.90
4795030021090907	R345175	R345175	Lake Shore Harbour Sec 3, Block 2, Lot 109	2	109	$1,328.93	$39,867.90
4795030021100907	R345176	R345176	Lake Shore Harbour Sec 3, BLOCK 2, Lot 110	2	110	$1,328.93	$39,867.90
4795030021110907	R345177	R345177	Lake Shore Harbour Sec 3, BLOCK 2, Lot 111	2	111	$1,328.93	$39,867.90
4795030021120907	R345178	R345178	Lake Shore Harbour Sec 3, BLOCK 2, Lot 112	2	112	$1,328.93	$39,867.90
4795030021130907	R345179	R345179	Lake Shore Harbour Sec 3, BLOCK 2, Lot 113	2	113	$1,328.93	$39,867.90
4795030021140907	R345180	R345180	Lake Shore Harbour Sec 3, BLOCK 2, Lot 114	2	114	$1,328.93	$39,867.90

Lake Shore Harbour, Section Three
Assessment Roll
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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795030021150907	R345181	R345181	Lake Shore Harbour Sec 3, BLOCK 2, Lot 115	2	115	$1,328.93	$39,867.90
4795030021160907	R345182	R345182	Lake Shore Harbour Sec 3, BLOCK 2, Lot 116	2	116	$1,328.93	$39,867.90
4795030021170907	R345183	R345183	Lake Shore Harbour Sec 3, BLOCK 2, Lot 117	2	117	$1,328.93	$39,867.90
4795030021170907	R345183	R375609	Lake Shore Harbour Sec 3, BLOCK 2, Lot 117	2	117	$1,328.93	$39,867.90
4795030021180907	R345184	R345184	Lake Shore Harbour Sec 3, BLOCK 2, Lot 118	2	118	$1,328.93	$39,867.90
4795030021190907	R345185	R345185	Lake Shore Harbour Sec 3, BLOCK 2, Lot 119	2	119	$1,328.93	$39,867.90
4795030030010907	R345186	R345186	Lake Shore Harbour Sec 3, BLOCK 3, Lot 1	3	1	$1,328.93	$39,867.90
4795030030020907	R345187	R345187	Lake Shore Harbour Sec 3, BLOCK 3, Lot 2	3	2	$1,328.93	$39,867.90
4795030030030907	R345188	R345188	Lake Shore Harbour Sec 3, BLOCK 3, Lot 3	3	3	$1,328.93	$39,867.90
4795030030040907	R345189	R345189	Lake Shore Harbour Sec 3, BLOCK 3, Lot 4	3	4	$1,328.93	$39,867.90
4795030030050907	R345190	R345190	Lake Shore Harbour Sec 3, BLOCK 3, Lot 5	3	5	$1,328.93	$39,867.90
4795030030060907	R345191	R345191	Lake Shore Harbour Sec 3, BLOCK 3, Lot 6	3	6	$1,328.93	$39,867.90
4795030030070907	R345192	R345192	Lake Shore Harbour Sec 3, BLOCK 3, Lot 7	3	7	$1,328.93	$39,867.90
4795030030080907	R345193	R345193	Lake Shore Harbour Sec 3, BLOCK 3, Lot 8	3	8	$1,328.93	$39,867.90
4795030030090907	R345194	R345194	Lake Shore Harbour Sec 3, BLOCK 3, Lot 9	3	9	$1,328.93	$39,867.90
4795030030100907	R345195	R345195	Lake Shore Harbour Sec 3, BLOCK 3, Lot 10	3	10	$1,328.93	$39,867.90
4795030030110907	R345196	R345196	Lake Shore Harbour Sec 3, BLOCK 3, Lot 11	3	11	$1,328.93	$39,867.90
Total						**$235,220.61**	**$7,056,618.30**

Lake Shore Harbour, Section Four
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795040010010907	R395120	R395120	Lake Shore Harbour Sec 4, BLOCK 1, Lot 1	1	1	$1,400.00	$42,000.00
4795040010020907	R395121	R395121	Lake Shore Harbour Sec 4, BLOCK 1, Lot 2	1	2	$1,400.00	$42,000.00
4795040010030907	R395122	R395122	Lake Shore Harbour Sec 4, BLOCK 1, Lot 3	1	3	$1,400.00	$42,000.00
4795040010040907	R395123	R395123	Lake Shore Harbour Sec 4, BLOCK 1, Lot 4	1	4	$1,400.00	$42,000.00
4795040010050907	R395124	R395124	Lake Shore Harbour Sec 4, BLOCK 1, Lot 5	1	5	$1,400.00	$42,000.00
4795040010060907	R395125	R395125	Lake Shore Harbour Sec 4, BLOCK 1, Lot 6	1	6	$1,400.00	$42,000.00
4795040010070907	R395126	R395126	Lake Shore Harbour Sec 4, BLOCK 1, Lot 7	1	7	$1,400.00	$42,000.00
4795040010080907	R395127	R395127	Lake Shore Harbour Sec 4, BLOCK 1, Lot 8	1	8	$1,400.00	$42,000.00
4795040010090907	R395128	R395128	Lake Shore Harbour Sec 4, BLOCK 1, Lot 9	1	9	$1,400.00	$42,000.00
4795040010100907	R395129	R395129	Lake Shore Harbour Sec 4, BLOCK 1, Lot 10	1	10	$1,400.00	$42,000.00
4795040010110907	R395130	R395130	Lake Shore Harbour Sec 4, BLOCK 1, Lot 11	1	11	$1,400.00	$42,000.00
4795040010120907	R395131	R395131	Lake Shore Harbour Sec 4, BLOCK 1, Lot 12	1	12	$1,400.00	$42,000.00
4795040010130907	R395132	R395132	Lake Shore Harbour Sec 4, BLOCK 1, Lot 13	1	13	$1,400.00	$42,000.00
4795040010140907	R395133	R395133	Lake Shore Harbour Sec 4, BLOCK 1, Lot 14	1	14	$1,400.00	$42,000.00
4795040010150907	R395134	R395134	Lake Shore Harbour Sec 4, BLOCK 1, Lot 15	1	15	$1,400.00	$42,000.00
4795040010160907	R395135	R395135	Lake Shore Harbour Sec 4, BLOCK 1, Lot 16	1	16	$1,400.00	$42,000.00
4795040010170907	R395136	R395136	Lake Shore Harbour Sec 4, BLOCK 1, Lot 17	1	17	$1,400.00	$42,000.00
4795040010180907	R395137	R395137	Lake Shore Harbour Sec 4, BLOCK 1, Lot 18	1	18	$1,400.00	$42,000.00
4795040010190907	R395138	R395138	Lake Shore Harbour Sec 4, BLOCK 1, Lot 19	1	19	$1,400.00	$42,000.00
4795040010200907	R395139	R395139	Lake Shore Harbour Sec 4, BLOCK 1, Lot 20	1	20	$1,400.00	$42,000.00
4795040010210907	R395140	R395140	Lake Shore Harbour Sec 4, BLOCK 1, Lot 21	1	21	$1,400.00	$42,000.00
4795040010220907	R395141	R395141	Lake Shore Harbour Sec 4, BLOCK 1, Lot 22	1	22	$1,400.00	$42,000.00
4795040010230907	R395142	R395142	Lake Shore Harbour Sec 4, BLOCK 1, Lot 23	1	23	$1,400.00	$42,000.00
4795040010240907	R395143	R395143	Lake Shore Harbour Sec 4, BLOCK 1, Lot 24	1	24	$1,400.00	$42,000.00
4795040010250907	R395144	R395144	Lake Shore Harbour Sec 4, BLOCK 1, Lot 25	1	25	$1,400.00	$42,000.00
4795040010260907	R395145	R395145	Lake Shore Harbour Sec 4, BLOCK 1, Lot 26	1	26	$1,400.00	$42,000.00
4795040010270907	R395146	R395146	Lake Shore Harbour Sec 4, BLOCK 1, Lot 27	1	27	$1,400.00	$42,000.00
4795040010280907	R395147	R395147	Lake Shore Harbour Sec 4, BLOCK 1, Lot 28	1	28	$1,400.00	$42,000.00
4795040010290907	R395148	R395148	Lake Shore Harbour Sec 4, BLOCK 1, Lot 29	1	29	$1,400.00	$42,000.00
4795040010300907	R395149	R395149	Lake Shore Harbour Sec 4, BLOCK 1, Lot 30	1	30	$1,400.00	$42,000.00
4795040010310907	R395150	R395150	Lake Shore Harbour Sec 4, BLOCK 1, Lot 31	1	31	$1,400.00	$42,000.00
4795040010320907	R395151	R395151	Lake Shore Harbour Sec 4, BLOCK 1, Lot 32	1	32	$1,400.00	$42,000.00
4795040010330907	R395152	R395152	Lake Shore Harbour Sec 4, BLOCK 1, Lot 33	1	33	$1,400.00	$42,000.00
4795040010340907	R395153	R395153	Lake Shore Harbour Sec 4, BLOCK 1, Lot 34	1	34	$1,400.00	$42,000.00
4795040010350907	R395154	R395154	Lake Shore Harbour Sec 4, BLOCK 1, Lot 35	1	35	$1,400.00	$42,000.00
4795040010360907	R395155	R395155	Lake Shore Harbour Sec 4, BLOCK 1, Lot 36	1	36	$1,400.00	$42,000.00

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Assessment Roll
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Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795040010370907	R395156	R395156	Lake Shore Harbour Sec 4, BLOCK 1, Lot 37	1	37	$1,400.00	$42,000.00
4795040010380907	R395157	R395157	Lake Shore Harbour Sec 4, BLOCK 1, Lot 38	1	38	$1,400.00	$42,000.00
4795040010390907	R395158	R395158	Lake Shore Harbour Sec 4, BLOCK 1, Lot 39	1	39	$1,400.00	$42,000.00
4795040010400907	R395159	R395159	Lake Shore Harbour Sec 4, BLOCK 1, Lot 40	1	40	$1,400.00	$42,000.00
4795040010410907	R395160	R395160	Lake Shore Harbour Sec 4, BLOCK 1, Lot 41	1	41	$1,400.00	$42,000.00
4795040010420907	R395161	R395161	Lake Shore Harbour Sec 4, BLOCK 1, Lot 42	1	42	$1,400.00	$42,000.00
4795040010430907	R395162	R395162	Lake Shore Harbour Sec 4, BLOCK 1, Lot 43	1	43	$1,400.00	$42,000.00
4795040010440907	R395163	R395163	Lake Shore Harbour Sec 4, BLOCK 1, Lot 44	1	44	$1,400.00	$42,000.00
4795040010450907	R395164	R395164	Lake Shore Harbour Sec 4, BLOCK 1, Lot 45	1	45	$1,400.00	$42,000.00
4795040010460907	R395165	R395165	Lake Shore Harbour Sec 4, BLOCK 1, Lot 46	1	46	$1,400.00	$42,000.00
4795040010470907	R395166	R395166	Lake Shore Harbour Sec 4, BLOCK 1, Lot 47	1	47	$1,400.00	$42,000.00
4795040010480907	R395167	R395167	Lake Shore Harbour Sec 4, BLOCK 1, Lot 48	1	48	$1,400.00	$42,000.00
4795040010490907	R395168	R395168	Lake Shore Harbour Sec 4, BLOCK 1, Lot 49	1	49	$1,400.00	$42,000.00
4795040010500907	R395169	R395169	Lake Shore Harbour Sec 4, BLOCK 1, Lot 50	1	50	$1,400.00	$42,000.00
4795040010510907	R395170	R395170	Lake Shore Harbour Sec 4, BLOCK 1, Lot 51	1	51	$1,400.00	$42,000.00
4795040010520907	R395171	R395171	Lake Shore Harbour Sec 4, BLOCK 1, Lot 52	1	52	$1,400.00	$42,000.00
4795040010530907	R395172	R395172	Lake Shore Harbour Sec 4, BLOCK 1, Lot 53	1	53	$1,400.00	$42,000.00
4795040010540907	R395173	R395173	Lake Shore Harbour Sec 4, BLOCK 1, Lot 54	1	54	$1,400.00	$42,000.00
4795040010550907	R395174	R395174	Lake Shore Harbour Sec 4, BLOCK 1, Lot 55	1	55	$1,400.00	$42,000.00
4795040010560907	R395175	R395175	Lake Shore Harbour Sec 4, BLOCK 1, Lot 56	1	56	$1,400.00	$42,000.00
4795040010570907	R395176	R395176	Lake Shore Harbour Sec 4, BLOCK 1, Lot 57	1	57	$1,400.00	$42,000.00
4795040010580907	R395177	R395177	Lake Shore Harbour Sec 4, BLOCK 1, Lot 58	1	58	$1,400.00	$42,000.00
4795040010590907	R395178	R395178	Lake Shore Harbour Sec 4, BLOCK 1, Lot 59	1	59	$1,400.00	$42,000.00
4795040010600907	R395179	R395179	Lake Shore Harbour Sec 4, BLOCK 1, Lot 60	1	60	$1,400.00	$42,000.00
4795040010610907	R395180	R395180	Lake Shore Harbour Sec 4, BLOCK 1, Lot 61	1	61	$1,400.00	$42,000.00
4795040010620907	R395181	R395181	Lake Shore Harbour Sec 4, BLOCK 1, Lot 62	1	62	$1,400.00	$42,000.00
4795040010630907	R395182	R395182	Lake Shore Harbour Sec 4, BLOCK 1, Lot 63	1	63	$1,400.00	$42,000.00
4795040010630907	R395182	R430036	Lake Shore Harbour Sec 4, BLOCK 1, Lot 63	1	63	$1,400.00	$42,000.00
4795040020010907	R395183	R395183	Lake Shore Harbour Sec 4, BLOCK 2, Lot 1	2	1	$1,400.00	$42,000.00
4795040020020907	R395184	R395184	Lake Shore Harbour Sec 4, BLOCK 2, Lot 2	2	2	$1,400.00	$42,000.00
4795040020030907	R395185	R395185	Lake Shore Harbour Sec 4, BLOCK 2, Lot 3	2	3	$1,400.00	$42,000.00
4795040020040907	R395186	R395186	Lake Shore Harbour Sec 4, BLOCK 2, Lot 4	2	4	$1,400.00	$42,000.00
4795040020050907	R395187	R395187	Lake Shore Harbour Sec 4, BLOCK 2, Lot 5	2	5	$1,400.00	$42,000.00
4795040020060907	R395188	R395188	Lake Shore Harbour Sec 4, BLOCK 2, Lot 6	2	6	$1,400.00	$42,000.00
4795040020070907	R395189	R395189	Lake Shore Harbour Sec 4, BLOCK 2, Lot 7	2	7	$1,400.00	$42,000.00
4795040020080907	R395190	R395190	Lake Shore Harbour Sec 4, BLOCK 2, Lot 8	2	8	$1,400.00	$42,000.00

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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795040020090907	R395191	R456233	Lake Shore Harbour Sec 4, BLOCK 2, Lot 9	2	9	$1,400.00	$42,000.00
4795040020090907	R395191	R456234	Lake Shore Harbour Sec 4, BLOCK 2, Lot 9	2	9	$1,400.00	$42,000.00
4795040020100907	R395192	R395192	Lake Shore Harbour Sec 4, BLOCK 2, Lot 10	2	10	$1,400.00	$42,000.00
4795040020110907	R395193	R395193	Lake Shore Harbour Sec 4, BLOCK 2, Lot 11	2	11	$1,400.00	$42,000.00
4795040020120907	R395194	R395194	Lake Shore Harbour Sec 4, BLOCK 2, Lot 12	2	12	$1,400.00	$42,000.00
4795040020130907	R395195	R395195	Lake Shore Harbour Sec 4, BLOCK 2, Lot 13	2	13	$1,400.00	$42,000.00
4795040020140907	R395196	R395196	Lake Shore Harbour Sec 4, BLOCK 2, Lot 14	2	14	$1,400.00	$42,000.00
4795040020150907	R395197	R395197	Lake Shore Harbour Sec 4, BLOCK 2, Lot 15	2	15	$1,400.00	$42,000.00
4795040020160907	R395198	R395198	Lake Shore Harbour Sec 4, BLOCK 2, Lot 16	2	16	$1,400.00	$42,000.00
4795040020170907	R395199	R395199	Lake Shore Harbour Sec 4, BLOCK 2, Lot 17	2	17	$1,400.00	$42,000.00
4795040020180907	R395200	R395200	Lake Shore Harbour Sec 4, BLOCK 2, Lot 18	2	18	$1,400.00	$42,000.00
4795040020190907	R395201	R395201	Lake Shore Harbour Sec 4, BLOCK 2, Lot 19	2	19	$1,400.00	$42,000.00
4795040020200907	R395202	R395202	Lake Shore Harbour Sec 4, BLOCK 2, Lot 20	2	20	$1,400.00	$42,000.00
4795040020210907	R395203	R395203	Lake Shore Harbour Sec 4, BLOCK 2, Lot 21	2	21	$1,400.00	$42,000.00
4795040020220907	R395204	R395204	Lake Shore Harbour Sec 4, BLOCK 2, Lot 22	2	22	$1,400.00	$42,000.00
4795040020230907	R395205	R395205	Lake Shore Harbour Sec 4, BLOCK 2, Lot 23	2	23	$1,400.00	$42,000.00
4795040020240907	R395206	R395206	Lake Shore Harbour Sec 4, BLOCK 2, Lot 24	2	24	$1,400.00	$42,000.00
4795040020250907	R395207	R395207	Lake Shore Harbour Sec 4, BLOCK 2, Lot 25	2	25	$1,400.00	$42,000.00
4795040020260907	R395208	R395208	Lake Shore Harbour Sec 4, BLOCK 2, Lot 26	2	26	$1,400.00	$42,000.00
4795040020270907	R395209	R395209	Lake Shore Harbour Sec 4, BLOCK 2, Lot 27	2	27	$1,400.00	$42,000.00
4795040020280907	R395210	R395210	Lake Shore Harbour Sec 4, BLOCK 2, Lot 28	2	28	$1,400.00	$42,000.00
Total						**$130,200.00**	**$3,906,000.00**

Lake Shore Harbour, Section Five
Assessment Roll
Public Improvement District Number Two
Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Assessment Payment Status	Original Assessment	Annual Installments	Thirty Year Assessment
4795050010010907	R428634	R428634	Lake Shore Harbour Sec 5, BLOCK 1, Lot 1	1	1	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010020907	R428635	R428635	Lake Shore Harbour Sec 5, BLOCK 1, Lot 2	1	2	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010030907	R428636	R428636	Lake Shore Harbour Sec 5, BLOCK 1, Lot 3	1	3	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010040907	R428637	R428637	Lake Shore Harbour Sec 5, BLOCK 1, Lot 4	1	4	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010050907	R428638	R428638	Lake Shore Harbour Sec 5, BLOCK 1, Lot 5	1	5	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010060907	R428639	R428639	Lake Shore Harbour Sec 5, BLOCK 1, Lot 6	1	6	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010070907	R428640	R465796	Lake Shore Harbour Sec 5, BLOCK 1, Lot 7	1	7	Existing	$9,141.08	$700.00	$21,000.00
4795050010070907	R428640	R465797	Lake Shore Harbour Sec 5, BLOCK 1, Lot 7	1	7	Existing	$9,141.08	$700.00	$21,000.00
4795050010080907	R428641	R428641	Lake Shore Harbour Sec 5, BLOCK 1, Lot 8	1	8	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010090907	R428642	R428642	Lake Shore Harbour Sec 5, BLOCK 1, Lot 9	1	9	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010100907	R428643	R428643	Lake Shore Harbour Sec 5, BLOCK 1, Lot 10	1	10	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010110907	R428644	R428644	Lake Shore Harbour Sec 5, BLOCK 1, Lot 11	1	11	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010120907	R428645	R428645	Lake Shore Harbour Sec 5, BLOCK 1, Lot 12	1	12	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010130907	R428646	R428646	Lake Shore Harbour Sec 5, BLOCK 1, Lot 13	1	13	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010140907	R428647	R428647	Lake Shore Harbour Sec 5, BLOCK 1, Lot 14	1	14	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010150907	R428648	R428648	Lake Shore Harbour Sec 5, BLOCK 1, Lot 15	1	15	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010160907	R428649	R428649	Lake Shore Harbour Sec 5, BLOCK 1, Lot 16	1	16	Existing	$18,282.15	$1,400.00	$42,000.00
4795050010170907	R428650	R428650	Lake Shore Harbour Sec 5, BLOCK 1, Lot 17	1	17	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020010907	R428651	R428651	Lake Shore Harbour Sec 5, BLOCK 2, Lot 1	2	1	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020020907	R428652	R428652	Lake Shore Harbour Sec 5, BLOCK 2, Lot 2	2	2	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020030907	R428653	R428653	Lake Shore Harbour Sec 5, BLOCK 2, Lot 3	2	3	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020040907	R428654	R428654	Lake Shore Harbour Sec 5, BLOCK 2, Lot 4	2	4	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020050907	R428655	R428655	Lake Shore Harbour Sec 5, BLOCK 2, Lot 5	2	5	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020060907	R428656	R428656	Lake Shore Harbour Sec 5, BLOCK 2, Lot 6	2	6	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020070907	R428657	R428657	Lake Shore Harbour Sec 5, BLOCK 2, Lot 7	2	7	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020080907	R428658	R428658	Lake Shore Harbour Sec 5, BLOCK 2, Lot 8	2	8	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020090907	R428659	R452198	Lake Shore Harbour Sec 5, BLOCK 2, Lot 9	2	9	Existing	$9,141.08	$700.00	$21,000.00
4795050020090907	R428659	R428659	Lake Shore Harbour Sec 5, BLOCK 2, Lot 9	2	9	Existing	$9,141.08	$700.00	$21,000.00
4795050020100907	R428660	R428660	Lake Shore Harbour Sec 5, BLOCK 2, Lot 10	2	10	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020110907	R428661	R428661	Lake Shore Harbour Sec 5, BLOCK 2, Lot 11	2	11	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020120907	R428662	R428662	Lake Shore Harbour Sec 5, BLOCK 2, Lot 12	2	12	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020130907	R428663	R428663	Lake Shore Harbour Sec 5, BLOCK 2, Lot 13	2	13	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020140907	R428664	R455560	Lake Shore Harbour Sec 5, BLOCK 2, Lot 14	2	14	Existing	$9,141.08	$700.00	$21,000.00
4795050020140907	R428664	R428664	Lake Shore Harbour Sec 5, BLOCK 2, Lot 14	2	14	Existing	$9,141.08	$700.00	$21,000.00
4795050020150907	R428665	R428665	Lake Shore Harbour Sec 5, BLOCK 2, Lot 15	2	15	New	$18,282.15	$1,400.00	$42,000.00
4795050020160907	R428666	R428666	Lake Shore Harbour Sec 5, BLOCK 2, Lot 16	2	16	New	$18,282.15	$1,400.00	$42,000.00
4795050020170907	R428667	R428667	Lake Shore Harbour Sec 5, BLOCK 2, Lot 17	2	17	New	$18,282.15	$1,400.00	$42,000.00
4795050020180907	R428668	R428668	Lake Shore Harbour Sec 5, BLOCK 2, Lot 18	2	18	New	$18,282.15	$1,400.00	$42,000.00
4795050020191907	R428669	R428669	Lake Shore Harbour Sec 5, BLOCK 2, Lot 19	2	19	New	$18,282.15	$1,400.00	$42,000.00
4795050020200907	R428670	R428670	Lake Shore Harbour Sec 5, BLOCK 2, Lot 20	2	20	New	$18,282.15	$1,400.00	$42,000.00

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Assessment Roll
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Missouri City, Fort Bend County, Texas

Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Assessment Payment Status	Original Assessment	Annual Installments	Thirty Year Assessment
4795050020210907	R428671	R428671	Lake Shore Harbour Sec 5, BLOCK 2, Lot 21	2	21	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020220907	R428672	R428672	Lake Shore Harbour Sec 5, BLOCK 2, Lot 22	2	22	New	$18,282.15	$1,400.00	$42,000.00
4795050020230907	R428673	R428673	Lake Shore Harbour Sec 5, BLOCK 2, Lot 23	2	23	New	$18,282.15	$1,400.00	$42,000.00
4795050020240907	R428674	R428674	Lake Shore Harbour Sec 5, BLOCK 2, Lot 24	2	24	New	$18,282.15	$1,400.00	$42,000.00
4795050020250907	R428675	R428675	Lake Shore Harbour Sec 5, BLOCK 2, Lot 25	2	25	New	$18,282.15	$1,400.00	$42,000.00
4795050020260907	R428676	R428676	Lake Shore Harbour Sec 5, BLOCK 2, Lot 26	2	26	New	$18,282.15	$1,400.00	$42,000.00
4795050020270907	R428677	R428677	Lake Shore Harbour Sec 5, BLOCK 2, Lot 27	2	27	New	$18,282.15	$1,400.00	$42,000.00
4795050020280907	R428678	R428678	Lake Shore Harbour Sec 5, BLOCK 2, Lot 28	2	28	New	$18,282.15	$1,400.00	$42,000.00
4795050020290907	R428679	R428679	Lake Shore Harbour Sec 5, BLOCK 2, Lot 29	2	29	New	$18,282.15	$1,400.00	$42,000.00
4795050020300907	R428680	R428680	Lake Shore Harbour Sec 5, BLOCK 2, Lot 30	2	30	New	$18,282.15	$1,400.00	$42,000.00
4795050020310907	R428681	R428681	Lake Shore Harbour Sec 5, BLOCK 2, Lot 31	2	31	New	$18,282.15	$1,400.00	$42,000.00
4795050020321907	R428682	R428682	Lake Shore Harbour Sec 5, BLOCK 2, Lot 32	2	32	New	$9,141.08	$700.00	$21,000.00
4795050020321907	R428682	R453559	Lake Shore Harbour Sec 5, BLOCK 2, Lot 32	2	32	New	$9,141.08	$700.00	$21,000.00
4795050020330907	R428683	R428683	Lake Shore Harbour Sec 5, BLOCK 2, Lot 33	2	33	New	$18,282.15	$1,400.00	$42,000.00
4795050020340907	R428684	R428684	Lake Shore Harbour Sec 5, BLOCK 2, Lot 34	2	34	New	$18,282.15	$1,400.00	$42,000.00
4795050020350907	R428685	R428685	Lake Shore Harbour Sec 5, BLOCK 2, Lot 35	2	35	New	$18,282.15	$1,400.00	$42,000.00
4795050020360907	R428686	R428686	Lake Shore Harbour Sec 5, BLOCK 2, Lot 36	2	36	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020370907	R428687	R428687	Lake Shore Harbour Sec 5, BLOCK 2, Lot 37	2	37	New	$18,282.15	$1,400.00	$42,000.00
4795050020380907	R428688	R428688	Lake Shore Harbour Sec 5, BLOCK 2, Lot 38	2	38	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020390907	R428689	R428689	Lake Shore Harbour Sec 5, BLOCK 2, Lot 39	2	39	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020400907	R428690	R428690	Lake Shore Harbour Sec 5, BLOCK 2, Lot 40	2	40	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020410907	R428691	R428691	Lake Shore Harbour Sec 5, BLOCK 2, Lot 41	2	41	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020420907	R428692	R428692	Lake Shore Harbour Sec 5, BLOCK 2, Lot 42	2	42	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020430907	R428693	R428693	Lake Shore Harbour Sec 5, BLOCK 2, Lot 43	2	43	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020440907	R428694	R428694	Lake Shore Harbour Sec 5, BLOCK 2, Lot 44	2	44	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020450907	R428695	R428695	Lake Shore Harbour Sec 5, BLOCK 2, Lot 45	2	45	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020460907	R428696	R428696	Lake Shore Harbour Sec 5, BLOCK 2, Lot 46	2	46	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020470907	R428697	R428697	Lake Shore Harbour Sec 5, BLOCK 2, Lot 47	2	47	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020480907	R428698	R428698	Lake Shore Harbour Sec 5, BLOCK 2, Lot 48	2	48	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020490907	R428699	R428699	Lake Shore Harbour Sec 5, BLOCK 2, Lot 49	2	49	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020500907	R428700	R428700	Lake Shore Harbour Sec 5, BLOCK 2, Lot 50	2	50	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020510907	R428701	R428701	Lake Shore Harbour Sec 5, BLOCK 2, Lot 51	2	51	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020520907	R428702	R428702	Lake Shore Harbour Sec 5, BLOCK 2, Lot 52	2	52	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020530907	R428703	R428703	Lake Shore Harbour Sec 5, BLOCK 2, Lot 53	2	53	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020540907	R428704	R428704	Lake Shore Harbour Sec 5, BLOCK 2, Lot 54	2	54	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020550907	R428705	R428705	Lake Shore Harbour Sec 5, BLOCK 2, Lot 55	2	55	Existing	$9,141.08	$700.00	$21,000.00
4795050020550907	R428705	R460929	Lake Shore Harbour Sec 5, BLOCK 2, Lot 55	2	55	Existing	$9,141.08	$700.00	$21,000.00
4795050020560907	R428706	R428706	Lake Shore Harbour Sec 5, BLOCK 2, Lot 56	2	56	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020570907	R428707	R428707	Lake Shore Harbour Sec 5, BLOCK 2, Lot 57	2	57	Existing	$18,282.15	$1,400.00	$42,000.00
4795050020580907	R428708	R428708	Lake Shore Harbour Sec 5, BLOCK 2, Lot 58	2	58	New	$18,282.15	$1,400.00	$42,000.00

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Assessment Roll
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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Assessment Payment Status	Original Assessment	Annual Installments	Thirty Year Assessment
4795050020590907	R428709	R428709	Lake Shore Harbour Sec 5, BLOCK 2, Lot 59	2	59	New	$18,282.15	$1,400.00	$42,000.00
4795050020600907	R428710	R428710	Lake Shore Harbour Sec 5, BLOCK 2, Lot 60	2	60	New	$18,282.15	$1,400.00	$42,000.00
4795050020610907	R428711	R428711	Lake Shore Harbour Sec 5, BLOCK 2, Lot 61	2	61	New	$18,282.15	$1,400.00	$42,000.00
4795050020620907	R428712	R428712	Lake Shore Harbour Sec 5, BLOCK 2, Lot 62	2	62	New	$18,282.15	$1,400.00	$42,000.00
4795050020630907	R428713	R428713	Lake Shore Harbour Sec 5, BLOCK 2, Lot 63	2	63	New	$18,282.15	$1,400.00	$42,000.00
Total							**$1,462,572.00**	**$112,000.00**	**$3,360,000.00**

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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795060020010907	R449854	R449854	Lake Shore Harbour Sec 6, BLOCK 2, Lot 1	2	10	$781.24	$23,437.29
4795060020020907	R449855	R449855	Lake Shore Harbour Sec 6, BLOCK 2, Lot 2	2	20	$781.24	$23,437.29
4795060020030907	R449856	R449856	Lake Shore Harbour Sec 6, BLOCK 2, Lot 3	2	30	$781.24	$23,437.29
4795060020040907	R449857	R449857	Lake Shore Harbour Sec 6, BLOCK 2, Lot 4	2	40	$781.24	$23,437.29
4795060020050907	R449858	R449858	Lake Shore Harbour Sec 6, BLOCK 2, Lot 5	2	50	$781.24	$23,437.29
4795060020060907	R449859	R449859	Lake Shore Harbour Sec 6, BLOCK 2, Lot 6	2	60	$781.24	$23,437.29
Total						**$4,687.44**	**$140,623.74**

Lake Shore Harbour, Section Eight
Assessment Roll
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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795-08-001-0010-907	R480658	R480658	Lake Shore Harbour Sec 8, BLOCK 1, Lot 1	1	1	$2,884.63	$86,538.90
4795-08-001-0020-907	R480659	R480659	Lake Shore Harbour Sec 8, BLOCK 1, Lot 2	1	2	$2,884.63	$86,538.90
4795-08-002-0010-907	R480660	R480660	Lake Shore Harbour Sec 8, BLOCK 2, Lot 1	2	1	$2,884.63	$86,538.90
4795-08-002-0020-907	R480661	R480661	Lake Shore Harbour Sec 8, BLOCK 2, Lot 2	2	2	$2,884.63	$86,538.90
4795-08-002-0030-907	R480662	R480662	Lake Shore Harbour Sec 8, BLOCK 2, Lot 3	2	3	$2,884.63	$86,538.90
4795-08-002-0040-907	R480663	R480663	Lake Shore Harbour Sec 8, BLOCK 2, Lot 4	2	4	$2,884.63	$86,538.90
4795-08-002-0050-907	R480664	R480664	Lake Shore Harbour Sec 8, BLOCK 2, Lot 5	2	5	$2,884.63	$86,538.90
4795-08-002-0060-907	R480665	R480665	Lake Shore Harbour Sec 8, BLOCK 2, Lot 6	2	6	$2,884.63	$86,538.90
4795-08-002-0070-907	R480666	R480666	Lake Shore Harbour Sec 8, BLOCK 2, Lot 7	2	7	$2,884.63	$86,538.90
4795-08-002-0080-907	R480667	R480667	Lake Shore Harbour Sec 8, BLOCK 2, Lot 8	2	8	$2,884.63	$86,538.90
4795-08-002-0090-907	R480668	R480668	Lake Shore Harbour Sec 8, BLOCK 2, Lot 9	2	9	$2,884.63	$86,538.90
4795-08-002-0100-907	R480669	R480669	Lake Shore Harbour Sec 8, BLOCK 2, Lot 10	2	10	$2,884.63	$86,538.90
4795-08-002-0110-907	R480670	R480670	Lake Shore Harbour Sec 8, BLOCK 2, Lot 11	2	11	$2,884.63	$86,538.90
4795-08-002-0120-907	R480671	R480671	Lake Shore Harbour Sec 8, BLOCK 2, Lot 12	2	12	$2,884.63	$86,538.90
4795-08-002-0130-907	R480672	R480672	Lake Shore Harbour Sec 8, BLOCK 2, Lot 13	2	13	$2,884.63	$86,538.90
4795-08-002-0140-907	R480673	R480673	Lake Shore Harbour Sec 8, BLOCK 2, Lot 14	2	14	$2,884.63	$86,538.90
4795-08-002-0150-907	R480674	R480674	Lake Shore Harbour Sec 8, BLOCK 2, Lot 15	2	15	$2,884.63	$86,538.90
4795-08-002-0160-907	R480675	R480675	Lake Shore Harbour Sec 8, BLOCK 2, Lot 16	2	16	$2,884.63	$86,538.90
4795-08-002-0170-907	R480676	R480676	Lake Shore Harbour Sec 8, BLOCK 2, Lot 17	2	17	$2,884.63	$86,538.90
4795-08-002-0180-907	R480677	R480677	Lake Shore Harbour Sec 8, BLOCK 2, Lot 18	2	18	$2,884.63	$86,538.90
4795-08-002-0190-907	R480678	R480678	Lake Shore Harbour Sec 8, BLOCK 2, Lot 19	2	19	$2,884.63	$86,538.90
4795-08-002-0200-907	R480679	R480679	Lake Shore Harbour Sec 8, BLOCK 2, Lot 20	2	20	$2,884.63	$86,538.90
4795-08-002-0210-907	R480680	R480680	Lake Shore Harbour Sec 8, BLOCK 2, Lot 21	2	21	$2,884.63	$86,538.90
4795-08-002-0220-907	R480681	R480681	Lake Shore Harbour Sec 8, BLOCK 2, Lot 22	2	22	$2,884.63	$86,538.90
4795-08-002-0230-907	R480682	R480682	Lake Shore Harbour Sec 8, BLOCK 2, Lot 23	2	23	$2,884.63	$86,538.90
4795-08-002-0240-907	R480683	R480683	Lake Shore Harbour Sec 8, BLOCK 2, Lot 24	2	24	$2,884.63	$86,538.90
4795-08-002-0250-907	R480684	R480684	Lake Shore Harbour Sec 8, BLOCK 2, Lot 25	2	25	$2,884.63	$86,538.90
4795-08-002-0260-907	R480685	R480685	Lake Shore Harbour Sec 8, BLOCK 2, Lot 26	2	26	$2,884.63	$86,538.90
4795-08-002-0270-907	R480686	R480686	Lake Shore Harbour Sec 8, BLOCK 2, Lot 27	2	27	$2,884.63	$86,538.90

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Long Property ID	Short Property ID	Owner ID	Legal Description	Block	Lot	Annual Assessment	Thirty Year Assessment
4795-08-002-0280-907	R480687	R480687	Lake Shore Harbour Sec 8, BLOCK 2, Lot 28	2	28	$2,884.63	$86,538.90
4795-08-002-0290-907	R480688	R480688	Lake Shore Harbour Sec 8, BLOCK 2, Lot 29	2	29	$2,884.63	$86,538.90
4795-08-002-0300-907	R480689	R480689	Lake Shore Harbour Sec 8, BLOCK 2, Lot 30	2	30	$2,884.63	$86,538.90
4795-08-002-0310-907	R480690	R480690	Lake Shore Harbour Sec 8, BLOCK 2, Lot 31	2	31	$2,884.63	$86,538.90
4795-08-002-0320-907	R480691	R480691	Lake Shore Harbour Sec 8, BLOCK 2, Lot 32	2	32	$2,884.63	$86,538.90
4795-08-002-0330-907	R480692	R480692	Lake Shore Harbour Sec 8, BLOCK 2, Lot 33	2	33	$2,884.63	$86,538.90
4795-08-002-0340-907	R480693	R480693	Lake Shore Harbour Sec 8, BLOCK 2, Lot 34	2	34	$2,884.63	$86,538.90
4795-08-003-0010-907	R480694	R480694	Lake Shore Harbour Sec 8, BLOCK 3, Lot 1	3	1	$2,884.63	$86,538.90
4795-08-003-0020-907	R480695	R480695	Lake Shore Harbour Sec 8, BLOCK 3, Lot 2	3	2	$2,884.63	$86,538.90
4795-08-000-0010-907	R480653	R480653	Lake Shore Harbour Sec 8, 0.035 ACRES, Restri	2			$0.00
4795-08-000-0020-907	R480654	R480654	Lake Shore Harbour Sec 8, 0.158 ACRES, Restri	2			$0.00
4795-08-000-0030-907	R480655	R480655	Lake Shore Harbour Sec 8, 4.155 ACRES, Restri	3			$0.00
4795-08-000-0040-907	R480656	R480656	Lake Shore Harbour Sec 8, 0.222 ACRES, Restri	3			$0.00
4795-08-000-0050-907	R480657	R480657	Lake Shore Harbour Sec 8, 0.058 ACRES, Restri	3			$0.00
Total						**$109,615.94**	**$3,288,478.20**

ORDINANCE NO. O-07-31

AN ORDINANCE OF THE CITY COUNCIL OF MISSOURI CITY, TEXAS, APPROVING THE SECOND UPDATED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. TWO.

WHEREAS, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City has received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Two (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed Ordinance 0-04-14 approving the Service and Assessment Plan for the City of Missouri City Public Improvement District No. Two (the "PID") and Ordinance 0-06-23 approving the First Updated and Restated Service and Assessment Plan for the City of Missouri City Public Improvement District No. Two: and

WHEREAS, the City Council wishes to adopt a Second Updated and Restated Service and Assessment Plan with respect to the PID; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, THAT:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Service and Assessment Plan attached to this Ordinance is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED and APPROVED on first reading this 21st day of May, 2007.

PASSED, APPROVED and ADOPTED on second and final reading this 4th day of June, 2007.

Mayor

ATTEST:

Patrice Fogarty
City Secretary

APPROVED AS TO FORM:

Carol Kelly
City Attorney

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Second Updated and Restated
Service and Assessment Plan
Public Improvement District Number Two
City of Missouri City, Fort Bend County, Texas

1. Introduction

This Service and Assessment Plan (the "Plan") is prepared and adopted in conformance with the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code (the "Act"), and pursuant to Resolution No. 01-37 creating the Missouri City Public Improvement District Number Two (the "PID" or "PID No. 2" or the "District"), Missouri City (the "City"), Fort Bend County, Texas. The creation of the PID was initiated by a petition (the "Creation Petition") submitted by property owners within the PID boundaries in compliance with the requirements of Section 372.005 of the Act. The Plan was initially approved in 2004 by Ordinance Number 0-04-14, and subsequently updated in 2006 by Ordinance 0-06-23. This Plan represents the Second Updated and Restated Service and Assessment Plan.

2. Boundaries

The boundaries of PID No. 2 are as indicated in the metes and bounds description attached as Exhibit A.

3. Administration of the District

Administration of the District is the responsibility of the Board of Directors of the Missouri City Development Authority (the "Board"), as created by the City Council of the City of Missouri, Texas.

4. Public Improvements

The Public Improvements to be financed and constructed hereby (the "Public Improvements") serve to promote the construction of single-family units ("SFU"). The Public Improvements included in the Plan will confer a special benefit to properties within Public Improvement District No. 2 and will consist of the construction of site work, water lines, sanitary sewer lines, storm sewers, paving, landscaping, contingency provisions, engineering services, financing costs, and administrative and legal services for the PID. The Public Improvements will be pre-funded by the developers of various residential subdivisions within the PID.

A. Lake Shore Harbour - Generally

Lake Shore Harbour Subdivision represents the first such subdivision development within

the PID, and is being developed by Vicksburg Estates, Ltd. Lake Shore Harbour will ultimately contain 640 single-family units within Public Improvement District No. 2, and will be constructed in multiple sections. This plan will be supplemented as the costs of subsequent sections are determined, and the benefited properties assessed accordingly. The Public Improvements authorized under this Plan for Lake Shore Harbour, and the estimated costs thereof, are described below:

LAKE SHORE HARBOUR
PID COSTS

PUBLIC IMPROVEMENT	**ESTIMATED COST**
Water Lines	$682,493.75
Sanitary Sewer Lines	$2,445,525.00
Storm Sewer	$2,178,900.00
Paving	$3,065,113.60
Site Work	$116,500.00
Engineering	$1,018,623.88
Public Landscaping	$600,000.00
Financing Cost	$11,044,619.77
Administration & Legal Expenses	$900,000.00
TOTAL	**$22,051,776.00**

LAKE SHORE HARBOUR
PID COSTS
(Updated to Include Capital Recovery Fees)

PUBLIC IMPROVEMENT	**ESTIMATED COST**
Water Lines	$682,493.75
Sanitary Sewer Lines	$2,445,525.00
Storm Sewer	$2,178,900.00
Paving	$3,065,113.60
Site Work	$116,500.00
Engineering	$1,018,623.88
Public Landscaping	$600,000.00
Capital Recovery Fees @ $2,500/lot	**$1,600,000.00**
Financing Cost	$12,908,299.77
Administration & Legal Expenses	$900,000.00
TOTAL	**$25,515,456.00**

5. Construction of Public Improvements

Design and construction of all Public Improvements will be performed to City specifications, and all construction shall be bid as required by the Authority. The budgets for

each section of Public Improvements will be submitted for approval to the Board, as contracts for the proposed Public Improvements are awarded. The Plan will be reviewed annually in accordance with the provisions of Chapter 372 of the Local Government Code and will include a review of the budgets, expenditures and revenues of the District. Additionally, the Plan will be reviewed for the purpose of establishing the installments for assessments for improvements based upon actual construction bids for Public Improvements made and the financial needs of the District.

6. Conveyance of Improvements to the City

Upon completion of the improvements, and final inspection and acceptance of the Public Improvements by the City, the Developers will convey all rights to the improvements to the City, subject to the Developers' rights of reimbursement described in a Public Improvement District Development and Financing Agreement executed among the Developers, the Board and the City.

7. Authorized Improvements

The area within the PID that is covered by this Service and Assessment Plan is anticipated to be developed as single family residential. This Plan designates the Public Improvements required for the growth and development of the land within the PID. The goal of this Plan is to provide sufficient certainty for the owners of land within the PID to proceed with the financing and construction of the necessary Public Improvements, while allowing for sufficient flexibility to meet the needs of the PID over the life of the development of residential properties within the PID.

The developers contemplate multiple phases of construction, portions of which may be constructed concurrently. The construction of the Public Improvements authorized herein began in calendar year 2003. The proposed phasing is estimated and may vary. The cost estimates provided above are expressed in calendar year 2003 dollars and shall be determined in accordance with the then current value of such amount pursuant to the consumer price index for urban areas applicable to Missouri City. The actual costs of the Public Improvements will be determined subject to final costs pursuant to the guidelines of the Authority.

9. Advance Financing by Developer

The Developers will advance the funds for construction of the Public Improvements for the account of the City and will be entitled to repayment pursuant to Public Improvement District Development and Financing Agreements (the "Development Agreements"), executed among the Board, the City and the Developers. Although the Public Improvements are required for the growth and development of the PID, it is not necessary for them to be built simultaneously. In addition, it is intended that portions of the PID not benefiting from a particular phase of the improvements not be assessed for such improvements. It is anticipated that one or more series of PID bonds will be issued to acquire the Public Improvements, provided that assessments may be used to pay costs of Public Improvements directly if no such assessment revenues are anticipated to be required for the payment of PID bonds. Any such bonds issued will be payable solely from

the PID assessments levied and collected, which shall be sufficient to pay principal and interest on the applicable series of bonds. Such bonds will not be a general obligation of the City in any way and bondholders will not have a lien on any revenues of the City other than the PID assessments.

10. Apportionment of Costs

Payment of assessments, if any, on property owned by exempt jurisdictions other than the City shall be established by contract.

11. Levy of Assessments

The plan of assessment contemplates that the assessment will be levied in phases, as Public Improvements are constructed within each Phase. The assessment year shall be concurrent with the City's tax year. The assessments against property may be paid in annual installments based on an amortization of not more than thirty (30) years plus the period between the effective date of the assessment ordinance and the date of the first installment. For planning purposes the assumed interest rate is 6.00%. The final interest rate on financed assessments will be calculated in accordance with the provisions of the Development Agreement, subject to the maximum rate established by Chapter 372 of the Local Government Code.

The assessments shall be based upon the actual cost of the Public Improvements plus those related costs as deemed reimbursable by the City. The assessment will be allocated on a per lot basis or per square foot basis, as determined by City Council to best reflect the apportionment of benefit. The cost of the Public Improvements will consist of the costs to construct storm sewers, water lines, sanitary sewers, paving, and public landscaping for each development phase, related professional design and engineering fees, administrative and legal services and interest payable to the Developers pursuant to the Public Improvement District Development and Financing Agreements.

A. Lake Shore Harbour

The Plan estimates the following approximate assessments in each Phase based on a total lot count of 640 for Lake Shore Harbour, with the actual assessment to be determined at the time of the assessment levy by reference to the area of the benefited property and the cost of the Public Improvements.

Section One	Total Assessment of $15,809.32 per lot (Assessment Principal)	Annual Payment of $1,148.53 (Financed Assessment)
Section Two	Total Assessment of $15,809.32 per lot (Assessment Principal)	Annual Payment of $1,148.53 (Financed Assessment)
Section Three	**Total Assessment of $18,292.43 per lot (Assessment Principal)**	**Annual Payment of $1,328.93 (Financed Assessment)**
Section Four	**Total Assessment of $18,292.43 per lot (Assessment Principal)**	**Annual Payment of $1,328.93 (Financed Assessment)**

Section Five	Total Assessment of $18,292.43 per lot (Assessment Principal)	Annual Payment of $1,328.93 (Financed Assessment)

Notice of the levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the installment of the assessment levy will be due and payable at the same time property taxes are due and payable to the City. Financed assessments shall bear interest at six percent (6.00%) per annum if no bonds have been issued for the applicable Public Improvements, or one half of one percent (½%) higher than the actual interest rate on any PID bonds or notes used to finance the Public Improvements. However, in no event will the interest rate exceed eight percent (8%) percent.

The first installment of an assessment against a particular property shall be due with respect to the calendar year following the earlier of: (i) the date such property has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or such other indication of substantial completion as may be established by the District, or (ii) the third anniversary of the date such assessment was levied. The City will invoice each owner of property for the installment payment in conjunction with the City's annual property tax bill, and the installments shall be due and payable, and incur penalty and interest for unpaid installments in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner of each succeeding calendar year until the assessment together with interest as provided herein has been paid in full. The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility of for the assessment.

A lien will be established against the property assessed effective as of the date of the ordinance levying the assessment, privileged above all other liens, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. Assessment installments shall be considered delinquent on the same date as the City's property taxes in the year following the assessment installment. Delinquent assessments or installments shall incur the costs of collection. If practicable, the assessment shall be included on the City property tax statement. Notwithstanding the above, the assessment lien shall be effective only with respect to the amounts then due or past due for current or prior installments or final payment. Assessments are personal obligations of the person owning the property assessed in the year an installment payment becomes due, and only to the extent of such installment(s).

The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment.

EXHIBIT "A"

PUBLIC IMPROVEMENT DISTRICT NUMBER TWO
MISSOURI CITY, FORT BEND COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

Beginning at a point which is a northeast corner of the City of Missouri City corporate limits, said point also being in the southern boundary of the Trammel-Fresno Road right-of-way, said point also being the northeast corner of a 31.818 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R142852 and FBCAD parcel account number 0086-00-000-6005-907;

THENCE, in a southerly direction for a distance of approximately 4,440 feet along the eastern boundary of the City of Missouri City corporate limits, said limits running for approximately the first 1,900 feet along the eastern boundary of said parcel account number 0086-00-000-6005-907 to that parcel's southeast corner, then continuing approximately 2,540 feet along the eastern boundary of said parcel 0086-86-015-0400-907 to a point for corner, said point being the southeast corner of parcel account number 0086-86-015-0400-907, and also being a point in the northeast boundary of the State Highway 6 right-of-way, more particularly in the northeast boundary of a 30.974 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R143912 and FBCAD parcel account number 0086-00-000-0004-907, said parcel number 0086-00-000-0004-907 being right-of-way of State Highway 6;

THENCE, in a southeasterly direction for a distance of approximately 2,850 feet along the northeast boundary of the State Highway 6 right-of-way, more particularly in the northeast boundary of said parcel number 0086-00-000-0004-907, said boundary also being the eastern corporate limits of the City of Missouri City to a point, said point being the southeast corner of a 0.008 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166631 and FBCAD parcel account number 0086-00-000-9005-907, said point being in the western right-of-way of Westenfield Road and in the northern right-of-way of State Highway 6, said point also being in the northern boundary of said parcel number 0086-00-000-0004-907;

THENCE, continuing in a southeasterly direction for a distance of approximately 20 feet along the northeast boundary of the State Highway 6 right-of-way, said boundary also being the eastern corporate limits of the City of Missouri City to a point for corner, said point being the northeast corner of said parcel number 0086-00-000-0004-907, said point being near the center of the right-of-way of Westenfield Road;

THENCE, in a southerly direction for a distance of approximately 70 feet across the State Highway 6 right-of-way and along the eastern boundary of said parcel number 0086-00-000-0004-907, also being the eastern boundary of the City of Missouri City corporate limits, to a point, said point being the southeast corner of said parcel number 0086-00-000-0004-907, and also being the northeast corner of a 1.244 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R166653 and FBCAD parcel account number 0086-86-022-0305-907, said parcel number 0086-86-022-0305-907 being right-of-way of State Highway 6;

THENCE, continuing in a southerly direction for a distance of approximately 120 feet across the State Highway 6 right-of-way and along the eastern boundary of said parcel number 0086-86-022-0305-907,

also being the eastern boundary of the City of Missouri City corporate limits, to a point, said point being the southeast corner of said parcel number 0086-86-022-0305-907, and also being the northeast corner of a 4.549 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R251575 and FBCAD parcel account number 0086-86-022-0309-907, said point also being in the southern right-of-way boundary of State Highway 6;

THENCE, continuing in a southerly, then southwesterly direction for a distance of approximately 490 feet along the eastern boundary of said parcel number 0086-86-022-0309-907, also being the eastern boundary of the City of Missouri City corporate limits, to a point for corner, said point being the southernmost southeast corner of said parcel number 0086-86-022-0309-907, said point also being in the northern boundary of Newpoint Estates subdivision Section 1;

THENCE, in a westerly direction for a distance of approximately 1,680 feet along southern boundary of the City of Missouri City corporate limits, and along the northern boundary of Newpoint Estates subdivision Section 1, to a point, said point being the northernmost northwest corner of Newpoint Estates subdivision Section 1, said point also being in the western boundary of Longpoint Creek, and also being the southernmost southwest corner of a 5.582 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149674 and FBCAD parcel account number 0086-86-021-0502-907, said point also being the northernmost northeast corner of Newpoint Estates subdivision Section 3, said point also being an interior southeastern corner of the boundary of the City of Missouri City corporate limits;

THENCE, in a westerly direction for a distance of approximately 4,530 feet, leaving the boundary of the City of Missouri City corporate limits, and following the northern boundary of Newpoint Estates subdivision Section 3 to a point for corner, said point being the northwest corner of said Newpoint Estates subdivision Section 3, said point being more specifically the northwest corner of Reserve "B" of Newpoint Estates subdivision Section 3, and also being the northeast corner of a 16.097 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124172 and FBCAD parcel account number 0086-00-000-0510-907;

THENCE, in a southeasterly direction for a distance of approximately 750 feet along the eastern boundary of said parcel account number 0086-00-000-0510-907 to a point for corner, said point being the southeast corner of said parcel account number 0086-00-000-0510-907 and also lying in the southern boundary line of the City of Missouri City city limits;

THENCE, in a westerly direction for a distance of approximately 200 feet along southern boundary of the City of Missouri City corporate limits, and along the southern boundary of said parcel account number 0086-00-000-0510-907, to a point for corner, said point being the northeast corner of a 2.188 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R127397 and FBCAD parcel account number 0007-00-000-0611-907;

THENCE, in a southwesterly direction for a distance of approximately 620 feet along southeastern boundary of the City of Missouri City corporate limits, and along the southeastern boundary of said parcel account number 0007-00-000-0611-907 to a point for corner, said point being the southern corner of said parcel account number 0007-00-000-0611-907;

THENCE, leaving the City of Missouri City corporate limits in a northwesterly direction for a distance of approximately 480 feet along the southwestern boundary of said parcel account number 0007-00-000-0611-907 to a point, said point being the northwestern corner of said parcel account number 0007-00-000-0611-907, said point also being the southernmost southwest corner of a 16.097 acre parcel, said

parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R124172 and FBCAD parcel account number 0086-00-000-0510-907;

THENCE, in a northwesterly then west northwesterly direction for a distance of approximately 400 feet along southwestern boundary of said parcel account number 0086-00-000-0510-907 to a point, said point being the westernmost southwest corner of said parcel account number 0086-00-000-0510-907, said point also being the southeast corner of a 12.805 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R130956 and FBCAD parcel account number 0086-00-000-0515-907;

THENCE, continuing in a west northwesterly, then westerly direction for a distance of approximately 4,230 feet along southwestern boundary of said parcel account number 0086-00-000-0515-907 to a point for corner, said point being the southwest corner of said parcel account number 0086-00-000-0515-907;

THENCE, in a northeasterly direction for a distance of approximately 102 feet along the western boundary of said parcel number 0086-00-000-0515-907 to a point for corner, said point being the northwest corner of said parcel number 0086-00-000-0515-907;

THENCE, in an easterly direction for a distance of approximately 2,040 feet along the northern boundary of said parcel number 0086-00-000-0515-907 to a point for corner, said point being the southwest corner of a 18.231 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149599 and FBCAD parcel account number 0086-86-005-0513-907;

THENCE, in a northeasterly direction approximately 1,804 feet along the northwestern boundary of said parcel number 0086-86-005-0513-907 to a point for corner, said point being the northern corner of said parcel number 0086-86-005-0513-907, said point also being in the western right-of-way boundary of a not yet constructed portion of public right-of-way for Knight Road;

THENCE, in a northerly direction approximately 257 feet along the western boundary of said Knight Road right-of-way to a point for corner, said point being the southeast corner of a 17.897 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149605 and FBCAD parcel account number 0086-86-005-0511-907;

THENCE, in a southwesterly direction approximately 950 feet along the southern property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the more eastern of the two southwest corners of said parcel number 0086-86-005-0511-907;

THENCE, in a westerly direction approximately 41 feet along the southern property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the more western of the two southwest corners of said parcel number 0086-86-005-0511-907;

THENCE, in a northerly direction approximately 1,283 feet along the western property line of said parcel number 0086-86-005-0511-907 to a point for corner, said point being the northwest corner of said parcel number 0086-86-005-0511-907, said point also being the southwest corner of a 9.643 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149609 and FBCAD parcel account number 0086-86-004-0300-907;

THENCE, continuing in a northerly direction for a distance of approximately 539 feet along the western property line of said parcel number 0086-86-004-0300-907 to a point, said point being the northwest corner of said parcel number 0086-86-004-0300-907, said point also being the southwest corner of a

4.504 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149685 and FBCAD parcel account number 0086-86-004-0400-907;

THENCE, continuing in a northerly direction for a distance of approximately 472 feet along the western property line of said parcel number 0086-86-004-0400-907 to a point for corner, said point being the northwest corner of said parcel number 0086-86-004-0400-907, said point also being in the southern right-of-way boundary of Watts Plantation Road;

THENCE, in an easterly direction for a distance of approximately 454 feet along the northern property line of said parcel number 0086-86-004-0400-907, and along the southern right-of-way boundary of Watts Plantation Road to a point, said point being the northeast corner of said parcel number 0086-86-004-0400-907, said point also being the northwest corner of a 2.014 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149682 and FBCAD parcel account number 0086-86-004-0401-907;

THENCE, continuing in an easterly direction for a distance of approximately 325 feet along the northern property line of said parcel number 0086-86-004-0401-907, and along the southern right-of-way boundary of Watts Plantation Road to a point for corner, said point being the northeast corner of said parcel number 0086-86-004-0401-907

THENCE, in a northerly direction for a distance of approximately 60 feet to a point for corner, said point being in the northern right-of-way line of Watts Plantation Road, said point also being in the southeast corner of a 1.138 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39365 and FBCAD parcel account number 0086-00-000-2900-907;

THENCE, in a northerly direction for a distance of approximately 1,045 feet along the western right-of-way boundary of Knight Road to a point for corner, said point being the southeast corner of a 21.251 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39392 and FBCAD parcel account number 0086-00-000-4300-907, said point also being in the western right-of-way boundary of Knight Road;

THENCE, in a westerly direction for a distance of approximately 1,070 feet along the southern boundary of said parcel account number 0086-00-000-4300-907 to a point, said point being the southwest corner of said parcel and also the southeast corner of a 13.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39394 and FBCAD parcel account number 0086-00-000-4400-907;

THENCE, in a westerly direction for a distance of approximately 313 feet along the southern boundary of said parcel account number 0086-00-000-4400-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4400-907 and also the southeast corner of a 35.294 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160599 and FBCAD parcel account number 0086-00-000-4606-907;

THENCE, in a westerly direction for a distance of approximately 1,286 feet along the southern boundary of said parcel account number 0086-00-000-4606-907 to a point for corner, said point being the southwest corner of said parcel;

THENCE, in a northerly direction for a distance of approximately 1,916 feet along the western boundary of said parcel account number 0086-00-000-4606-907 to a point for corner, said point being

approximately 70 feet south of the northwest corner of said parcel and also 70 feet south of the southern right-of-way boundary of State Highway 6, said point also being the southeast corner of a 0.892 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39402 and FBCAD parcel account number 0086-00-000-4708-907;

THENCE, in a westerly direction for a distance of approximately 345.00 feet along the southern boundary of said parcel account number 0086-00-000-4708-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4708-907 and also lying in the eastern right-of-way boundary of Oakwick Forest Drive;

THENCE, in a westerly direction for a distance of approximately 30 feet to a point for corner, said point lying in the center of the right-of-way of Oakwick Forest Drive;

THENCE, in a northerly direction for a distance of approximately 50 feet along the center of the right-of-way of Oakwick Forest Drive to a point for corner, said point lying approximately 30 feet in an easterly direction from the southeast corner of a 1.135 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39403 and FBCAD parcel account number 0086-00-000-4710-907;

THENCE, in a westerly direction for a distance of approximately 30 feet to a point, said point being the southeast corner of said parcel account number 0086-00-000-4710-907;

THENCE, in a westerly direction for a distance of approximately 317 feet along the southern boundary of said parcel account number 0086-00-000-4710-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4710-907 and also being the southeast corner of a 3.9567 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39401 and FBCAD parcel account number 0086-00-000-4705-907;

THENCE, in a westerly direction for a distance of approximately 609 feet along the southern boundary of said parcel account number 0086-00-000-4705-907 to a point, said point being the southwest corner of said parcel account number 0086-00-000-4705-907 and also the southeast corner of a 3.5 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39400 and FBCAD parcel account number 0086-00-000-4702-907;

THENCE, in a westerly direction for a distance of approximately 412 feet along the southern boundary of said parcel account number 0086-00-000-4702-907 to a point for corner, said point being the southwest corner of said parcel;

THENCE, in a northerly direction for a distance of approximately 340 feet along the western boundary of said parcel account number 0086-00-000-4702-907 to a point for corner, said point being the northwest corner of said parcel account number 0086-00-000-4702-907 and also lying in the southern right-of-way boundary of Trammel-Fresno Road and also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39468 and FBCAD parcel account number 0086-00-000-4775-907;

THENCE, in a westerly direction for a distance of approximately 131 feet along the northern boundary of said parcel account number 0086-00-000-4775-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39469 and FBCAD parcel account number 0086-00-000-4776-907;

THENCE, continuing in a westerly direction for a distance of approximately 135 feet along the northern boundary of said parcel account number 0086-00-000-4776-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39470 and FBCAD parcel account number 0086-00-000-4777-907;

THENCE, continuing in a westerly direction for a distance of approximately 140 feet along the northern boundary of said parcel account number 0086-00-000-4777-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39471 and FBCAD parcel account number 0086-00-000-4778-907;

THENCE, continuing in a westerly direction for a distance of approximately 142 feet along the northern boundary of said parcel account number 0086-00-000-4778-907 to a point, said point being the northwest corner of said parcel, said point also being the northeast corner of a 1.0 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39472 and FBCAD parcel account number 0086-00-000-4779-907;

THENCE, continuing in a westerly direction for a distance of approximately 40 feet along the northern boundary of said parcel account number 0086-00-000-4779-907 to a point for corner, said point being in the northern boundary of said parcel, said point also being in the southern right-of-way boundary of Trammel-Fresno Road and also being directly south of the southwest corner of a 2.474 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38018 and FBCAD parcel account number 0077-00-000-0400-907;

THENCE, directly north for a distance of approximately 70 feet crossing the Trammel-Fresno Road right-of-way to a point, said point being in the northern boundary line of the Trammel-Fresno Road right-of-way and also being the southwest corner of said parcel account number 0077-00-000-0400-907;

THENCE, in a northerly direction for a distance of approximately 308 feet along the western boundary of said parcel account number 0077-00-000-0400-907 to a point for corner, said point being the northwest corner of said parcel account number 0077-00-000-0400-907, said point also being in the southern right-of-way boundary of State Highway 6, and also being in the south boundary line of a 25.76 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R143911 and FBCAD parcel account number 0077-00-000-0001-907, said parcel account number 0077-00-000-0001-907 being right-of-way of State Highway 6;

THENCE, in a northwesterly direction for a distance of approximately 135 feet crossing a portion of the State Highway 6 right-of-way to a point for corner, said point being within the State Highway 6 right-of-way, said point also being the southwest corner of a 1.815 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165491 and FBCAD parcel account number 0077-00-000-0393-907, said parcel account number 0077-00-000-0393-907 being right-of-way of State Highway 6;

THENCE, in a northeasterly direction for a distance of approximately 170 feet crossing the State Highway 6 right-of-way to a point, said point being in the northern boundary line of the State Highway 6 right-of-way and also being the northwest corner of said parcel account number 0077-00-000-0393-907 and also being the westernmost corner of a former 27.338 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135429 and FBCAD parcel

account number 0077-00-000-0331-907 for Tax Year 2000, said parcel having been split into a portion of the subdivision named Venetian Village Section 1, said subdivision having FBCAD subdivision number 8495-01, said point also being the southernmost southwest corner of a 14.439 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38002 and FBCAD parcel account number 0077-00-000-0305-907, said parcel number 0077-00-000-0305-907 being a drainage easement owned by Fort Bend MUDs No. 47 and 48;

THENCE, in a west northwesterly direction for a distance of approximately 300 feet to a point for corner, said point being the westernmost northwest corner of said parcel number 0077-00-000-0305-907;

THENCE, in a northeasterly direction for a distance of approximately 1,342 feet to a point for corner, said point being the point of intersection of the boundary lines of three certain parcels, the first being said parcel number 0077-00-000-0305-907, the second being a 6.1794 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R160571 and FBCAD parcel account number 0077-00-000-0369-907 and the third parcel being a 211.7247 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37998 and FBCAD parcel account number 0077-00-000-0300-907, said point of intersection also lying in the boundary line of the City of Missouri City city limits;

THENCE, in a northeasterly direction for a distance of approximately 260.24 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northwesterly direction for a distance of approximately 497.00 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northeasterly direction for a distance of approximately 635.62 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northwesterly direction for a distance of approximately 494.84 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more north-northwesterly direction for a distance of approximately 783.89 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a west-northwesterly direction for a distance of approximately 583.65 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northwesterly direction for a distance of approximately 578.18 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a north-northwesterly direction for a distance of approximately 416.76 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more north-northwesterly direction for a distance of approximately 716.18 feet along the southwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the westernmost point of said parcel;

THENCE, in a north and slightly northeasterly direction for a distance of approximately 117.45 feet along the western boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a northeasterly direction for a distance of approximately 227.43 feet along the northwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a more northern northeasterly direction for a distance of approximately 1,212.08 feet along the northwestern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the northernmost northwest corner of said parcel;

THENCE, in an easterly direction for a distance of approximately 990.81 feet along the northern boundary of said parcel number 0077-00-000-0300-907 to a point for corner, said point being the northernmost-northeast corner of a 211.7247 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37998 and FBCAD parcel account number 0077-00-000-0300-907;

THENCE, in a southerly, then southeasterly direction for a distance of approximately 1,480 feet along the northeast boundary of said parcel number 0077-00-000-0300-907, said line also being the southwest boundary of a 10.36 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R122281 and FBCAD parcel account number 0077-00-000-0318-907, to a point for corner, said point being the southernmost corner of said parcel number 0077-00-000-0318-907;

THENCE, in a northeasterly direction for a distance of approximately 342.43 feet along the southeast boundary of said parcel number 0077-00-000-0318-907, also being a portion of the northeast boundary of said parcel number 0077-00-000-0300-907, to a point for corner, said point being the southeast corner of said parcel number 0077-00-000-0318-907;

THENCE, in a southeasterly direction for a distance of approximately 70 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southwesterly direction for a distance of approximately 270 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;
THENCE, in a southeasterly direction for a distance of approximately 340.0 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southerly direction for a distance of approximately 103.36 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southwesterly direction for a distance of approximately 172.26 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point for corner;

THENCE, in a southeasterly direction for a distance of approximately 955.97 feet along a portion of the northeast boundary of said parcel number 0077-00-000-0300-907 to a point, said point also being the westernmost northwest corner of Vicksburg Village of Cumberland subdivision, and also being the northeast corner of a 6.184 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R126051 and FBCAD parcel account number 0077-00-000-0324-907;

THENCE, in a south-southeasterly, then southerly direction for a distance of approximately 1,610 feet along the eastern boundary of said parcel number 0077-00-000-0324-907, also being the western boundary of Vicksburg Village of Cumberland subdivision, to a point, said point being the southeast corner of said parcel number 0077-00-000-0324-907, said corner also being the northeast corner of a

1.596 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141436 and FBCAD parcel account number 0077-00-000-0342-907;

THENCE, in a southerly direction for a distance of approximately 670 feet along the eastern boundary of said parcel number 0077-00-000-0342-907, also being the western boundary of Vicksburg Village of Cumberland subdivision, to a point for corner, said point being the southeast corner of said parcel number 0077-00-000-0342-907, said point also being the northeast corner of the aforementioned parcel number 0077-00-000-0305-907, said parcel number 0077-00-000-0305-907 being a drainage easement owned by Fort Bend MUD No. 47;

THENCE, in a southerly direction for a distance of approximately 175 feet along the eastern boundary line of said parcel number 0077-00-000-0305-907 to a point, said point being the southeast corner of said parcel number 0077-00-000-0305-907 and also being the northwest corner of a 1.074 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R165899 and FBCAD parcel account number 0077-00-000-9003-907, said parcel number 0077-00-000-9003-907 being a drainage easement owned by Fort Bend MUD No. 48;

THENCE, in a southerly direction for a distance of approximately 110 feet along the western boundary line of said parcel number 0077-00-000-9003-907 to a point for corner, said point being the southwest corner of said parcel number 0077-00-000-9003-907 and also being in the northern boundary line of the aforementioned 27.338 acre parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135429 and FBCAD parcel account number 0077-00-000-0331-907;

THENCE, in an easterly direction approximately 370 feet along the northern boundary of said parcel number 0077-00-000-0331-907 to a point, said point being the northeast corner of said parcel number 0077-00-000-0331-907, said point also being the northwest corner of a former 4.715 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135432 and FBCAD parcel account number 0077-00-000-0332-907 for Tax Year 2000, said parcel having been split into a portion of the subdivision named Venetian Village Section 1, said subdivision having FBCAD subdivision number 8495-01;

THENCE, in an easterly direction approximately 400 feet along the northern boundary of said former parcel number 0077-00-000-0332-907 to a point for corner, said point being the northeast corner of said former parcel number 0077-00-000-0332-907, said point also being in the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue);

THENCE, in a south, southwesterly direction for a distance of approximately 570 feet along the eastern boundary of said former parcel number 0077-00-000-0332-907, and along the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue), to a point for corner, said point being the southeast corner of said former parcel number 0077-00-000-0332-907, said point also being the northwest intersection of the western right-of-way boundary of Vicksburg Boulevard (formerly Hillcroft Avenue) with the northern right-of-way boundary of Lake Shore Harbour Boulevard (formerly Vicksburg Drive);

THENCE, in an easterly direction for a distance of approximately 100 feet, crossing the Vicksburg Boulevard (formerly Hillcroft Avenue) right-of-way, to a point, said point being the southwest corner of a 10.06 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R135431 and FBCAD parcel account number 0077-00-000-0336-907;

THENCE, in a southeasterly direction for a distance of approximately 600 feet along the south boundary line of said parcel account number 0077-00-000-0336-907, also being the northern right-of-way boundary of the future extension of Lake Shore Harbour Boulevard (formerly Vicksburg Drive) to a point for corner, said point being the southeast corner of said parcel account number 0077-00-000-0336-907, said point also being the southwest corner of a 63.369 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141435 and FBCAD parcel account number 0077-00-000-0341-907;

THENCE, in a northeasterly then northerly direction for a distance of approximately 938.05 feet along the western boundary of said parcel account number 0077-00-000-0341-907 to a point for corner, said point being the northwest corner of said parcel, said point also being in the southern boundary of a 9.282 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38003 and FBCAD parcel account number 0077-00-000-0306-907 which contains a portion of the 190 foot wide drainage easement owned by Fort Bend MUD No. 48 which borders the south side of Vicksburg Village of Shiloh subdivision;

THENCE, in an easterly direction for a distance of approximately 2,140 feet along the northern boundary of said parcel account number 0077-00-000-0341-907 to a point, said point being the northernmost northeast corner of said parcel and also the northwest corner of a 1.836 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38004 and FBCAD parcel account number 0077-00-000-0307-907;

THENCE, in an easterly direction for a distance of approximately 200.0 feet along the northern boundary of said parcel account number 0077-00-000-0307-907 to a point for corner, said point being the northeast corner of said parcel and also the southeast corner of a 19.7056 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R141437 and FBCAD parcel account number 0077-00-000-0391-907 and containing a portion of the 190 and 150 foot wide drainage easement owned by Fort Bend MUD No. 48 which borders the south and east sides of Vicksburg Village of Shiloh subdivision, said point also being in the western boundary line of a 90.7294 acre parcel said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38016 and FBCAD parcel account number 0077-00-000-0390-907;

THENCE, in a southerly direction for a distance of approximately 1,200 feet along the western boundary of said parcel number 0077-00-000-0390-907 to a point for corner, said point being the southwest corner of said parcel number 0077-00-000-0390-907, and also being in the north right-of-way boundary of Trammel Fresno Road;

THENCE, in an easterly direction for a distance of approximately 1,715 feet along the north right-of-way boundary of Trammel Fresno Road, said north right-of-way line also being the southern boundary line of said parcel number 0077-00-000-0390-907 to a point, said point being the southeast corner of said parcel number 0077-00-000-0390-907, and also being in the north right-of-way boundary of Trammel Fresno Road, said point also being the southwest corner of a 80.43 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R38017 and FBCAD parcel account number 0077-00-000-0395-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0395-907 for a distance of approximately 129.70 feet to a point, said point being the southwest corner of a 6.269 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R37997 and FBCAD parcel account number 0077-00-000-0200-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0200-907 for a distance of approximately 80 feet to a point, said point being the southeast corner said parcel account number 0077-00-000-0200-907, said point also being in the southern boundary of the aforementioned parcel account number 0077-00-000-0395-907;

THENCE, in an easterly direction along the north right-of-way boundary of Trammel-Fresno Road and south line of said parcel account number 0077-00-000-0395-907 for a distance of approximately 175 feet to a point for corner, said point being directly north of the intersection of the south right-of-way boundary of Trammel-Fresno Road with the west right-of-way line of Hurricane Lane (formerly Summer Breeze Drive);

THENCE, directly south for a distance of approximately 70 feet across Trammel-Fresno Road to a point in said western right-of-way boundary of Hurricane Lane (formerly Summer Breeze Drive), said point also being in the southern right-of-way boundary of Trammel-Fresno Road;

THENCE, in a southwesterly direction for a distance of approximately 1950 feet along the west right-of-way line of Hurricane Lane, said west right-of-way line also being the southeast boundary of a 69.646 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R39306 and FBCAD parcel account number 0086-00-000-2130-907, to a point for corner, said point being directly opposite Hurricane Lane from the northwest corner of a 1.755 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R212016 and FBCAD parcel account number 0086-00-000-1002-907;

THENCE, perpendicularly across Hurricane Lane to the northwest corner of said parcel account number 0086-00-000-1002-907;

THENCE, in a southeasterly direction for a distance of approximately 155.61 feet along the north boundary of said parcel account number 0086-00-000-1002-907 to the northeast corner of said parcel, said point also being the northwest corner of a 7.50 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149700 and FBCAD parcel account number 0086-86-010-0100-907;

THENCE, continuing in a southeasterly direction for a distance of approximately 610 feet along the north boundary of said parcel account number 0086-86-010-0100-907 to a point for corner, said point being the northeast corner of said parcel;

THENCE, in a southerly direction for a distance of approximately 320 feet along the eastern boundary of said parcel account number 0086-86-010-0100-907 to the southeast corner of said parcel, said point also being the northwest corner of a 78.534 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R149655 and FBCAD parcel account number 0086-86-015-0400-907;

THENCE, in an easterly direction for a distance of approximately 1,690 feet along the north boundary of said parcel account number 0086-86-015-0400-907, passing at 1618.0 feet the southeast corner of the FBISD Hightower High School drainage and detention pond, to a point for corner, said point being where the boundary line of said parcel 0086-86-015-0400-907 turns northerly;

THENCE, in a northerly direction for a distance of approximately 560 feet along the western boundary of said parcel 0086-86-015-0400-907 to a point, said point being both the northernmost northwest corner of said parcel, and the southwest corner of a 31.818 acre parcel, said parcel having Fort Bend Central Appraisal District (FBCAD) unique parcel identification number R142852 and FBCAD parcel account number 0086-00-000-6005-907;

THENCE, continuing in a northerly direction for a distance of approximately 1,895.96 feet along the western boundary of said parcel account number 0086-00-000-6005-907 to a point for corner, said point being the northwest corner of said parcel and also being on the southern boundary of the Trammel-Fresno Road right-of-way;

THENCE, in an easterly direction for a distance of approximately 700 feet along the northern boundary of said parcel account number 0086-00-000-6005-907 and the southern boundary of the Trammel-Fresno Road right-of-way to the **POINT OF BEGINNING.**

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 10(b) Consider and take action on an ordinance approving the annual service and assessment plan update for Public Improvement District No. 4.

Submitted by: Allena J. Portis, Director of Financial Services

SYNOPSIS

The Local Government Code requires that a service plan that covers a period of at least five years be prepared and reviewed & updated annually. Within the service plan, there must be an assessment plan. This item presents an update to the PID No. 4 Service & Assessment Plan .

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City
- Have quality development through buildout

BACKGROUND

Under Chapter 372 of the Texas Local Government Code (The Code), a Public Improvement District (PID) may be established within the city limits or the extraterritorial jurisdiction of a municipality for the reimbursement of expenses associated with improvement projects in the District. PID No. 4 was created in 2005 to finance improvements in the Creekmont subdivision. The original service and assessment plan was adopted by City Council on August 21, 2006.

To date, assessments have been levied on 299 lots, consisting of 4 sections with two assessment rolls approved separately in 2006 (Sections 1&2) and 2008 (Sections 3, 3A, & 3B). PID 4's assessment is a 30-year assessment with payments due annually. The cost of the improvements are allocated based on the square foot of the lot. The payment of assessments begin upon issuance of a certificate of occupancy for the assessed lot.

Perry Homes, the developer for Creekmont, has been paid a total of $5,415,500. Debt was issued in 2009 and refunded in 2016 to pay the developer for infrastructure as identified and approved in the developer's agreement. Debt service payments are scheduled through FY2038 and are payable from the assessments collected.

SUPPORTING MATERIALS

1. Ordinance
2. Updated PID No. 4 Service & Assessment Plan
3. PID 4 Service & Assessment Plan O-06-37

STAFF'S RECOMMENDATION

Staff recommends approval of the updated service and assessment plan.

Director Approval: Allena J. Portis, Director of Financial Services

City Manager Approval: Anthony J. Snipes, City Manager

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE FIRST UPDATED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. FOUR.

* * * * *

WHEREAS, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, Ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Four (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed Ordinance O-06-37, approving the Service and Assessment Plan for the City of Missouri City Public Improvement District No. Four (the "PID"); and

WHEREAS, the City Council wishes to adopt the First Updated and Restated Service and Assessment Plan with respect to the PID; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, that:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The First Updated and Restated Service and Assessment Plan is hereby attached to this Ordinance as Exhibit "A" and is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED on first reading this 18th day of _____, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of December, 2019.

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

APPROVED AS TO FORM:

_____
E. Joyce Iyamu, City Attorney

CITY OF MISSOURI CITY
PUBLIC IMPROVEMENT DISTRICT NO. 4
(CREEKMONT)

CITY OF MISSOURI CITY, TEXAS

UPDATED SERVICE AND ASSESSMENT PLAN – ALL SECTIONS

November 18, 2019

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CITY OF MISSOURI CITY
PUBLIC IMPROVEMENT DISTRICT NO. 4
(CREEKMONT)

UPDATED SERVICE AND ASSESSMENT PLAN- ALL SECTIONS

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On August 1, 2005 (the "Creation Date") the City Council (the "City Council") of the City of Missouri City, Texas (the "City") passed and approved Resolution No. R-05-22 approving and authorizing the creation of the "Missouri City Public Improvement District No. 4" (the "PID" or "PID No. 4") to finance the costs of certain public improvements for the benefit of property in such public improvement district (the "Authorized Improvements"), all of which is located within the corporate limits of the City.

The property in the PID is proposed to be developed in multiple phases. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. A service and assessment plan, as updated or amended from time to time (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Public Improvements to be financed through the PID, the costs of the Public Improvements, and the manner of assessing the property in the PID for the costs of the Public Improvements. Pursuant to the Service and Assessment Plan, the Developers would provide the funds for the construction of the Public Improvements and would be entitled to repayment pursuant to the applicable Development Agreements. This PID No. 4 updated Service and Assessment Plan (the "Updated Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the Authorized Improvement Costs and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The

Assessment Roll for the PID is included in this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Annual Collection Costs.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Administrator" means the employee or designee of the City, identified in any agreement or indenture of trust relating to the PID or identified in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Collection Costs" or "Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and

transfer of Bonds, if issued (v) issuing, paying and redeeming the Bonds, if issued (vi) investing or depositing of monies, (vii) complying with the PID Act and codes with respect to the Bonds, if issued (viii) the Trustee fees and expenses relating to the Bonds, if issued, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. If Bonds are issued, Annual Collection Costs do not include payment of the actual principal of, redemption premium, if any, and interest on Bonds. Annual Collection Costs collected and not expended for actual Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of amounts to pay Annual Collection Costs.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, as shown on the Assessment Roll attached hereto as Appendix E or in an Annual Service Plan Update and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Annual Collection Costs.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means any property that benefits from the Authorized Improvements within each Section of the PID on which Assessments have been imposed as shown in the Assessment Rolls for each Section, as the Assessment Rolls are updated each year by the Annual Service Plan Update. Assessed Property for each Section includes Parcels within the Section of the PID other than Non-Benefited Property.

"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 the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and amounts collected to pay Annual Collection Costs and interest on all Assessments.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council levying the Assessments and approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan).

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" or **"Assessment Rolls"** means collectively or separately, as applicable, the Assessment Roll included in this SAP as Appendix E, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this SAP and in the PID Act.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, acquired, constructed and

installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"**Budgeted Cost(s**)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements, which may be in segments or sections.

"City" means the City of Missouri City, Texas.

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

"County" means Fort Bend County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means any entity responsible for the development of all or a portion of the property within the PID.

"**Development Agreement"** means that certain "Development Agreement" relating to all or part of the PID executed by and between the Developer and the City effective February 7, 2006, as the same may be amended from time to time.

"Homeowner Association" means a homeowners' association or property owners' association established for the benefit of property owners within the PID.

"Homeowner Association Property" or **("HOA Property")** means property within the PID owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, a homeowners' association established for the benefit of a group of homeowners or property owners.

"Initial Developer" means Perry Homes, LLC.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Fort Bend County, Texas.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit from the Authorized Improvements. Property identified as Non-Benefited Property at the time the Assessments are (i) imposed or (ii) reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI(C).

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Fort Bend Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the official public records for real property in Fort Bend County.

"PID" has the meaning set forth in Section I(A) of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

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

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Fort Bend County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Section One & Two" means the areas within the PID designated as such containing 206 Lots, as the same may be updated or amended from time to time.

"Section One & Two Assessment Ordinance" means Assessment Ordinance No. O-06-41 adopted by the City Council on August 21, 2006 levying the Assessments on the Assessed Property within Section One & Two and approving the applicable Assessment Roll.

"Section Three" means the area within the PID designated as Sections 3, 3A and 3B containing 93 Lots, as the same may be updated or amended from time to time.

"Section Three Assessment Ordinance" means Assessment Ordinance No. O-08-23 adopted by the City Council on May 19, 2008 levying the Assessments on the Assessed Property within Section Three and approving the applicable Assessment Roll.

"Updated Service and Assessment Plan" means this updated Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 238 acres of land. The initial sections of the PID (the "Creekmont South Sections") are projected to consist of 299 single family residential units as further described in Section III. A map of the property within the PID and depicting the boundaries of the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the Creekmont South Sections of the PID are expected to consist of approximately 299 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the single-family lots. The estimated number of lots (299) and the classification of each lot are based upon the proposed development plan.

The property within the PID is proposed to be developed as follows:

Table II-A
Updated Proposed Development – Creekmont South Sections

Proposed Development Type	Quantity	Measurement
Single Family Residential – Section One	139	units
Single Family Residential – Section Two	67	units
Single Family Residential – Section Three	66	units
Single Family Residential – Section 3A	18	units
Single Family Residential – Section 3B	9	units
Total	**299**	**units**

The estimated number of units at the build-out of the PID are based on the proposed land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(1) landscaping;

(2) erection of fountains, distinctive lighting, and signs;

(3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(4) construction or improvement of pedestrian malls;

(5) acquisition and installation of pieces of art;

(6) acquisition, construction, or improvement of libraries;

(7) acquisition, construction, or improvement of off-street parking facilities;

(8) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(9) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(10) the establishment or improvement of parks;

(11) projects similar to those listed in Subdivisions (1)-(10);

(12) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(13) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water

and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; [and]

(14) payment of expenses incurred in the establishment, administration and operation of the district

B. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

The Authorized Improvements will benefit the Assessed Property. The descriptions of the Authorized Improvements are presented below, and the Budgeted Costs of the Authorized Improvements are shown in Table III-A. The Budgeted Costs shown in Table III-A may be revised in an Annual Service Plan Update as needed.

- ***Roadway Improvements***:
    - The roadway improvements include construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. The road improvements will provide street access to each lot as well as access to community roadways and state highways. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Water Distribution System Improvements:***
    - The water distribution system improvements consist of construction and installation of on-site water lines, mains, pipes, valves and appurtenances, necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will extend water service to the boundaries of the PID and to all lots within the PID. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Sanitary Sewer Improvements****:*
    - The sanitary sewer improvements consist of construction and installation of on-site pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will extend wastewater service to the boundaries of the PID and to all lots within the PID. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Storm Sewer Improvements****:*
    - The storm sewer improvements consist of construction and installation of storm trunks, detention and channel improvements encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will extend wastewater service to the boundaries of the PID

and to all lots within the PID. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Additional details and Actual Costs of the Authorized Improvements for Sections One through Section 3B are shown in the reports on applying agreed-upon procedures ("AUP"s) in Appendix B attached to this Updated Service and Assessment Plan.

The Budgeted Costs shown in Tables III-A may be revised in Annual Service Plan Updates. The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line-item may be applied to a cost increase in another line-item. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

Table III-A
Authorized Improvement Costs

Description	Original Estimated Costs	Actual Costs through 5/4/09	Estimated Remaining Costs
Roadway works	$3,242,312	$935,805	$2,306,507
Storm sewer improvements	$2,124,265	$1,206,405	$1,026,663
Water improvements	$746,648	$367,167	$392,023
Sanitary sewer improvements	$1,823,865	$941,586	$699,577
Engineering and contingency	$2,288,217	$1,441,325	$844,470
Other miscellaneous costs	$0	$1,183,079	$0
Total	**$10,225,307**	**$6,075,367**	**$5,269,240**

(A) Actual Costs through 5/4/09 and estimated remaining costs are based on the AUPs attached herein as Appendix B.

IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period.

The Actual Costs and the Budgeted Costs for the Authorized Improvements plus payment of expenses incurred in the establishment, administration and operation of the PID are $10,225,307 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Annual Collection Costs, updating the Actual Costs of the Authorized Improvements, and updating the Assessment Roll. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

Table IV-A summarizes the sources and uses of funds required to construct the Authorized Improvements to be financed initially by the Developer who will be reimbursed under the terms of the PID Reimbursement Agreement, including Budgeted Costs related to establishing the PID. The sources and uses of funds shown in Table IV-A shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and changes in Actual Costs.

The City reserves the right to issue Bonds secured by the Assessment Revenues to finance (or refinance) all or a portion of costs of the Authorized Improvements.

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Table IV-A
Estimated Sources and Uses

Sources of Funds	**Sections One through Three**
Assessments – Section One	$2,295,266
Assessments – Section Two	$1,274,948
Assessments – Section Three	$1,353,699
Assessments – Section 3A	$364,880
Assessments – Section 3B	$156,247
Other funding sources	$4,780,268
Total Sources	**$10,225,307**
Uses of Funds	
Authorized Improvements[1]	
Roadway improvements	$3,242,312
Storm sewer improvements	$2,124,265
Water improvements	$746,648
Sanitary sewer improvements	$1,823,865
Engineering and contingency	$2,288,217
Other miscellaneous costs[2]	$0
Total Uses	**$10,225,307**

Notes: 1 – The total uses are based on the Authorized Improvement Costs shown in Table III-A and the AUP included herein as Appendix B.

2 - Total sources for Section One through 3B represent the total Assessments levied on each section.

The annual projected costs and annual projected indebtedness is shown by Table IV-B. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

TABLE IV-B
Annual Projected Costs and Annual Projected Indebtedness

Year	Annual Projected Cost (A)	Annual Projected Indebtedness (B)
2006	$0	$3,570,214
2007	$0	$0
2008	$0	$1,874,825
2009	$6,075,367	$0
2010	$0	$0
2019	$0	$0
2020	$0	$0
2021	$0	$0
2022	$0	$0
2023	$0	$0
2024	$0	$0
2025	$0	$0
2026	$0	$0
Total	**$6,075,367**	**$5,445,039**

A - Annual projected costs through 2009 are based on the timing of AUP.

B - Annual projected indebtedness corresponds with levy of Assessments for each Section.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-A and the costs associated with creating the PID. The difference between the annual projected cost and the annual projected indebtedness, and between the annual projected indebtedness and the principal amount of the bonds each represent an amount funded by the Developer and will not be reimbursed from Assessment Revenue derived from Assessments levied on property within the PID.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID 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.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The Authorized Improvement Costs shall be allocated based on the square feet of each Lot, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The Assessed Property is intended to be developed as single family residential units.
3. The Authorized Improvement costs are allocated to each Parcel within the Assessed Property based on the square feet of each Lot.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel of Assessed Property as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit to the Assessed Property of the Authorized Improvements in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Assessed Property similarly benefited. 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 Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of

the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

The original owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of these improvements being constructed on the Assessed Property or in close proximity to the Assessed Property and the specific purpose of these Authorized Improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments were being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use is defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Initial Developer evaluated the potential use of the property and determined that the highest and best use of the property was the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein requires the construction of the Authorized Improvements.

The original owner of the Assessed Property, by petitioning for the creation of the PID, ratified, confirmed, accepted, agreed to and approved; (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; and (ii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be beneficial to the City and the PID. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion was based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Initial Developer consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and was acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

C. Assessment Methodology

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology

The City Council determined that the Actual Costs of the Authorized Improvements shall be allocated to the Assessed Property in each Section by spreading the entire Assessment across the Parcels based on the square feet of each Lot anticipated to be developed on each Parcel of Assessed Property. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger homes are likely to be built on larger Lots placing greater demand on the Authorized Improvements.

Based on the Actual Costs of the Authorized Improvements provided by the Initial Developer working with the City's engineers, as set forth in Table III-A, the City Council determined that the benefit to Assessed Property resulting from the Authorized Improvements was at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the square footage of each Lot to be built on each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the square feet of each Lot applicable at the time residential Lots are platted to the total square feet of all Lots in the platted Parcel, as

determined by the Administrator and confirmed by the City Council. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar square feet will have the same Assessment, with larger Lots having a proportionately larger share of the Assessments than smaller Lots. As part of the determination as to the ability of different Lots to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

2. *Allocation of Assessments to Lot Types*

The Assessment details described in the Assessment Ordinance for each Section are summarized in Table V-1 below.

Table V-1
Assessment per Unit by Section

Section	Planned No. of Units	Initial Total Assessment	Initial Assessment per sq. ft
One	139	$2,295,266	$2.35
Two	67	$1,274,948	$2.35
Three	66	$1,353,699	$2.35
3A	18	$364,880	$2.35
3B	9	$156,247	$2.35
Total	**299**	**$5,445,039**	

The Assessment and Annual Installments for each Parcel or Lot located is shown on the Assessment Roll attached as Appendix E and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D. ASSESSMENTS

The Assessments were levied on each Parcel according to the Assessment Rolls, attached hereto as Appendix C. The Annual Installments will be collected at the time and in the amounts shown on the Assessment Roll subject to any revisions made during an Annual Service Plan Update.

E. ANNUAL COLLECTION COSTS

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by for each Section and equally by each Parcel within each Section. The Annual Collection Costs 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.

VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS

The Assessments, and Annual Installments thereof, for each Parcel of Assessed Property is shown on the Assessment Roll, attached as Appendix C, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the amounts due under the PID obligations for costs related to the Authorized Improvements and / or principal and interest on Bonds, if issued, and (ii) to cover the Annual Collection Costs.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel

B = the Assessment for the Parcel prior to subdivision

C = the total square feet of the Lots to be built on each new subdivided Parcel

D = the sum of the total square feet for all Lots to be built on the new subdivided Parcels

The calculation of the square feet for the Lots to be built on a Parcel shall be performed by the Administrator based on applicable plats and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels.

Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. Mandatory Prepayment of Assessments

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

D. Reduction of Assessments

If after all Authorized Improvements to be funded with Assessments have been completed and Actual Costs for such Authorized Improvements are less than the Authorized Improvement Costs used to calculate the Assessments securing the corresponding debt obligation, then the Assessment for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding debt obligation for the Actual Costs. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

E. Payment of Assessments

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment into the applicable PID account; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Annual Collection Costs and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest and Annual Collection Costs. Payment of the Annual Installments shall commence with tax bills mailed after the levy of the Assessments.

Each Assessment in Section One shall be paid with interest at the rate of 6.50%.

Each Assessment in Section Two shall be paid with interest at the rate of 6.50%.

Each Assessment in Section Three shall be paid with interest at the rate of 6.50%.

Each Assessment in Section 3A shall be paid with interest at the rate of 6.50%.

Each Assessment in Section 3B shall be paid with interest at the rate of 6.50%.

The Annual Installments shall be reduced to equal the actual costs of repaying the obligations and actual Annual Collection Costs (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund Bonds or any other outstanding obligations in accordance with Section 372.027 of the PID Act and Chapter 1207 of the Texas Government Code. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. Collection of Annual Installments

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, 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 a calculation of the Annual Installment for each Parcel. Annual Collection Costs shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the Act.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Each Annual Installments including interest on the unpaid amount of an Assessment shall be updated annually. Each Annual Installments together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLLS

The Assessed Property within each Section will be assessed for the special benefits conferred upon such property as a result of the Authorized Improvements. Table IV-A summarizes the special benefit received by Assessed Property within the respective Sections from the Authorized Improvements and costs associated with the PID formation. The total costs of the Authorized Improvements is currently equal to the benefit received by Assessed Property. The total Assessment for Assessed Property within each Section is as shown in in Table V-1 plus interest and Annual Collection Costs and other authorized charges, which is equal to the benefit received by the Assessed Property. The Assessment for each Parcel of Assessed Property is calculated based on the allocation methodologies described in Section V.C of this Updated Service and Assessment Plan. The Assessment Rolls for each Section are attached hereto as Appendix C.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI(E) of this Service and Assessment Plan.

The Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect the issuance of Bonds, if any, and any additional PID obligations owed.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. Unless requested to do so in the PID petition, the City may elect to notify a Developer in writing within thirty (30) days of appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or, if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

To the extent permitted by the PID Act, the City Council reserves the right to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan, and (iv) as may be required by the Attorney General of Texas in connection with the issuance of any series of Bonds.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein; such interpretations and determinations shall be conclusive.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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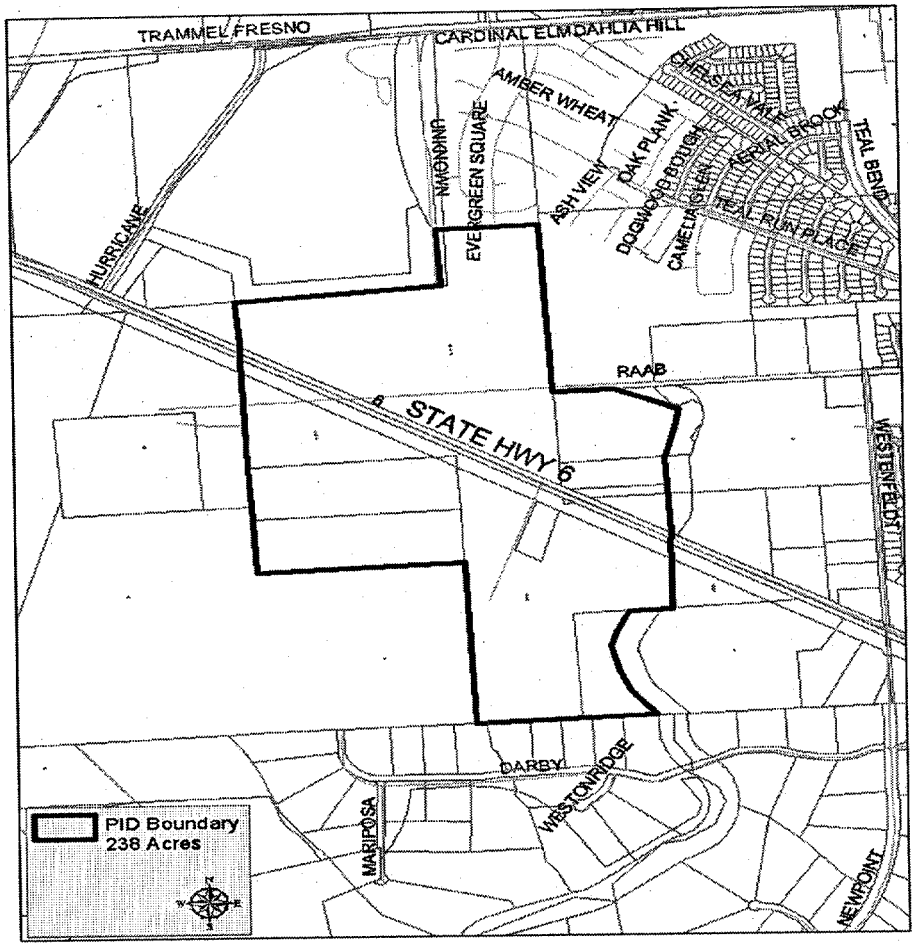
APPENDIX A
THE PID MAP

EXHIBIT "A"


TRAMMEL FRESNO
CARDINAL ELM DAHLIA HILL
AMBER WHEAT
OAK PLANK
ASH VIEW
DOGWOOD BOUGH
CAMELIA GREEN
TEAL RUN PLACE
TEAL BROOK
TEAL BRIDGE
EVERGREEN SQUARE
HURRICANE
RAAB
STATE HWY 6
WESTONFIELD
DARBY
WESTONRIDGE
MARIPOSA
NEWPORT
PID Boundary
238 Acres

APPENDIX B
AUTHORIZED IMPROVEMENT COSTS

PUBLIC IMPROVEMENT DISTRICT NO. 4

OF

THE CITY OF MISSOURI CITY, TEXAS

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

CONSTRUCTION, ENGINEERING AND RELATED COSTS REIMBURSABLE

TO PERRY HOMES (DEVELOPER)

MAY 4, 2009

McCALL, GIBSON & COMPANY, PLLC
Certified Public Accountants

PUBLIC IMPROVEMENT DISTRICT NO. 4

OF

THE CITY OF MISSOURI CITY, TEXAS

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

CONSTRUCTION, ENGINEERING AND RELATED COSTS REIMBURSABLE

TO PERRY HOMES (DEVELOPER)

MAY 4, 2009

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Fax: (512) 340-0604

May 4, 2009

City Council Members
Public Improvement District No. 4
City of Missouri City, Texas

Independent Accountant's Report
on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the City Council Members of the City of Missouri City, Texas (the "City") on behalf of the Public Improvement District No. 4 (the "PID No. 4") on the invoices and schedules submitted by Perry Homes ("Developer") as of May 4, 2009. These procedures were performed solely to assist you in determining the amount to be reimbursed to the Developer involved and to facilitate the preparation of a comparison of the actual costs incurred with the Creekmont Preliminary Cost Summary as documented in Exhibit B of the Development Agreement dated February 7, 2006, and amended May 4, 2009. According to Section 5.02 of the Development Agreement, "the Authority shall hire a certified public accountant to calculate the amount due the Developer for the Developer Advances being repaid with interest calculated thereon".

This engagement to apply agreed-upon procedures was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the Council Members of the City. Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. The procedures performed are summarized as follows:

A. We reviewed certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement is requested. In addition, we reviewed all agreements provided to us relative to the reimbursement request.

B. We verified the mathematical accuracy of all engineering invoices greater than $5,000. We compared the total of the invoices submitted to notations on the final engineering invoices on the project to ascertain whether or not all invoices rendered on the project were included in the reimbursement

C. We reviewed the computation of certain costs looking for any amounts required to be paid 100% by the Developer, in accordance with the Development Agreement. Any costs required to be paid by the Developer were deducted.

D. For the construction contracts, we footed the final pay estimates, and we calculated the extensions of any line item greater than $5,000.

E. We obtained verbal confirmation from Allgood Construction Company, Incorporated, Liftwater Construction, Inc., Hurtado Construction Co. Inc., E.L. Harris III Construction, Inc. and Crostex Construction, Inc. that contracts have been paid in full and that there were no outstanding claims against the City, PID No. 4 or the Developer.

F. We prepared schedules that compute interest in accordance with the terms of the Development Agreement.

G. We prepared a reimbursement report for the benefit of the City, including the accountant's report and schedule of amounts reimbursable to the Developer, and have compared the amounts for the PID improvements, Exhibit B in the Development Agreement, with the actual reimbursable costs.

The attached Schedule A titled "Schedule of Construction, Engineering and Related Costs Reimbursable to Perry Homes (Developer)", sets forth their reimbursable costs. This reimbursement is in accordance with the terms and conditions of the Development Agreement by and among the Missouri City Development Authority, PID No. 4 and Perry Homes dated February 7, 2006. That Agreement was amended on May 4, 2009 to include additional projects.

Perry Homes originally submitted schedules and invoices totaling $4,146,151.87, including interest of $575,937.87 calculated at 4.75% through January 27, 2009. Several updates were submitted, with the final totaling $3,346,392.42, including interest of $464,278.61. After our initial report, Section Three and Paving items were added, bringing the total due to $5,656,398.17, including interest of $764,110.27. We have revised the reimbursable amount to $6,075,366.98, including interest of $1,183,079.08 calculated through May 4, 2009. The following changes were made to the original schedule:

A. We calculated interest through May 4, 2009 at the prime commercial lending rate of JPMorgan Chase Bank plus 1% compounded semi-annually, which resulted in an addition to the reimbursement amount of $418,968.81.

According to the Development Agreement, the Developer is to be paid interest on the reimbursable amount at the prime commercial lending rate of JPMorgan Chase Bank plus 1% per annum compounded semiannually. We calculated the interest rate using a per annum basis of 365 days. The following details the interest rates used for the periods included:

Dates	Prime Rate	Prime Rate plus 1%
February 11, 2005 to March 21, 2005	5.50%	6.50%
March 22, 2005 to May 2, 2005	5.75%	6.75%
May 3, 2005 to June 29, 2005	6.00%	7.00%
June 30, 2005 to August 8, 2005	6.25%	7.25%
August 9, 2005 to September 19, 2005	6.50%	7.50%
September 20, 2005 to October 31, 2005	6.75%	7.75%
November 1, 2005 to December 12, 2005	7.00%	8.00%
December 13, 2005 to January 30, 2006	7.25%	8.25%
January 31, 2006 to March 27, 2006	7.50%	8.50%
March 28, 2006 to May 9, 2006	7.75%	8.75%
May 10, 2006 to June 28, 2006	8.00%	9.00%
June 29, 2006 to September 17, 2007	8.25%	9.25%
September 18, 2007 to October 30, 2007	7.75%	8.75%
October 31, 2007 to December 10, 2007	7.50%	8.50%
December 11, 2007 to January 21, 2008	7.25%	8.25%
January 22, 2008 to January 29, 2008	6.50%	7.50%
January 30, 2008 to March 17, 2008	6.00%	7.00%
March 18, 2008 to April 29, 2008	5.25%	6.25%
April 30, 2008 to October 7, 2008	5.00%	6.00%
October 8, 2008 to October 28, 2008	4.50%	5.50%
October 29, 2008 to December 15, 2008	4.00%	5.00%
December 16, 2008 to May 4, 2009*	3.25%	4.25%

*Assumes no change in prime interest rate after April 29, 2009

Section 5.02(d)(2) of the agreement states the report should certify "that funds are available to make such payment". This report does not meet that contract provision.

Schedule B compares the actual reimbursable costs due the Developer with Exhibit B of the Development Agreement and an estimate of the cost to complete the projects.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion on the aforementioned reimbursable costs. Accordingly, we do not express an opinion on the costs to be reimbursed as of May 4, 2009. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use of the Development Authority and is not intended to be and should not be used by anyone other than this specified party. However, this report is a matter of public record and its distribution is not limited. This report should not be associated with the presentation of any financial data of the City or PID No. 4 except to comply with filing requirements as required by the respective agreements.

We appreciate this opportunity to be of service to you.

McCall, Gibson + Company, PLLC

McCall, Gibson & Company, PLLC
Certified Public Accountants

2009 MO City AUP

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4

SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		REIMBURSABLE COST
Allgood Construction Company, Incorporated		
Construction - Water, Sewer, and Drainage to serve Creekmont, Section One		
Amount Paid by Developer	$ 1,148,994.86	
Less Amount Allocable to Other Projects	672,653.85	$ 476,341.01
Carter & Burgess, Inc.		
Engineering - Water, Sewer and Drainage to serve Creekmont, Section One		
Amount Paid by Developer	$ 222,471.71	
Less Amount Allocable to Other Projects	158,403.67	64,068.04
Terracon Consultants, Inc.		
Materials Testing - Water, Sewer and Drainage Creekmont, Section One		
Amount Paid by Developer	$ 29,808.50	
Less Amount Allocable to Other Projects	20,645.37	9,163.13
Allgood Construction Company, Incorporated		
Construction - Paving Creekmont, Section One		
Amount Paid by Developer	$ 850,561.93	
Less Amount Allocable to Other Projects	459,638.62	390,923.31
Carter & Burgess, Inc.		
Engineering - Paving Creekmont, Section One		
Amount Paid by Developer	$ 128,878.30	
Less Amount Allocable to Other Projects	73,881.91	54,996.39

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		REIMBURSABLE COST
Terracon Consultants, Inc.		
Materials Testing - Paving		
Creekmont, Section One		
Amount Paid by Developer	$ 42,994.88	
Less Amount Allocable to Other Projects	24,648.01	$ 18,346.87
Allgood Construction Company, Incorporated		
Construction - Water, Sewer, and Drainage to serve		
Creekmont, Section Two		
Amount Paid by Developer	$ 1,966,268.03	
Less Amount Allocable to Other Projects	904,520.43	1,061,747.60
Carter & Burgess, Inc.		
Engineering - Water, Sewer and Drainage to serve		
Creekmont, Section Two		
Amount Paid by Developer	$ 298,051.18	
Less Amount Allocable to Other Projects	148,203.25	149,847.93
Terracon Consultants, Inc.		
Materials Testing - Water, Sewer and Drainage		
Creekmont, Section Two		
Amount Paid by Developer	$ 51,737.25	
Less Amount Allocable to Other Projects	24,461.37	27,275.88
Allgood Construction Company, Incorporated		
Construction - Paving		
Creekmont, Section Two		
Amount Paid by Developer	$ 699,375.33	
Less Amount Allocable to Other Projects	351,726.23	347,649.10

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4

SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION			REIMBURSABLE COST
Allgood Construction Company, Incorporated			
Construction - Paving			
South Creekmont, Section Two			
Amount Paid by Developer	$	67,486.59	
Less Amount Allocable to Other Projects		29,607.30	$ 37,879.29
Carter & Burgess, Inc.			
Engineering - Paving			
Creekmont, Section Two			
Amount Paid by Developer	$	110,911.04	
Less Amount Allocable to Other Projects		52,595.78	58,315.26
Terracon Consultants, Inc.			
Materials Testing - Paving			
Creekmont, Section Two			
Amount Paid by Developer	$	25,872.33	
Less Amount Allocable to Other Projects		12,263.88	13,608.45
Crostex Construction, Inc.			
Construction - Water, Sewer, and Drainage to serve			
Creekmont, Section Three			
Amount Paid by Developer			346,125.25
Carter & Burgess, Inc.			
Engineering - Water, Sewer and Drainage to serve			
Creekmont, Section Three			
Amount Paid by Developer	$	46,043.62	
Less Amount Allocable to Other Projects		722.89	45,320.73

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION			REIMBURSABLE COST
Terracon Consultants, Inc.			
Materials Testing - Water, Sewer and Drainage			
Creekmont, Section Three			
Amount Paid by Developer	$	14,852.75	
Less Amount Allocable to Other Projects		233.19	$ 14,619.56
E. L. Harris III Construction, Inc.			
Construction - Paving			
Creekmont, Section Three			
Amount Paid by Developer	$	265,590.10	
Less Amount Allocable to Other Projects		106,236.04	159,354.06
Liftwater Construction, Inc.			
Construction - Lift Station			
Creekmont, Sections One and Two			
Amount Paid by Developer	$	382,602.76	
Less Amount Allocable to Other Projects		336,898.18	45,704.58
Liftwater Construction, Inc.			
Construction - Lift Station			
Creekmont, SectionThree			
Amount Paid by Developer	$	382,602.76	
Less Amount Allocable to Other Projects		359,164.51	23,438.25
Allgood Construction Company, Incorporated			
Construction - Offsite Improvements			
Creekmont, Sections One and Two			
Amount Paid by Developer	$	1,459,158.40	
Less Amount Allocable to Other Projects		1,284,851.72	174,306.68

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4

SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION			REIMBURSABLE COST
Allgood Construction Company, Incorporated			
Construction - Offsite Improvements			
Creekmont, Section Three			
Amount Paid by Developer	$	1,459,158.40	
Less Amount Allocable to Other Projects		1,369,770.36	$ 89,388.04
Carter & Burgess, Inc.			
Engineering - Lift Station and Offsite Improvements			
Creekmont, Sections One and Two			
Amount Paid by Developer	$	230,685.43	
Less Amount Allocable to Other Projects		203,128.44	27,556.99
Carter & Burgess, Inc.			
Engineering - Lift Station and Offsite Improvements			
Creekmont, Section Three			
Amount Paid by Developer	$	230,685.43	
Less Amount Allocable to Other Projects		216,553.64	14,131.79
Terracon Consultants, Inc.			
Materials Testing - Lift Station			
Creekmont, Sections One and Two			
Amount Paid by Developer	$	103.50	
Less Amount Allocable to Other Projects		91.14	12.36
Terracon Consultants, Inc.			
Materials Testing - Lift Station			
Creekmont, Section Three			
Amount Paid by Developer	$	103.50	
Less Amount Allocable to Other Projects		97.16	6.34

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		REIMBURSABLE COST
Terracon Consultants, Inc.		
Materials Testing - Offsite Improvements		
Creekmont, Section One and Two		
Amount Paid by Developer	$ 7,377.50	
Less Amount Allocable to Other Projects	6,496.21	$ 881.29
Terracon Consultants, Inc.		
Materials Testing - Offsite Improvements		
Creekmont, Section Three		
Amount Paid by Developer	$ 7,377.50	
Less Amount Allocable to Other Projects	6,925.55	451.95
Hurtado Construction Co. Inc.		
Construction - Detention Facility		
Creekmont, Sections One and Two		
Amount Paid by Developer	$ 1,127,824.00	
Less Amount Allocable to Other Projects	930,770.59	197,053.41
Hurtado Construction Co. Inc.		
Construction - Detention Facility		
Creekmont, Section Three		
Amount Paid by Developer	$ 1,127,824.00	
Less Amount Allocable to Other Projects	1,026,770.97	101,053.03
Carter & Burgess, Inc.		
Engineering - Detention Facility		
Creekmont, Sections One and Two		
Amount Paid by Developer	$ 157,514.85	
Less Amount Allocable to Other Projects	129,993.86	27,520.99

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4

SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION			REIMBURSABLE COST
Carter & Burgess, Inc.			
Engineering - Detention Facility			
Creekmont, Section Three			
Amount Paid by Developer	$ 157,514.85		
Less Amount Allocable to Other Projects	143,401.52	$	14,113.33
Carter & Burgess, Inc.			
Engineering - Drainage Study			
Creekmont, Sections One and Two			
Amount Paid by Developer	$ 24,625.11		
Less Amount Allocable to Other Projects	20,322.61		4,302.50
Carter & Burgess, Inc.			
Engineering - Drainage Study			
Creekmont, Section Three			
Amount Paid by Developer	$ 24,625.11		
Less Amount Allocable to Other Projects	22,418.70		2,206.41
City of Missouri City, Texas			
Impact Fees			
Creekmont Section One			
139 lots @ $2,991.90			
Amount Paid by Developer			415,874.10
City of Missouri City, Texas			
Impact Fees			
Creekmont Section Two			
67 lots @ $2,991.90			
Amount Paid by Developer			200,457.30

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CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4
SCHEDULE OF CONSTRUCTION, ENGINEERING AND RELATED COSTS
REIMBURSABLE TO PERRY HOMES (DEVELOPER)
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION		REIMBURSABLE COST
City of Missouri City, Texas		
Impact Fees		
Creekmont Section Three		
93 lots @ $2,991.90		
Amount Paid by Developer	$	278,246.70
TOTAL AMOUNT REIMBURSABLE TO PERRY HOMES AS OF MAY 4, 2009	**$**	**4,892,287.90**
Add: Developer Interest *		1,183,079.08
TOTAL AMOUNT PAYABLE TO PERRY HOMES AS OF MAY 4, 2009	**$**	**6,075,366.98**

* Interest is calculated based upon the JPMorgan Chase Bank prime commercial lending rate plus one percent compounded semiannually in accordance with the Development Agreement.

CITY OF MISSOURI CITY, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 4
SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS
WITH EXHIBIT B OF DEVELOPMENT AGREEMENT
May 4, 2009

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	ESTIMATED COST ALLOCATION EXHIBIT B	PID NO. 4 COSTS TO BE REIMBURSED TO PERRY HOMES AT MAY 4, 2009	ESTIMATED ADDITIONAL COST TO COMPLETE
PUBLIC IMPROVEMENTS			
WATER			
Water - Section 1	$ 146,500	$ 128,492	$ -
Water - Section 2	157,125	197,224	
Water - Section 3	51,000	41,451	
Water - North Highway 6	392,023		392,023
SANITARY SEWER			
Lift Station and Off-Site Force Main	469,273	332,838	136,435
Sanitary - Trunk Line, Section 1	37,377	26,494	
Sanitary - Section 1 (Non-Shared)	211,890	155,648	
Sanitary - 9.16 Acres & Hwy 6 (Section 2)	37,628		37,628
Sanitary - Section 2 (Non-Shared)	399,097	291,137	
Sanitary - Section 3 (Non-Shared)	143,086	135,469	
Sanitary - North Highway 6 (Shared)	70,908		70,908
Sanitary - North Highway 6 (Non-Shared)	454,606		454,606
STORM SEWER			
Storm - Trunk Line, Section 1	57,579	59,451	
Storm - Section 1 (Non-Shared)	135,742	104,472	
Storm - 9.16 Acres & South Creekmont Drive (Section 2)	8,461		8,461
Storm - Trunk Line Section 2	234,386	284,824	
Storm - Section 2 (Non-Shared)	232,718	275,966	
Storm - Section 3 (Non-Shared)	123,093	169,205	
Storm Water Pollution Protection Plan South Highway 6	15,978	14,381	
Storm - North Highway 6 (Shared)	325,971		325,971
Storm - North Highway 6 (Non-Shared)	408,765		408,765
Storm Water Pollution Protection Plan North Highway 6	20,676		20,676
Detention and Channel Improvements	560,896	298,106	262,790
PAVING			
Paving - South Hwy 6 (Sections 1,2,3)	1,750,000	935,805	814,195
Paving - North. Hwy 6 (Sections 4,5)	1,492,312		1,492,312
MISCELLANEOUS			
Utility and Paving Engineering	704,217	546,747	157,470
Water/Sewer Impact Fees - North	687,000		687,000
Water/Sewer Impact Fees - South	897,000	894,578	
SUBTOTAL	$ 10,225,307	$ 4,892,288	$ 5,269,240
Developer Interest	$ -	$ 1,183,079	$ -
TOTAL	**$ 10,225,307**	**$ 6,075,367**	**$ 5,269,240**

TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE	ACTUAL OVER (UNDER) ESTIMATE	% VARIANCE OVER (UNDER) ESTIMATE
$ 128,492	$ (18,008)	-12.29%
197,224	40,099	25.52%
41,451	(9,549)	-18.72%
392,023	-	0.00%
469,273	-	0.00%
26,494	(10,883)	-29.12%
155,648	(56,242)	-26.54%
37,628	-	0.00%
291,137	(107,960)	-27.05%
135,469	(7,617)	-5.32%
70,908	-	0.00%
454,606	-	0.00%
59,451	1,872	3.25%
104,472	(31,270)	-23.04%
8,461	-	0.00%
284,824	50,438	21.52%
275,966	43,248	18.58%
169,205	46,112	37.46%
14,381	(1,597)	-9.99%
325,971	-	0.00%
408,765	-	0.00%
20,676	-	0.00%
560,896	-	0.00%
1,750,000	-	0.00%
1,492,312	-	0.00%
704,217	-	0.00%
687,000	-	0.00%
894,578	(2,422)	-0.27%
$ 10,161,528	$ (63,779)	
$ 1,183,079	$ 1,183,079	
$ 11,344,607	**$ 1,119,300**	

APPENDIX C
ASSESSMENT ROLLS

Appendix C-1
Sections 1 and 2 Assessment Roll Summary

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Total Original Assessment	Current Outstanding Assessment[1]	Current Annual Installment Amount
2704010010010907	1	1	1	6,124	$14,391.40	$11,916.41	$1,055.95
2704010010020907	1	1	2	5,948	$13,977.80	$11,300.64	$1,025.60
2704010010030907	1	1	3	5,948	$13,977.80	$11,300.64	$1,025.60
2704010010040907	1	1	4	5,948	$13,977.80	$11,573.94	$1,025.60
2704010010050907	1	1	5	5,794	$13,615.90	$11,274.28	$999.05
2704010010060907	1	1	6	5,680	$13,348.00	$10,791.47	$979.39
2704010010070907	1	1	7	8,922	$20,966.70	$17,360.91	$1,528.40
2704010010080907	1	1	8	10,201	$23,972.35	$19,380.94	$1,758.94
2704010010090907	1	1	9	6,164	$14,485.40	$11,409.39	$1,062.85
2704010010100907	1	1	10	5,974	$14,038.90	$11,350.04	$1,030.09
2704010010110907	1	1	11	5,752	$13,517.20	$10,928.26	$991.81
2704010010120907	1	1	12	5,650	$13,277.50	$10,994.08	$974.22
2704010010130907	1	1	13	5,650	$13,277.50	$10,734.47	$974.22
2704010010140907	1	1	14	5,650	$13,277.50	$10,457.99	$974.22
2704010010150907	1	1	15	5,650	$13,277.50	$10,994.08	$974.22
2704010010160907	1	1	16	5,650	$13,277.50	$10,994.08	$974.22
2704010010170907	1	1	17	5,650	$13,277.50	$10,457.99	$974.22
2704010010180907	1	1	18	5,650	$13,277.50	$10,457.99	$974.22
2704010010190907	1	1	19	5,650	$13,277.50	$10,734.47	$974.22
2704010010200907	1	1	20	5,650	$13,277.50	$10,994.08	$974.22
2704010010210907	1	1	21	8,251	$19,389.85	$15,272.36	$1,422.70
2704010010220907	1	1	22	12,889	$30,289.15	$23,857.17	$2,222.43
2704010010230907	1	1	23	8,152	$19,157.20	$15,488.03	$1,405.63
2704010010240907	1	1	24	10,003	$23,507.05	$19,464.38	$1,724.80
2704010010250907	1	1	25	7,603	$17,867.05	$14,444.99	$1,310.97
2704010010260907	1	1	26	6,919	$16,259.65	$12,806.87	$1,193.03
2704010010270907	1	1	27	8,649	$20,325.15	$16,432.29	$1,491.33
2704010010280907	1	1	28	6,220	$14,617.00	$11,513.04	$1,072.50
2704010010290907	1	1	29	6,560	$15,416.00	$12,142.37	$1,131.13
2704010010300907	1	1	30	7,432	$17,465.20	$14,461.59	$1,281.49
2704010010310907	1	1	31	5,935	$13,947.25	$10,985.51	$1,023.38
2704010010320907	1	1	32	5,944	$13,968.40	$11,293.04	$1,024.91
2704010010330907	1	1	33	5,944	$13,968.40	$11,566.16	$1,024.91
2704010010340907	1	1	34	6,666	$15,665.10	$12,664.77	$1,149.41
2704010010350907	1	1	35	7,558	$17,761.30	$14,359.49	$1,303.21
2704010010360907	1	1	36	11,218	$26,362.30	$21,313.15	$1,934.30
2704010010370907	1	1	37	8,728	$20,510.80	$16,582.38	$1,504.95
2704010010380907	1	1	38	9,204	$21,629.40	$17,486.73	$1,587.03
2704010010390907	1	1	39	8,676	$20,388.60	$16,483.58	$1,495.99
2704010010400907	1	1	40	7,148	$16,797.80	$13,580.53	$1,232.52
2704010010410907	1	1	41	8,202	$19,274.70	$15,181.67	$1,414.26
2704010010420907	1	1	42	7,010	$16,473.50	$12,975.31	$1,208.72
2704010010430907	1	1	43	6,878	$16,163.30	$13,067.55	$1,185.96
2704010010440907	1	1	44	12,530	$29,445.50	$23,805.82	$2,160.52
2704010010450907	1	1	45	9,751	$22,914.85	$18,525.98	$1,681.35
2704010010460907	1	1	46	11,078	$26,033.30	$21,047.16	$1,910.16
2704010010470907	1	1	47	10,758	$25,281.30	$19,912.75	$1,854.98
2704010010480907	1	1	48	6,335	$14,887.25	$12,326.99	$1,092.33
2704010010490907	1	1	49	7,333	$17,232.55	$13,932.01	$1,264.42
2704010020010907	1	2	1	7,122	$16,736.70	$13,858.37	$1,228.03
2704010020020907	1	2	2	7,254	$17,046.90	$13,781.92	$1,250.79
2704010020030900	1	2	3	5,700	$13,395.00	PREPAID	PREPAID
2704010020040907	1	2	4	5,700	$13,395.00	$10,829.46	$1,026.00
2704010020050907	1	2	5	5,700	$13,395.00	$10,550.54	$982.84
2704010020060907	1	2	6	5,700	$13,395.00	$10,550.54	$982.84
2704010020070907	1	2	7	5,700	$13,395.00	$10,550.54	$982.84

Appendix C-1
Sections 1 and 2 Assessment Roll Summary

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Total Original Assessment	Current Outstanding Assessment[1]	Current Annual Installment Amount
2704010020080907	1	2	8	5,700	$13,395.00	$10,550.54	$982.84
2704010020090907	1	2	9	5,700	$13,395.00	$10,550.54	$982.84
2704010020100907	1	2	10	5,700	$13,395.00	$10,550.54	$982.84
2704010020110907	1	2	11	5,700	$13,395.00	$10,829.46	$982.84
2704010020120907	1	2	12	5,700	$13,395.00	$10,550.54	$982.84
2704010020130907	1	2	13	5,700	$13,395.00	$10,550.54	$982.84
2704010020140907	1	2	14	5,700	$13,395.00	$10,829.46	$982.84
2704010020150907	1	2	15	5,700	$13,395.00	$10,550.54	$982.84
2704010020160907	1	2	16	5,700	$13,395.00	$10,550.54	$982.84
2704010020170907	1	2	17	5,700	$13,395.00	$10,829.46	$982.84
2704010020180907	1	2	18	5,700	$13,395.00	$10,550.54	$982.84
2704010020190907	1	2	19	5,700	$13,395.00	$11,091.37	$982.84
2704010020200907	1	2	20	5,700	$13,395.00	$11,091.37	$982.84
2704010020210907	1	2	21	5,700	$13,395.00	$10,829.46	$982.84
2704010020220907	1	2	22	5,700	$13,395.00	$11,091.37	$982.84
2704010020230907	1	2	23	5,700	$13,395.00	$11,091.37	$982.84
2704010020240907	1	2	24	5,824	$13,686.40	$11,332.65	$1,004.22
2704010020250907	1	2	25	8,185	$19,234.75	$15,926.82	$1,411.32
2704010020260907	1	2	26	12,784	$30,042.40	$24,875.80	$2,204.32
2704010020270907	1	2	27	8,742	$20,543.70	$16,608.98	$1,507.37
2704010020280907	1	2	28	6,553	$15,399.55	$12,450.08	$1,129.92
2704010020290907	1	2	29	7,576	$17,803.60	$14,393.69	$1,306.32
2704010020300907	1	2	30	5,865	$13,782.75	$11,142.95	$1,011.29
2704010020310907	1	2	31	5,505	$12,936.75	$10,458.98	$949.22
2704010020320907	1	2	32	5,490	$12,901.50	$10,430.48	$946.63
2704010020330907	1	2	33	6,867	$16,137.45	$13,046.65	$1,184.06
2704010020340907	1	2	34	8,650	$20,327.50	$16,434.19	$1,491.50
2704010020350907	1	2	35	6,268	$14,729.80	$12,196.61	$1,080.78
2704010020360907	1	2	36	11,272	$26,489.20	$21,415.74	$1,943.61
2704010020370907	1	2	37	9,724	$22,851.40	$18,474.69	$1,676.69
2704010020380907	1	2	38	10,060	$23,641.00	$19,113.05	$1,734.63
2704010020390907	1	2	39	12,102	$28,439.70	$22,992.66	$2,086.73
2704010020400907	1	2	40	6,492	$15,256.20	$12,334.19	$1,119.40
2704010020410907	1	2	41	5,700	$13,395.00	$10,829.46	$982.84
2704010020420907	1	2	42	5,700	$13,395.00	$10,829.46	$982.84
2704010020430907	1	2	43	5,693	$13,378.55	$10,816.16	$981.63
2704010020440907	1	2	44	7,506	$17,639.10	$14,260.69	$1,294.25
2704010020450907	1	2	45	10,573	$24,846.55	$20,087.71	$1,823.08
2704010020460907	1	2	46	6,397	$15,032.95	$12,153.70	$1,103.02
2704010020470907	1	2	47	5,948	$13,977.80	$11,300.64	$1,025.60
2704010020480907	1	2	48	5,948	$13,977.80	$11,300.64	$1,025.60
2704010020490907	1	2	49	5,948	$13,977.80	$11,300.64	$1,025.60
2704010020500907	1	2	50	5,948	$13,977.80	$11,573.94	$1,012.91
2704010020510907	1	2	51	5,948	$13,977.80	$11,300.64	$1,001.18
2704010020520907	1	2	52	6,124	$14,391.40	$11,916.41	$1,019.65
2704010030010907	1	3	1	6,059	$14,238.65	$11,511.53	$1,044.74
2704010030020907	1	3	2	5,300	$12,455.00	$10,069.50	$913.87
2704010030030907	1	3	3	5,300	$12,455.00	$10,069.50	$913.87
2704010030040907	1	3	4	5,300	$12,455.00	$10,069.50	$913.87
2704010030050907	1	3	5	6,830	$16,050.50	$12,976.36	$1,177.68
2704010030060907	1	3	6	12,668	$29,769.80	$24,068.01	$2,184.32
2704010030070907	1	3	7	8,644	$20,313.40	$15,999.80	$1,490.47
2704010030080907	1	3	8	9,920	$23,312.00	$19,302.87	$1,710.49
2704010030090907	1	3	9	8,909	$20,936.15	$16,926.26	$1,536.16
2704010030100907	1	3	10	11,063	$25,998.05	$20,477.29	$1,907.57
2704010030110907	1	3	11	7,930	$18,635.50	$15,066.25	$1,367.36

Appendix C-1
Sections 1 and 2 Assessment Roll Summary

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Total Original Assessment	Current Outstanding Assessment[1]	Current Annual Installment Amount
2704010030120907	1	3	12	9,082	$21,342.70	$17,254.95	$1,565.99
2704010030130907	1	3	13	5,666	$13,315.10	$10,764.87	$976.98
2704010030140907	1	3	14	5,949	$13,980.15	$11,011.43	$1,025.77
2704010030150907	1	3	15	6,512	$15,303.20	$12,671.40	$1,122.85
2704010030160907	1	3	16	7,640	$17,954.00	$14,141.42	$1,317.35
2704010030170907	1	3	17	8,814	$20,712.90	$16,314.46	$1,519.78
2704010030180907	1	3	18	7,299	$17,152.65	$13,510.24	$1,258.55
2704010030190907	1	3	19	6,218	$14,612.30	$11,813.62	$1,072.16
2704010030200907	1	3	20	6,066	$14,255.10	$11,227.99	$1,045.95
2704010030210907	1	3	21	7,163	$16,833.05	$13,938.15	$1,235.10
2704010030220907	1	3	22	7,028	$16,515.80	$13,675.46	$1,211.82
2704010030230907	1	3	23	9,817	$23,069.95	$19,102.45	$1,692.73
2704010030240907	1	3	24	6,843	$16,081.05	$13,315.48	$1,179.93
2704010030250907	1	3	25	5,578	$13,108.30	$10,597.68	$961.80
2704010030260907	1	3	26	5,576	$13,103.60	$10,850.08	$961.46
2704010030270907	1	3	27	5,539	$13,016.65	$10,778.09	$955.08
2704010030280907	1	3	28	5,469	$12,852.15	$10,641.88	$943.01
2704010030290907	1	3	29	5,501	$12,927.35	$10,451.38	$948.53
2704010030300907	1	3	30	5,504	$12,934.40	$10,709.98	$949.04
2704010030310907	1	3	31	5,480	$12,878.00	$10,663.28	$944.91
2704010030320907	1	3	32	5,558	$13,061.30	$10,815.06	$958.36
2704010030330907	1	3	33	5,574	$13,098.90	$10,590.08	$961.11
2704010030340907	1	3	34	7,156	$16,816.60	$13,595.73	$1,233.90
2704010030350907	1	3	35	7,307	$17,171.45	$13,525.05	$1,259.93
2704010030360907	1	3	36	5,724	$13,451.40	$10,594.96	$986.98
2704010030370907	1	3	37	5,724	$13,451.40	$10,875.06	$986.98
2704010030380907	1	3	38	6,652	$15,632.20	$12,638.17	$1,146.99
2704020010010907	2	1	1	8,989	$21,124.15	$17,491.28	$1,549.96
2704020010020907	2	1	2	7,478	$17,573.30	$14,551.10	$1,289.42
2704020010030907	2	1	3	7,473	$17,561.55	$14,198.00	$1,288.56
2704020010040907	2	1	4	7,472	$17,559.20	$13,830.46	$1,288.38
2704020020010907	2	2	1	7,380	$17,343.00	$13,660.17	$1,272.52
2704020020020907	2	2	2	7,380	$17,343.00	$13,660.17	$1,272.52
2704020020030907	2	2	3	7,380	$17,343.00	$14,021.31	$1,272.52
2704020020040907	2	2	4	8,120	$19,082.00	$15,427.24	$1,400.12
2704020020050907	2	2	5	9,540	$22,419.00	$17,658.27	$1,644.96
2704020020060907	2	2	6	11,643	$27,361.05	$22,655.58	$2,007.58
2704020020070907	2	2	7	8,355	$19,634.25	$15,464.86	$1,440.64
2704020020080907	2	2	8	7,786	$18,297.10	$14,411.66	$1,342.53
2704020020090907	2	2	9	8,439	$19,831.65	$15,620.35	$1,455.12
2704020020100907	2	2	10	8,274	$19,443.90	$15,314.94	$1,426.67
2704020020110907	2	2	11	7,057	$16,583.95	$13,062.30	$1,216.83
2704020020120907	2	2	12	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020130907	2	2	13	7,381	$17,345.35	$14,023.21	$1,272.69
2704020020140907	2	2	14	7,381	$17,345.35	$14,362.35	$1,272.69
2704020020150907	2	2	15	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020160907	2	2	16	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020170907	2	2	17	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020180907	2	2	18	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020190907	2	2	19	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020200907	2	2	20	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020210907	2	2	21	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020220907	2	2	22	7,381	$17,345.35	$13,662.02	$1,272.69
2704020020230907	2	2	23	7,381	$17,345.35	$14,023.21	$1,272.69
2704020020240907	2	2	24	7,733	$18,172.55	$14,313.56	$1,333.39
2704020020250907	2	2	25	11,862	$27,875.70	$23,081.72	$2,045.34

Appendix C-1
Sections 1 and 2 Assessment Roll Summary

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Total Original Assessment	Current Outstanding Assessment[1]	Current Annual Installment Amount
2704020020260907	2	2	26	16,275	$38,246.25	$30,920.97	$2,806.27
2704020020270907	2	2	27	9,878	$23,213.30	$18,283.89	$1,703.25
2704020020280907	2	2	28	7,380	$17,343.00	$13,660.17	$1,272.52
2704020020290907	2	2	29	7,380	$17,343.00	$13,660.17	$1,272.52
2704020020300907	2	2	30	7,917	$18,604.95	$14,654.14	$1,365.11
2704020030010907	2	3	1	7,472	$17,559.20	$13,830.46	$1,288.38
2704020030020907	2	3	2	8,161	$19,178.35	$15,105.78	$1,407.19
2704020040010907	2	4	1	7,916	$18,602.60	$14,652.29	$1,364.94
2704020040020907	2	4	2	7,130	$16,755.50	$13,546.33	$1,229.41
2704020040030907	2	4	3	7,130	$16,755.50	$13,546.33	$1,229.41
2704020040040907	2	4	4	7,130	$16,755.50	$13,197.42	$1,229.41
2704020040050907	2	4	5	7,177	$16,865.95	$15,561.81	$1,237.52
2704020040060907	2	4	6	8,627	$20,273.45	$16,390.49	$1,487.54
2704020040070907	2	4	7	13,266	$31,175.10	$25,813.70	$2,287.43
2704020040080907	2	4	8	11,384	$26,752.40	$21,628.53	$1,962.92
2704020040090907	2	4	9	15,384	$36,152.40	$28,475.34	$2,653.63
2704020040100907	2	4	10	7,569	$17,787.15	$14,380.39	$1,305.11
2704020040110907	2	4	11	7,269	$17,082.15	$13,454.71	$1,253.38
2704020040120907	2	4	12	7,251	$17,039.85	$13,421.39	$1,250.28
2704020040130907	2	4	13	7,218	$16,962.30	$13,713.52	$1,244.59
2704020040140907	2	4	14	7,184	$16,882.40	$13,297.38	$1,238.72
2704020040150907	2	4	15	7,937	$18,651.95	$14,691.16	$1,368.56
2704020040160907	2	4	16	7,376	$17,333.60	$14,352.62	$1,271.83
2704020040170907	2	4	17	6,900	$16,215.00	$13,426.39	$1,189.75
2704020040180907	2	4	18	6,900	$16,215.00	$12,771.70	$1,189.75
2704020040190907	2	4	19	6,900	$16,215.00	$13,109.35	$1,189.75
2704020040200907	2	4	20	6,900	$16,215.00	$12,771.70	$1,189.75
2704020040210907	2	4	21	6,900	$16,215.00	$13,109.35	$1,189.75
2704020040220907	2	4	22	6,900	$16,215.00	$13,109.35	$1,189.75
2704020040230907	2	4	23	6,900	$16,215.00	$12,771.70	$1,189.75
2704020040240907	2	4	24	7,130	$16,755.50	$13,197.42	$1,229.41
2704020040250907	2	4	25	7,916	$18,602.60	$15,403.38	$1,364.94
2704020040260907	2	4	26	7,130	$16,755.50	$13,546.33	$1,229.41
2704020040270907	2	4	27	8,546	$20,083.10	$15,818.40	$1,473.57
2704020040280907	2	4	28	8,536	$20,059.60	$16,217.60	$1,471.85
2704020040290907	2	4	29	7,130	$16,755.50	$13,197.42	$1,229.41
2704020040300907	2	4	30	7,130	$16,755.50	$13,546.33	$1,229.41
2704020040310907	2	4	31	8,369	$19,667.15	$16,284.85	$1,443.05
Total				**1,519,240**	**$3,570,214.00**	**$2,866,802.51**	**$260,937.57**

1 - Current outstanding Assessment balances are calculated as present value of remaining unpaid Annual Installments.

Appendix C-2
Sections 3, 3A, and 3B Assessment Roll Summary

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Total Original Assessment	Current Outstanding Assessment[1]	Current Annual Installment Amount
2704030010010907	3	1	1	8,303	$19,512.05	$16,850.95	$1,431.67
2704030010020907	3	1	2	7,957	$18,698.95	$16,148.74	$1,372.01
2704030010030907	3	1	3	7,944	$18,668.40	$16,974.68	$1,369.77
2704030010040907	3	1	4	11,156	$26,216.60	$22,189.19	$1,925.99
2704030010050907	3	1	5	14,881	$34,970.35	$30,201.01	$2,565.90
2704030010060907	3	1	6	13,410	$31,513.50	$26,093.82	$2,312.26
2704030010070907	3	1	7	9,000	$21,150.00	$17,512.63	$1,551.85
2704030010080907	3	1	8	7,177	$16,865.95	$14,274.99	$1,239.05
2704030010090907	3	1	9	7,200	$16,920.00	$14,886.28	$1,241.48
2704030010100907	3	1	10	7,665	$18,012.75	$15,245.62	$1,323.30
2704030010110907	3	1	11	7,340	$17,249.00	$14,282.52	$1,265.62
2704030010120907	3	1	12	6,900	$16,215.00	$13,426.35	$1,189.75
2704030010130907	3	1	13	7,476	$17,568.60	$14,547.16	$1,289.07
2704030010140907	3	1	14	8,264	$19,420.40	$16,437.02	$1,426.71
2704030010150907	3	1	15	8,245	$19,375.75	$16,399.23	$1,423.43
2704030010160907	3	1	16	8,284	$19,467.40	$16,476.80	$1,430.16
2704030010170907	3	1	17	8,380	$19,693.00	$16,667.75	$1,446.74
2704030010180907	3	1	18	8,529	$20,043.15	$17,309.62	$1,470.64
2704030010190907	3	1	19	8,023	$18,854.05	$16,282.69	$1,383.39
2704030010200907	3	1	20	7,680	$18,048.00	$15,275.45	$1,325.89
2704030010210907	3	1	21	8,653	$20,334.55	$16,439.83	$1,492.02
2704030010220907	3	1	22	10,726	$25,206.10	$20,378.32	$1,849.46
2704030010230907	3	1	23	9,698	$22,790.30	$18,870.83	$1,672.21
2704030010240907	3	1	24	14,207	$33,386.45	$28,257.60	$2,452.72
2704030010250907	3	1	25	12,153	$28,559.55	$23,647.89	$2,095.52
2704030010260907	3	1	26	15,089	$35,459.15	$28,667.58	$2,601.77
2704030010270907	3	1	27	8,385	$19,704.75	$16,315.93	$1,445.81
2704030010280907	3	1	28	7,500	$17,625.00	$14,593.86	$1,293.21
2704030010290907	3	1	29	7,500	$17,625.00	$14,917.43	$1,294.81
2704030010300907	3	1	30	7,500	$17,625.00	$14,917.43	$1,294.81
2704030010310907	3	1	31	7,500	$17,625.00	$14,593.86	$1,293.21
2704030010320907	3	1	32	7,500	$17,625.00	$14,249.25	$1,293.21
2704030010330907	3	1	33	7,500	$17,625.00	$14,249.25	$1,293.21
2704030010340907	3	1	34	7,500	$17,625.00	$14,917.43	$1,294.81
2704030010350907	3	1	35	8,771	$20,611.85	$17,067.03	$1,512.37
2704030010360907	3	1	36	15,567	$36,582.45	$29,575.74	$2,684.19
2704030010370907	3	1	37	8,962	$21,060.70	$17,026.90	$1,545.30
2704030010380907	3	1	38	7,380	$17,343.00	$14,360.35	$1,272.52
2704030010390907	3	1	39	7,380	$17,343.00	$14,678.75	$1,274.10
2704030010400907	3	1	40	7,380	$17,343.00	$14,360.35	$1,272.52
2704030010410907	3	1	41	7,380	$17,343.00	$14,021.26	$1,272.52
2704030010420907	3	1	42	8,106	$19,049.10	$16,122.76	$1,399.43
2704030010430907	3	1	43	8,485	$19,939.75	$16,120.65	$1,463.05
2704030010440907	3	1	44	9,483	$22,285.05	$18,016.75	$1,635.14
2704030010450907	3	1	45	9,307	$21,871.45	$16,741.89	$1,604.79
2704030010460907	3	1	46	9,437	$22,176.95	$18,362.96	$1,627.20
2704030020010907	3	2	1	9,008	$21,168.80	$18,281.75	$1,553.23
2704030020020907	3	2	2	8,477	$19,920.95	$16,860.68	$1,463.48
2704030020030907	3	2	3	8,576	$20,153.60	$17,057.59	$1,480.57
2704030020040907	3	2	4	8,366	$19,660.10	$16,639.90	$1,444.32
2704030020050907	3	2	5	8,177	$19,215.95	$16,595.23	$1,409.94
2704030020060907	3	2	6	8,189	$19,244.15	$15,934.55	$1,412.01
2704030020070907	3	2	7	7,593	$17,843.55	$15,410.01	$1,309.25
2704030020080907	3	2	8	7,193	$16,903.55	$14,306.81	$1,241.81
2704030020090907	3	2	9	8,182	$19,227.70	$16,605.38	$1,410.81
2704030020100907	3	2	10	7,952	$18,687.20	$15,816.46	$1,372.85
2704030020110907	3	2	11	6,900	$16,215.00	$13,109.31	$1,189.75
2704030020120907	3	2	12	6,900	$16,215.00	$14,003.56	$1,189.75
2704030020130907	3	2	13	6,900	$16,215.00	$14,003.56	$1,189.75
2704030020140907	3	2	14	8,121	$19,084.35	$15,802.23	$1,400.29
2704030020150907	3	2	15	9,296	$21,845.60	$18,866.25	$1,602.89
2704030020160907	3	2	16	9,358	$21,991.30	$18,992.08	$1,613.68
2704030020170907	3	2	17	9,249	$21,735.15	$17,572.17	$1,594.79

Appendix C-2
Sections 3, 3A, and 3B Assessment Roll Summary

Parcel ID	Section	Block	Lot	Lot Area (S.F.)	Total Original Assessment	Current Outstanding Assessment[1]	Current Annual Installment Amount
2704030020180907	3	2	18	8,963	$21,063.05	$18,531.36	$1,545.47
2704030020190907	3	2	19	7,448	$17,502.80	$14,492.67	$1,284.24
2704030020200907	3	2	20	8,331	$19,577.85	$16,210.86	$1,436.50
2704310010010907	3A	1	1	7,472	$17,559.20	$14,539.37	$1,288.38
2704310010020907	3A	1	2	7,472	$17,559.20	$15,164.44	$1,288.38
2704310010030907	3A	1	3	7,472	$17,559.20	$14,539.37	$1,288.38
2704310010040907	3A	1	4	7,658	$17,996.30	$15,231.69	$1,322.09
2704310010050907	3A	1	5	12,496	$29,365.60	$23,741.15	$2,154.66
2704310010060907	3A	1	6	13,572	$31,894.20	$26,409.04	$2,340.19
2704310010070907	3A	1	7	7,060	$16,591.00	$14,328.28	$1,217.34
2704310010080907	3A	1	8	7,044	$16,553.40	$14,010.45	$1,216.09
2704310010090907	3A	1	9	7,098	$16,680.30	$14,117.86	$1,225.41
2704310010100907	3A	1	10	8,081	$18,990.35	$15,724.39	$1,393.39
2704310010110907	3A	1	11	8,432	$19,815.20	$17,112.76	$1,453.91
2704310010120907	3A	1	12	7,044	$16,553.40	$14,010.45	$1,216.09
2704310010130907	3A	1	13	7,044	$16,553.40	$13,382.89	$1,214.58
2704310010140907	3A	1	14	7,028	$16,515.80	$13,675.42	$1,211.82
2704310010150907	3A	1	15	10,386	$24,407.10	$19,732.36	$1,790.84
2704310010160907	3A	1	16	14,585	$34,274.75	$27,710.04	$2,514.86
2704310010170907	3A	1	17	7,852	$18,452.20	$14,918.01	$1,353.91
2704310010180907	3A	1	18	7,472	$17,559.20	$14,861.74	$1,289.98
2704320010010907	3B	1	1	7,456	$17,521.60	$14,829.92	$1,287.22
2704320010020907	3B	1	2	6,900	$16,215.00	$13,426.35	$1,189.75
2704320010030907	3B	1	3	6,900	$16,215.00	$13,109.31	$1,189.75
2704320010040907	3B	1	4	7,165	$16,837.75	$13,942.00	$1,235.45
2704320010050907	3B	1	5	7,386	$17,357.10	$14,032.66	$1,273.55
2704320010060907	3B	1	6	7,388	$17,361.80	$14,694.67	$1,275.48
2704320010070907	3B	1	7	7,082	$16,642.70	$13,780.49	$1,217.69
2704320010080907	3B	1	8	7,094	$16,670.90	$13,803.84	$1,223.21
2704320010090907	3B	1	9	9,117	$21,424.95	$17,321.38	$1,572.03
Total					**$1,874,825.30**	**$1,566,197.12**	**$137,604.40**

1 - Current outstanding Assessment balances are calculated as present value of remaining unpaid Annual Installments.

ORDINANCE NO. O-06-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SERVICE AND ASSESSMENT PLAN FOR CITY OF MISSOURI CITY PUBLIC IMPROVEMENT DISTRICT NO. FOUR.

* * * * *

WHEREAS, the City of Missouri City (the "City") is authorized pursuant to TEX. LOCAL GOV'T CODE, ch. 372, as amended ("Chapter 372") to create public improvement districts for the purposes described therein; and

WHEREAS, the City has received a petition (the "Petition") requesting the creation of the City of Missouri City Public Improvement District No. Four (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the city council wishes to adopt a Service and Assessment Plan with respect to the PID; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, that:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Service and Assessment Plan is hereby attached to this Ordinance as Exhibit "A" and is hereby approved and adopted on behalf of the PID, and the mayor, city secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED on first reading this 7th day of August, 2006.

PASSED, APPROVED and ADOPTED on second and final reading this 21st day of August, 2006.

Mayor

ATTEST:

Patrice Fogarty
City Secretary

APPROVED AS TO FORM:

City Attorney

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Exhibit "A"

Service and Assessment Plan
Public Improvement District Number Four
City of Missouri City, Fort Bend County, Texas

1. Introduction

This Service and Assessment Plan (the "Plan") is prepared and adopted in conformance with the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code (the "Act"), and pursuant to Resolution No. R-05-22 creating the Missouri City Public Improvement District Number Four (the "PID" or "PID No. 4" or the "District"), Missouri City (the "City"), Fort Bend County, Texas. The creation of the PID was initiated by a petition (the "Creation Petition") submitted by property owners within the PID boundaries in compliance with the requirements of Section 372.005 of the Act.

2. Boundaries

The boundaries of PID No. 4 are as indicated in the map description attached as Exhibit A.

3. Administration of the District

Administration of the District is the responsibility of the Board of Directors of the Missouri City Development Authority (the "Board"), as created by the City Council of the City of Missouri, Texas.

4. Public Improvements

The Public Improvements to be financed and constructed hereby (the "Public Improvements") serve to promote the construction of single-family units ("SFU"). The Public Improvements included in the Plan will confer a special benefit to properties within Public Improvement District No. 4 and will consist of the construction of site work, water lines, sanitary sewer lines, storm sewers, paving, landscaping, contingency provisions, engineering services, financing costs, and administrative and legal services for the PID. The Public Improvements will be pre-funded by the developers of residential subdivisions within the PID.

A. Creekmont - *Generally*

Creekmont Subdivision represents the first such subdivision development within the PID, and is being developed by Perry Homes. Creekmont will ultimately contain 527 single-family units within Public Improvement District No. 4, and will be constructed in multiple sections. This plan will be supplemented as the costs of subsequent sections are determined, and the

benefited properties assessed accordingly. The Public Improvements authorized under this Plan for Creekmont, and the estimated costs thereof, are described below:

CREEKMONT
PID COSTS

Public Improvements		**Estimated Cost**
Off-site Force Main		$377,795
Lift Station		$200,364
Water - Section 1		$137,398
Water - Section 2		$214,702
Water - Section 3		$51,000
Sanitary - Trunk Line (Sec. 1 plat)		$29,176
Sanitary - Section 1 (non-shared)		$155,648
Sanitary - 9.16 Ac & Connection N. Hwy. 6 (Sec. 2 plat)		$30,434
Sanitary - Section 2 (non-shared)		$333,503
Sanitary - Section 3 (non-shared)		$143,086
Storm - Trunk Line Sec. 1		$59,451
Storm - Section 1 (non-shared)		$104,472
Storm - Trunk Line Sec. 2 & South Creekmont (Sec. 2)		$284,824
Storm - Section 2 (non-shared)		$281,717
Storm - Section 3 (non-shared)		$123,093
Detention & Channel Improvements		$488,832
SWPPP - South Hwy. 6		$15,978
Water - North Hwy. 6		$392,023
Sanitary - North Hwy. 6 (shared)		$56,189
Sanitary - North Hwy. 6 (non-shared)		$454,606
Storm - North Hwy. 6 (shared)		$288,611
Storm - North Hwy. 6 (non-shared)		$408,765
SWPPP - North Hwy. 6		$20,676
Paving - Sec. 1, 2, & 3		$1,050,000
Paving - Sec. 4 & 5		$895,387
Engineering (15%)		$989,659
Water/Sewer Impact Fees - North ($3,000/lot)		$687,000
Water/Sewer Impact Fees - South ($3,000/lot)		$897,000
SUB-TOTAL		**$9,171,389**
Financing Cost		**$10,817,354**
Administration and Legal		**$1,087,257**
TOTAL		**$21,076,000**

5. Construction of Public Improvements

Design and construction of all Public Improvements will be performed to City specifications, and all construction shall be bid as required by the Authority. The budgets for each section of Public Improvements will be submitted for approval to the Board, as contracts for

the proposed Public Improvements are awarded. The Plan will be reviewed annually in accordance with the provisions of Chapter 372 of the Local Government Code and will include a review of the budgets, expenditures and revenues of the District. Additionally, the Plan will be reviewed for the purpose of establishing the installments for assessments for improvements based upon actual construction bids for Public Improvements made and the financial needs of the District.

6. Conveyance of Improvements to the City

Upon completion of the improvements, and final inspection and acceptance of the Public Improvements by the City, the Developers will convey all rights to the improvements to the City, subject to the Developers' rights of reimbursement described in a Public Improvement District Development and Financing Agreement executed among the Developers, the Board and the City.

7. Authorized Improvements

The area within the PID that is covered by this Service and Assessment Plan is anticipated to be developed as single family residential. This Plan designates the Public Improvements required for the growth and development of the land within the PID. The goal of this Plan is to provide sufficient certainty for the owners of land within the PID to proceed with the financing and construction of the necessary Public Improvements, while allowing for sufficient flexibility to meet the needs of the PID over the life of the development of residential properties within the PID.

The developers contemplate multiple phases of construction, portions of which may be constructed concurrently. The construction of the Public Improvements authorized herein began in calendar year 2005. The proposed phasing is estimated and may vary. The cost estimates provided above are expressed in calendar year 2005 dollars and shall be determined in accordance with the then current value of such amount pursuant to the consumer price index for urban areas applicable to Missouri City. The actual costs of the Public Improvements will be determined subject to final costs pursuant to the guidelines of the Authority.

9. Advance Financing by Developer

The Developers will advance the funds for construction of the Public Improvements for the account of the City and will be entitled to repayment pursuant to Public Improvement District Development and Financing Agreements (the "Development Agreements"), executed among the Board, the City and the Developers. Although the Public Improvements are required for the growth and development of the PID, it is not necessary for them to be built simultaneously. In addition, it is intended that portions of the PID not benefiting from a particular phase of the improvements not be assessed for such improvements. It is anticipated that one or more series of PID bonds will be issued to acquire the Public Improvements, provided that assessments may be used to pay costs of Public Improvements directly if no such assessment revenues are anticipated to be required for the payment of PID bonds. Any such bonds issued will be payable solely from the PID assessments levied and collected, which shall be sufficient to pay principal and interest

on the applicable series of bonds. Such bonds will not be a general obligation of the City in any way and bondholders will not have a lien on any revenues of the City other than the PID assessments.

10. Apportionment of Costs

Payment of assessments, if any, on property owned by exempt jurisdictions other than the City shall be established by contract.

11. Levy of Assessments

The plan of assessment contemplates that the assessment will be levied in phases, as Public Improvements are constructed within each Phase. The assessment year shall be concurrent with the City's tax year. The assessments against property may be paid in annual installments based on an amortization of not more than thirty (30) years plus the period between the effective date of the assessment ordinance and the date of the first installment. For planning purposes the assumed interest rate is 6.5%. The final interest rate on financed assessments will be calculated in accordance with the provisions of the Development Agreement, subject to the maximum rate established by Chapter 372 of the Local Government Code.

The assessments shall be based upon the actual cost of the Public Improvements plus those related costs as deemed reimbursable by the City. The assessment will be allocated on a per lot basis or per square foot basis, as determined by City Council to best reflect the apportionment of benefit. The cost of the Public Improvements will consist of the costs to construct storm sewers, water lines, sanitary sewers, paving, and public landscaping for each development phase, related professional design and engineering fees, administrative and legal services and interest payable to the Developers pursuant to the Public Improvement District Development and Financing Agreements.

A. Creekmont

The Plan estimates the following approximate assessments in each Phase based on a total lot count of 527 for Creekmont, with the actual assessment to be determined at the time of the assessment levy by reference to the area of the benefited property and the cost of the Public Improvements.

Section One	Total Assessment of $2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of $0.18 per square foot of Residential Property (Financed Assessment)
Section Two	Total Assessment of $2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of $0.18 per square foot of Residential Property (Financed Assessment)
Section Three	Total Assessment of $2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of $0.18 per square foot of Residential Property (Financed Assessment)

Section Four	Total Assessment of $2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of $0.18 per square foot of Residential Property (Financed Assessment)
Section Five	Total Assessment of $2.35 per square foot of Residential Property (Assessment Principal)	Annual Payment of $0.18 per square foot of Residential Property (Financed Assessment)

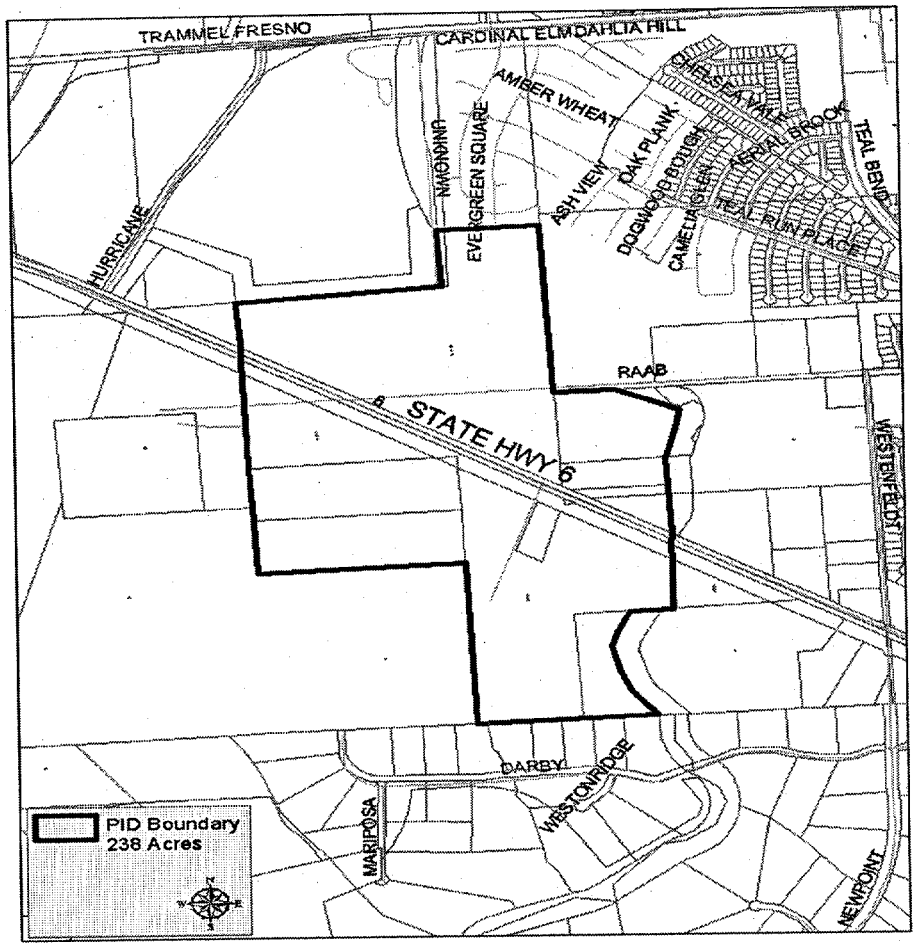
Notice of the levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the installment of the assessment levy will be due and payable at the same time property taxes are due and payable to the City. Financed assessments shall bear interest at six and ½ percent (6.5%) per annum if no bonds have been issued for the applicable Public Improvements, or one half of one percent (½%) higher than the actual interest rate on any PID bonds or notes used to finance the Public Improvements. However, in no event will the interest rate exceed eight percent (8%) percent.

The first installment of an assessment against a particular property shall be due with respect to the calendar year following the earlier of: (i) the date such property has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or such other indication of substantial completion as may be established by the District, or (ii) the third anniversary of the date such assessment was levied. The City will invoice each owner of property for the installment payment in conjunction with the City's annual property tax bill, and the installments shall be due and payable, and incur penalty and interest for unpaid installments in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner of each succeeding calendar year until the assessment together with interest as provided herein has been paid in full. The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility of for the assessment.

A lien will be established against the property assessed effective as of the date of the ordinance levying the assessment, privileged above all other liens, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. Assessment installments shall be considered delinquent on the same date as the City's property taxes in the year following the assessment installment. Delinquent assessments or installments shall incur the costs of collection. If practicable, the assessment shall be included on the City property tax statement. Notwithstanding the above, the assessment lien shall be effective only with respect to the amounts then due or past due for current or prior installments or final payment. Assessments are personal obligations of the person owning the property assessed in the year an installment payment becomes due, and only to the extent of such installment(s).

The owner of assessed property may pay at any time the entire assessment then due on each property, with interest accrued on the assessment through the date of payment.

EXHIBIT "A"


TRAMMEL FRESNO
CARDINAL ELM DAHLIA HILL
AMBER WHEAT
MAGNOLIA
EVERGREEN SQUARE
ASH VIEW
OAK PLANK
DOGWOOD BOUGH
CAMELIA GLEN
TEAL BROOK
TEAL BRIDGE
HURRICANE
RAAB
STATE HWY 6
WESTENFIELD
DARBY
WESTONRIDGE
MARIPOSA
NEWPOINT
PID Boundary
238 Acres

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 10(c) Consider an ordinance amending the FY 2019 Adopted Budget

Submitted by: Bertha P. Alexander, Budget & Financial Reporting Manager

SYNOPSIS

Consider an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019; transferring various appropriations among accounts; appropriating supplemental revenue to various fund accounts; authorizing the appropriate city officials to take steps necessary to accomplish such transfers making certain findings; containing certain provisions relating to the subject; and consider the ordinance on the first and final reading.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City

BACKGROUND

In accordance with Article IX, Section 9.04 of the City of Missouri City Charter, upon request by the City Manager, the Council may by ordinance transfer part or all of any unencumbered balance from one department, office or agency to another.

During FY2019, budget amendments were presented to the City Council on a quarterly basis, with the final amendment due by the 60th day following the end of the fiscal year as written in the Article IX of the City's Charter.

The purpose of this amendment is to revise appropriations in various line items and funds and provide supplemental revenue to various funds in accordance with the attached Exhibit A for the fiscal year 2019 Adopted Budget. The details and purposes are outlined in the Exhibit A.

The Finance and Services Committee met on November 18, 2019 to review the budget amendment.

BUDGET ANALYSIS

See Exhibit A-Budget Amendment Details

Purchasing Review: **N/A**
Financial/Budget Review: **Allena J Portis, Director of Financial Services**

SUPPORTING MATERIALS

1. Budget Amendment Ordinance
2. Exhibit A – Budget Amendment Details

STAFF'S RECOMMENDATION

Staff recommends approval of the FY 2019 budget amendment as presented.

Director Approval: **Allena J Portis, Director of Financial Services**
City Manager Approval: **Anthony J. Snipes, City Manager**

ORDINANCE NO. O-19-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING THE GENERAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; TRANSFERRING VARIOUS APPROPRIATIONS AMONG ACCOUNTS; APPROPRIATING SUPPLEMENTAL REVENUE TO VARIOUS FUND ACCOUNTS; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO TAKE STEPS NECESSARY TO ACCOMPLISH SUCH TRANSFERS; MAKING CERTAIN FINDINGS; AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, by Ordinance No. O-18-26, passed and approved on September 17, 2018, the City Council of the City of Missouri City (the "City Council") approved and adopted the City of Missouri City, Texas, General Budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019 ("Fiscal Year 2019"); and

WHEREAS, Article IX, Section 9.04 of the City Charter authorizes the City Council, upon written request by the City Manager, to transfer by Ordinance all or part of any unencumbered appropriations balance from one department, office, or agency to another; and

WHEREAS, Article IX, Section 9.04 of the Charter authorizes the City Council, upon certification by the City Manager, to appropriate by Ordinance all or part of any unencumbered supplemental appropriations balance to one or more fund accounts, including capital improvement projects fund accounts; and

WHEREAS, the City Manager has certified that certain unencumbered appropriations and supplemental appropriations are available and has requested that such unencumbered appropriations be transferred to various other accounts and that such supplemental revenues be appropriated to various fund accounts; and

WHEREAS, it is the desire of City Council to comply with the requests of the City Manager; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The General Budget of the City of Missouri City, Texas, for Fiscal Year 2019 be, and is hereby, amended as set forth in Exhibit "A," budget transfers, which are attached hereto and incorporated herein by reference.

Section 3. The appropriate officials are hereby authorized and directed to take those steps necessary to accomplish such transfers and to cause the same to be duly reflected in the records of the City.

PASSED, APPROVED and ADOPTED on first and final reading this 18th day of November 2019.

_____
Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

_____
Maria Jackson, City Secretary

_____
E. Joyce Iyamu, City Attorney

Exhibit A-Budget Amendment Details - 2019 Final
November 18, 2019

Line Item	Funding Source	Account Number	Account Number Description	FY 2019 Original/Revised Budget	FY 2019 Proposed Budget Amendment	FY 2019 Amended Budget	Purpose/Description
1	Utility Operating Fund	506-48702-01-001-	Contrib-Sewer Capacity	-	(471,202)	(471,202)	Unanticipated revenue received from Sienna for the MUD's share of Phase I Oversizing Costs.
2	Utility Operating Fund	506-39200-00-000-	Budgetary FB Unreserved	-	471,202	471,202	
3	Police Seizure/Forfeiture Fund	205-46808-01-001-	State Seizure Revenue	-	(228,995)	(228,995)	Revenue received from Fort Bend County, Harris County and other vendors for seizures; increase in budget for interest income.
4	Police Seizure/Forfeiture Fund	205-46809-01-001-	Federal Seizure Revenue	-	(1,794)	(1,794)	
5	Police Seizure/Forfeiture Fund	205-47000-01-001-	Interest Income	(7,900)	(8,767)	(16,667)	
6	Police Seizure/Forfeiture Fund	205-39200-00-000-	Budgetary FB Unreserved	-	239,556	239,556	
7	PID #2 Fund	263-41012-01-001-	Special Assessment Taxes	(610,000)	(85,243)	(695,243)	To increase revenue budget to equal actual collections; expense budget to cover bond issuance costs.
8	PID #2 Fund	263-48810-01-001-	Bond Premium	-	(42,560)	(42,560)	
9	PID #2 Fund	263-41013-01-001-	Special Assessment/Penalty/Interest	(2,000)	(1,864)	(3,864)	
10	PID #2 Fund	263-57525-10-263-	Bond Issue Costs	-	13,574	13,574	
11	PID #2 Fund	263-39200-00-000-	Budgetary FB Unreserved		116,093	116,093	
12	Solid Waste Utility Fund	580-53539-58-580-	Solid Waste Services	3,523,185	192,182	3,715,367	Adjustments in revenue and expense budget due to monthly house-counts growth in the city.
13	Solid Waste Utility Fund	580-45717-01-001-	Solid Waste Mud Revenue	(3,393,000)	(192,182)	(3,585,182)	
14	Utility Operating Fund	511-48890-01-056-	Impact Fee Revenue	-	(192,000)	(192,000)	Establish budget for the new funds for impact fees revenue.
15	Utility Operating Fund	511-39200-00-000-	Budgetary FB Unreserved	-	192,000	192,000	
16	Utility Operating Fund	512-48890-01-057-	Impact Fee Revenue	-	(400,000)	(400,000)	
17	Utility Operating Fund	512-39200-00-000-	Budgetary FB Unreserved	-	400,000	400,000	

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council

Agenda Item: 11(a) Consider a resolution amending the designation of certain officials for the maintenance of a city account or accounts with Wells Fargo Bank, N.A. and containing other provisions relating to the subject.

Submitted by: Allena J. Portis, Director of Financial Services

SYNOPSIS

The City needs to update the authorized signers on file with Wells Fargo Bank, N.A. to reflect staffing and elected official changes to include 1) the removal of Former Mayor Pro Tem Chris Preston; and 2) the addition of a new Mayor Pro Tem to be named under separate cover, as authorized representatives to maintain the City's general disbursement account.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City

BACKGROUND

Wells Fargo Bank, N.A. requires action of City Council to designate officer, or officers who singly or jointly will be authorized to represent and act on behalf of the City in any and all matters regarding the depository agreement and appoint persons who may request withdrawals, orders for payment or transfers on behalf of the City. In compliance with these requirements, the individuals detailed in Exhibit A are Authorized Representatives on the city of Missouri City's Wells Fargo Bank, N.A. general disbursement account.

On tonight's agenda, under separate cover, City Council will vote to appoint a new Mayor Pro Tem. Upon appointment, the exhibit will be updated to reflect the appropriate Councilmember prior to sending to Wells Fargo Bank, N.A.

SUPPORTING MATERIALS

1. Resolution, including Exhibit A naming authorized signers
2. Resolution 19-03

STAFF'S RECOMMENDATION

Adopt the resolution updating the authorized signers on the general disbursement account with Wells Fargo Bank, N.A.

Director Approval: **Allena J. Portis, Director of Financial Services**

Assistant City Manager/
City Manager Approval: **Anthony J. Snipes, City Manager**

RESOLUTION NO. R-19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, IDENTIFYING CERTAIN OFFICIALS WITH AUTHORITY TO OPEN AND MAINTAIN AN ACCOUNT OR ACCOUNTS WITH WELLS FARGO BANK, NATIONAL ASSOCIATION; PROVIDING FOR REPEAL; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the City Council of the City of Missouri City (the "City"), pursuant to Resolution No. R-17-20, adopted on August 21, 2017, designated Wells Fargo Bank, National Association (the "Bank") as the depository for City funds; and

WHEREAS, it is necessary to repeal and replace Resolution No. R-19-03, adopted on January 22, 2019, to identify current City officials who have authority to act on behalf of the City in transacting business with the Bank; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct and are made a part hereof.

Section 2. In accordance with Resolution No. R-17-20, adopted on August 21, 2017, a new list of those persons authorized to transact business relating to the account or accounts opened and maintained with the Bank is attached hereto as Exhibit "A."

Section 3. This Resolution shall remain in force and effect until Bank has received express written notice of its rescission or modification by a resolution duly adopted by the City Council of this City and certified by the City Secretary.

Section 4. *Repeal*. Resolution No. R-19-03, adopted on January 22, 2019, is hereby repealed and replaced with this resolution. Any and all other resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this 18th day of November, 2019.

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

APPROVED AS TO FORM:

_____
E. Joyce Iyamu, City Attorney

EXHIBIT “A”

Name	Title
Yolanda Ford	Mayor
	Mayor-Pro Tem
Anthony Snipes	City Manager
Charles William Atkinson, Jr.	Assistant City Manager
Allena Portis	Director, Financial Services

RESOLUTION NO. R-19-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, IDENTIFYING CERTAIN OFFICIALS WITH AUTHORITY TO OPEN AND MAINTAIN AN ACCOUNT OR ACCOUNTS WITH WELLS FARGO BANK, NATIONAL ASSOCIATION; PROVIDING FOR REPEAL; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the City Council of the City of Missouri City (the "City"), pursuant to Resolution No. R-17-20, adopted on August 21, 2017, designated Wells Fargo Bank, National Association (the "Bank") as the depository for City funds; and

WHEREAS, it is necessary to repeal and replace Resolution No. R-17-22, adopted on August 21, 2017, to identify current City officials who have authority to act on behalf of the City in transacting business with the Bank; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct and are made a part hereof.

Section 2. In accordance with Resolution No. R-17-20, adopted on August 21, 2017, a new list of those persons authorized to transact business relating to the account or accounts opened and maintained with the Bank is attached hereto as Exhibit "A."

Section 3. This Resolution shall remain in force and effect until Bank has received express written notice of its rescission or modification by a resolution duly adopted by the City Council of this City and certified by the City Secretary.

Section 4. *Repeal.* Resolution No. R-17-22, adopted on August 21, 2017, is hereby repealed and replaced with this resolution. Any and all other resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this 22nd day of January, 2019.

~~Yolanda Ford, Mayor~~ Pro Tem
Chris Preston

ATTEST:

Maria Jackson, City Secretary

APPROVED AS TO FORM:

E. Joyce Iyamu, City Attorney

OFFICIAL CITY SEAL
missouri CITY
TEXAS

EXHIBIT "A"

Name	Title
Yolanda Ford	Mayor
Christopher Preston	Mayor-Pro Tem
Anthony Snipes	City Manager
Charles William Atkinson, Jr.	Assistant City Manager
Allena Portis	Director, Financial Services

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council

Agenda Item: 11(b) Consider a resolution amending the designation of certain officials for the maintenance of an account with Wells Fargo Bank, N.A. for the City of Missouri City Insurance Trust Fund for the payment of certain employee benefits and containing other provisions relating to the subject.

Submitted by: Allena J. Portis, Director of Financial Services

SYNOPSIS

The City needs to update the authorized signers on file with Wells Fargo Bank, N.A. to reflect staffing changes to include 1) the removal of Accounting Manager Etta Taylor-Edwards and 2) the addition of Assistant Director of Financial Services Fatima Uwakwe, as authorized representatives to maintain the City's insurance trust fund account.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Maintain a financially sound City

BACKGROUND

Wells Fargo Bank, N.A. requires action of City Council to designate officer, or officers who singly or jointly will be authorized to represent and act on behalf of the City in any and all matters regarding the depository agreement and appoint persons who may request withdrawals, orders for payment or transfers on behalf of the City. In compliance with these requirements, the individuals detailed in Exhibit A are Authorized Representatives on the city of Missouri City's Wells Fargo Bank, N.A. insurance trust fund account.

SUPPORTING MATERIALS

1. Resolution, including Exhibit A naming authorized signers
2. Resolution 2019-04

STAFF'S RECOMMENDATION

Adopt the resolution updating the authorized signers on the insurance trust fund account with Wells Fargo Bank, N.A.

Director Approval: **Allena J. Portis, Director of Financial Services**

Assistant City Manager/
City Manager Approval: **Anthony J. Snipes, City Manager**

RESOLUTION NO. R-19__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, IDENTIFYING CERTAIN CITY OFFICIALS WITH AUTHORITY TO OPEN AND MAINTAIN AN ACCOUNT OR ACCOUNTS WITH SAID BANK FOR THE CITY OF MISSOURI CITY INSURANCE TRUST FUND; PROVIDING FOR REPEAL; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, pursuant to Resolution No. R-13-21, adopted on August 5, 2013, the City Council of the City of Missouri City (the "City") established the City of Missouri City Insurance Trust Fund (the "Trust"); and

WHEREAS, pursuant to Resolution No. R-17-21, adopted on August 21, 2017, the City Council designated Wells Fargo Bank, National Association (the "Bank") as the depository for the Trust; and

WHEREAS, it is necessary to repeal and replace Resolution No. R-19-04, adopted on January 22, 2019, to identify current City officials who have authority to act on behalf of the Trust in transacting business with the Bank; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct and are made a part hereof.

Section 2. In accordance with Resolution No. R-13-21, adopted on August 5, 2013, a new list of those persons authorized to transact business relating to the account or accounts opened and maintained with the Bank for the City of Missouri City Insurance Trust Fund is attached hereto as Exhibit "A."

Section 3. Any and all other resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this 18th day of November, 2019.

_____
Yolanda Ford, Mayor

ATTEST: APPROVED AS TO FORM:

_____	_____
Maria Jackson, City Secretary	E. Joyce Iyamu, City Attorney

EXHIBIT "A"

Name	Title
Anthony Snipes	City Manager
Charles William Atkinson, Jr.	Assistant City Manager
Allena Portis	Director, Financial Services
Fatima Uwakwe	Assistant Director, Financial Services

RESOLUTION NO. R-19-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, IDENTIFYING CERTAIN CITY OFFICIALS WITH AUTHORITY TO OPEN AND MAINTAIN AN ACCOUNT OR ACCOUNTS WITH SAID BANK FOR THE CITY OF MISSOURI CITY INSURANCE TRUST FUND; PROVIDING FOR REPEAL; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, pursuant to Resolution No. R-13-21, adopted on August 5, 2013, the City Council of the City of Missouri City (the "City") established the City of Missouri City Insurance Trust Fund (the "Trust"); and

WHEREAS, pursuant to Resolution No. R-17-21, adopted on August 21, 2017, the City Council designated Wells Fargo Bank, National Association (the "Bank") as the depository for the Trust; and

WHEREAS, it is necessary to identify current individuals, who have authority to act on behalf of the Trust, in transacting business with the Bank; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct and are made a part hereof.

Section 2. In accordance with Resolution No. R-13-21, adopted on August 5, 2013, a new list of those persons authorized to transact business relating to the account or accounts opened and maintained with the Bank for the City of Missouri City Insurance Trust Fund is attached hereto as Exhibit "A."

Section 3. Any and all other resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this 22nd day of January, 2019.

OFFICIAL CITY SEAL
MISSOURI CITY
TEXAS

~~Yolanda Ford, Mayor~~
Chris Preston Pro Tem

ATTEST:

Maria Jackson, City Secretary

APPROVED AS TO FORM:

E. Joyce Iyamu, City Attorney

EXHIBIT "A"

Name	Title
Anthony Snipes	City Manager
Charles William Atkinson, Jr.	Assistant City Manager
Allena Portis	Director, Financial Services
Etta Taylor-Edwards	Account Manager, Financial Services

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 11(c) Consider a resolution of the City Council of the City of Missouri City, Texas, selecting a representative and an alternate to the Houston-Galveston Area Council 2020 General Assembly; selecting a representative and an alternate to the Houston- Galveston Area Council 2020 Board of Directors; and providing for repeal.

Submitted by: Maria Jackson, City Secretary

SYNOPSIS

City Council is being asked to consider adopting a resolution designating the City's representative and alternate to the Houston-Galveston Area Council's 2020 General Assembly and Board of Directors.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Develop a high performing City team

BACKGROUND

Houston-Galveston Area Council's Bylaws authorize each member city with a population of at least 25,000 but not in excess of 99,999 to select one member of its governing body as its representative and one member of its governing body as the alternate to the General Assembly and Board of Directors.

The Houston-Galveston Area Council's Bylaws stipulate that the City's representative shall be the General Assembly delegate. Therefore, the official chosen to serve as the General Assembly representative will also be designated to serve on HGAC's Board of Directors.

From 2012 to present, the following City Councilmembers have served:

Year	Houston-Galveston Area Council General Assembly & Board of Director Members
2019	Representative: Floyd Emery Alternate: Chris Preston
2018	Representative: Floyd Emery Alternate: Chris Preston
2017	Representative: Floyd Emery Alternate: Chris Preston
2016	Representative: Floyd Emery Alternate: Chris Preston

2015	Representative: Floyd Emery Alternate: Chris Preston
2014 (June 3 to December 31)	Representative: Floyd Emery Alternate: Jerry Wyatt
2014 (January 1 to June 2)	Representative: Floyd Emery Alternate: Danny Nguyen
2013 (July 2 to December 31)	Representative: Floyd Emery Alternate: Danny Nguyen
2013 (Jan 1 to July 1)	Representative: Bobby Marshall Alternate: Floyd Emery
2012	Representative: Bobby Marshall Alternate: Floyd Emery

The 2020 designated representatives begin their terms of office on January 1, 2020.

BUDGET ANALYSIS

No fiscal impact.

SUPPORTING MATERIALS

1. Resolution

STAFF'S RECOMMENDATION

Appoint the City's representative and alternate to the 2020 Houston-Galveston Area Council's General Assembly and Board of Directors; and, adopt the Resolution.

Director Approval: **Maria Jackson, City Secretary**

RESOLUTION NO. R-19-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, SELECTING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2020 GENERAL ASSEMBLY; SELECTING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2020 BOARD OF DIRECTORS; PROVIDING FOR REPEAL; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City of Missouri City, Texas (the "City"), is authorized by the Bylaws of the Houston-Galveston Area Council ("H-GAC") to select one member of its governing body as its representative and one member of its governing body as an alternate to the H-GAC General Assembly; and

WHEREAS, the H-GAC Bylaws also stipulate that the H-GAC Board of Directors representative shall be the General Assembly delegate; and

WHEREAS, the City Council has determined that it is in the best interest of the residents of the City to select one member of its governing body as its representative and one member as an alternate to the H-GAC General Assembly and for such members to serve as representatives for the H-GAC Board of Directors, to begin their terms of office on the first of January, 2020; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The following individuals are hereby selected to be the representative and alternate to the General Assembly of the H-GAC for the year 2020:

REPRESENTATIVE: _____

ALTERNATE: _____

Section 3. The hereinabove named representative and alternate are also hereby selected as the representative and alternate to the Board of Directors of the H-GAC for the year 2020.

Section 4. The Executive Director of the H-GAC shall be notified of the selection of the hereinabove named representative and alternate.

Section 5. The officers and employees of the City are hereby authorized and directed to execute such instruments and take such actions as are consistent with the provisions of this Resolution.

Section 6. *Repeal*. All resolutions or parts of resolutions, if any, in conflict herewith, shall be and are hereby expressly repealed to the extent of such conflict only.

Section 7. *Severability.* In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED AND ADOPTED, this the 18th day of November, 2019.

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

APPROVED AS TO FORM:

_____
James Santangelo, Assistant City Attorney
for E. Joyce Iyamu, City Attorney

CITY COUNCIL
AGENDA ITEM COVER MEMO

November 18, 2019

To: Mayor and City Council
Agenda Item: 11(d) Consider a resolution naming The Parks and Recreation Volunteer of the Year Award to The Missouri City Parks and Recreation Ebony Ghee Volunteer of the Year Award

Submitted by: Jason Mangum, CPRP, Director of Parks and Recreation

SYNOPSIS

The Department of Parks and Recreation requests approval of the naming of the parks and recreation volunteer of the year award to be named The Missouri City Parks and Recreation Ebony Ghee Volunteer of the Year Award.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

Parks Board has approached the parks and recreation department with desire to name the park and recreation volunteer award after Ebony Ghee due to her many helpful contributions to the city and outstanding service in the parks and recreation department. As outlined in city ordinance the parks and recreation naming process begins with an application, which was previously summited by parks board, reviewed, and approved to go forward with by city council on October 7 2019. The Parks Board issued a positive recommendation to city council to officially name the parks and recreation volunteer award The Missouri City Parks and Recreation Ebony Ghee Volunteer of the Year Award at the November 7, 2019 meeting.

SUPPORTING MATERIALS

1. Resolution

STAFF'S RECOMMENDATION

Staff recommends approval of this resolution.

Director Approval: **Jason S. Mangum, Parks & Recreation Director**

Assistant City Manager/
City Manager Approval: **Glen A. Martel, ACM**

RESOLUTION NO. R-19-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, NAMING THE PARKS AND RECREATION VOLUNTEER OF THE YEAR PROGRAM THE MISSOURI CITY PARKS AND RECREATION EBONY GHEE VOLUNTEER OF THE YEAR AWARD.

* * * * *

WHEREAS, Pursuant to Section 16-4(b) of the City Code of Missouri City, Texas, the Parks Board of Missouri City, Texas (the Parks Board) made an application to name the new parks and recreation department's volunteer of the year award program with the director of the Department of Parks and Recreation; and

WHEREAS, On October 7, 2019, the City Council of the City of Missouri City, Texas (the City Council) was briefed on the naming of said program as The Missouri City Parks and Recreation Ebony Ghee Volunteer of the Year Award; and

WHEREAS, Pursuant to Section 16-4(b) of the City Code of Missouri City, Texas the Parks Board held a public hearing on said proposed name and recommended approval of the name; and

WHEREAS, the City Council finds that Section 16-3, Naming Criteria, of the City Code of Missouri City, Texas has been meet; and

WHEREAS, it is the desire of City Council to comply with the request of the Parks Board; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. That the parks and recreation volunteer of the year program is hereby named The Missouri City Parks and Recreation Ebony Ghee Volunteer of the Year Award.

Section 3. The officers and employees of the City of Missouri City are hereby authorized and directed to take such actions as are consistent with the provisions of this Resolution.

PASSED, APPROVED and ADOPTED this 18th day of November, 2019.

_____
Yolanda Ford, Mayor

ATTEST:

_____
Maria Jackson, City Secretary

APPROVED AS TO FORM:

_____
E. Joyce Iyamu, City Attorney

Council Agenda Item
November 18, 2019

12. CITY COUNCIL ANNOUNCEMENTS

Hear announcements concerning items of community interest from the Mayor, Councilmembers, and City staff, for which no formal action will be discussed or taken.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.

14. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN