

YOLANDA FORD
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

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



CHERYL STERLING
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, February 17, 2020, 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) Recognize Police Officer Leonard Scott and Police Officer Valery Elias for being selected as Officer(s) of the Month for January 2020.

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 February 3, 2020.
- (b) Consider accepting a report concerning impact fees and the impact fee capital improvements plans from the Capital Improvements Advisory Committee.
- (c) Consider receiving the annual reports for City of Missouri City Tax Increment Reinvestment Zone Number One (Texas Parkway), Number Two (Vicksburg), and Number Three (Sienna Zone).

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 consider an assessment on City of Missouri City Public Improvement District No. 2, Lake Shore Harbour, Section 5; and consider a related ordinance on the first of two readings.
- (2) Public hearing to receive comments for or against the disannexation of a 5.5-acre tract of land located north of the Sienna Sports Complex, south of the Sienna Village of Bees Creek residential subdivision, east of the Brazos River, and west of the Brazos Canal Access Road.

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

9. AUTHORIZATIONS

- (a) Consider authorizing the Mayor to sign a letter of approval for Spartan EMS LLC to operate a non-emergency ambulance service.
- (b) Consider authorizing the purchase of fleet equipment.
- (c) Consider authorizing the execution of an interlocal agreement between the City of Missouri City and the City of Corinth for the purchase of two police motorcycles.

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 first 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.

11. RESOLUTIONS

- (a) Consider a resolution approving the submission of an Edward Byrne Memorial Justice Assistance Grant application to the criminal justice division of the Office of the Governor through the Houston-Galveston Area Council to fund the purchase of an unmarked vehicle for the Missouri City Police Department's crisis intervention team; and containing other provisions related thereto.
- (b) Consider a resolution approving the submission of a grant application for an assistance to firefighters grant to the Federal Emergency Management Agency; and containing other provisions related thereto.

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

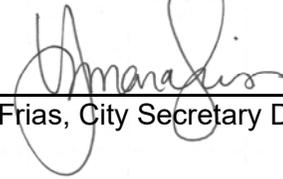
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN

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 February 17, 2020, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on February 13, 2020, 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 _____, 2020.

Signed: _____

Title: _____



**Council Agenda Item
February 17, 2020**

- 1. ROLL CALL**
 - 2. PLEDGE OF ALLEGIANCE**
 - 3. PRESENTATIONS AND RECOGNITIONS**
 - (a) Recognize Police Officer Leonard Scott and Police Officer Valery Elias for being selected as Officer(s) of the Month for January 2020.
 - 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.
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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, February 3, 2020**, at the City Hall, Council Chamber, 1522 Texas Parkway, Missouri City, Texas, 77489, at **5:30 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Ford called the meeting to order at 5:30 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Sterling, Boney, Maroulis, and Emery; City Manager Snipes, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Fire Chief Campbell, Director of Financial Services Portis, Director of Development Services Spriggs, Director of Communications Walker, Director of Economic Development Esch, Assistant Director of Financial Services Uwakwe, CDBG Grants Coordinator Dixon, Media Specialist II Sanders, and Media Specialist II Kalimkoottil. Also present: Rick Navarro of Denton Navarro Rocha Bernal & Zech, P.C., Karen Kennard of Greenberg Traurig, and Susan Anderson of Valley View Consulting.

2. DISCUSSION/POSSIBLE ACTION

(a) Legislative review presentation.

Karen Kennard with Greenberg Traurig, LLP presented an overview on the legislative interim session. Councilmember Emery asked if surrounding cities were collecting tax from internet sales. Kennard stated some were and the Texas Comptroller has setup a system in which they would be remitted under the rules that were being considered. Mayor Pro Tem Preston asked if there was discussion pertaining to Airbnb's. Kennard stated there was a charge related to Airbnb and other rentals but could talk about it in more detail in the future. Preston also asked about information pertaining to oil fields and environmental regulations. Kennard stated that in the 2015 Legislative Session, the legislature placed significant limitation on a city's ability to regulate the oil and gas industry. Preston requested information on what the City was able to do. Mayor Ford asked about the infringement of sales tax. Kennard stated there was nothing specifically flushed out about the proposal but it was out there. Councilmember Boney asked if there was discussions on group homes. Kennard stated the bill to do the study did not pass.

Councilmember Emery moved to address agenda item 2e. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

City Manager Snipes requested to address agenda item 2b as the consultant was here to address the quarterly investment report.

Councilmember Maroulis moved to address agenda item 2b, at this time, followed by agenda item 2e. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

(b) Discuss the quarterly investment report for the quarter ending on December 31, 2019.

Susan Anderson of Valley View Consulting discussed the quarterly investment report for the quarter ending on December 31, 2019.

- (e) Presentation on Chapter 143 of the Texas Local Government Code, which provides for civil service (permanent employment) for fire fighters and police officers.

Councilmember Edwards stepped away at 6:18 p.m. and returned at 6:22 p.m.

Rick Navarro of Denton Navarro Rocha Bernal & Zech, P.C., presented an overview on the civil service petition.

3. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:23 p.m.

Texas Government Code, Section 551.071 – Consultation with attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: (i) Metro Contract; (ii) Authority of the city manager pursuant to the City of Missouri City Charter regarding certain personnel matters; and (iii) legal rights, duties, privileges and obligations arising out of the adoption of civil service status under Chapter 143, Texas Local Government Code and related legal matters.

Texas Government Code, Section 551.087 – Deliberations regarding commercial or financial information that the governmental body received from a business prospect that the governmental body seeks to locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations: commercial development prospect.

4. RECONVENE

At 7:12 p.m., City Council recessed the special City Council meeting for the regular City Council meeting.

At 7:42 p.m., City Council reconvened the special City Council meeting for closed executive session.

At 9:13 p.m., City Council reconvened into open session. No action was taken in closed executive session.

2. DISCUSSION/POSSIBLE ACTION

- (c) Provide an update on the assessment of Lakeshore Harbour Section 5, PID 2.

City Attorney Iyamu provided an update on the assessment of Lakeshore Harbour Section 5, PID 2. Iyamu stated a public hearing was held for PID No. 2 assessments on November 18, 2019. The updated service and assessment plans were also presented to City Council for approval on November 18, 2019 and no action was taken. She added that a community meeting was held on January 15, 2020 where the public was able to express their concerns and opinions. Iyamu stated Development Services submitted documents for a second public hearing to take place at the February 17 meeting.

- (d) Presentation of the proposed 2020 Citizen Survey.

Assistant City Manager Atkinson presented on the proposed 2020 Citizen Survey. Atkinson noted the survey would be provided by mail, online and phone to a random sample of 400 city residents. Mayor Pro Tem Preston requested to promote inclusion by requesting and receiving feedback from the youth of the community. City Manager Snipes suggested having the survey at a Youth Town Hall session.

5. ADJOURN

The special City Council meeting adjourned at 9:41 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2020.

Maria Jackson, City Secretary

YOLANDA FORD

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CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, February 3, 2020**, 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 7:12 p.m.

Those also present: Mayor Pro Tem Preston, Councilmembers Edwards, Sterling, and Maroulis; City Manager Snipes, City Secretary Jackson, and City Attorney Iyamu. Councilmember Boney arrived at 7:13 p.m. Councilmember Emery arrived at 7:14 p.m.

2. The PLEDGE OF ALLEGIANCE was led by Assistant City Manager Atkinson.

3. PRESENTATIONS AND RECOGNITIONS

City Manager Snipes and Director of Communications Walker presented on upcoming Black History Month events.

Councilmember Edwards stepped away at 7:16 p.m.

4. PUBLIC COMMENTS

Kevin Turini, 5019 Southhampton Road, expressed concerned with inaction of city government to enforce Sec. 10-6, Limitation on number of dogs and cats, of the City municipal code in the past 54 days.

Councilmember Edwards returned at 7:18 p.m.

5. STAFF REPORTS

City Manager Snipes noted City staff had respond numerous times to Mr. Turini with actions the City has taken. He added staff had also shared legal mandates on what the City could and could not do to give all citizens a right to respond accordingly.

City Manager Snipes thanked everyone who came out Friday for the Black History Month Kickoff event and noted they had a wonderful turnout; he recognized the Parks and Recreation Department who hosted another successful Dad and Daughter dance; he stated that in partnership with Missouri City Green, they held a successful Electronic Recycling event; he noted the City recently hosted a number of input sessions with residents about StaMo Park; he thanked all the residents who attended the METRO meeting; and, he noted there would be an increase in construction throughout the City, specifically Cartwright Rd and Texas Parkway.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the special and regular City Council meetings of January 21, 2020.
- (b) Consider an ordinance amending Chapter 82 of the Missouri City Code; amending regulations relating to the subdivision of property; amending regulations relating to the approval, disapproval, and approval with conditions of plats, plans, and related applications; providing a penalty; and consider a related ordinance on the second and final reading.
- (c) Consider amending the minutes of the special City Council meeting of January 4, 2020.

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

There were no **Zoning Public Hearings and Ordinances, Public Hearings and related actions, or APPOINTMENTS.**

9. AUTHORIZATIONS

- (a) Consider authorizing the execution of a contract for temporary labor services.

Councilmember Emery moved to authorize the execution of a contract for temporary labor services. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

10. ORDINANCES

- (a) Consider an ordinance providing for a special election to be held on May 2, 2020, for the purpose of submitting to the qualified voters of the City of Missouri City a proposition providing for or against the adoption of the fire fighters' and police officers' civil service law; providing for a joint election on May 2, 2020, with other entities contracting with Fort Bend County for such joint election; providing for election precincts and polling places; providing for repeal; providing for severability; and consider the ordinance on the first and final reading.

City Secretary Jackson certified the petition received pertaining to the adoption of a proposition providing for or against the adoption of the fire fighters' and police officers' civil service law as follows:

- 1,903 number of persons found on the petition who are qualified to vote
- 1,307 number of persons found on the petition who are not qualified to vote
- 3,210 number of persons found on the petition

During the November 5, 2019 general election, 7,981 qualified voters voted in the election. The number of persons found on the petition who were qualified to vote must be greater than or equal to 798, 10 percent of the November 5, 2019 qualified voters. As such, the petition received met the requirements outlined by state law.

Councilmember Maroulis moved to adopt the ordinance. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider an ordinance amending the general budget for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020; 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.

Director of Financial Services Portis presented an overview on the first budget amendment for fiscal year 2020. Mayor Ford asked if there was another way to do budget amendments as it seemed too many were being done. City Manager Snipes stated it had been requested that amendments be presented in this detailed format.

Councilmember Boney moved to adopt the ordinance. Councilmember Maroulis seconded. **MOTION PASSED UNANIMOUSLY.**

There were no **RESOLUTIONS.**

12. CITY COUNCIL ANNOUNCEMENTS

Councilmember Edwards thanked staff who contributed to the success of the Black History Month kickoff celebration; and, reminded residents to register for park clean up on February 22. Councilmember Boney thanked staff for a wonderful job with the Black History Month kickoff celebration; highlighted the Forward Times newspaper who celebrated 60 years; and, acknowledged the Black Press of America who provided information for the past 193 years and the National Newspapers Publishers who celebrated 80 years. Councilmember Maroulis thanked Missouri City Green for their recycling event, the Fire and Rescue Services Department for the wipe down ceremony for Fire Station No. 4, and the Parks and Recreation Department for the Dad and Daughter dance. Councilmember Sterling thanked the Fire and Rescue Services Department for the wipe down ceremony for Fire Station No. 4, Missouri City Green for their recycling event, and staff for the Black History Month kickoff celebration.

13. ADJOURN

The regular City Council meeting adjourned at 7:42 p.m.

Minutes PASSED AND APPROVED this the _____ day of _____ 2020.

Maria Jackson, City Secretary



CITY COUNCIL AGENDA ITEM COVER MEMO

February 17, 2020

To: Mayor and City Council
Agenda Item: 6(b) Consider accepting a report concerning impact fees and the impact fees Capital Improvement Plan from the Capital Improvements Advisory Committee (CIAC)
Submitted by: Jeremy Davis, P.E., Assistant City Engineer

SYNOPSIS

City Council appointed the Planning and Zoning Commission (P&Z) to serve as the Capital Improvements Advisory Committee (CIAC). P&Z is required to conduct a semiannual review and prepare a semiannual report relating to the City's impact fees and related capital improvements plan.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Maintain a financially sound City
- Have quality development through buildout

BACKGROUND

The City has adopted three impact fees by ordinance or resolution; (1) Lake Olympia Parkway Extension (O10-28), (2) Mustang Bayou (O-15-04), and (3) Northeast Oyster Creek Sub-watershed (R-12-33). Texas Local Government Code, Section 395.058 (c), authorizes the CIAC to serve in an advisory capacity to:

1. Advise and assist the political subdivision in adopting land use assumptions;
2. Review the capital improvements plan and file written comments;
3. Monitor and evaluate implementation of the capital improvements plan;
4. File semi-annual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
5. Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Section 395.058 (d) requires the City to make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan. Shashi K. Kumar, P.E., City Engineer has reviewed the reports and recommended that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for Lake Olympia Parkway Extension, Mustang Bayou, and Northeast Oyster Creek Sub-Watershed to the CIAC at their February 2020 meeting. The CIAC accepted staff's recommendation and further recommends approval to the City Council.

BUDGET/FISCAL ANALYSIS

These impact fees will reimburse the city for past capital improvements expenditures.

SUPPORTING MATERIALS

1. February Final Staff Report
2. CIAC recommendation and minutes

STAFF'S RECOMMENDATION

CIAC recommends that the Council adopt the report that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for Lake Olympia Parkway Extension (O10-28), Mustang Bayou (O-15-04), and Northeast Oyster Creek Sub-watershed (R-12-33).

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

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



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE FINAL REPORT

AGENDA DATE: February 17, 2020

AGENDA ITEM SUBJECT: Northeast Oyster Creek Sub-Watershed Land Use Assumptions – Capital Improvement Plan and Impact Fee

AGENDA ITEM NUMBER: 6.B.

SUBMITTED BY: **Jeremy Davis, P.E., Assistant City Engineer**

Sonya Brown Marshall, Chair of Planning & Zoning Commission

A handwritten signature in black ink, appearing to read "Sonya", is written over a horizontal line.

Sonya Brown Marshall, Chair

BACKGROUND:

The members of the Planning and Zoning Commission serve in an advisory capacity as the Capital Improvement Advisory Committee (CIAC) to (1) advise and assist the City Council in adopting land use assumptions; (2) review impact fee capital improvements plans and file written comments; (3) monitor and evaluate the implementation of the impact fee capital improvements plans; (4) file semiannual reports to the progress of impact fee capital improvement plans, reporting to the City Council any perceived inequities in implementing the plans or imposing the impact fees; and (5) advise the City Council of the need to update or revise land use assumptions, impact fee capital improvements plans, and impact fees.

The City has adopted three impact fees by ordinance or resolution; (1) Lake Olympia Parkway Extension (O-10-28), (2) Mustang Bayou (O-15-04), and (3) Northeast Oyster Creek Sub-watershed (R-12-33).

Section 395.058 (d) requires the City to make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan. Shashi K. Kumar, P.E., the City Engineer has reviewed the reports and recommends that no changes be made to the land use assumptions, capital improvements plan, or the impact fees for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

RECOMMENDED ACTION:

The Capital Improvement Advisory Committee approved staff's recommendation to not increase the impact fees for the Northeast Oyster Creek Sub-Watershed, Lake Olympia Parkway Extension, or Mustang Bayou Service Area, adopts this report as its Final Report, and forwards its recommendation to City Council with a positive recommendation for consideration and adoption thereof.

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

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

A. IMPACT FEES

- (1) Consider approving a semiannual report to the City Council on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Sub-watershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.

Clifford Brouhard, Assistant Director of Public Works, presented the item. Mr. Brouhard informed the City collects three impact fees, Northeast Oyster Creek; impact for storm runoff, Mustang Bayou; sewer and water connections, Lake Olympia Parkway Extension; road extension. Public Works was proposing no changes to the fees at this time.

Commissioner Brightwell asked if the bridge was in the extension.

Mr. Brouhard stated that his understanding was that the fees were based on the road improvements that are already built. The bridge is supposed to be built with the Park Edge development.

Motion: Not to increase.

Made By: Commissioner Lucas

Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner O'Malley, Commissioner Bailey, Commissioner Rasmus, Commissioner Lucas

NAYES: None

ABSTENTIONS: None

The motion passed



CITY COUNCIL AGENDA ITEM COVER MEMO

February 17, 2020

To: Mayor and City Council
Agenda Item: 6(c) TIRZ Annual Reports for Zones No. One, No. Two (Vicksburg), and No. Three (Sienna Zone)
Submitted by: Allena Portis, Director of Financial Services

SYNOPSIS

Section 311.016 of the Tax Code requires the governing body of a municipality or county to submit an annual report on the status of the Tax Increment Reinvestment Zone (TIRZ) to the chief executive officer of each taxing unit that participates in the zone.

The report must include the amount and source of revenues, the amount and purpose of the expenditures from the fund, the principal and interest due on outstanding debt, the tax increment base, and the current captured appraised value. A copy of the report must also be sent to the State Comptroller's Office.

Upon receipt and review of the reports by City Council, the reports will be submitted to the participating entities (Fort Bend County, Houston Community College, and Sienna LID) and to the State Comptroller's Office.

STRATEGIC PLAN 2019 GOALS ADDRESSED

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

BACKGROUND

Section 311.016 of the Tax Code also requires the governing body of a municipality to include a completed Tax Increment Finance (TIF) Registry, Form 50-806 with the annual report. The TIF must include the size of the zone in acres, the types of property in the zone, all improvements projects in progress or completed within the zone, the fund balance at the end of the fiscal year, all revenues and expenditures for the zone, a listing of principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value.

BUDGET/FISCAL ANALYSIS

The taxable value for TIRZ No.1 increased from \$69,847,791 in FY1999 to \$181,513,415 in FY2019. The County participated in TIRZ No. One during FY2019.

The taxable value for TIRZ No.2 increased in the original area from \$2,114,010 in FY1999 to \$302,925,043 in FY2019. The County participated in TIRZ No. Two during FY2019.

The taxable value for TIRZ No.3 increased in the original area from \$28,704,500 in FY2007 to \$175,081,284 in FY2019. The County and Sienna LID participated in TIRZ No. Three during FY2019. Houston Community College is a participant in TIRZ No. Three, but did not contribute to the TIRZ in FY2019.

SUPPORTING MATERIALS

1. TIRZ No. One – Cover letter , Annual Report and Form 50-806
2. TIRZ No. Two – Cover Letter, Annual Report and Form 50-806
3. TIRZ No. Three – Cover Letter, Annual Report and Form 50-806

STAFF'S RECOMMENDATION

Staff recommends approval of the submission of the annual reports as required by Section 311.016 of the Tax Code.

Director Approval:

Allena J. Portis, Director of Financial Services

**Assistant City Manager/
City Manager Approval:**

Anthony J. Snipes, City Manager



Mayor

MAYOR YOLANDA FORD
1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

February 17, 2020

Hon. Glenn Hegar
Texas Comptroller of Public Accounts
Post Office Box 13528, Capitol Station
Austin, TX 78711-3528

Dear Comptroller,

Pursuant to Texas Tax Code, Section 311.016, the fiscal year 2019 annual report for Reinvestment Zone Number One, City of Missouri City is hereby submitted.

Sincerely,

Yolanda Ford, Mayor
City of Missouri City, Texas

xc: Office of the Attorney General
Post Office Box 12548
Austin, TX 78711-2548

Mike Esparza
Property Tax Division
Texas Comptroller of Public Accounts
Post Office Box 13528
Austin, TX 78711-3528

Hon. K. P. George
County Judge
Fort Bend County
401 Jackson Street
Richmond, Texas 77469

Charles E. Dupre, Ed.D.
Superintendent
Fort Bend Independent School District
P.O. Box 1004
Sugar Land, TX 77487-1004

Dr. Cesar Maldonado
Chancellor
Houston Community College
3100 Main Street
Houston, Texas 77002

Owen Matherne
General Manager
Fort Bend Water Control and Improvement District No. 2
2331 South Main
Stafford, Texas 77477

Blue Ridge West Municipal Utility District
c/o Maria Parker
SK Law
1980 Post Oak Blvd.
Suite 1380
Houston, Texas 77056

Morris Mitchell
General Manager
Fort Bend Municipal Utility District No. 26
3134 Cartwright Road
Missouri City, Texas 77459

Morris Mitchell
General Manager
Meadowcreek Municipal Utility District
3134 Cartwright Road
Missouri City, Texas 77459

Morris Mitchell
General Manager
Quail Valley Municipal Utility District
3134 Cartwright Road
Missouri City, Texas 77459

Tax Increment Reinvestment Zone Annual Report - Fiscal Year 2019
Pursuant to Chapter 311, Section 16

City/TIRZ	County	Year Zone Created	Participating Taxing Units	Tax Year	Tax Increment Base and Current Captured Appraised Value Retained by the Zone	Values
Missouri City/TIRZ 1	Fort Bend	1999	City of Missouri City Fort Bend County	2018	Base Value Taxable Value Captured Value	\$ 69,847,791 \$ 181,513,415 \$ 111,665,624

Amount and Source of Revenue in the Tax Increment Fund	Revenue	Amount and Purpose of Expenditures From the Fund	Expenditures	Amount of Principal and Interest Due on Outstanding Bonded Indebtedness	Fund Activity for the Fiscal Year	Amount
City Tax Increment Payment	\$ 703,399	Administration and Legal Fees	\$ 59,591	Principal (Series 2015) \$ 3,210,000	Beginning Fund Balance	\$ 1,141,134
County Tax Increment Payment	\$ 368,541	City Imputed Costs or Cost of Services	\$ -	Interest (Series 2015) \$ 328,893	Revenues	\$ 1,103,199
Interest Income	\$ 31,258	Cash Payments For Reimbursable Items	\$ 1,073,434		Expenditures	\$ 1,577,390
Other	\$ -	Bond Proceed Payments for Reimbursable Items	\$ -			
Proceeds from Sale of Debt	\$ -	Debt Service Payments on Bonds or Other Debt	\$ 444,365			
Total	\$ 1,103,199	Total	\$ 1,577,390	Total \$ 3,538,893	Ending Fund Balance	\$ 666,943

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

CITY OF MISSOURI CITY

Designating City or County

ALLENA PORTIS

Contact Person

1522 TEXAS PARKWAY

Current Mailing Address (number and street)

MISSOURI CITY

City

281.403.8614

Phone (area code and number)

FORT BEND

County

281.261.8979

Fax Number

FINANCE DIRECTOR & CHIEF FINANCIAL OFFICER

Title

77489

ZIP Code

ALLENA.PORTIS@MISSOURICITYTX.GOV

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TAX INCREMENT REINVESTMENT ZONE NUMBER ONE CITY OF MISSOURI CITY, TEXAS

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10/01/2018 and ending 09/30/2019.

3. Has the termination date of the TIRZ been modified? (If "No" skip to question 4. If "Yes", please provide ordinance.) Yes No

a. Original Termination Date: _____ b. Modified Termination Date: _____

4. Size of the TIF reinvestment zone in acres: 896.64

5. Has the size of the zone increased or decreased since creation?: Yes No

6. If you answered "Yes" in question #4, please indicate which? Increased Decreased

7. Property types (select one only): Residential Commercial/Industrial Both

8. Have one or more abatements been given to business(es) to locate in the TIRZ (if "No" then skip to question #10)? Yes No

9. What are the individual account numbers assigned to each active abated property that is located in the TIRZ?

8. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: _____

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: _____

9. TIF fund balance (end of year):	\$ 666,943
10. List of fund revenues:	
Total tax increments received	\$ 1,071,940
Sales tax increments	\$ _____
Loans	\$ _____
Sale of bonds	\$ _____
Sale of property	\$ _____
Other	\$ 31,258
TOTAL ANNUAL REVENUES	\$ 1,103,199
11. List of fund expenditures:	
Administrative	\$ 59,591
Property purchased	\$ _____
Public improvements	\$ 1,073,434
Facade renovations	\$ _____
Parking	\$ _____
Historic preservation	\$ _____
Transit	\$ _____
Affordable housing	\$ _____
Economic development programs	\$ _____
Other	\$ 444,365
TOTAL ANNUAL EXPENDITURES	\$ 1,577,390
12. Bonded indebtedness:	
Principal due	\$ 3,210,000
Interest due	\$ 328,893

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions in the "lead taxing unit." If the zone has increased in size since it's creation and is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision. DO NOT INCLUDE numbers from "participating taxing units."

13. Reinvestment zone values:	
Tax increment base	\$ 69,847,791
Current captured appraised value	\$ 111,665,624
Tax increment reinvestment zone total (add above 2 lines together)	\$ 181,513,415
Name of the subdivision 1 (if applicable)	_____

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$ _____
Current captured appraised value	\$ _____
Tax increment reinvestment zone total (add above 2 lines together)	\$ _____
Name of the subdivision 2 (if applicable)	_____

Tax increment base \$ _____

Current captured appraised value \$ _____

Tax increment reinvestment zone total (add above 2 lines together) \$ _____

Name of the subdivision 3 (if applicable)

Tax increment base \$ _____

Current captured appraised value \$ _____

Tax increment reinvestment zone total (add above 2 lines together) \$ _____

Name of the subdivision 4 (if applicable)

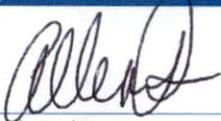
Total tax increment base of all subdivisions combined \$ _____

Total current captured appraised value of all subdivisions combined \$ _____

TOTAL TIRZ values of all subdivisions combined \$ _____

STEP 3: Signature of Person Completing Form

sign here →


Authorized Signature

Director of Financial Srs.
Title

2/6/2026
Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, on or before the 150th day following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Data Analysis and Transparency Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

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Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.



Mayor

MAYOR YOLANDA FORD
1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

February 17, 2020

Hon. Glenn Hegar
Texas Comptroller of Public Accounts
Post Office Box 13528, Capitol Station
Austin, TX 78711-3528

Dear Comptroller,

Pursuant to Texas Tax Code, Section 311.016, the fiscal year 2019 annual report for Reinvestment Zone Number Two, City of Missouri City is hereby submitted.

Sincerely,

Yolanda Ford, Mayor
City of Missouri City, Texas

xc: Office of the Attorney General
Post Office Box 12548
Austin, TX 78711-2548

Mike Esparza
Property Tax Division
Texas Comptroller of Public Accounts
Post Office Box 13528
Austin, TX 78711-3528

Hon. K. P. George
County Judge
Fort Bend County
401 Jackson Street
Richmond, Texas 77469

Charles E. Dupre, Ed.D.
Superintendent
Fort Bend Independent School District
P.O. Box 1004
Sugar Land, TX 77487-1004

Dr. Cesar Maldonado
Chancellor
Houston Community College
3100 Main Street
Houston, Texas 77002

Fort Bend Municipal Utility District No. 47
c/o Radcliffe Bobbitt Adams & Polley PLLC
2929 Allen Parkway, Suite 3450
Houston, Texas 77019-7120

Fort Bend Municipal Utility District No. 48
c/o Muller Law Group
202 Century Square Drive
Sugar Land, Texas 77478-6050

DRAFT

Tax Increment Reinvestment Zone Annual Report - Fiscal Year 2019
Pursuant to Chapter 311, Section 16

City/TIRZ	County	Year Zone Created	Participating Taxing Units	Tax Year	Tax Increment Base and Current Captured Appraised Value Retained by the Zone	Values
Missouri City/TIRZ 2	Fort Bend	1999	City of Missouri City Fort Bend County	2018	Base Value Taxable Value Captured Value	\$ 2,114,010 \$ 302,925,043 \$ 300,811,033

Amount and Source of Revenue in the Tax Increment Fund	Revenue	Amount and Purpose of Expenditures From the Fund	Expenditures	Amount of Principal and Interest Due on Outstanding Bonded Indebtedness	Fund Activity for the Fiscal Year	Amount	
City Tax Increment Payment	\$ 1,895,110	Administration and Legal Fees	\$ 93,860	Principal (Series 2016)	\$ 2,425,000	Beginning Fund Balance	\$ 6,534,008
County Tax Increment Payment	\$ 730,677	City Imputed Costs or Cost of Services	\$ -	Interest (Series 2016)	\$ 645,500	Revenues	\$ 2,836,024
Interest Income	\$ 210,238	Cash Payments For Reimbursable Items	\$ -	Principal (Series 2010B)	\$ 265,000	Expenditures	\$ 629,174
Other	\$ -	Bond Proceed Payments for Reimbursable Items	\$ -	Interest (Series 2010B)	\$ 13,026		
Proceeds from Sale of Debt	\$ -	Debt Service Payments on Bonds or Other Debt	\$ 535,314				
Total	\$ 2,836,024	Total	\$ 629,174	Total	\$ 3,348,526	Ending Fund Balance	\$ 8,740,857

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

CITY OF MISSOURI CITY

Designating City or County

ALLENA PORTIS

Contact Person

FINANCE DIRECTOR & CHIEF FINANCIAL OFFICER

Title

1522 TEXAS PARKWAY

Current Mailing Address (number and street)

MISSOURI CITY

City

FORT BEND

County

77489

ZIP Code

281.403.8614

Phone (area code and number)

281.261.8979

Fax Number

ALLENA.PORTIS@MISSOURICITYTX.GOV

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TAX INCREMENT REINVESTMENT ZONE NUMBER TWO CITY OF MISSOURI CITY, TEXAS

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10/01/2018 and ending 09/30/2019

3. Has the termination date of the TIRZ been modified? (If "No" skip to question 4. If "Yes", please provide ordinance.) Yes No

a. Original Termination Date: _____ b. Modified Termination Date: _____

4. Size of the TIF reinvestment zone in acres: 2,412

5. Has the size of the zone increased or decreased since creation?: Yes No

6. If you answered "Yes" in question #4, please indicate which? Increased Decreased

7. Property types (select one only): Residential Commercial/Industrial Both

8. Have one or more abatements been given to business(es) to locate in the TIRZ (if "No" then skip to question #10)? Yes No

9. What are the individual account numbers assigned to each active abated property that is located in the TIRZ?

8. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: _____

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: _____

9. TIF fund balance (end of year):	\$ 8,740,857
10. List of fund revenues:	
Total tax increments received	\$ 2,625,786
Sales tax increments	\$ _____
Loans	\$ _____
Sale of bonds	\$ _____
Sale of property	\$ _____
Other	\$ 210,238
TOTAL ANNUAL REVENUES	\$ 2,836,024
11. List of fund expenditures:	
Administrative	\$ 93,860
Property purchased	\$ _____
Public improvements	\$ _____
Facade renovations	\$ _____
Parking	\$ _____
Historic preservation	\$ _____
Transit	\$ _____
Affordable housing	\$ _____
Economic development programs	\$ _____
Other	\$ 535,314
TOTAL ANNUAL EXPENDITURES	\$ 629,174
12. Bonded indebtedness:	
Principal due	\$ 2,690,000
Interest due	\$ 658,526

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions in the "lead taxing unit." If the zone has increased in size since it's creation and is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision. DO NOT INCLUDE numbers from "participating taxing units."

13. Reinvestment zone values:	
Tax increment base	\$ 2,114,010
Current captured appraised value	\$ 300,811,033
Tax increment reinvestment zone total (add above 2 lines together)	\$ 302,925,043
Name of the subdivision 1 (if applicable)	VICKSBURG

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$ _____
Current captured appraised value	\$ _____
Tax increment reinvestment zone total (add above 2 lines together)	\$ _____
Name of the subdivision 2 (if applicable)	_____

Tax increment base \$ _____

Current captured appraised value \$ _____

Tax increment reinvestment zone total (add above 2 lines together) \$ _____

Name of the subdivision 3 (if applicable)

Tax increment base \$ _____

Current captured appraised value \$ _____

Tax increment reinvestment zone total (add above 2 lines together) \$ _____

Name of the subdivision 4 (if applicable)

Total tax increment base of all subdivisions combined \$ _____

Total current captured appraised value of all subdivisions combined \$ _____

TOTAL TIRZ values of all subdivisions combined \$ _____

STEP 3: Signature of Person Completing Form

sign here ▶


Authorized Signature

Director of Financial Svcs
Title

2/6/2020
Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, on or before the 150th day following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

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Data Analysis and Transparency Division
Post Office Box 13528
Austin, Texas 78711-3528

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Mayor

MAYOR YOLANDA FORD
1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

February 17, 2020

Hon. Glenn Hegar
Texas Comptroller of Public Accounts
Post Office Box 13528, Capitol Station
Austin, TX 78711-3528

Dear Comptroller,

Pursuant to Texas Tax Code, Section 311.016, the fiscal year 2019 annual report for Reinvestment Zone Number Three, City of Missouri City is hereby submitted.

Sincerely,

Yolanda Ford, Mayor
City of Missouri City, Texas

xc: Office of the Attorney General
Post Office Box 12548
Austin, TX 78711-2548

Mike Esparza
Property Tax Division
Texas Comptroller of Public Accounts
Post Office Box 13528
Austin, TX 78711-3528

Hon. K. P. George
County Judge
Fort Bend County
401 Jackson Street
Richmond, Texas 77469

Charles E. Dupre, Ed.D.
Superintendent
Fort Bend Independent School District
P.O. Box 1004
Sugar Land, TX 77487-1004

Dr. Cesar Maldonado
Chancellor
Houston Community College
3100 Main Street
Houston, Texas 77002

Sienna Plantation Management District
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Sienna Plantation Levee Improvement District
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Sienna Plantation Municipal Utility District No. 10
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Sienna Plantation Municipal Utility District No. 12
c/o Joe B. Allen
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Sienna Plantation Municipal Utility District No. 13
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Tax Increment Reinvestment Zone Annual Report - Fiscal Year 2019
Pursuant to Chapter 311, Section 16

City/TIRZ	County	Year Zone Created	Participating Taxing Units	Tax Year	Tax Increment Base and Current Captured Appraised Value Retained by the Zone	Values
Missouri City/TIRZ 3	Fort Bend	1999	City of Missouri City Fort Bend County	2018	Base Value Taxable Value Captured Value	\$ 28,704,500 \$ 175,081,284 \$ 146,376,784

Amount and Source of Revenue in the Tax Increment Fund	Revenue	Amount and Purpose of Expenditures From the Fund	Expenditures	Amount of Principal and Interest Due on Outstanding Bonded Indebtedness	Fund Activity for the Fiscal Year	Amount
City Tax Increment Payment	\$ 922,024	Administration and Legal Fees	\$ 93,600		Beginning Fund Balance	\$ 4,240,730
County Tax Increment Payment	\$ 526,131	City Imputed Costs or Cost of Services	\$ -		Revenues	\$ 2,182,530
Interest Income	\$ -	Cash Payments For Reimbursable Items	\$ -		Expenditures	\$ 1,084,856
Other	\$ 636,783	Bond Proceed Payments for Reimbursable Items	\$ -			
Proceeds from Sale of Debt	\$ 97,592	Debt Service Payments on Bonds or Other Debt	\$ 991,256			
Total	\$ 2,182,530	Total	\$ 1,084,856	Total	Ending Fund Balance	\$ 5,338,404

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

CITY OF MISSOURI CITY

Designating City or County

ALLENA PORTIS

FINANCE DIRECTOR & CHIEF FINANCIAL OFFICER

Contact Person

Title

1522 TEXAS PARKWAY

Current Mailing Address (number and street)

MISSOURI CITY

FORT BEND

77489

City

County

ZIP Code

281.403.8614

281.261.8979

ALLENA.PORTIS@MISSOURICITYTX.GOV

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF MISSOURI CITY, TEXAS

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10/01/2018 and ending 09/30/2019

3. Has the termination date of the TIRZ been modified? (If "No" skip to question 4. If "Yes", please provide ordinance.) Yes No

a. Original Termination Date: _____ b. Modified Termination Date: _____

4. Size of the TIF reinvestment zone in acres: _____ 581.344

5. Has the size of the zone increased or decreased since creation?: Yes No

6. If you answered "Yes" in question #4, please indicate which? Increased Decreased

7. Property types (select one only): Residential Commercial/Industrial Both

8. Have one or more abatements been given to business(es) to locate in the TIRZ (if "No" then skip to question #10)? Yes No

9. What are the individual account numbers assigned to each active abated property that is located in the TIRZ?

8. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: _____

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: _____

9. TIF fund balance (end of year):	\$	5,338,404
10. List of fund revenues:		
Total tax increments received	\$	2,084,938
Sales tax increments	\$	
Loans	\$	
Sale of bonds	\$	
Sale of property	\$	
Other	\$	97,592
		TOTAL ANNUAL REVENUES
	\$	2,182,530
11. List of fund expenditures:		
Administrative	\$	93,600
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	991,256
		TOTAL ANNUAL EXPENDITURES
	\$	1,084,856
12. Bonded indebtedness:		
Principal due	\$	0
Interest due	\$	0

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions in the "lead taxing unit." If the zone has increased in size since it's creation and is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision. DO NOT INCLUDE numbers from "participating taxing units."

13. Reinvestment zone values:		
Tax increment base	\$	28,704,500
Current captured appraised value	\$	146,376,784
Tax increment reinvestment zone total (add above 2 lines together)	\$	175,081,284
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	
Name of the subdivision 2 (if applicable)		

Tax increment base \$ _____

Current captured appraised value \$ _____

Tax increment reinvestment zone total (add above 2 lines together) \$ _____

Name of the subdivision 3 (if applicable)

Tax increment base \$ _____

Current captured appraised value \$ _____

Tax increment reinvestment zone total (add above 2 lines together) \$ _____

Name of the subdivision 4 (if applicable)

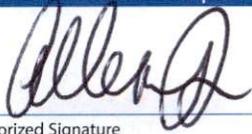
Total tax increment base of all subdivisions combined \$ _____

Total current captured appraised value of all subdivisions combined \$ _____

TOTAL TIRZ values of all subdivisions combined \$ _____

STEP 3: Signature of Person Completing Form

sign here →


Authorized Signature

Director of Financial Services
Title

2/6/2020
Date

Instructions

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Step 3: Signature of Person Completing Form

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**Council Agenda Item
February 17, 2020**

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

February 17, 2020

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. This item was presented to City Council on November 18, 2019 and no action was taken. A community meeting was held on January 15, 2020 to provide information and answer questions regarding the Section 5 assessment.

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 February 5, 2020. 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.

If the City Council fails to take action on this item, the direct fiscal impact for the 27 properties within section 5 would be approximately \$493,618 plus interest. In addition to this cost, other PID assessments may be challenged which could result in the loss of millions of dollars for the City. Any loss could result in an increase in the I&S portion of the City's tax rate, which would impact all property owners within the City; some of which are paying or have paid for their water and sewer infrastructure through MUD taxes and other mechanisms.

SUPPORTING MATERIALS

1. Ordinance
2. Public Hearing Notice
3. Section 5 Recorded Plat
4. Lake Shore Harbour Conceptual Plan
5. Proposed Ordinance with PID 2 Section 5 Assessment Roll
6. PID 2 Service & Assessment Plan O-07-31
7. 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

ORDINANCE NO. O-19- __

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, LEVYING AN ASSESSMENT AGAINST CERTAIN 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, pursuant to Ordinance No. O-13-30, adopted by the City Council of the City of Missouri City on September 3, 2013, the City assessed certain properties within the PID;

WHEREAS, the City Council has 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 10th day of February, 2019.

PASSED, APPROVED and ADOPTED on second and final reading this 17th day of February, 2019.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney



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: February 3, 2020

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, February 17, 2020, 7:00 p.m.

LOCATION: City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas

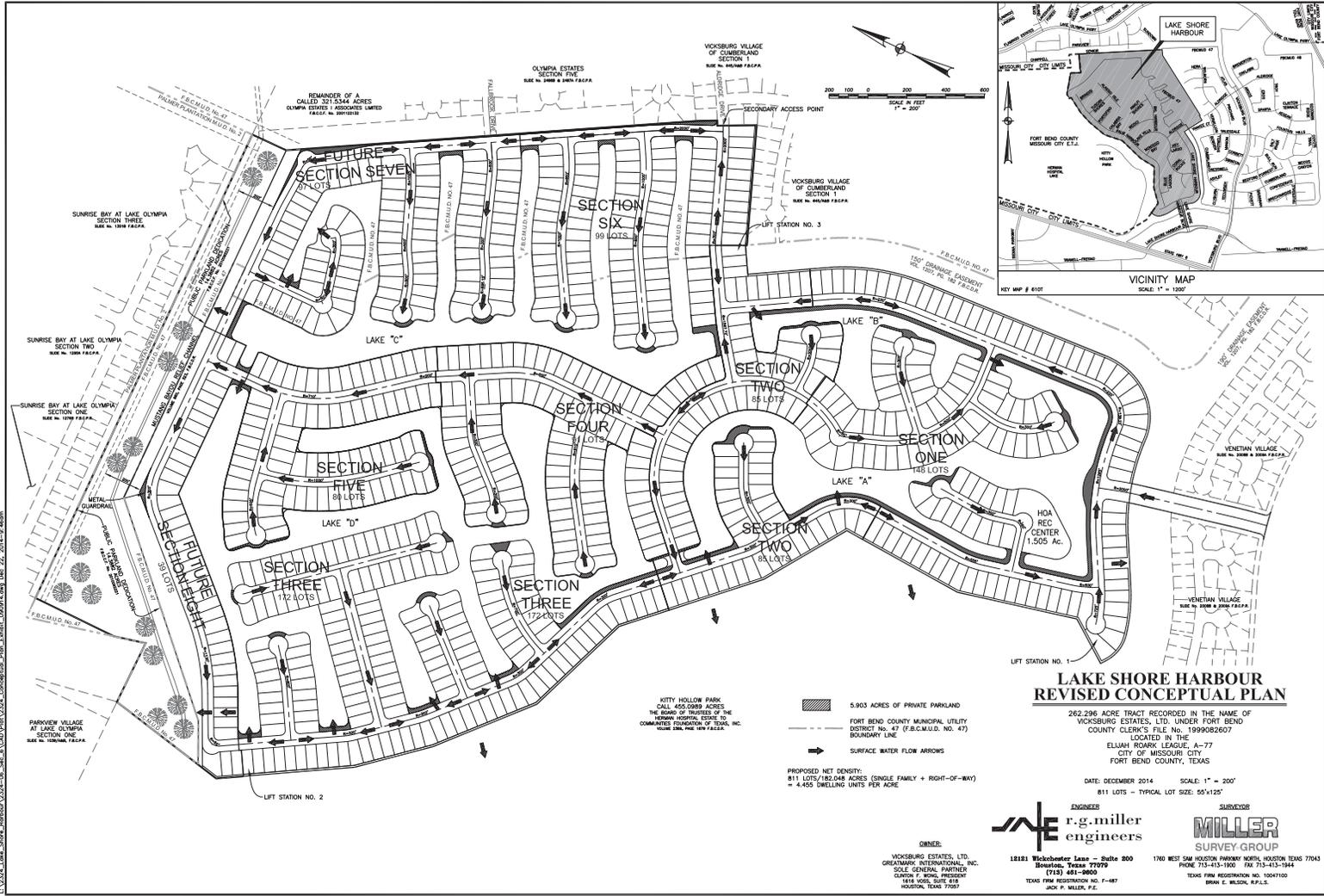
COST OF IMPROVEMENTS: \$1,462,572

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.



U:\3324_Lake_Shore_Harbour\3324-06_Site_Plan\3324-06_Conceptual_Plan_SitePlan_020116.dwg, Date: 22, 2014 4:46pm

**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
 ELLIAM BOARK LEAGUE, A-77
 CITY OF MISSOURI CITY
 FORT BEND COUNTY, TEXAS

DATE: DECEMBER 2014 SCALE: 1" = 200'
 811 LOTS - TYPICAL LOT SIZE: 95'x125'

- 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/176.048 ACRES (SINGLE FAMILY + RIGHT-OF-WAY)
 = 4,605 DWELLING UNITS PER ACRE

KITTY HOLLOW PARK
 CALL 450-0088 ACRES
 THE BOARD OF TRUSTEES OF THE
 HERMAN HOOPER, TRUSTEES TO
 COMBINED FOUNDATION OF TEXAS, INC.
 10015 196, ONE 199 F&P&A

ENGINEERS
r.g.miller
engineers

18121 Winkchester Lane - Suite 800
 Houston, Texas 77079
 (713) 451-8800
 TEXAS P&M REGISTRATION NO. F-487
 JACK P. MILLER, P.E.

SURVEYORS
MILLER
SURVEY GROUP

1700 WEST 5TH HOUSTON PARKWAY WEST HOUSTON TEXAS 77043
 PHONE 713-413-1900 FAX 713-413-1944
 TEXAS P&M REGISTRATION NO. 10047100
 BRUCE C. MILLER, S.F.S.

OWNER:
 VICKSBURG ESTATES, LTD.
 GREATMARK INTERNATIONAL, INC.
 SOLE GENERAL PARTNER
 CLYDE F. BARK, PRESIDENT
 1616 LOBB, SUITE 505
 HOUSTON, TEXAS 77057

**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 24th
day of June, 2007.



Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

**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)
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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**.

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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:


Caroline Kelley, City Attorney

LAKE SHORE HARBOUR SECTION 5 ASSESSMENT ROLL

Property Owner	Subd.Code	Sec	Blk	Lot	Sch Dist	Street Address	Total	Financed	Thirty Year
							Assessment	Assessment	Financed
							Amount	Annual	Assessment
								Payment	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	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



City Secretary

1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

THE STATE OF TEXAS
COUNTY OF FORT BEND

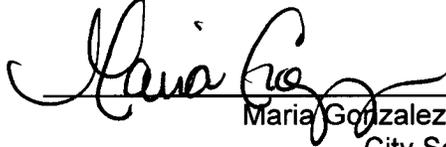
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CERTIFICATE TO COPY OF PUBLIC RECORD

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



RETURNED AT COUNTER TO:

Marie Gonzalez
1522 Texas Parkway
Missouri City, Texas 77499

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

February 17, 2020

To: Mayor and City Council
Agenda Item: 7(b)(2) Gulf Coast Water Authority Disannexation Request
Submitted by: E. Joyce Iyamu

SYNOPSIS

The owner of an approximate 5.36-acre tract of land has petitioned for the disannexation of the property. This is the second and final public hearing on disannexing the property.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Have quality development through buildout

BACKGROUND

Pursuant to Sections 43.142 and 43.145 of the Texas Local Government Code and Section 2.02 of the City's Home Rule Charter, the Gulf Coast Water Authority (GCWA) has requested that the City of Missouri City disannex an approximate 5.36-acre tract of land owned by GCWA. The land will be used to maintain a water pumping station.

The land is located within the corporate limits of Missouri City, Texas, north of the Sienna Sports Complex, south of the Sienna Village of Bees Creek subdivision, east of the Brazos River, and west of the Brazos Canal Access. If the land is disannexed, it will be surrounded by Missouri City on all sides. Pursuant to Section 43.057 of the Texas Local Government Code, the City Council of the City of Missouri City will have to find that surrounding the land is in the public interest prior to disannexation.

Notice of the first public hearing was published in the *Fort Bend Independent* on Wednesday, January 29, 2020, and the first public hearing was held on February 10, 2020. Notice of this second public hearing was published on Wednesday, February 5, 2020 in the *Fort Bend Independent*. The ordinance disannexing the property will be considered at the regular city council meeting on March 16, 2020.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY 20 Funds Budgeted	FY 20 Funds Available	Amount Requested
N/A	N/A	N/A	N/A	N/A	N/A

The Property has been exempt from property taxes because it was previously owned by a governmental entity.

Purchasing Review: N/A
Financial/Budget Review: Allena Portis, Director of Financial Services

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. Disannexation request

STAFF'S RECOMMENDATION

Staff recommends that the City Council hold the required hearing.

Director Approval:

E. Joyce Iyamu



Gulf Coast Water Authority

3630 FM 1765

Texas City, Texas 77591

409.935.2438

fax 409.935.4156

January 23, 2020

MAYOR AND COUNCIL
CITY OF MISSOURI CITY
CITY HALL
1522 Texas Parkway
Missouri City, Texas 77489

RE: GULF COAST WATER AUTHORITY

Mayor and City Council,

Gulf Coast Water Authority is a conservation and reclamation district created by the Texas Legislature. The Authority respectfully requests that the City disannex the property described in Exhibit A, which is used by the Authority as part of its water transport facilities. Attached hereto is the action that the Authority requests.

Gulf Coast Water Authority, on behalf of its agents, heirs, executors, successors, assigns, and administrators, has determined that the amount of property taxes and fees collected by the City during the time the property has been located within the City is less than or equal to the amount of money that the City has spent for the direct benefit of the property during that same period, and in so determining has released and forever discharged the City from any and all remedies or rights as set forth in law or equity pertaining to such taxes and fees.

Respectfully,

A handwritten signature in blue ink that reads "Russell C. Jones". The signature is written in a cursive style and is positioned over the typed name and title.

Russell C. Jones
President, Gulf Coast Water Authority Board of Directors

Exhibit A, attached.



ORDINANCE NO. O-20-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, DISANNEXING AN APPROXIMATE 5.36-ACRE TRACT OF LAND LOCATED NORTH OF THE SIENNA SPORTS COMPLEX, SOUTH OF THE SIENNA VILLAGE OF BEES CREEK SUBDIVISION, EAST OF THE BRAZOS RIVER, AND WEST OF THE BRAZOS CANAL ACCESS ROAD; AND PROVIDING A SAVINGS AND SEVERABILITY CLAUSE.

* * * * *

WHEREAS, the Gulf Coast Water Authority (the "Owner"), the owner of an approximate 5.36-acre tract of land, more particularly described on Exhibit "A" attached hereto and located within the corporate limits of Missouri City, Texas, north of the Sienna Sports Complex, south of the Sienna Village of Bees Creek subdivision, east of the Brazos River, and west of the Brazos Canal Access Road (the "Property") has petitioned the City of Missouri City (the "City") to disannex and detach such land from the City in accordance with Sections 43.142 and 43.145 of the Texas Local Government Code and Section 2.02 of the City's Home Rule Charter; and

WHEREAS, at the time of the adoption of this Ordinance, the City of Missouri City has a population more than 4,000; and

WHEREAS, at the time of the adoption of this Ordinance, Fort Bend County and Harris County have populations of more than 205,000; and

WHEREAS, the Property includes at least three contiguous acres that are unimproved and adjoining the municipality; and

WHEREAS, the Owner, on behalf of its agents, heirs, executors, successors, assigns, and administrators, has determined that the amount of property taxes and fees collected by the City during the time the Property has been located within the City is less than or equal to the amount of money that the City has spent for the direct benefit of the Property during that same period, and in so determining has released and forever discharged the City from any and all remedies or rights as set forth in law or equity pertaining to such taxes and fees; and

WHEREAS, the City timely published notice and held two public hearings at which persons interested in such disannexation were afforded the opportunity to be heard; and

WHEREAS, the City has determined that the Property is unimproved and is within the vicinity of the City's boundaries; and

WHEREAS, disannexing the Property may cause the Property to be entirely surrounded by the City; and

WHEREAS, pursuant to Section 43.057 of the Texas Local Government Code, the City Council of the City finds that surrounding the Property is in the public interest; and

WHEREAS, the City Council of the City finds that it is in the best interest of the City to grant the petition, disannex the Property as part of the City, and surround the Property; now therefore,

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

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

Section 2. The Property described on Exhibit "A" is hereby disannexed from the municipal boundaries of the City. The Mayor of the City is authorized to enter an order into the records of the City confirming the disannexation of the Property, and City staff members are hereby authorized to do all things reasonably required to implement this Ordinance.

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 Meeting 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.

Section 4. If any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions hereof. Such remaining portion or portions shall be and remain in full force and effect. Should this Ordinance for any reason be ineffective as to any part of the area hereby disannexed from the City of Missouri City, such ineffectiveness of this Ordinance as to any such part or parts of any such area shall not affect the effectiveness of the Ordinance as to all of the remainder of such area. The City Council hereby declares its purpose to disannex from the City of Missouri City every part of the area described in Section 2 of this Ordinance. Provided, further, that if there is included in the general description of territory set out in Section 2 of this Ordinance any land or area which is already not a part of and excluded from the general limits of the City of Missouri City or for which the City of Missouri City does not have legal authority to disannex, the same is hereby excluded and excepted from the territory to be disannexed as fully as if such excluded and excepted area was specifically described herein.

PASSED AND APPROVED on first reading this ____ day of _____, 2020.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of _____, 2020.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

1-28-2020

HENRY STEINKAMP, INC.
Texas Licensed Surveying Firm No. 10005000
Land Boundary & Topographic Surveying
909 Fifth Street
Rosenberg, Texas 77471
Telephone/Fax 281.342.2241
email: schodek@yahoo.com

Franklin R. Schodek
Registered Professional Land Surveyor

James L. Syptak, Sr.
Registered Professional Land Surveyor

January 16, 2020

A Field Note Description of 5.355 Acres of Land for De-Annexation from the City of Missouri City City Limits being all of the Original Gulf Coast Water Authority's R242991 Call 3.3.584 Acre Tract and 1.771 Acres off of the Westerly end of the Gulf Coast Water Authority's R217726 Call 27.5461 Acre Tract (Volume 194, PAGE 91; Deed Records and Volume 2301, Page 674; Official Records); in the Thomas Barnett League, Abstract No. 7, Fort Bend County, Texas.

Beginning at a capped iron rod stamped "LJA" found marking the Southwest corner of the GCWA to Sienna/Johnson North; LP Part II, 5.317 Acre Tract (FBC 2000009779);

THENCE, North 87deg.21'36" East, along the North line of the Gulf Coast Water Authority's call original 5.0 Acre Tract (Volume 194, Page 91; DRFBCT), 56.0 feet to a point on the centerline of a Levee and marking the Northeast corner of this tract;

THENCE, South, along the centerline of the Levee, 170.58 feet to an angle point;

THENCE, South 53deg.15'07" East, at 29.3 feet begins corner on the Northeast face of a Concrete Headwall, leaving said Headwall at 142.4 feet, in all 249.39 feet to a point in the Northwest line of the Centerpoint Energy Houston Electric, LLC R30718 0.5344 Acre Tract (FBC 2002094441) and marking the East corner of this tract;

THENCE, South 51deg.14'14" West, along said Northwest line of said Centerpoint Energy Houston Electric, LLC Tract, 157.25 feet to a point for corner on the North Bank of the Brazos River and marking the South corner of this tract;

THENCE, Northwesterly along the North Bank of the Brazos River with the following courses and distances:

North 39deg.09'36" West, 110.0 feet to an angle point;
North 42deg.40'01" West, 46.95 feet to an angle point;
North 57deg.53'07" West, 43.53 feet to an angle point;
North 82deg.46'07" West, 55.99 feet to an angle point;
North 89deg.38'39" West, 62.46 feet to an angle point;
North 54deg.29'52" West, 50.0 feet to an angle point;
North 80deg.30'33" West, 54.89 feet to an angle point;
South 88deg.21'40" West, 43.53 feet to an angle point;
North 66deg.30'52" West, 44.75 feet to an angle point;
North 81deg.11'24" West, 25.69 feet to an angle point;
North 14deg.18'50" West, 7.01 feet to an angle point;

Page 2.

5.355 Acres

Thomas Barnett League, Ab. 7

Fort Bend County, Texas.

THENCE, Northerly along the Top East Bank of the Steepbank Creek with the following courses and distances:

North 24deg.38'09" East, 25.89 feet to an angle point;
North 46deg.50'34" West, 19.79 feet to an angle point;
North 67deg.14'40" West, 46.0 feet to an angle point;
North 22deg.01'16" East, 41.49 feet to an angle point;
North 70deg.04'41" East, 24.09 feet to an angle point;
North 04deg.11'37" West, 16.57 feet to an angle point;
North 46deg.51'20" West, 43.63 feet to an angle point;
North 00deg.57'22" East, 48.25 feet to an angle point;
North 28deg.05'14" East, 47.49 feet to an angle point;
North 10deg.00'53" West, 52.76 feet to an angle point;
North 09deg.23'12" East, 48.84 feet to an angle point;
North 26deg.30'35" East, 66.36 feet to an angle point;
North 03deg.45' East, 233.0 feet to an angle point;
North 39deg. East, 171.0 feet to an angle point;
North 49deg.20' East, 172.75 feet to a point marking the Northerly Northwest corner of this tract:

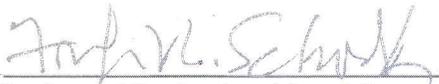
THENCE, North 68deg.43'32" East, 157.88 feet to a point marking the Northerly Northeast corner of this tract:

THENCE, South 45deg.48'37" West, along the Westerly line of the GCWA to Sienna/Johnson North, LP Part II-5.317 Acre Tract (FBC 2000009779), 212.17 feet to an angle point;

THENCE, South 21deg.25'36" West, 463.58 feet along said Westerly line of said 5.317 Acre Tract to a point marking a re-entrant corner of this tract:

THENCE, South 60deg.57'04" East, along a South line of said 5.317 Acre Tract 272.41 feet to a point for corner:

THENCE, South 02deg.38'24" East, 21.26 feet along a West line of said call 5.317 Acre Tract to the place of beginning and containing 5.355 Acres of Land.

Signed: 
Registered Professional Land Surveyor No. 1535

NOTE: Not a field survey this date, based on field surveys by our Firm dated August 23, 2018 and March 18, 2109.



**Council Agenda Item
February 17, 2020**

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



CITY COUNCIL AGENDA ITEM COVER MEMO

February 17, 2020

To: Mayor and City Council
Agenda Item: 9(a) EMS - Authorize the Mayor to sign a letter of approval for Spartans EMS LLC to operate a non-emergency ambulance service within the city limits of Missouri City.
Submitted by: Eugene Campbell Jr., Fire Chief

SYNOPSIS

Staff received a request from Spartans EMS LLC, 2801 Rolido Dr. #102, Houston, Texas 77063, a non-911 emergency medical service (EMS) provider to operate within the city limits of Missouri City. Pursuant to Texas Health and Safety Code Section 773.0573, City Council may issue a letter of approval if the Council determines certain conditions exist. Pursuant to Council's direction, staff is presenting this item for consideration by Council.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Grow business investments in Missouri City

BACKGROUND

In the 2013 legislative session, a provision was passed creating a new requirement (approval by the governing body of a city or county, as applicable) for emergency medical services providers to cut back on fraud and waste in certain federal programs. The Centers of Medicare and Medicaid Services established a moratorium on licensing new emergency medical services providers from about July 2013 to August 2014, which stopped the establishment of certain new EMS providers during that time. After the moratorium new licensing of emergency service providers was reinstated.

Pursuant to Texas Health and Safety Code Section 773.0573, city council may issue a letter of approval to an emergency medical services provider applicant who is applying to provide emergency medical services in the city **only if** the city council determines that:

- (1) the addition of another licensed non-emergency medical services provider will not interfere with or adversely affect the provision of emergency medical services by the licensed emergency medical services provider operating in the municipality;
- (2) the addition of another licensed non-emergency medical services provider will remedy an existing provider shortage that cannot be resolved through the use of the licensed emergency medical services provider operating in the municipality; and
- (3) the addition of another licensed non-emergency medical services provider will not cause an oversupply of licensed non-emergency medical services providers in the municipality.

Raed Basalat, Owner and Administrator of Spartans EMS LLC, contacted Fire Chief Eugene Campbell Jr., seeking approval to operate a non-emergency EMS service in Missouri City.

According to the Texas Department of State Health Services (TDSHS), Missouri City, Sugar Land, Pearland, Stafford and Fort Bend County currently have licensed non-emergency emergency services providers operating in their Cities.

SUPPORTING MATERIALS

1. Request approval letter for the City of Missouri City from Spartans EMS LLC.

STAFF'S RECOMMENDATION

Authorize the Mayor to sign a letter approving Missouri City Health Services Inc. to operate within the City of Missouri City with the following determinations and stipulations:

- (1) the addition of another licensed non-emergency medical services provider will not interfere with or adversely affect the provision of emergency medical services by the licensed emergency medical services providers operating in the City of Missouri City;
- (2) based on limited information at the City's disposal, the addition of another licensed non-emergency medical services provider will remedy an existing provider shortage that cannot be resolved through the use of the licensed emergency medical services providers operating in the City of Missouri City; and
- (3) the addition of another licensed non-emergency medical services provider will not cause an oversupply of licensed non-emergency medical services providers in the City of Missouri City.

Additionally, the provider will refer all emergency (911) medical calls within Missouri City to the appropriate 911 Communications Center. Finally, if the provider is unable to maintain the necessary license, permit or other related authority to operation in the State of Texas for a period of more than five (5) days, the approval shall be deemed revoked.

Director Approval: Eugene Campbell, Jr, Fire Chief

SPARTANS EMS LLC
2801 ROLIDO DR # 102
HOUSTON, TX 77063
OFFICE: 832-807-0928

RECEIVED
1/22/2020



To: Mr. Eugene Campbell, Fire Chief, Missouri City
Missouri City City Council
From: Raed Basalat , Owner and Administrator, SPARTANS EMS LLC
Date: 01/22/2020

Re: Letter of Approval for Missouri City

This letter is seek the approval of the governing body, the Missouri City City Council, in order for our EMS Provider company to become licensed through the Texas Department of State Health Services to be able to provide and render our services to the community and patients of Missouri City and Fort Bend county area.

We are asking City Council to please grant permission and rights to operate within Missouri City and its city limits. This letter is being submitted prior to the actual TDSHS EMS Provider License application, since we are trying to make sure we will be able to operate within the City before beginning the application process. We have formed a partnership along with 24 HOUR SERVICE EMS INC, as part of the State's required Mutual Aid Agreement. We have come to an agreement, that if for whatever reason, due to a shortage, high volume, or in case of a disaster, we are unable to take some of our own calls, they will be forwarded to 24 HOUR SERVICE EMS INC to ensure that all are responded to and taken care of.

SPARTANS EMS LLC strives to follow all rules, regulations, and guidelines set in place by the Texas Department of State Health Services, CMS, Medicare, TMHP, and by the Missouri City EMS Program. SPARTANS EMS LLC conducts internal inspections and monitors the company's office, vehicles and documentation to ensure that we remain in compliance at all times. We hold each and every one of our employees accountable and make them responsible for their assigned roles in our day to day operations. We are also in close touch with our Medical Director and make our office, vehicles, and documentation readily available to him for inspections, evaluations, and input for corrections and concerns.

SPARTANS EMS LLC
2801 ROLIDO DR # 102
HOUSTON, TX 77063
OFFICE: 832-807-0928

SPARTANS EMS LLC can also attest that with the addition of our EMS Provider License, our company will not interfere or adversely affect any other existing EMS Providers and would be able to coexist within the same city in a professional manner. Also, since we believe our EMS company would not cause an oversupply for the City of EMS Providers. With Missouri City being a city that is continuously expanding, there are many patients that require EMS Providers to meet their needs. SPARTANS EMS LLC would ensure that any patients served by our company would be receiving the highest quality of care that can be given.

Please take our request for a Letter of Approval into consideration, if there are any questions or concerns, please contact me at the phone # and email listed above.

Thank you,



Raed Basalat,
Owner and Administrator of Record
SPARTANS EMS LLC



MAYOR YOLANDA FORD

1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

February __, 2020

Spartans EMS LLC
Attention: Raed Basalat, Owner and Administrator

Dear Mr. Sabbah:

This letter is in response to your request to provide non-emergency emergency medical services in the City of Missouri City, Texas, in accordance with Texas Health and Safety Code Section 773.0573. The City Council of the City of Missouri City considered your request at the February 17, 2020, a regular meeting of the City Council, at which the City Council determined the following:

(1) the addition of another licensed non-emergency medical services provider will not interfere with or adversely affect the provision of emergency medical services by the licensed emergency medical services providers operating in the City of Missouri City;

(2) based on limited information at the City's disposal, the addition of another licensed non-emergency medical services provider will remedy an existing provider shortage that cannot be resolved through the use of the licensed emergency medical services provider operating in the City of Missouri City; and

(3) the addition of another licensed non-emergency medical services provider will not cause an oversupply of licensed non-emergency medical services providers in the City of Missouri City.

As such, your request to provide non-emergency emergency medical services in the City of Missouri City, Texas, is hereby approved, provided that, in the event, you receive a request for emergency medical services within Missouri City you must route those calls to Missouri City's or Fort Bend County's 911 center. Additionally, if, at any time after you receive this letter, you fail to hold or maintain a necessary license, permit, or other related authority to operate in the State of Texas for a period of five (5) or more days, this approval shall be deemed to be revoked.

If you have any questions, please contact Missouri City Fire & Rescue at 281-403-4300.

Sincerely,

Yolanda Ford
Mayor

Copy to:
Eugene Campbell, Jr., Fire Chief
E. Joyce Iyamu, City Attorney



**CITY COUNCIL
AGENDA ITEM COVER MEMO**

February 17, 2020

To: Mayor and City Council
Agenda Item: 9(b) Authorize Purchase of Fleet Equipment
Submitted by: Mike Tubbs, Fleet Superintendent

SYNOPSIS

The Fleet Maintenance Division requests to purchase (6) replacement vehicles that remain for FY 2020 approved replacement vehicles. All replacement vehicles have exceeded the recommended (City approved Fleet Replacement Policy) “point’s value” deeming those candidates for replacement. These units are proposed for purchase utilizing the City’s interlocal purchasing agreement with Fort Bend County by virtue of the Fort Bend County awarded contract # 20-023.

STRATEGIC PLAN 2020 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

The total expenditure for these six (6) vehicles is \$192,025

Additionally, staff anticipates an additional \$19,200 for “Make Ready Equipment” (up-fit).

The total expenditure for these vehicles and equipment is \$211,225.

- **Four (4)** - Replacement Units 2020 Ford Explorer Police Utility.
FBC Contract # 20-023. Cost \$34,715 per unit.
- **One (1)** – Replacement Units 2020 Ford F-150 Extended Cab.
FBC Contract # 20-023. Cost \$24,190 per unit.
- **One (1)** – Replacement Unit 2020 Ford F-150 Extended Cab 4X4
FBC Contract # 20-023. Cost \$28,975 per unit.

BUDGET ANALYSIS

Funding Source	Account Number	Project Code/Name	FY 2020 Funds Budgeted	FY 2020 Funds Available	Amount Requested
Fleet Replacement Fund	606-58650-15-999	Transportation Equipment	\$794,619*	\$295,469	\$211,225

*Includes an adjustment of \$17,119 for prior year encumbrances as authorized in Section 9.06 of the City Charter.

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 City Council approval of this purchase using 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 VEHICLE	OPTIONS	COLOR	REPLACEMENT COST	DEPARTMENT	OUTFITTING COST
6205	2006	FORD	F-150 EXT CAB	2020 F150 EXT. CAB	LIGHT BAR	WHITE	\$24,190.00	CODE ENFORCEMENT	1,500.00
5103	2009	FORD	F-150 EXTENDED CAB	2020 F150 CREW CAB 4X4	LIGHT BAR	WHITE	\$28,975.00	PARKS	1,500.00
2569	2014	FORD	EXPLORER	2020 POLICE EXPLORER	POLICE PACKAGE	BLACK	\$34,715.00	POLICE	3,800.00
2563	2014	FORD	EXPLORER	2020 POLICE EXPLORER	POLICE PACKAGE	BLACK	\$34,715.00	POLICE	3,800.00
2568	2014	FORD	EXPLORER	2020 POLICE EXPLORER	POLICE PACKAGE	BLACK	\$34,715.00	POLICE	3,800.00
2567	2014	FORD	EXPLORER	2020 POLICE EXPLORER	POLICE PACKAGE	BLACK	\$34,715.00	POLICE	3,800.00
							\$192,025.00		\$19,200
								GRAND TOTAL	\$211,225

Police Explorer

HELLFMAN FORD

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

QUOTATION

Bill Chrisman
Fleet/Commercial Sales Director
Direct 281.274.7204
bchrism@hellmanford.com

12220 Southwest Frwy
Stafford, TX 77
Phone 281.240.3
Fax 281.240.4

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 K8VA

Body Style: _____

Factory List POLICE INTERCEPTOR \$ _____

Freight \$ _____

Dealer Handling SAME EQUIPMENT \$ _____

Federal Tax AS PREVIOUS \$ _____

Accessories RED FORD BRAND BLD 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

License \$ 1 included

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: _____

2563
2567
2568

HELFMAN FORD

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

QUOTATION



Bill Chrisman

Fleet Commercial Sales Director

Direct 281.274.7204
bchrisman@helfmanford.com

12220 Southwest Freeway
Stafford, TX 77477
Phone 281.240.3673
Fax 281.240.4147

CITY OF MISSOURI CITY
ATTN: Mike Tubbs

Date 12-12-19

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model X1E

Body Style	<u>F150 Extended Cab</u>	\$	_____
Factory List	<u>4x4 Pickup</u>	\$	_____
Freight	<u>6 1/2' bed</u>	\$	_____
Dealer Handling		\$	_____
Federal Tax		\$	_____
Accessories		\$	_____
	<u>V-8</u>		
	<u>R. Camera</u>		
	<u>sync</u>		
	<u>FN A. top pkg</u>		
	<u>R windows, locks, mirrors</u>		
			<u>28,600</u>
	<u>plus: spray bed</u>		
	<u>liner</u>		<u>375</u>

List Price	\$	_____
Fleet Discount	\$	_____
Net Selling Price	\$	<u>28,975</u>
Less Trade In	\$	_____
State Tax	\$	<u>EXEMPT</u>
	\$	<u>1190</u>
Total Delivered Price	\$	<u>28,975</u>

This quotation good for FACTORY ORAL 47 days from date. ± 8 weeks APO
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

5103

Signature _____

F150 EXTENDED CAB

HELFMAN FORD

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

QUOTATION

Direct: 281.274.7204
behrlsmnn@helfmailford.com

Bill Chrisman
Fleet/Commercial Sales Director

12220 Southwest Freeway
Stafford, TX 77477
Phone 281.240.3673
Fax 281.240.4111

CITY OF MISSOURI CITY
ATTN: Miley Trucks
251-403-8583

Date Oct 18, 2019

Gentlemen:

We are pleased to submit a price on the following Ford Year 2020 Model X1C
Body Style F150 SUPER CAB
Factory List Extended 4X2 \$ _____
Freight 6.5" Bed \$ _____
Dealer Handling \$ _____
Federal Tax \$ _____
Accessories RED FOOT BEVEL BID 20.023 \$ _____

V-8
POWER WINDOWS, LOCKS, MIRRORS
WHITE
40/20/40 VINYL FLOOR
REAR CAMERA
SYNC
FOUR STAR PLAC

List Price	\$	_____
Fleet Discount	\$	_____
Net Selling Price	\$	<u>24,190</u>
Less Trade In	\$	_____
State Tax	\$	<u>EXEMPT</u>
	\$	<u>1 included</u>
License	\$	<u>171.50</u>
Total Delivered Price	\$	<u>24,190</u>

This quotation good for Factory window 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) 240-4117

Signature

#6205



CITY COUNCIL AGENDA ITEM COVER MEMO

February 17, 2020

To: Mayor and City Council
Agenda Item: 9(c) Agreement with the City of Cornith for Cooperative Purchasing
Submitted by: Mike Berezin, Police Chief

SYNOPSIS

This is an Interlocal Agreement between the City and the City of Cornith, TX for the purchase of two police motorcycles no longer required or used by the City of Cornith.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live
- Develop a high performance City team.

BACKGROUND

Chapter 791, Tex. Gov't Code and Chapter 271, Subchapter F, Tex. Local Gov't Code, authorize cities to enter into Interlocal purchasing agreements to take advantage of potential cost savings resulting from cooperative purchasing efforts. In accordance with state law and the City's purchasing policies, the City Council must authorize all agreements between political subdivisions.

This proposed Interlocal agreement between Missouri City and the City of Cornith allows for the purchase of two (2) Harley Davidson Police Motorcycles that are no longer needed or required by the City of Cornith and will be used for training, etc. by the City of Missouri City Police Department.

The City of Missouri City shall pay Cornith the sum of nine-thousand seven hundred dollars (\$9,700.00) for each motorcycle for a total cost of nineteen thousand four hundred dollars (\$19,400.00). If purchased new, these units retail for about \$19,000 each plus the added police equipment of approximately \$4,000 for an estimated total of about \$23,000 each. City staff (specifically Fleet and Police) have researched the units and have determined that this would be an excellent purchase for the price.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY20 Funds Budgeted	FY20 Funds Available	Amount Requested
Police Seizure/Forfeiture	205-52004-13-120		\$86,000	\$68,540	\$19,400

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

SUPPORTING MATERIALS

1. Agreement

2. Letter of Intent w/ Draft Agreement

STAFF'S RECOMMENDATION

Staff recommends that the City Council ratify the agreement.

Director Approval: **Mike Berezin, Police Chief**

**Assistant City Manager/
City Manager Approval:** **Bill Atkinson**

Interlocal Agreement between the City of Missouri City and the City of Corinth for the Purchase of Police Motorcycles

This Agreement is made and entered into pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, by and between the CITY OF CORINTH, a municipal corporation of the State of Texas (hereinafter, "Corinth"), and the CITY OF MISSOURI CITY a municipal corporation of the State of Texas, acting herein by and through their City Council (hereinafter, "Missouri City").

WHEREAS, Chapter 791 of the Texas Government Code, as amended, provides authorization for units of local government to enter into interlocal cooperation agreements to perform governmental functions and services; and

WHEREAS, Corinth desires to transfer, sell, and convey and Missouri City desires to purchase and acquire certain police motorcycles; and

WHEREAS, the parties have determined that the transaction contemplated herein is in the best interest of their respective residents and promotes increased public safety; and

WHEREAS, such motorcycles are no longer required by Corinth and are desired by Missouri City in the performance of the governmental function of law enforcement;

NOW, THEREFORE, in consideration of the foregoing and further consideration of the mutual promises, covenants and conditions herein, Missouri City and Corinth hereby agree as follows:

Section 1. Purpose: The purpose of this Agreement between Missouri City and Corinth is to establish terms and conditions for the sale and transfer of two police motorcycles.

Section 2. Duties and Responsibilities of Corinth:

a. Corinth shall sell and transfer all right, title, and ownership in and to two (2) 2015 Harley-Davidson Electra Glide police motorcycles, described as follows:

- | | | |
|---------------------------|-----------------------|----------------|
| 1. VIN: 1HD1FMM19FB632018 | License Plate: XY2071 | Mileage: 7,188 |
| 2. VIN: 1HD1FMM12FB631972 | License Plate: XY2072 | Mileage: 6,715 |

(hereinafter, "Motorcycles").

b. Corinth shall execute or cause to be executed all necessary forms and instruments for the transfer of title to the Motorcycles, and any manufacturer's, dealer's, or other existing warranties, to Missouri City.

c. Corinth shall provide Missouri City reasonable access to the site on which the Motorcycles are stored to allow Missouri City to: (1) inspect the Motorcycles before the purchase of such Motorcycles; and (2) remove and transport such Motorcycles after the purchase thereof.

- d. Prior to the purchase and transfer of the Motorcycles to Missouri City, Corinth shall provide Missouri City with any written vehicle history report or any report or log of service, maintenance, or repairs performed on each vehicle then existing, and Corinth shall disclose any known defect of each vehicle or any component, equipment, or accessory thereof, including but not limited to any head lamp; tail lamp; brake light; police light or siren; onboard radar, LIDAR, or any other speed-detecting device; or onboard computer or global positioning system (GPS) device.

Section 3. Duties and Responsibilities of Missouri City:

- a. Missouri City shall pay Corinth upon thirty (30) days of receiving an invoice for the purchase of the Motorcycles the sum of nine thousand seven hundred dollars (\$9,700.00) for each motorcycle for a total cost of nineteen thousand four hundred dollars (\$19,400.00).
- b. Missouri City shall, prior to the purchase and transfer of the Motorcycles to Missouri City, fully inspect the Motorcycles and fully make all investigations as it deems necessary and appropriate to ascertain the condition of the Motorcycles and the character and suitability thereof. Following the latter of such inspection or the receipt of information pursuant to subsection 2(d), above, Missouri City may terminate this Agreement immediately upon written notice to Corinth without penalty to either party.

Section 4. Administration: The City Manager or his designee for each respective party is authorized to act on behalf of such party in all matters relating to this Agreement.

Section 5. Insurance and Liability: Each party shall be responsible for its own negligent actions and the actions or omissions of its employees, officers, volunteers and agents, regardless of geographical location. Each party shall procure and maintain, at its sole and exclusive expense, insurance coverage, including comprehensive liability, personal injury, property damage, and workers compensation, with such limits of coverage and deductibles as are prudent and reasonable for the protection of itself, its personnel and its equipment. No party hereto shall have any obligation to provide or extend insurance coverage for any of the events, services, personnel or physical equipment of the other party required to provide services, as enumerated herein, to any other party or its personnel.

By this paragraph, neither party waives or relinquishes any immunity from liability, limitation of liability, or defense on behalf of itself, its officers, employees, volunteers and agents provided by the Constitution and laws of the state of Texas as a result of its execution of this Agreement and the performance of the covenants contained herein.

Responsibility for any damage due to vandalism, burglary, collision, or any other act committed by a third party or any natural disaster or occurrence, to the Motorcycles, shall be borne by the party in possession of the Motorcycles at the time such damage is incurred.

Section 6. No Partnership: It is agreed that nothing herein contained is intended nor should be construed as creating or establishing a relationship of co-partners or partnership between the

parties, or as creating or establishing the relationship by either party as agent, representative, or employee of the other party for any purpose, or in any manner, whatsoever.

Section 7. Severability: The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be invalid or contrary to the law by a court of competent jurisdiction or contrary to any rule or regulation in the remaining portions of the Agreement, it shall not affect, impair, or invalidate this Agreement as a whole or any provision hereof not declared to be invalid or contrary to law. However, upon the occurrence of such event, either party may terminate this Agreement forthwith upon the delivery of written notice of termination to the other party.

Section 8. Entire Agreement; Requirement of a Writing: It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral Agreements and negotiations between the parties relating to the subject matter hereof as well as any previous Agreement presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

Section 9. Compliance with Laws and Regulations: It is understood that the terms and conditions of this Agreement are governed by the laws of the State of Texas.

Both parties shall abide by all statutes, ordinances, rules, and regulations pertaining to, or regulating the respective obligations of each party herein, including those now in effect and hereafter adopted. Any violation of said statutes, ordinances, rules or regulations shall constitute a material breach of this contract, and shall entitle either party to terminate this contract immediately upon delivery of written notice to the other party.

Section 10. Term: It is expressly understood and agreed that this Agreement shall take effect on the last date of execution hereof and shall continue until the parties have fully satisfied their obligations hereunder, unless terminated sooner by either party. Either party may terminate, with cause, immediately by providing written notice to the other party, or without cause, by giving at least thirty (30) days written notice to the other party.

Section 11. Notices:

a. Notice to Corinth shall be sent to:

City of Corinth
Attn: City Manager
3300 Corinth Parkway
Corinth, Texas 76208



Administration

Bill Atkinson
Assistant City Manager
1522 Texas Parkway
Missouri City, Texas 77489

Phone: 281.403.8500
www.missouricitytx.gov

February 6, 2020

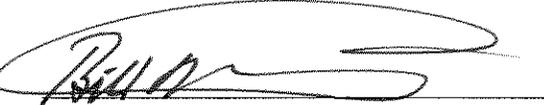
Cindy Troyer, C.P.M., A.P.P.
Purchasing Agent
City of Corinth, Texas
3300 Corinth Parkway
Corinth, Texas 76208

Dear Ms. Troyer:

The City of Missouri City (the "City") hereby submits this nonbinding letter of intent verifying to you the City's intent to purchase two police motorcycles (VIN: 1HD1FMM19FB632018; 1HD1FMM12FB631972) from the City of Corinth. The cost of nine thousand seven hundred dollars (\$9,700) per motorcycle has been agreed upon by both parties. Please find a proposed interlocal agreement attached hereto as **Exhibit A** that, should both parties find it satisfactory, shall be placed on the next available agenda for a regular meeting of the City Council of the City of Missouri City. Please let the City know when any such agreement can be expected to go before the City Council of the City of Corinth.

The purpose of this letter of intent is to demonstrate the intent of the parties to work together effectuate the sale and transfer of the property described above. This letter of intent is not intended to be a contract and is non-binding on the parties.

Sincerely,

By: 

Bill Atkinson
Assistant City Manager
City of Missouri City

CITY OF MISSOURI CITY

**Interlocal Agreement between the City of Missouri City and the
City of Corinth for the Purchase of Police Motorcycles**

This Agreement is made and entered into pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, by and between the CITY OF CORINTH, a municipal corporation of the State of Texas (hereinafter, "Corinth"), and the CITY OF MISSOURI CITY a municipal corporation of the State of Texas, acting herein by and through their City Council (hereinafter, "Missouri City").

WHEREAS, Chapter 791 of the Texas Government Code, as amended, provides authorization for units of local government to enter into interlocal cooperation agreements to perform governmental functions and services; and

WHEREAS, Corinth desires to transfer, sell, and convey and Missouri City desires to purchase and acquire certain police motorcycles; and

WHEREAS, the parties have determined that the transaction contemplated herein is in the best interest of their respective residents and promotes increased public safety; and

WHEREAS, such motorcycles are no longer required by Corinth and are desired by Missouri City in the performance of the governmental function of law enforcement;

NOW, THEREFORE, in consideration of the foregoing and further consideration of the mutual promises, covenants and conditions herein, Missouri City and Corinth hereby agree as follows:

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1. VIN: 1HD1FMM19FB632018	License Plate: XY2071	Mileage: 7,188
2. VIN: 1HD1FMM12FB631972	License Plate: XY2072	Mileage: 6,715

(hereinafter, "Motorcycles").

b. Corinth shall execute or cause to be executed all necessary forms and instruments for the transfer of title to the Motorcycles, and any manufacturer's, dealer's, or other existing warranties, to Missouri City.

c. Corinth shall provide Missouri City reasonable access to the site on which the Motorcycles are stored to allow Missouri City to: (1) inspect the Motorcycles before the purchase of such Motorcycles; and (2) remove and transport such Motorcycles after the purchase thereof.

- d. Prior to the purchase and transfer of the Motorcycles to Missouri City, Corinth shall provide Missouri City with any written vehicle history report or any report or log of service, maintenance, or repairs performed on each vehicle then existing, and Corinth shall disclose any known defect of each vehicle or any component, equipment, or accessory thereof, including but not limited to any head lamp; tail lamp; brake light; police light or siren; onboard radar, LIDAR, or any other speed-detecting device; or onboard computer or global positioning system (GPS) device.

Section 3. Duties and Responsibilities of Missouri City:

- a. Missouri City shall pay Corinth upon thirty (30) days of receiving an invoice for the purchase of the Motorcycles the sum of nine thousand seven hundred dollars (\$9,700.00) for each motorcycle for a total cost of nineteen thousand four hundred dollars (\$19,400.00).
- b. Missouri City shall, prior to the purchase and transfer of the Motorcycles to Missouri City, fully inspect the Motorcycles and fully make all investigations as it deems necessary and appropriate to ascertain the condition of the Motorcycles and the character and suitability thereof. Following the later of such inspection or the receipt of information pursuant to subsection 2(d), above, Missouri City may terminate this Agreement immediately upon written notice to Corinth without penalty to either party.

Section 4. Administration: The City Manager or his designee for each respective party is authorized to act on behalf of such party in all matters relating to this Agreement.

Section 5. Insurance and Liability: Each party shall be responsible for its own negligent actions and the actions or omissions of its employees, officers, volunteers and agents, regardless of geographical location. Each party shall procure and maintain, at its sole and exclusive expense, insurance coverage, including comprehensive liability, personal injury, property damage, and workers compensation, with such limits of coverage and deductibles as are prudent and reasonable for the protection of itself, its personnel and its equipment. No party hereto shall have any obligation to provide or extend insurance coverage for any of the events, services, personnel or physical equipment of the other party required to provide services, as enumerated herein, to any other party or its personnel.

By this paragraph, neither party waives or relinquishes any immunity from liability, limitation of liability, or defense on behalf of itself, its officers, employees, volunteers and agents provided by the Constitution and laws of the state of Texas as a result of its execution of this Agreement and the performance of the covenants contained herein.

Responsibility for any damage due to vandalism, burglary, collision, or any other act committed by a third party or any natural disaster or occurrence, to the Motorcycles, shall be borne by the party in possession of the Motorcycles at the time such damage is incurred.

Section 6. No Partnership: It is agreed that nothing herein contained is intended nor should be construed as creating or establishing a relationship of co-partners or partnership between the

parties, or as creating or establishing the relationship by either party as agent, representative, or employee of the other party for any purpose, or in any manner, whatsoever.

Section 7. Severability: The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be invalid or contrary to the law by a court of competent jurisdiction or contrary to any rule or regulation in the remaining portions of the Agreement, it shall not affect, impair, or invalidate this Agreement as a whole or any provision hereof not declared to be invalid or contrary to law. However, upon the occurrence of such event, either party may terminate this Agreement forthwith upon the delivery of written notice of termination to the other party.

Section 8. Entire Agreement; Requirement of a Writing: It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral Agreements and negotiations between the parties relating to the subject matter hereof as well as any previous Agreement presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties.

Section 9. Compliance with Laws and Regulations: It is understood that the terms and conditions of this Agreement are governed by the laws of the State of Texas.

Both parties shall abide by all statutes, ordinances, rules, and regulations pertaining to, or regulating the respective obligations of each party herein, including those now in effect and hereafter adopted. Any violation of said statutes, ordinances, rules or regulations shall constitute a material breach of this contract, and shall entitle either party to terminate this contract immediately upon delivery of written notice to the other party.

Section 10. Term: It is expressly understood and agreed that this Agreement shall take effect on the last date of execution hereof and shall continue until the parties have fully satisfied their obligations hereunder, unless terminated sooner by either party. Either party may terminate, with cause, immediately by providing written notice to the other party, or without cause, by giving at least thirty (30) days written notice to the other party.

Section 11. Notices:

a. Notice to Corinth shall be sent to:

City of Corinth
Attn: City Manager
3300 Corinth Parkway
Corinth, Texas 76208

b. Notice to Missouri City shall be sent to: With a copy to:

City of Missouri City
Attn: City Manager
1522 Texas Parkway
Missouri City, Texas 77489

Missouri City Police Department
Attn: Chief of Police
3849 Cartwright Road
Missouri City, Texas 77459

Section 12. Current Revenues and Fair Compensation: 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. Missouri City's fiscal year is October 1 through September 30. 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 on which the funds are appropriated. The Agreement will then be terminated without penalty of any kind or form to Missouri City.

By entering into this Agreement, each party hereby declares that any payments furnished under this Agreement is in an amount that fairly compensates the performing party for the services or functions performed under the contract.

Section 13. Beneficiaries: This Agreement is solely for the benefit of Missouri City and Corinth and shall not be construed to confer any benefit on any other person or party except as expressly provided for herein.

Section 14. Choice of Law and Venue: This Agreement shall be governed by the laws of the State of Texas, except any conflict of law provisions, with venue in a court of competent jurisdiction in Fort Bend County, Texas. Corinth hereby consents to such jurisdiction and venue.

Section 15. Assignment: Neither party may assign any rights or obligations under this Agreement without the prior written consent of the other party to the Agreement.

EXECUTED this ____ day of _____, 20____.

CITY OF MISSOURI CITY

CITY OF CORINTH

Yolanda Ford Date
Mayor

Date

ATTEST:

Maria Jackson Date
City Secretary

Date



CITY COUNCIL AGENDA ITEM COVER MEMO

February 17, 2020

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-20-__

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 17th day of February, 2020.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of March, 2020.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

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

APPENDIX B - AUTHORIZED IMPROVEMENT COSTS

APPENDIX C - ASSESSMENT ROLLS

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 and certain commercial developments. A map of the residential property within the PID and depicting the boundaries of the residential portion 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. At completion, the PID is also expected to consist of certain commercial property. The commercial property in the PID, including the proposed A-S 151 NWC Fort Bend Pkwy-Hwy 6, L.P. theater project, is not intended to be improved utilizing the PID or PID assessments.

The property within the PID is proposed to be developed as follows:

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	\$1,150,521		
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 January 31 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

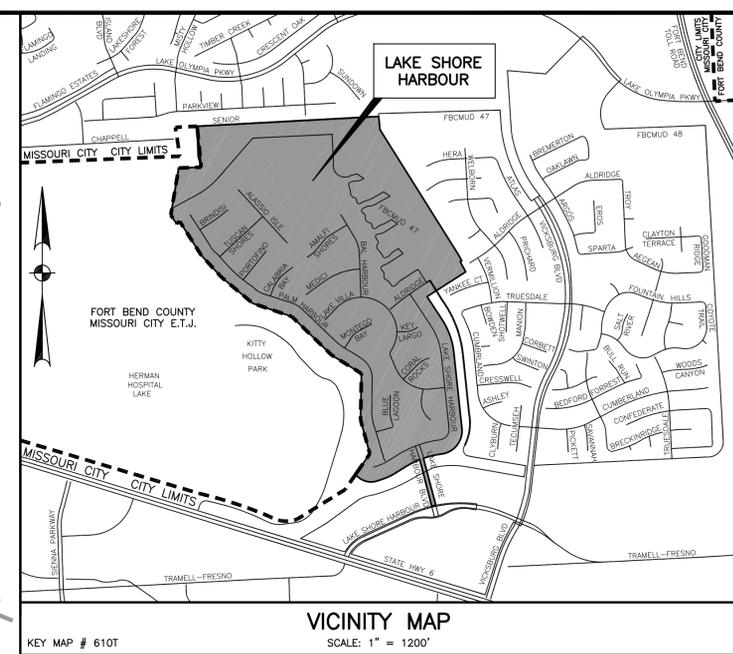
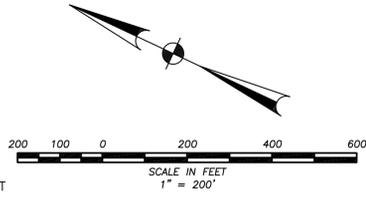
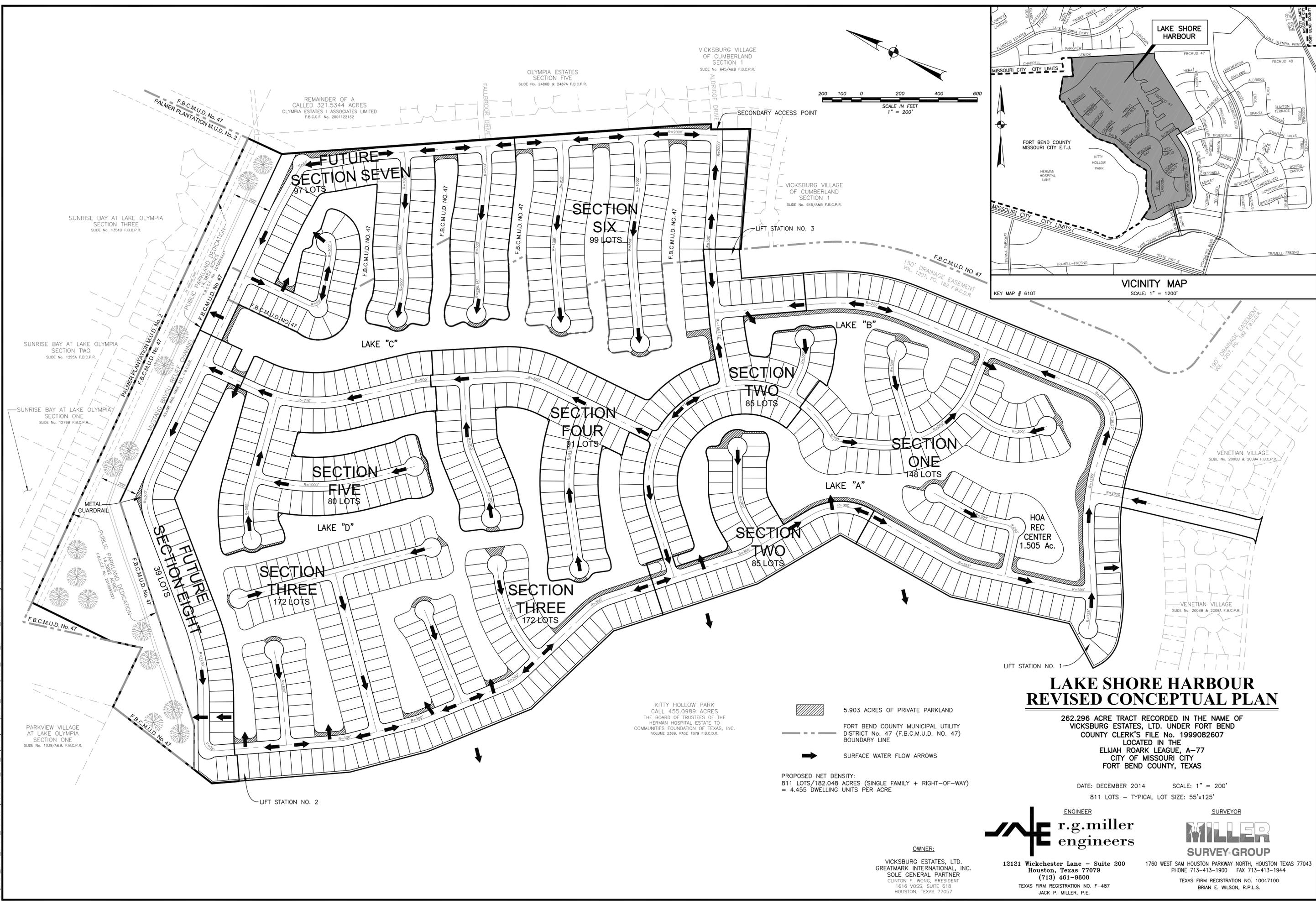
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service 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

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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'

- 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

KITTY HOLLOW PARK
CALL 455.0989 ACRES
THE BOARD OF TRUSTEES OF THE
HERMAN HOSPITAL ESTATE TO
COMMUNITIES FOUNDATION OF TEXAS, INC.
VOLUME 2389, PAGE 1879 F.B.C.D.R.

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.

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

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

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING
AGREED-UPON PROCEDURES

SCHEDULE OF CONSTRUCTION, ENGINEERING AND
RELATED COSTS REIMBURSABLE TO VICKSBURG ESTATES,
LIMITED (DEVELOPER)

A

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
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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%
<u>\$ 7,333,147</u>	<u>\$ -</u>	
\$ 146,974	\$ 146,974	
<u>\$ 7,480,121</u>	<u>\$ 146,974</u>	

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

**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
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

**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
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

**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
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
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
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

**Lake Shore Harbour, Section Two
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
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

**Lake Shore Harbour, Section Two
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
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

**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
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

**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
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

**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
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

**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
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
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
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

**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
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

**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
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

**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

**Lake Shore Harbour, Section Six
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
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
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
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

**Lake Shore Harbour, Section Eight
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
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 24th
day of June, 2007.



Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

**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)
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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

February 17, 2020

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-120-__

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 17th day of February, 2020.

PASSED, APPROVED and ADOPTED on second and final reading this ____ day of March, 2020.

Yolanda Ford, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

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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APPENDIX A - THE PID MAP

APPENDIX B - AUTHORIZED IMPROVEMENT COSTS

APPENDIX C - ASSESSMENT ROLLS

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.

○

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.

(remainder of this page is intentionally left blank)

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	
<i>Authorized Improvements¹</i>	
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

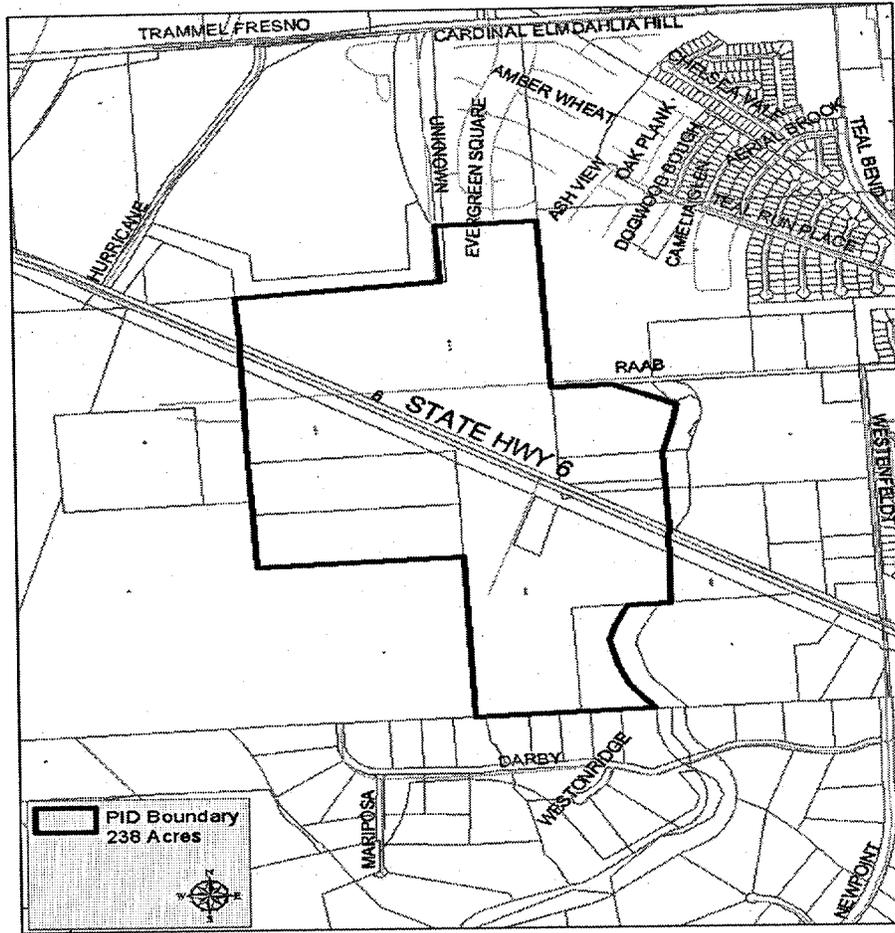
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service 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"



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

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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SCHEDULE

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING
AGREED-UPON PROCEDURES

SCHEDULE OF CONSTRUCTION, ENGINEERING AND
RELATED COSTS REIMBURSABLE TO PERRY
HOMES (DEVELOPER)

A

SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS
WITH EXHIBIT B OF DEVELOPMENT AGREEMENT

B

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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	<u>672,653.85</u>
	\$ 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	<u>158,403.67</u>
	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	<u>20,645.37</u>
	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	<u>459,638.62</u>
	390,923.31
 Carter & Burgess, Inc.	
Engineering - Paving Creekmont, Section One	
Amount Paid by Developer	\$ 128,878.30
Less Amount Allocable to Other Projects	<u>73,881.91</u>
	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, Section Three		
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	\$ <u>278,246.70</u>
TOTAL AMOUNT REIMBURSABLE TO PERRY HOMES	
AS OF MAY 4, 2009	\$ <u>4,892,287.90</u>
Add: Developer Interest *	<u>1,183,079.08</u>
TOTAL AMOUNT PAYABLE TO PERRY HOMES	
AS OF MAY 4, 2009	\$ <u><u>6,075,366.98</u></u>

* 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%
<u>\$ 10,161,528</u>	<u>\$ (63,779)</u>	
<u>\$ 1,183,079</u>	<u>\$ 1,183,079</u>	
<u><u>\$ 11,344,607</u></u>	<u><u>\$ 1,119,300</u></u>	

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 Assessment¹	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 Assessment¹	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 Assessment¹	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 Assessment¹	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 Assessment¹	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:

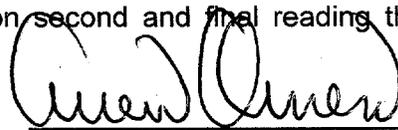
Section 1. The facts recited in the preamble hereto are found to be true and correct.

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:


City Secretary

APPROVED AS TO FORM:

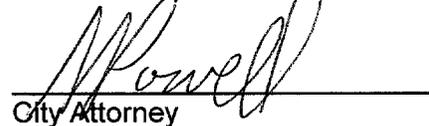

City Attorney

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)

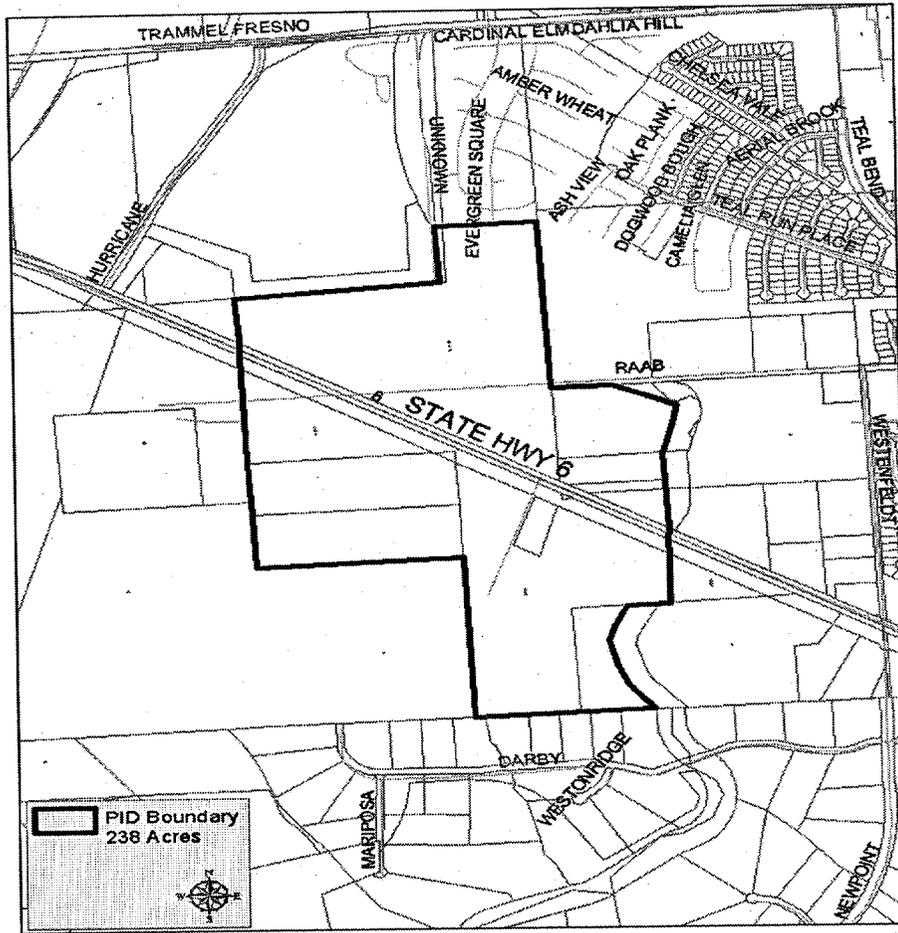
Notice of the levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the installment of the assessment levy will be due and payable at the same time property taxes are due and 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"





CITY COUNCIL AGENDA ITEM COVER MEMO

February 17, 2020

To: Mayor and City Council
Agenda Item: 11(a) JAG grant
Submitted by: Rachel Murray, Program Coordinator

SYNOPSIS

Missouri City Police Department wishes to apply for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program for the amount of \$28,372.47, with no match needed. The money will be used to purchase an unmarked vehicle for the upcoming Crisis Intervention Team.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

This unmarked vehicle will allow members of the Crisis Intervention Team to make location where a person struggling with a mental health crisis is and provide transport to the appropriate facility for further evaluation.

BUDGET/FISCAL ANALYSIS

Funding Source	Account Number	Project Code/Name	FY 2020 Funds Budgeted	FY 2020 Funds Available	Amount Requested
Machinery and Equipment	230-58600-13-999	Expense	\$0	\$0	\$28,372.17
Office of Justice JAG Grant	230-46126-13-001	Revenue	\$0	\$0	(\$28,372.17)

Purchasing Review: N/A
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. Resolution
2. Pre-approval

STAFF'S RECOMMENDATION

Staff recommends approval.

Director Approval: Michael Berezin, Chief of Police

**Assistant City Manager/
City Manager Approval: Bill Atkinson**

RESOLUTION NO. R-20-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SUBMISSION OF AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT APPLICATION TO THE CRIMINAL JUSTICE DIVISION OF THE OFFICE OF THE GOVERNOR THROUGH THE HOUSTON-GALVESTON AREA COUNCIL TO FUND THE PURCHASE OF AN UNMARKED VEHICLE FOR THE MISSOURI CITY POLICE DEPARTMENT'S CRISIS INTERVENTION TEAM; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

* * * * *

WHEREAS, on or about December 13, 2019, the Criminal Justice Division of the Public Safety Office of the Office of the Governor ("CJD") released a funding announcement to solicit applications for projects that promote public safety, reduce crime and improve the criminal justice system; and

WHEREAS, such funds are authorized pursuant to 34 U.S.C. § 10152 under the Edward Byrne Memorial Justice Assistance Grant ("JAG") Program, which provides funding to states and units of local government to provide additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice; and

WHEREAS, the City Council of the City of Missouri City finds that the purchase of an unmarked vehicle for the Missouri City Police Department's upcoming Crisis Intervention Team is in the best interest of the residents of Missouri City; and

WHEREAS, the City Council of the City of Missouri City desires to apply to the CJD through the Houston-Galveston Area Council ("HGAC") for a JAG grant to purchase an unmarked vehicle for the Missouri City Police Department's upcoming Crisis Intervention Team; and

WHEREAS, the City agrees to participate in any audit, grant monitoring, or reporting required by the JAG program; and

WHEREAS, the City agrees to track and report JAG funding separately from other funding sources to ensure accurate financial and programmatic reporting on a timely basis; and

WHEREAS, the City desires to designate the City Manager as the City's authorized official to accept, reject, alter or terminate the grant on behalf of the City and the Administrative Captain as the City's project manager for making application for such grant; and

WHEREAS, the City Council agrees that, in the event of loss or misuse of the grant funds, the City Council of the City of Missouri City assures that the funds will be returned to the CJD as may be required by law; now therefore,

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

Section 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

Section 2. The City Council of the City of Missouri City approves submission of the JAG application to the CJD through the HGAC to fund the purchase of an unmarked vehicle for the Missouri City Police Department's upcoming Crisis Intervention Team.

Section 3. The City Council of the City of Missouri City hereby designates the City Manager as the City of Missouri City's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City of Missouri City.

Section 4. The City Council of the City of Missouri City hereby designates the Police Administrative Captain as the City of Missouri City's authorized project manager in relation to the grant.

PASSED, APPROVED and ADOPTED this ____ day of _____, 2020.

Yolanda Ford
Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson
City Secretary

E. Joyce Iyamu
City Attorney

This form is fillable.
It is located in
W:\Public\Grants

City of Missouri City Grant Pre-Approval Request Form

G-1

Dept Police Admin Dept Contact Rachel Murray Tele#/Ext 5879

Grantor/Agency HGAC Grant Name Criminal Justice Program Grant

Agency Contact/Title Breann Stewart Tele#/Ext 832-681-2515

Agency Contact Email breann.stewart@h-gac.com

Type of Grant:

Application Due Date 02/27/2020 Expected Award Date 10/1/2020 Federal State Pass-Through Local
 Other

Application Due Date _____ Return to Dept By _____

Grant Period 10/1/2020 - 9/30/2021 Renewable Yes No

Purpose of Grant:

Missouri City Police Department wishes to apply for this grant in order to obtain an unmarked 2020 Ford Explorer for the upcoming CIT team. There is no match for this grant.

Total Award Amount Expected (all years) \$ 28,372.47
Yr 1 2021 \$ 28,372.47 Yr 2 \$ _____ Yr 3 \$ _____ Yr 4 \$ _____

Total Match Amount Expected (all years) \$ 0
Yr 1 \$ _____ Yr 2 \$ _____ Yr 3 \$ _____ Yr 4 \$ _____

Recurring Costs (explain) 0
Yr 1 \$ _____ Yr 2 \$ _____ Yr 3 \$ _____ Yr 4 \$ _____

What is Plan "B" in the event the grant is not renewed at any time? Indicate what source of funds will be used to cover costs.

N/A

Dept Director Signature [Signature] Date 1/21/2020
Finance Dir. Signature [Signature] Date 1/22/2020
City Manager Signature [Signature] Date 1/22/20

Send original back to department. Department contact is to provide a copy to the Finance department once completed.



CITY COUNCIL AGENDA ITEM COVER MEMO

February 17, 2020

To: Mayor and City Council
Agenda Item: 11(b) AFG Grant
Submitted by: Eugene Campbell, Jr, Fire Chief

SYNOPSIS

The Fire department is seeking approval to apply for funding via FEMA's Assistance to Firefighters Grant (AFG). The objectives of the AFG program are to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience.

STRATEGIC PLAN 2019 GOALS ADDRESSED

- Create a great place to live

BACKGROUND

AFG is a cost-share grant that will cover the purchase of additional air packs for firefighters. If awarded, Missouri City will be responsible for \$13,636.36 of the \$150,000 requested. If approved, we will request from grant managers to use the previous approved air packs to meet the cost-share requirement. If not, we will cover the funds from the fire budget.

BUDGET/FISCAL ANALYSIS

If awarded, the \$13,636.36 will be included in the FY 2021 budget.

Purchasing Review: N/A
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. Resolution

STAFF'S RECOMMENDATION

Staff recommends approval.

Director Approval: Eugene Campbell, Jr.
Assistant City Manager Approval: Bill Atkinson

RESOLUTION NO. R-20-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, APPROVING THE SUBMISSION OF A GRANT APPLICATION FOR AN ASSISTANCE TO FIREFIGHTERS GRANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

* * * * *

WHEREAS, the Fiscal Year 2019 Assistance to Firefighters Grant (“AFG”) Program administered by the Federal Emergency Management Agency (“FEMA”) focuses on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards by providing financial assistance directly to eligible fire departments for critical training and equipment; and

WHEREAS, the AFG Program supports the goal to strengthen national preparedness and resilience, one of the five basic homeland security missions noted in the Department of Homeland Security’s Quadrennial Homeland Security Review, and also supports the goal of readying the nation for catastrophic disasters as set forth in the 2018-2022 FEMA Strategic Plan; and

WHEREAS, the City Council of the City of Missouri City finds that the purchase of additional air packs for the City of Missouri City’s firefighters is in the best interest of the residents of Missouri City; and

WHEREAS, the City Council of the City of Missouri City desires to apply to FEMA for AFG funding to purchase such air packs; and

WHEREAS, the City of Missouri City (“City”) agrees to participate in any audit, grant monitoring, or reporting required by the AFG Program; and

WHEREAS, the City agrees to track and report AFG Program funding separately from other funding sources to ensure accurate financial and programmatic reporting on a timely basis; and

WHEREAS, the City agrees to provide not less than ten percent (10%) of the amount awarded in non-federal matching funds for such AFG Program as required by FEMA for a jurisdiction serving more than twenty thousand (20,000) but not more than one million (1,000,000) residents; and

WHEREAS, the City desires to designate the City Manager as the City’s authorized official to accept, reject, alter or terminate the grant on behalf of the City and the City’s Emergency Management Coordinator as the City’s project manager for making application for such grant; and

WHEREAS, the City Council agrees that, in the event of loss or misuse of the grant funds, the City Council of the City of Missouri City assures that the funds will be returned to FEMA, as may be required by law; now therefore,

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

Section 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct and are in all things incorporated herein and made a part hereof.

Section 2. The City Council of the City of Missouri City approves the submission of the AFG Program application to FEMA to fund the purchase of additional air packs for the City’s firefighters.

Section 3. The City Council of the City of Missouri City hereby designates the City Manager as the City’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the City.

Section 4. The City Council of the City of Missouri City hereby designates the City’s Emergency Management Coordinator as the City’s authorized project manager in relation to the grant.

PASSED, APPROVED and ADOPTED this ____th day of _____, 2020.

Yolanda Ford
Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson
City Secretary

E. Joyce Iyamu
City Attorney



**Council Agenda Item
February 17, 2020**

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
