Potranco Ranch Public Improvement District
2017-2018 Service and Assessment Plan

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I. INTRODUCTION

The Commissioners Court (the "Court") of Medina County, Texas (the "County"), by Resolution Number 20813A (the "Resolution") approved by the Court on February 11, 2013, created the Potranco Ranch Public Improvement District (the "District") pursuant to the provisions of Subchapter A of Chapter 372, as amended, Texas Local Government Code (the "Act"). The PID's creation became effective upon the County's satisfaction of the Act's requirement to publish the contents of the Resolution in a newspaper of general circulation within the County, which publication occurred on February 28, 2013. As a result of the foregoing, the District is a duly organized and existing Texas public improvement district under the Act.

The Act requires that the District's advisory board annually prepare a service plan, which includes an assessment plan, and deliver the same to the Court for review and approval. This Potranco Ranch Public Improvement District 2017-2018 Service Plan and Assessment Plan (this "Plan") is prepared in compliance with these provisions of the Act. Capitalized terms used herein without definition shall have the respective meanings ascribed thereto in the Resolution.

As required by the Act, this Plan includes projections based on current estimates. It is subject to annual review and modifications to reflect changed circumstances, which are expected to impact actual results and future projections.

II. SERVICE PLAN

The Act requires the "service plan" referenced therein to cover a period of at least five years and to define the annual projected costs and indebtedness for the Improvements undertaken during such period. As evidenced in **Exhibit A** hereto, District development is anticipated to occur in Phases, with the build out for each phase lasting approximately one year. Accordingly, Phases 1 through 7 are currently completed, and Units 8 through 10 are anticipated to be completed during the five-year period required by the Act to be covered by the service plan. For greater clarity regarding the entirety of the project that constitutes the District's development, projections regarding all Phases are included in and made a part of this Plan, which projections are attached hereto as **Exhibit A**. The phasing is anticipated to occur sequentially, as indicated in **Exhibit A** hereto, with each succeeding Phase to begin development after completion of its preceding Phase.

The expected time for completion of each Phase, as well as the estimated costs for Improvements (plus interest costs relating thereto and costs of maintenance thereof) scheduled for construction, acquisition, or installation during such Phase, are included in **Exhibit A** hereto. The tables in **Exhibit A** hereto also summarize the sources and uses of funds required to construct, finance, operate, and maintain the Improvements, by Phase. Other than the obligations evidenced in the Development Agreement by and between the County and 320 Potranco Ranch, LLC (the Developer), attached hereto as **Exhibit B**, and the balances on the Notes owed to the Developer outstanding in the combined amount of $172,000.00 plus applicable interest. There is currently no indebtedness that is secured by or payable from the revenues of the District. Updates regarding the foregoing information, as the same relates to Phases at such time as complete, shall be included in subsequent "service plans" updating this Plan prepared by the District's advisory board and delivered to the Court for review and approval, as required by and in accordance with the Act. The boundaries of the District may be expanded in the future, but such expansion, if it occurs, would require amendment to this Plan.

The "service plan" that is included in Article II of this Plan shall be reviewed and updated at least annually by the District's advisory board in sufficient time to allow the Court to determine the then-applicable District costs and expenses applicable to the next fiscal year, updating the estimated Improvement costs, and updating the Assessment Roll (defined herein).

III. ASSESSMENT PLAN

The Act requires that the Court apportion the costs of the Improvements on the basis of special benefits thereby conferred upon Assessable Property within the District (which assessable Property is identified by: (i) a tax map identification number assigned to the parcel or tract by the County Appraisal District for real property tax purposes or (ii) a lot and block number shown on a final subdivision plat recorded in the County's real properly records (each such parcel or tract of Assessable Property, a "Parcel"). The Act provides that such Improvement costs 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 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 County and the area to be assessed and the methods of assessing the special benefits for various classes or improvements.

The tables attached hereto as **Exhibit A** provide the estimated allocation of costs of Improvements among each Parcel. At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel included in Phases beyond Phase I will derive from the Improvements. Accordingly, the assessment of each Parcel will be annually revisited (and possibly adjusted) in accordance with section 372.015 of the Act.

The "assessment plan" that is included in Article II of this Plan describes the special benefit received by each Parcel within the District, provides the basis and justification for the determination that this special benefit exceeds the portion of the cost of Improvements allocated to and assessed against each such Parcel, and establishes the methodologies by which the Court determines special benefit resultant from the Improvements to Parcels (and allocates costs thereof) in a manner that results in an equal share allocation of the costs of Improvements apportioned to Parcels similarly benefited (such allocation of costs, the Assessments). The determination by the Court of the cost allocation and assessment methodologies set forth below is the result of the discretionary exercise by the Court of its legislative authority and governmental powers bestowed thereon under the Act and is conclusive and binding on the owners of District property (including the Parcels) and all future owners and developers of the same.

Special Benefit

Parcels upon which Assessments are imposed (the "Assessed Property") must receive a direct and special benefit from the Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Improvements are provided specifically for the benefit of the Parcels upon which Assessments are made. The Improvements (generally described in the Resolution and more particularly described in line-item format in the tables attached hereto as **Exhibit A**) and the costs thereof, as well as costs of financing, operating, and, and maintaining the same, are authorized by the Act. Pursuant to the cost estimates for Improvements, as evidenced in the tables attached hereto as **Exhibit A**, the Court hereby finds and determines that the total costs of the Improvements exceed the total amount of the Assessments. Funding the costs of the Improvements through the District has been determined by the Court to be the most beneficial means of funding these public improvements.

Based on the foregoing, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessments. This conclusion is based on and supported by the evidence, information, and testimony provided to the Court, including the information that is attached as **Exhibit A** hereto and the consent and acknowledgement of the Owners of the Parcels hereafter referenced, who are best positioned to determine the sufficiency of the special benefit realized from the Improvements and whose consent and acknowledgement is binding thereon.

Collection of Costs of Improvements

The Improvements will provide a special benefit to the Parcels within the District. Accordingly, the costs of the Improvements are allocated entirely to the Parcels based on the special benefit received thereby. The tables attached hereto as **Exhibit A** summarize the allocation of costs of Improvements to Parcels within the District. These costs are estimates and may be revised in annual updates to this Plan (but may not result in increased Assessments without consent by the Owner of a Parcel upon which such increased Assessment is proposed to be imposed).

Assessment Methodology

The costs of Improvements may be assessed by the Court against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Improvements for which Assessments are made equals or exceeds the amount of the Assessments. The costs of Improvements may be assessed using any methodology that results in the imposition of equal shares of these costs of Improvements upon such Assessed Property that is similarly benefited.

For purpose of this "assessment plan" that is included in Article III of this Plan, the Court has determined that the Parcels shall be assessed $4,800,115.00 of the costs of the Improvements

($1,010,000.00 of which shall constitute capital cost recovery, with the remaining $3,790,115.00 being attributed to interest costs, if any, incurred in connection with the financing of Improvements and ongoing costs of maintaining the Improvement, all as specified in the Resolution), which costs shall be allocated among the Parcels within the District by spreading the aggregate amount of the Assessments across all Parcels within the District based on the ratio of the estimated build-out value of each Parcel to the total build-out value for all Parcels within the District (which allocation methodology is reflected in the tables attached hereto as **Exhibit A**).

Based on the cost estimates provided to the County by the Developer (evidencing, in the tables attached hereto as **Exhibit A**, that the total cost of Improvements exceeds the aggregate amount of the Assessments), the Court has determined that the value of the benefit to the Assessed Property derived from the Improvements is at least equal to the amount of the Assessments levied thereon.

Upon subsequent division(s) of any Parcel, the Assessment applicable thereto will be apportioned *pro rata* based on the estimated build-out value of each newly created Parcel.

When Parcels are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated average build-out value at the time the Parcels are platted to the total build-out value of all Parcels then platted. The result of this approach is that each platted Parcel within a recorded subdivision plat with similar build-out values will have the same Assessment, with more valuable Parcels having a proportionately larger share of the total Assessments than less valuable Parcels. As part of the determination as to the ability of different Parcels to differently utilize and benefit from the Improvements, the Court has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for maintenance of the streets, gates, and other improvements as well as more water and wastewater consumption and larger, more expensive homes are likely to be built on larger, more valuable lots.

Prior to the division of any Parcel or the recording of a subdivision plat, the Owner shall provide the County an estimated build-out as of the date of the recorded subdivision plat for each new subdivided Parcel created by a recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact the Parcel's build-out value. The calculation of the estimated average Parcel build-out value shall be confirmed by the District's advisory board based on information provided by the County, the Developer, the Owner, homebuilders, third-party consultants retained by any of the foregoing or by the District's advisory board, the Official Public Records of the County, and/or any other information regarding the Parcel.

The Assessment and Annual Installments (defined herein) for each Parcel located in the District is shown on the District's Assessment Roll (the Assessment Roll) attached hereto as **Exhibit C**, and no Assessment shall be changed except as authorized by this "assessment plan" or the Act.

Assessments and Annual Installments

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as **Exhibit C**, and may be paid annually in installments equal to \$0.18 per \$100.00 valuation of such Parcel based on the Appraisal value of the property as established by the Medina County Appraisal District (which amount can be adjusted downward on an annual basis, but shall never exceed the amount of \$0.18 per \$100.00 of valuation), as reflected in the County's official Appraisal rolls (such annual payments, the "Annual Installments"), in accordance with the Act and Section 2 of the Resolution. The Annual Installments for the Assessments will be collected on the amounts shown on the market value of the Assessment Roll and shall be due and owing concurrently with the due date of ad valorem taxes annually levied by the County upon the Parcel that has also become subject to an Assessment, subject to any revisions made in annual updates to this Plan.

Administrative Expenses

The cost of administering the District and collecting the Annual Installments (together, the "Administrative Expenses") shall be paid on a *pro rata* basis by the Owner (defined below) of each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, subject to any revisions made in annual updates to this Plan.

* * *

Exhibit A

Potranco Ranch Public Improvement District

2017 - 2018 Service & Assessment Plan

Site Area			320.00	Acres
Base Value 2013		$	1,077,416	
Initial Home Price Range		$	350,000	

Project Year:			
Phase 1	2013	22	Single Family Homes
Phase 2	2014	40	Single Family Homes
Phase 3	2015	40	Single Family Homes
Phase 4	2016	40	Single Family Homes
Phase 5	2017	40	Single Family Homes
Phase 6	2018	40	Single Family Homes
Phase 7	2019	40	Single Family Homes
Phase 8	2020	40	Single Family Homes
Phase 9	2021	40	Single Family Homes
Phase 10	2022	18	Single Family Homes
Phase 11	2023	0	Single Family Homes
Phase 12	2024	0	Single Family Homes
Total		360	

	Experience of Developer		Experienced
	Performance Bonds:		Required to be provided by Contractor
	Payment Bonds:		Required to be provided by Contractor
Assumptions:	Captured Value at Buildout	$	134,734,001
	Assumed Captured Value Appreciation Factor		1.50%
	Assumed Tax Collection Rate		99.00%
	Estimated TIF Life (years)		25.00
	County Participation Level		70.0%

Estimated Incremental Revenue for Project Costs	$	9,840,000
Estimated Incremental Revenue for Medina County	$	4,587,779
	$	-
Estimated Total Incremental TIF Revenues	$	14,427,779

Note: The above revenue stream indicates the amount of tax collected over 25 years in excess of the estimated $143,000 to be collected on the Base Value (as of 2013) of the land currently appraised at $1,077,416 during the same 25 year period.

Due to taxes being collected in arrears at the assessed value as of January 1st, the Project Tax Increment Revenue (Schedule C) shows assessments and collections of tax in the year after improvements are constructed as projected in the Construction Schedule (Exhibit B).

Potranco Ranch
PUBLIC IMPROVEMENT DISTRICT
Five Year Operating Plan 2015-2020
Annual Income 2013-2038 (2014 - 2016 Actual)
(Income To Be Adjusted Annually) (Rev.8/15/2017)

Year	Base Value	Medina CAD Appraised Value	Projected # New Homes	Avg. Value New Homes	Assessment Rate	Projected PID Revenue	Medina County Admin. Fee	Ongoing Maintenance **	Maintenance Reserve	Developer Reimbursement & Loan Repayment *	Year	Available For Hard Costs
2014	$ 1,077,416										2014	
2015	$ 1,077,416	$ 4,389,770			$ 0.00180	$ 7,193	$ 10,000	$ 61,901.06		$ (64,708.06)	2015	
2016	$ 1,077,416	$ 23,551,600	46	$ 398,196	$ 0.00180	$ 39,084	$ 10,000	$ 29,362.77		$ (64,987.02)	2016	
2017	$ 1,077,416	$ 66,135,511	90	$ 398,196	$ 0.00180	$ 119,044	$ 10,000	$ 74,815.29		$ (30,758.39)	2017	
2018	$ 1,077,416	$ 71,745,412	48	$ 408,151	$ 0.00180	$ 129,142	$ 10,000	$ 61,700.00		$ 26,683.35	2018	
2019	$ 1,077,416	$ 99,340,408	48	$ 418,106	$ 0.00180	$ 178,813	$ 10,000	$ 62,934.00		$ 132,562.09	2019	
2020	$ 1,077,416	$ 127,592,434	64	$ 428,061	$ 0.00180	$ 229,666	$ 10,000	$ 64,192.68		$ 165,473.70	2020	
2021	$ 1,077,416	$ 155,625,458	64	$ 438,016	$ 0.00180	$ 280,126	$ 10,000	$ 65,476.53		$ 7,788.33	2021	$ 196,860.96
2022	$ 1,077,416	$ 155,625,458		$ 438,016	$ 0.00180	$ 280,126	$ 10,000	$ 66,786.06			2022	$ 203,339.76
2023	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 68,121.79			2023	$ 202,004.04
2024	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 69,484.22			2024	$ 200,641.60
2025	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 70,760.52			2025	$ 199,365.31
2026	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 72,175.73	$ 190,161.77		2026	$ 7,788.33
2027	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 73,619.24	$ 196,506.58		2027	
2028	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 75,091.63	$ 195,034.20		2028	
2029	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 76,593.46	$ 193,532.37		2029	
2030	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 78,125.33	$ 192,000.50		2030	
2031	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 79,687.83	$ 190,437.99		2031	
2032	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 81,281.59	$ 188,844.23		2032	
2033	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 82,907.22	$ 187,218.60		2033	
2034	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 84,565.37	$ 185,560.46		2034	
2035	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 86,256.67	$ 183,869.15		2035	
2036	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 87,981.81	$ 182,144.02		2036	
2037	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 89,741.44	$ 180,384.38		2037	
2038	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 91,536.27	$ 178,589.55		2038	
2039	$ 1,077,416	$ 155,625,458			$ 0.00180	$ 280,126	$ 10,000	$ 93,367.00	$ 176,758.83		2039	
		TOTALS	360			$ 6,025,332	$ 250,000	$ 1,848,465.50	$ 2,621,042.63	$ 172,054.00		$ 1,010,000.00

* The Developer/Partners Potranco 320 loaned $56,000 each in December 2015 and $ 30,000 each in September 2016 to the PID to cover Ongoing Maintenance Operating Losses

** Ongoing maintenance numbers for 2014 through 2016 are actual expenditures, numvbers for 2017 through 2038 are estimates

Exhibit B

DEVELOPMENT AGREEMENT BY AND AMONG MEDINA COUNTY, TEXAS, 320 POTRANCO RANCH, LLC, AND REINVESTMENT ZONE NUMBER TWO, MEDINA COUNTY, TEXAS

This Development Agreement (this *Agreement*) is entered into by and among MEDINA COUNTY, TEXAS, a Texas political subdivision (the *County*), 320 POTRANCO RANCH, LLC, a Texas limited liability company (the *Developer*), and REINVESTMENT ZONE NUMBER TWO, MEDINA COUNTY, TEXAS, a Texas tax increment reinvestment zone (the *Zone*).

WITNESSETH

WHEREAS, the County recognizes the importance of its continued role in economic development; and

WHEREAS, by County Order No. 31113 (the *Creation Order*), adopted by the Commissioners Court of the County (the *Court*) on March 11, 2013, under and pursuant to the authority of Chapter 311, as amended, Texas Tax Code (*Chapter 311* or the *Act*), the County created the Zone and established a Board of Directors therefor (the *Zone Board*), being its governing body under Chapter 311; and

WHEREAS, the Zone was created to promote development and redevelopment in the Zone through the use of tax increment financing (or *TIF*, as defined below), which type of development and redevelopment would not otherwise occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, Chapter 311 authorizes the use of funds derived from a tax increment reinvestment zone created thereunder to pay expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by a county designating the reinvestment zone that are listed in the "project plan" (as such term is defined in Chapter 311) as costs of public works, public improvements, programs, or other projects benefiting the reinvestment zone, plus other costs incidental to those expenditures and obligations; and

WHEREAS, in the Creation Order, the County, in accordance with Chapter 311, empowered the Zone Board to exercise any of the County's powers with respect to the administration, management, and operation of the Zone and the implementation of the Project Plan (defined below), except that the Zone Board may not issue bonds, impose taxes or fees, exercise the power of eminent domain, or give final approval to the Project Plan; and

WHEREAS, on November 18, 2013, the Zone Board, by resolution, adopted and approved the Project Plan and the Financing Plan (defined below) and recommended to the County that it also approve each of the Project Plan and the Financing Plan; and

WHEREAS, by County Order No. 112513, adopted by the Court on November 25, 2013, the County approved the Project Plan and the Financing Plan; and

WHEREAS, pursuant to the authority conferred thereon under the Creation Order and Chapter 311, the Zone Board is authorized to enter into agreements that it considers necessary or convenient to implement the Project Plan and the Financing Plan, to develop the Zone Property (defined herein), and to dedicate, pledge, or otherwise provide for the use of the Zone revenue to pay Project Costs that benefit the Zone; and

WHEREAS, the Zone Board now desires to enter into a binding agreement with the County and the Developer for the Developer to develop the Zone Property as specified in the Project Plan and to pledge certain of the Zone revenues to facilitate the funding of the Zone improvements identified in the Project Plan and as specified in this Agreement; and

NOW, THEREFORE, in consideration of the mutual promises, covenants, obligations, and benefits contained in this Agreement, as well as good and valuable consideration (the sufficiency of which is hereby acknowledged by all parties hereto), the County, the Zone, and the Developer hereby agree as follows:

I. DEFINITIONS

In addition to the words and terms defined elsewhere herein, the following capitalized and italicized words and terms are defined terms under this Agreement. When used herein, such words and terms shall have the meanings given to them by the language employed in this Article defining such words and terms, unless the context clearly indicates otherwise. Whenever the context requires (i) references in this Agreement of the singular number shall include the plural and vice versa and (ii) words denoting gender shall be construed to include the masculine, feminine, and neuter. The titles given to any article or section of this Agreement are for convenience of reference only and are not intended to modify the meaning of the article or section.

1.1 *Administrative Costs* shall mean the administrative costs incurred by the County and the Medina County Tax Assessor/Collector, respectively, or any other County-affiliated entity, in the management and administration of the Zone business, which includes calculating and collecting the Tax Increment, making deposits and disbursements to and from the Tax Increment Fund, preparation of periodical financial statements and analysis regarding the Zone, and the costs, if any, of conducting annual audits of the Zone and the Tax Increment Fund.

1.2 *Affidavit of Payment* means an affidavit of payment from any contractor, subcontractor, material supplier, and/or laborer that has provided goods and/or services in relation to a Public Infrastructure Improvement that is the subject of a Contract Progress Payment Request submitted by the Developer to the Zone.

1.3 *Agreement* shall mean this Development Agreement, dated as of November 25, 2013, among the County, the Zone, and the Developer, as the same may be amended or supplemented from time to time.

1.4 *Available Tax Increment* shall mean the Tax Increment, less the Administrative Costs.

1.5 *Capital Costs* shall mean the actual costs of Public Infrastructure Improvements that are included in the Project Plan, being an aggregate amount equal to Seven Million Seven Hundred Sixty Thousand Dollars ($7,760,000.00).

1.6 *Certificate of Completion* shall mean a written acknowledgement by the Developer that Public Infrastructure Improvements were constructed as specified in the Plans and in this Agreement and that said Public Infrastructure Improvements comply with all the County codes (or other rules and regulations of any other governmental entity or agency having jurisdiction over the subject Public Infrastructure Improvement) and published standards for the particular type of improvement at issue and accompanied by evidence of inspection and approval by the Project engineer of record.

1.7 *Completion* shall mean construction of a Public Infrastructure Improvement within the Zone in accordance with the Plans and with this Agreement so that the particular Public Infrastructure Improvement (or Phase thereof) can be used and maintained for its intended purpose.

1.8 *Construction Schedule* shall mean the timetable for constructing the Public Infrastructure Improvements specified in the Plans and this Agreement, as may be amended pursuant to Article XII of this Agreement and as more particularly set forth in Exhibit B hereto.

1.9 *Contract Progress Payment Request* shall mean a request for payment due to the Developer for successfully completed work on a specific Public Infrastructure Improvement (or Phase thereof, if such Public Infrastructure Improvement is contemplated under the Plans to be completed in Phases) in the Zone, accompanied by documentation satisfactory to the County and the Zone Board that includes the name and address of the entity or entities that performed the work, a description of the contract pursuant to which the payment is made, the amount of such payment, the original contract amount, total payments made to date on such contract, adequate proof of payment (i.e. cancelled checks and invoices for said payments, if available, or properly executed Affidavit of Payment), an estimate of remaining work to be completed on the specific Public Infrastructure Improvement (or Phase thereof), the cost of such remaining work, and any customary lien and/or subcontractor releases.

1.10 *County Subdivision Rules and Regulations* means those development and subdivision regulations and standards that govern the subdivision and development of real property in the County, as adopted by the Court and that are in effect as of the date the Court adopted the Creation Order (provided that such subsequent rules and regulations may be applied to the Project if such application is then permitted under applicable law).

1.11 *Financing Costs* shall mean the costs of financing the Public Infrastructure Improvements that are included in the Project Plan, as contemplated under the Financing Plan being an aggregate amount equal to Two Million Eighty Thousand Dollars ($2,080,000.00).

1.12 *Financing Plan* shall mean the "reinvestment zone financing plan", as such term is defined in the Act, dated as of November __, 2013 and approved by the County and the Zone Board, that is applicable to the Zone, as the same may be amended from time to time by County and the Zone Board.

1.13 *IDF* shall mean the "intensity, duration, and frequency" of a particular flood or runoff event.

1.14 *Participating Taxing Entity* shall mean any "taxing unit", as such term is defined in the Act, that is now or hereafter a participant in the Zone (initially being only the County).

1.15 *Phase* shall mean a discrete portion of the entire Project (or, if on a component basis, a discrete portion of any Public Infrastructure Improvement that is a part of the Project) that is being constructed by the Developer in segments or over time, normally being a set number of units and/or acres out of the Zone Property that are being constructed together during a specific timeline.

1.16 *PID* shall mean the Potranco Ranch Public Improvement District, created by the County by Resolution No. 20813A adopted by the Court on February 11, 2013 pursuant to the Subchapter A of Chapter 372, as amended, Texas Local Government Code.

1.17 *Plans* shall mean, together, the Financing Plan and the Project Plan.

1.18 *Project* shall mean the design, construction, assembly, installation and implementation of all Public Infrastructure Improvements relating to the Zone, as more specifically detailed in the Plans and in this Agreement.

1.19 *Project Plan* shall mean the "project plan", as such term is defined in the Act, dated as of November __, 2013 and approved by the County and the Zone Board, that is applicable to the Zone, as the same may be amended from time to time by County and the Zone Board.

1.20 *Project Costs* shall mean the "project costs", as such term is defined in the Act, applicable to the Public Infrastructure Improvements that are included in the Project Plan, and that consist of the Capital Costs and the Financing Costs (for total Project Costs of Nine Million Eight Hundred Forty Thousand Dollars ($9,840,000.00)).

1.21 *Public Infrastructure Improvements* shall mean the public improvements to be made in the Zone, as further described and defined in Section 3.2 hereof and included in the Plans.

1.22 *Rational Method* shall mean the method for estimating peak discharges for small drainage areas (up to 200 acres), as specified in Chapter 4, Section 12 of the Texas Department of Transportation's Hydraulic Design Manual (or subsequent manual or specifications that may replace this source of guidance from time to time).

1.23 *San Antonio UDC* shall mean the San Antonio Unified Development Code (as codified at Chapter 35 of the Code of Ordinances of the City of San Antonio, Texas), as the same existed as of the date of the Court's adoption of the Creation Order.

1.24 *TIF* shall mean tax increment financing undertaken pursuant to the Act.

1.25 *Tax Increment* shall mean the tax increment collected by the County on behalf of the Zone pursuant to Section 2.3 hereof, calculated in accordance with the provisions of Section 311.012(a) of the Act, and deposited (as collected) to the Tax Increment Fund.

1.26 *Tax Increment Fund* shall mean the tax increment fund named "Reinvestment Zone Number Two, Medina County, Texas Tax Increment Fund", created, held, and administered by the County for the deposit, upon collection, of Tax Increments.

1.27 *Zone Property* shall mean the real property that is included in the Zone.

II. TAX INCREMENT; AGREEMENT TO REIMBURSE; RELATED REPRESENTATIONS

2.1 The County, the Zone, and the Developer hereby agree that the County and the Zone Board shall use funds derived from the Available Tax Increment (and from no other source) to pay Project Costs in a total amount not to exceed Nine Million Eight Hundred Forty Thousand Dollars ($9,840,000.00), being comprised of Capital Costs in the amount of Seven Million Seven Hundred Sixty Thousand Dollars ($7,760,000.00) and Financing Costs in the amount of Two Million Eighty Thousand Dollars ($2,080,000.00), either directly or by pledge to a separate governmental entity or a non-profit corporation created to act on behalf of a governmental entity, as full compensation to the Developer for its designing and constructing the Public Infrastructure Improvements designated under the Plans and this Agreement.

2.2 To receive payment of a reimbursement described in Section 2.1 above, the Developer must complete the subject Public Infrastructure Improvements in compliance with the Plans and this Agreement and promptly submit a Certificate of Completion and a Contract Progress Payment Request to the Zone Board. Upon verification of completion of the subject Public Infrastructure Improvements, the Zone Board shall notify the County of the Developer's right to receive payment, and the County shall then satisfy the Developer's Contract Progress Payment Request to the extent of the availability of Available Tax Increment then on deposit in Tax Increment Fund (and not otherwise encumbered in accordance with the provisions of this Agreement). In the event that the Available Tax Increment is insufficient to pay in full the approved Contract Progress Payment Request, the County will disburse additional Available Tax Increment, as and when the same becomes available, to the Developer until such approved Contract Progress Payment Request has been satisfied in full, or consider the issuance of indebtedness in accordance with Section 5.3 hereof (provided that the conditions precedent to any such issuance of indebtedness are satisfied).

No fees, costs, expenses, or penalties shall be paid to the Developer on any late payment (i.e. due to the insufficiency of Available Tax Increment), unless caused by intentional breach of this Agreement, by the party making such late payment. There shall also be no recourse against any Participating Taxing Entity, the Zone, the Court, the Zone Board, or any official, employee, agent, or representative of any of the foregoing if all or any part of the Project Costs are not paid and/or reimbursed to the Developer due to the insufficiency of the Available Tax Increment.

2.3 The Developer represents to the County and the Zone that it understands that any payments made by the Developer in anticipation of reimbursement from funds held in the Tax Increment Fund that are derived from the Available Tax Increment shall not be, nor construed to be, financial obligations of the County or any other taxing entity of the State of Texas, but only of the Zone, to the extent (i) such expenditures are included in the Plans and are approved by the Zone Board and (ii) of the availability of funds from time to time held in Tax Increment Fund.

The Developer shall bear all risks associated with reimbursement thereto for prior payment of the costs of Public Infrastructure Improvements that are included in the Plans, including risk of nonpayment or untimely payment resultant from incorrect estimates of the Available Tax Increment, changes in tax rates or tax collections, changes in market or economic conditions impacting the Project, changes in interest rates or capital markets, changes in development code requirements applicable to the Project and for which the Project does not enjoy statutory or constitutional vested rights, unanticipated effects covered under the legal doctrine of *force majeure*, and/or other unanticipated factors.

THE OBLIGATION OF THE COUNTY TO MAKE PAYMENTS UNDER THIS AGREEMENT IS AN AGREEMENT OF THE COUNTY TO REIMBURSE THE DEVELOPER FOR ITS PRIOR PAYMENT OF PROJECT COSTS, SOLELY AND TO THE EXTENT OF THEIR AVAILABILITY, FROM FUNDS HELD IN THE TAX INCREMENT FUND DERIVED FROM THE AVAILABLE TAX INCREMENT THAT ARE LAWFULLY AVAILABLE FOR SUCH PURPOSE. THE COUNTY IS NOT OBLIGATED TO UTILIZE ANY OF ITS OTHER FUNDS, REGARDLESS OF SOURCE (INCLUDING ITS LEVY AND COLLECTION OF AD VALOREM TAXES) TO PAY PROJECT COSTS, REGARDLESS OF THE AMOUNT OR SOURCE OF FUNDS THAT ARE LAWFULLY AVAILABLE TO MAKE SUCH PAYMENTS. THE OBLIGATION TO PAY PROJECT COSTS FROM THE AVAILABLE TAX INCREMENT DOES NOT CONSTITUTE A PLEDGE, A LIABILITY, OR A CHARGE UPON THE FUNDS OF THE COUNTY AND DOES NOT CONSTITUTE A DEBT OR GENERAL OBLIGATION OF THE STATE, THE COUNTY, OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE. NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE, THE COUNTY, OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE HAS BEEN PLEDGED TO THE PAYMENT OF THE PROJECT COSTS.

2.4 The Tax Increment shall be calculated on the basis of the value of the Zone Property in a particular year less the value of the Zone Property on January 1, 2013 (the 2013 tax year being the year of the Zone's creation), which base value is One Million Seventy-Seven Thousand Four Hundred Twenty and no/100 Dollars ($1,077,420) (the *Base Value*), as provided in the Creation Order. Taxes levied on the Base Value of Zone Property by each Participating Entity shall be collected and utilized by such Participating Entity for any lawful purpose for the duration of the Zone's existence. The Tax Increment shall continue to be collected and deposited to the Tax Increment Fund until the earlier to occur of (i) the Zone's payment of the Project Costs, in the amount specified in Section 2.1 above, from the Available Tax Increment or (ii) the Zone's stated termination date, as specified in the Creation Order.

III. THE PROJECT

3.1 The Project shall constitute and include the design, construction, assembly, installation and implementation of a single-family residential development of half-acre (approximately) lots built pursuant to the County Subdivision Rules and Regulations and, as further agreed as follows:

i. Drainage Design.

a. Rational Method will be used to determine point discharges.

b. San Antonio UDC will be used to determine runoff coefficients and IDF curves.

c. Time of concentration will be based on:

(i) Overland Flow – Overland Flow time chart from "Design" by Elwyn E. Seelye;

(ii) Shallow Concentrated Flow – Figure 3-1 from TR-55 "Urban Hydrology for Small Watersheds" (SCS) 1986;

(iii) Street Flow – Velocities based on street slope (San Antonio UDC, Table 504-7); and

(iv) Channel Flow – Estimated at six (6) feet per second (fps) for earthen channels and eight (8) fps for concrete lined channels.

d. Design based on the following storm frequencies:

(i) Streets (curb full) 5-year for Local "A" and 25-year for Local "B";

(ii) 25-year for drain structures, earthen and concrete; and

(iii) 5, 25 and 100 year storms for detention basins.

e. On-site detention will be provided.

f. Detention basins will over-detain to compensate for perimeter lots that will sheet-flow and point discharge off Zone Property.

g. A drainage area of 64 acres or greater is required within a contributing watershed to create a "flood plain". For areas of flow with less than 64 acres of contributing area, no flood plain shall be defined; however, any concentrated flow necessitates the dedication of a drainage easement.

h. No off-site (i.e. outside of the Zone or on property other than Zone Property) drainage improvements will be required.

ii. Street Design. As further described in Exhibits E and F, respectively, attached hereto (the *Street Exhibits*):

a. Pavement sections for Local A and Local B streets are shown on the Street Exhibits.

b. All the streets will be private and maintained by the PID.

c. Sidewalks will not be required.

d. All the streets will be curbed (i.e. no bar ditches).

3.2 The costs of Public Infrastructure Improvements that are included in a part of the Plans, which costs constitute Capital Costs that are to be reimbursed with the Available Tax Increment, consist, generally, of the following items: street excavation and installation, curbing, sidewalks, drainage, lighting, traffic control, highway improvements, signage and fencing, off-site sewer treatment facility, utilities, landscaping and other public improvements allowed under the Act, as more fully described in the Plans and in Exhibit C hereto, provided that such Public Infrastructure Improvements are dedicated to and accepted or constructed by a "public entity" such as the State of Texas (acting by and through the Texas Department of Transportation), the County, or the PID (subject to the PIDs ability to make such an acceptance or undertake such a construction project and the County's prior approval thereof).

3.3 Regardless of the party responsible for their construction or completion, Public Infrastructure Improvements, the costs of which are to be paid (whether by direct payment or through reimbursement or pass-through) from the Available Tax Increment, shall be publicly bid in general compliance with the requirements of applicable Texas law (including, but not limited to, the Texas Local Government Code, as amended from time to time).

3.4 Unless paid directly by the Zone, Project Costs to be paid by the Available Tax Increment (whether by reimbursement or pass-through) shall be initially paid through one of more of the following sources:

i. Funds obtained by the Developer.

a. Developer's capital;

b. Debt obtained by, and secured by the resources of, the Developer;

c. Venture capital raised by or on behalf of the Developer;

d. Developer's sale of partnership shares;

e. Developer's sale of property owned thereby within the Zone; and/or other funds lawfully obtained by or on behalf of the Developer or its general or limited partners; and

f. Any other lawfully available source.

ii. Proceeds of Debt issued by the County on behalf of the Zone.

a. Bonds, notes, or other sources of indebtedness issued by the County on behalf of the Zone, pursuant to and in accordance with applicable law now or hereafter in effect and Section 5.3 hereof; provided, that such indebtedness shall be secured by and payable solely from (and to the extent of availability thereof) the Available Tax Increment, and which repayment shall be considered and constitute a part of the Project Costs (with the principal component of any such indebtedness being considered Capital Costs and the interest component of any such indebtedness being considered Financing Costs).

3.5 To the extent that Project Costs are initially paid from the sources identified in Section 3.04(i) above, the County and Zone agree to apply, to the extent (but only to the extent) of their availability (first taking into account the pledge thereof as security for the repayment of indebtedness identified in Section 3.04(ii) above), the Available Tax Increment to reimburse the Developer for Project Costs. For the avoidance of doubt, the aggregate of all Available Tax Increments disbursed by the County shall not exceed the amount of all Project Costs identified in Section 2.1 hereof, regardless of whether such disbursement shall be in the form of direct payment of Project Costs, reimbursement to the Developer for its prior payment of Project Costs, or the aggregate amount of debt service on any and all County debt described in Section 3.4(ii) hereof (the principal component of which shall have been paid to Developer for reimbursement for its prior payment of qualifying Capital Costs, but the unpaid interest thereon being considered Financing Costs and not aggregating to an amount in excess of the amount identified in Section 2.1 hereof, less other Financing Costs theretofore paid to the Developer as part of a previously paid Payment Request).

3.6 The Developer may use any or part of the Zone Property owned thereby as collateral for a funding source identified in Section 3.4(i) hereof as required for the financing of such funding source. The Developer may also use its right to received reimbursements under this Agreement for such purposes provided that the proceeds of such funding shall be used solely for the purpose of paying Contract Progress Project Costs.

IV. DUTIES AND OBLIGATIONS OF THE DEVELOPER

4.1 Subject to the performance of their respective duties and obligations arising under this Agreement by the County and the Zone, the Developer agrees to complete, or cause to be completed, the Public Infrastructure Improvements that are included in the Plans (and as described in Section 3.2 hereof). The Developer agrees to provide, or cause to be provided, all materials, labor, and services for completing the Public Infrastructure Improvements that are included in the Plans (and as described in Section 3.2 hereof), which materials, labor, and services shall be of adequate quality when graded against industry standards. The Developer also agrees, when required in connection with the construction or installation of the Public Infrastructure Improvements, to obtain or cause to be obtained, all necessary permits and approvals from the County and/or all other governmental entities having jurisdiction or regulatory authority over the construction or installation of improvements within the Zone. All Public Infrastructure Improvements will be completed by the Developer in accordance with the Plans and this Agreement.

4.2 The Developer shall be responsible for paying, or causing to be paid, to the County and any other governmental entity described in Section 4.1 hereof for the costs of all applicable permit fees and licenses required for construction or installation of Public Infrastructure Improvements, which payments shall be considered Project Costs subject to reimbursement hereunder.

4.3 The Developer agrees to use its best efforts to start and complete the Project in accordance with the Construction Schedule set forth in Exhibit B to this Agreement.

4.4 The Developer shall submit to the County and to the Zone Board written reports detailing Project construction progress and expenses incurred, with the first such report to be delivered not later than ninety (90) days following the effective date of this Agreement and each subsequent annual report to be delivered not later than the anniversary of the due date of the initial report of each year thereafter (unless the County reasonably requests that such reports delivered on a more frequent basis) until completion of the Project.

4.5 The Developer shall diligently work to successfully complete, or have completed, any and all required Public Infrastructure Improvements that are included in the Plans prior to Zone termination, as specified in the Creation Order. Completion of such Public Infrastructure Improvements shall be at no additional cost to the Zone, the County, or any other Participating Taxing Entity; provided, however, that the Developer is only required to construct such Public Infrastructure Improvements to the extent of the anticipated availability of sufficient Available Tax Increment (whether then on deposit or reasonably expected to be deposited to the Tax Increment Fund) to reimburse the Developer for the cost of such Public Infrastructure Improvements as provided in the Plans and/or subject to the Developer's entering into an agreement or agreements with any third party to fund all or part of the costs of such Public Infrastructure Improvements.

4.6 The Developer shall prepare, or cause to be prepared, plans and specifications for each Phase of the Project (which shall include plans and specifications for any and all Public Infrastructure Improvements included in such Phase) prior to starting any construction in said Phase. Furthermore, the Developer shall not commence any Project construction until the plans and specifications for a Phase have been approved in writing by the Court.

4.7 The Developer agrees to supervise the construction of the Project and cause the construction to be performed in accordance with the Plans and the plans and specifications described in Section 4.6 hereof.

4.8 If substantial completion of the Project is delayed by reason of war, civil commotion, acts of God, inclement weather, governmental restrictions, regulations, fire or other casualty, court injunction, necessary condemnation proceedings, interference by third parties or drop in overall economic conditions, or any circumstances reasonably beyond the Developer's control, then following written request of the Developer made to the County (which request shall document the relied-upon reason for delay), the deadlines set forth in the Construction Schedule <u>shall</u> be extended by the period of each such delay (which period shall be evidenced in the aforementioned request).

4.9 Development services that are performed by the Developer hereunder shall be enforced in compliance with applicable law.

4.10 All personnel supplied or used by the Developer in the performance of its obligations arising under this Agreement shall be deemed employees, contractors or subcontractors of the Developer and shall not be considered employees, agents or subcontractors of the County, any other Participating Taxing Entity, the Zone, or the respective governing body of any of the foregoing for any purpose whatsoever. The Developer shall be solely responsible for the compensation of all such personnel.

V. DUTIES AND OBLIGATIONS OF THE COUNTY AND THE ZONE

5.1 As stated in Article II hereof, the County shall pay, only from and to the extent of the availability of the Available Tax Increment, the Project Costs included in the Plans, whether by direct payment or by reimbursement to the Developer, in the total amount provided in Section 2.1 hereof, as full reimbursement for designing and constructing the Public Infrastructure Improvements required under the Plans and this Agreement.

5.2 The County shall deposit, upon its receipt thereof, the Tax Increment (which shall include the Tax Increment attributable to each Participating Taxing Entity) into the Tax Increment Fund.

5.3 To the extent permitted by applicable law from time to time in effect, the County agrees, subject to the conditions hereafter imposed, to cause the issuance of bonds or notes, the proceeds of which will be used to accelerate the reimbursement to the Developer for Project Costs that have been incurred but are not able to be immediately paid because of the availability of the Available Tax Increment at such time. No single issuance of bonds or notes shall be issued in an aggregate principal amount less than $1,000,000 and any such issuance of bonds or notes is subject to the following conditions:

i. Approval by the Court of an order or resolution authorizing (or consenting to such issuance by another authorized entity, including a non-profit corporation created for the purpose of acting on the behalf of the County or such other entity) of the applicable series of bonds or notes;

ii. A pledge of the Available Tax Increment, as the sole source of security and repayment of the applicable series of bonds or notes, under and in accordance with Chapter 311;

iii. Approval of the issuance or issuances of the applicable series of bonds or notes by the Attorney General of the State of Texas and registration thereof with the Texas Comptroller of Public Accounts;

iv. Approval of the plan of finance (including proposed amortization schedule evidencing relatively level debt service and final maturity occurring at or prior to termination of the Zone, as specified in the Creation Order) pursuant to which such series of bonds or notes are issued by the County's financial advisor and receipt of confirmation from the County's financial advisor that the total debt service to be paid on all series of bonds or notes that are the subject of this Section 5.3, when combined with other reimbursements of Project Costs having been or expected to be made to the Developer, shall not exceed the total amount of all Project Costs to be paid to the Developer pursuant to Section 2.1 hereof; and

v. Evidence that the unencumbered Available Tax Increment, as of the time of such issuance of bonds or notes, equals at least 125% of the maximum annual debt service of the contemplated issuance of bonds or notes.

The County shall endeavor to cause bonds or notes that are the subject of this Section 5.3 to be issued as soon as practicable upon satisfaction of the prerequisites identified above.

5.4 The County agrees to recognize this Agreement as a permit under Chapter 245, as amended, Texas Local Government Code Chapter 245.

5.5 The County acknowledges that it is the Developer's intent that Yancy Water Supply Corporation provide potable water utility service to the Zone and that Forest Glen Utilities, an investor-owned utility, provide sewer and recycled water service to the Zone. Further, the County agrees to support, to the extent permitted by applicable law, Forest Glen Utilities' application for sewer and/or recycled water permits submitted to the Texas Commission on Environmental Quality and/or such other governmental entities having regulatory control over such matters, to the extent reasonably needed or requested.

5.6 The County shall provide and acknowledge the waivers and variances to the County Subdivision Rules and Regulations, as identified in Exhibit D hereto, to facilitate the development and construction of the Project.

VI. INSURANCE

6.1 The Developer recognizes and acknowledges that the Developer's financial integrity is of significant interest to the County; therefore, subject to the Developer's right to maintain commercially reasonable deductibles (when compared to industry standards relative to development projects of similar scope as the Project) in such amounts as are approved by the County, the Developer shall obtain and maintain, in full force until the Project is completed and at the Developer's sole (but reimbursable as a Project Cost) expense, insurance coverage written on a per-occurrence basis, except for professional liability coverage, by companies authorized and admitted to do business in the State of Texas and rated "A-" or better by A.M. Best Company and/or otherwise acceptable to the County, in the following types and amounts:

Type		Amount
(1)	Worker's Compensation & Employer's Liability	Statutory $500,000/$500,000/$500,000
(2)	Commercial General Liability (Including Broad Form Coverage, Contractual Liability, Bodily and Personal Injury, and Completed Operations	Combined limits of $500,000 per occurrence and $750,000 in the aggregate or its equivalent in umbrella or excess liability coverage

(3)	Business Automobile Liability (any auto, including employer's non-owned and hired auto coverage)	$250,000 combined single limit per occurrence

6.2 The County shall be entitled, upon request and without expense, to receive copies of the insurance policies delivered in accordance with Section 6.1 hereof, along with all endorsements thereto, as they apply to the limits required by the County. The County may also make a reasonable request for deletion, revision, or modification of particular policy terms, conditions, limitations or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any such insurance policies). Upon such request by the County, the Developer shall exercise reasonable efforts to accomplish such changes in insurance policy coverage and pay the cost thereof.

6.3 Nothing herein contained shall be construed as limiting in any way the extent to which the Developer may be held responsible for payments of damages to persons or property resulting from the performance of work undertaken by the Developer or any of its subcontractors that is the subject of this Agreement or is otherwise related to the development of the Project.

VII. DEFAULT

In the event that the Developer fails to commence construction of the Project, fails to complete construction of the Project, or fails to perform any other obligation pursuant to the terms of this Agreement, the County or the Zone may terminate this Agreement if the Developer does not commence curative action relative to such failure within thirty (30) calendar days after receiving written notice from the County and/or the Zone requesting that the failure be cured. In addition, and in the event the Developer fails to cure a default within one hundred twenty (120) calendar days after receiving such notice, this Agreement may be terminated by the County or the Zone. If this Agreement is terminated and the Developer has incurred expenditures for Public Infrastructure Improvements that were specifically approved by the Zone Board for Developer reimbursement, then the Developer shall be reimbursed for such expenditures out of the Tax Increment Fund (to the extent of the availability of the Available Tax Increment at such time), despite termination of this Agreement.

VIII. INDEMNIFICATION

8.1 THE DEVELOPER COVENANTS AND AGREES TO FULLY INDEMNIFY AND HOLD HARMLESS, THE COUNTY, THE COURT, THE ZONE, THE ZONE BOARD, ANY OTHER PARTICIPATING TAXING ENTITY, THE GOVERNING BODY THEREOF, AND ANY OTHER OFFICIAL, EMPLOYEE, AGENT, ATTORNEY, OR REPRESENTATIVE OF ANY OF THE FOREGOING (TOGETHER, THE *INDEMNIFIED PARTIES*) FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE BROUGHT BY A THIRD PARTY, INCLUDING BUT NOT LIMITED TO, PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE, MADE UPON ANY INDEMNIFIED PARTY DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO THE DEVELOPER'S ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY ACTS

OR OMISSIONS OF THE DEVELOPER, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT OR SUBCONTRACTOR OF THE DEVELOPER, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES, WHILE IN THE EXERCISE OF PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT. THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNIFIED PARTY. IN THE EVENT THE DEVELOPER AND AN INDEMNIFIED PARTY ARE FOUND JOINTLY LIABLE, BECAUSE OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF AN INDEMNIFIED PARTY, BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO ANY SUCH INDEMNIFIED PARTY UNDER APPLICABLE TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES HERETO UNDER TEXAS LAW AS TO SAID CLAIMANTS. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. THE DEVELOPER SHALL IMMEDIATELY ADVISE THE COUNTY, THE ZONE, AND ANY OTHER PARTICIPATING TAXING ENTITY, IN WRITING, OF ANY CLAIM OR DEMAND AGAINST THE DEVELOPER OR AN INDEMNIFIED PARTY, TO THE EXTENT AND WHEN KNOWN TO THE DEVELOPER, RELATED TO OR ARISING OUT OF THE DEVELOPER'S ACTIVITIES UNDER THIS AGREEMENT.

8.2 In addition to the indemnification provided in Section 8.1 above, the Developer shall also require each of its subcontractors working on the Project to indemnify each Indemnified Party from and against any and all claims, losses, damages, causes of actions, suits and liabilities arising out of their actions related to the performance of this Agreement, utilizing (in its entirety) the same indemnification language contained herein.

IX. SITE INSPECTION; EXAMINATION OF RECORDS

9.1 The Developer shall allow the County and/or the Zone (or representatives, agents, or employees thereof) reasonable access to the Project site for inspections during and upon completion of construction of the Project for the Court and/or the Zone Board to assess the Developer's compliance with this Agreement.

9.2 In addition to the Developer's delivery of periodic reports to the County in accordance with Section 4.4 hereof, the County reserves the right to conduct examinations, during regular business hours and following notice to the Zone Board and the Developer, of the books and records related to the development of the Project and to this Agreement (including such items as contracts, paper, correspondence, copy, books, accounts, billings and other information related to the performance of the Zone Board and/or the Developer's services hereunder) no matter where such books and records are located. In the event that such books and records are located outside of the County, the Developer and/or the Zone Board, as applicable, shall produce the books and records upon receipt of three days prior notice from the County. The County also reserves the right to perform any and all additional audit tests relating to the activities of the Zone Board and/or the Developer's services relative to the Project. These examinations shall be conducted at the offices maintained by the Zone Board and/or the Developer (if such offices are located in the County and, if not, at the County Courthouse), during normal business hours. The costs of any of the foregoing shall be deemed to be Administrative Costs.

X. WAIVER; LIMITED EFFECT OF WAIVER

Any provision of this Agreement may be waived only if waived in writing and signed by an authorized County representative, acting under authority ordered or resolved by the Court, an authorized Zone representative, acting under authority resolved by the Zone Board, and the Developer. In the event of waiver, such waiver shall be limited to the particular provision so waived and shall be deemed a waiver of no other provision of this Agreement

XI. ENTIRE AGREEMENT; INCORPORATION OF EXHIBITS

11.1 This Agreement embodies the final and entire agreement among the parties hereto and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of any of such parties.

11.2 The exhibits attached to this Agreement are incorporated herein by reference and shall be considered a part of this Agreement for the purposes stated herein as though reproduced and originally included herein, except that if there is a conflict between an exhibit and a provision of this Agreement, the provision of this Agreement shall prevail over the exhibit.

XII. CHANGES AND AMENDMENTS

12.1 Except when the terms of this Agreement expressly provide otherwise, any alterations, additions, or deletions to the terms hereof shall be made by written amendment, signed by an authorized County representative, acting under authority ordered or resolved by the Court, an authorized Zone representative, acting under authority resolved by the Zone Board, and the Developer.

12.2 It is understood and agreed by the parties hereto that changes in local, state and federal rules, regulations or laws applicable to the Zone, as well as the County's and the Developer's respective obligations hereunder, may occur during the term of this Agreement and the parties agree to amend this Agreement to reflect such changes in rules, regulations or laws to the extent that failure to do so shall invalidate the intent of the Agreement as it existed immediately prior to the subject change in rule, regulation, or law.

12.3 The parties hereto agree that the Zone Board, without consent of the County, may amend the Project construction schedule evidenced in Exhibit B hereto, or categorical amounts included in the Finance Plan, provided such changes do not cause a change in such schedule or amounts by more than 25% (any such individual change resulting in variance exceeding 25% shall require written consent of the County). Notwithstanding any provision herein to the contrary, no change affecting the total amount of Project Costs to be paid from the Available Tax Increment from the amount evidenced in Section 2.1 hereof shall be effective unless consented to in writing by the County, after approval of such change by the Court.

XIII. SEVERABILITY

If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including (but not limited to) any County code, regulation, or orders, then (and in that event) it is the intention of the parties hereto that such invalid, illegal or unenforceable clause or provision shall be severed and deleted from this Agreement, without affecting any other clause or provision hereof, and the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein. The parties hereto also intend that, in lieu of each clause or provision of this Agreement that is determined to be invalid, illegal or unenforceable in accordance with the foregoing provisions of this Article XIII, there shall be added, as a part of this Agreement, a clause or provision as similar as may be possible to such invalid, illegal or unenforceable clause or provision that is legal, valid and enforceable so that the intent and purpose of the severed clause or provision, to the extent (but only to the extent) that the same is legally permissible, is honored and accomplished.

XIV. VENUE AND GOVERNING LAW

14.1 THIS CONTRACT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

14.2 Any legal action or proceeding brought or maintained, directly or indirectly, as a result of this Agreement shall be heard and determined in a court of competent jurisdiction located in the County. Notwithstanding the foregoing, the parties hereto agree that any dispute that may arise under this Agreement shall first be submitted to non-binding mediation, or to alternative dispute resolution proceedings, before litigation is filed in court.

14.3 This Agreement is considered a "permit" for the purposes of Chapter 245, as amended, Texas Local Government Code.

14.4 To the extent (but only to the extent) its obligations are not uncertain or in dispute, the County is not entitled to claim immunity on the grounds of sovereignty from (i) relief by writ of mandamus to perform its obligations hereunder or (ii) enforcement by writ of mandamus of its payment obligations with respect to amounts due to the Developer pursuant to the terms of this Agreement.

XV. TAXES

The Developer shall pay, on or before their respective due dates to the appropriate collecting authority, all federal, State, and local taxes and fees that are now or may hereafter be levied upon its property, including any Zone Property, and cooperate in assuring that the value of all sales of such property from the Developer to any third party, or any part thereof, are timely reported to the Medina County Appraisal District.

XVI. NOTICE AND ESCROW

16.1 Any notice sent under this Agreement (except as otherwise expressly required) must be written and mailed with sufficient postage, sent by certified mail, return receipt requested or delivered personally to an officer of the receiving party at the following addresses, or sent via facsimile to the indicated number:

The County:
County Judge
Medina County Commissioners Court
1502 Avenue K, Room 201
Hondo, Texas 78861
Phone: (830) 741-6020
Fax: (830) 741-6025

The Developer:
320 Potranco Ranch, LLC
c/o Mr. David L. Earl
15303 Huebner, Building 15
San Antonio, Texas 78248
Phone: (210) 222-1500
Fax: (210) 222-9100

The Zone:
Presiding Officer
Reinvestment Zone Number Two
c/o Medina County, Texas
1502 Avenue K, Room 201
Hondo, Texas 78861
Phone: (830) 741-6020
Fax: (830) 741-6025

16.2 Any party hereto may change its address by delivering written notice of such change to the other parties hereto at the respective addresses identified in Section 16.1 hereof. Any communication delivered by facsimile transmission shall be deemed delivered when such transmission is made if during normal business hours or at the beginning of the next business day if the transmission is made after normal business hours. Any communication delivered in person shall be deemed received when receipted for by or actually received by an officer of the party to whom the communication is properly addressed.

XVII. HEADINGS AND CAPTIONS

All section captions and headings used herein are only for the convenience of reference and shall not be construed to have any effect or meaning as to the written agreement between the parties hereto.

XVIII. EFFECTIVE DATE

This Agreement shall become effective from the date of execution. This Agreement shall terminate on the earlier of: (i) the County has paid Project Costs from the Available Tax Increment; (ii) the date of a termination by default (provided that all required cure periods have been provided and the default remains uncured; or (iii) expiration of the Zone pursuant to the

Creation Order, unless the terms of this Agreement are extended by mutual agreement of the County, the Zone, and the Developer (as evidenced in writing).

* * *

IN WITNESS THEREOF, the parties hereto have caused this instrument to be duly executed this 25th day of November, 2013.

MEDINA COUNTY, TEXAS

By: ______________________
James E. Barden
County Judge

320 POTRANCO RANCH, LLC

By: ______________________
David L. Earl
President

REINVESTMENT ZONE NUMBER TWO, MEDINA COUNTY, TEXAS, COUNTY OF MEDINA, TEXAS

By: ______________________
Gen. Eugene E. Habiger, USAF (Ret)
Presiding Officer

EXHIBIT A

Zone Property

EXHIBIT "A"
320.15 ACRES

STATE OF TEXAS
COUNTY OF MEDINA

Field notes for a 320.15 acre tract of land in Medina County, Texas and being out of the following Surveys with their approximate acreage.

59.65 acres out of Survey Number 97, Abstract 1452;
142.49 acres out of Survey Number 96, Abstract 1327 and
118.01 acres out of Survey Number 38, Abstract 5 all in Medina County, Texas.

Said 320.15 acre tract of land being the same land as described in a deed from Ruth Steinle Ausburn to Profranco Ranch, LP, recorded in Volume 573, Page 741 of the Official Public Records of Medina County, Texas. Said 320.15 acre tract of land being more particularly described by metes and bounds as follows.

BEGINNING at a 5/8 inch steel pin found on the south Right-Of-Way line of FM Hwy 1957 (variable width 80' min) for the northwest corner of this tract and being the northwest corner of a called 320.00 acre tract as described in a deed from Ruth Steinle Ausburn to Proiranço Ranch, LP, recorded in Volume 573, Page 741 of the Official Public Records of Medina County, Texas. Said point being the northwest corner of a called 619.4125 acre tract (VI Second Tract) from Marina R. Steinle to Johanna Steinle Williams in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas. Said point also being the northeast corner of a called 722.7286 acre tract (VII Second Tract) from Marina R. Steinle to Ruth Steinle in a Last Will and Testament, recorded in Volume 63, Page 378 of the Official Public Records of Medina County, Texas.

THENCE along the South Right-Of-Way line of FM Hwy 1957 the following four calls; North 86° 32' 48" East, a distance of 126.51 feet to a Txdot Brass Disk found for an angle point; South 82° 51' 59" East, a distance of 331.58 feet to a Txdot Brass Disk found for an angle point; North 66° 51' 45" East, a distance of 176.50 feet to a Txdot Brass disk found for an angle point and North 86° 45' 28" East, a distance of 1735.16 feet to a Steel fence post found for the northeast corner of the herein described 320.15 acre tract.

THENCE cutting across the aforesaid 722.7286 acre tract, South 00° 03' 33" West, a distance of 6018.96 feet to a 5/8 inch steel pin found for the southeast corner of the herein described 320.15 acre tract and being on the north line of a called 264.583 acre tract as described in a deed from Sharon Alice Manlio to Linda Pearson, recorded in Volume 93, Page 445 of the Official Public Records of Medina County, Texas.

THENCE with the south line of this tract the following three calls; South 89° 34' 06" West, a distance of 48.09 feet to a Cedar post found for an angle point; North 89° 30' 41" West, a distance of 875.53 feet to a steel pipe post found between two gates for an angle point and North 89° 12' 27" West, a distance of 1426.74 feet to a Fence Corner Post found for the southwest corner of the herein described 320.15 acre tract and being the southeast corner of the aforesaid 619.4125 acre tract.

THENCE with the west line of this tract, North 00° 08' 55" East, a distance of 5858.20 feet to the place of the BEGINNING

I, Jerry D. Wilkie, Jr., hereby certify that these field-notes were prepared from an actual survey made on the ground on August 29, 2011.

Bearing based on Geodetic Observation taken at the time of the survey and tied into the Leica Cors Network.

Reference is hereby made to an 11" x 17" Survey Drawing that accompanies these Field Notes.

Jerry D. Wilkie, Jr.
Registered Professional
Land Surveyor No. 4724
Job Number 2011125

STATE OF TEXAS
REGISTERED
JERRY D. VAIKE JR.
4724
PROFESSIONAL
LAND SURVEYOR

EXHIBIT
A

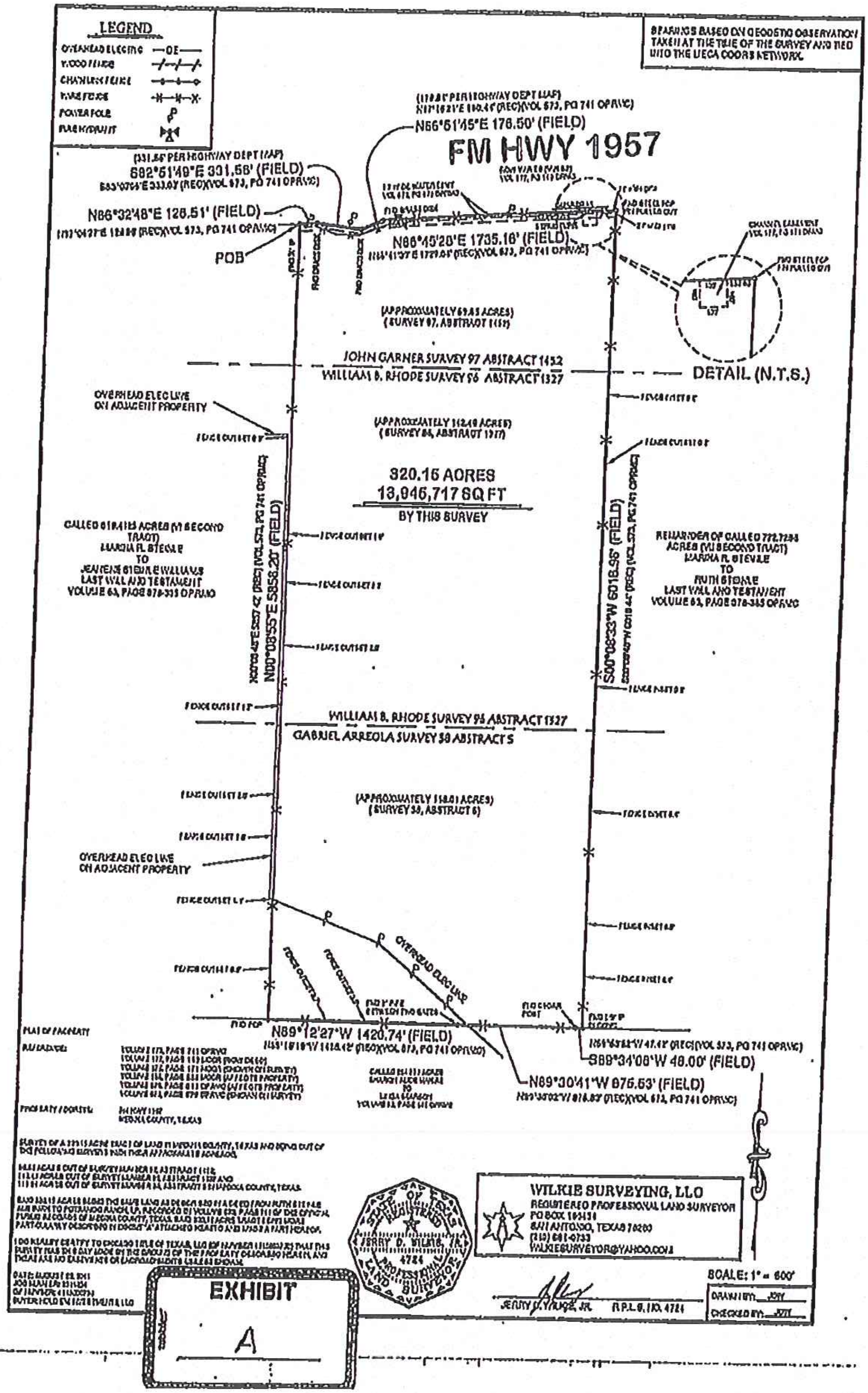
LEGEND
FM HWY 1957
N66°51'45"E 176.50' (FIELD)
S82°51'49"E 331.56' (FIELD)
N86°32'48"E 126.51' (FIELD)
N86°45'20"E 1735.16' (FIELD)
POB
DETAIL (N.T.S.)
JOHN GARNER SURVEY 97 ABSTRACT 1452
WILLIAM B. RHODE SURVEY 96 ABSTRACT 1327
OVERHEAD ELEC LINE ON ADJACENT PROPERTY
320.15 ACRES
13,946,717 SQ FT
BY THIS SURVEY
N00°08'55"E 5858.20' (FIELD)
S00°08'33"W 6016.96' (FIELD)
WILLIAM B. RHODE SURVEY 95 ABSTRACT 1327
GABRIEL ARREOLA SURVEY 58 ABSTRACT 5
OVERHEAD ELEC LINE ON ADJACENT PROPERTY
OVERHEAD ELEC LINE
N89°12'27"W 1420.74' (FIELD)
S89°34'06"W 48.00' (FIELD)
N89°30'41"W 976.53' (FIELD)
WILKIE SURVEYING, LLC
REGISTERED PROFESSIONAL LAND SURVEYOR
SAN ANTONIO, TEXAS
WILKIESURVEYOR@YAHOO.COM
JERRY D. WILKIE, JR.
4724
SCALE: 1" = 600'
EXHIBIT
A

EXHIBIT B

Construction Schedule

Reinvestment Zone Number Two (TIRZ)
Potranco Ranch

	Site Area			320 00	Acres
	Base Value 2013		$	1,077,420	
	Initial Home Price Range		$	350,000	
	Project Year:				
	Phase 1	2013		22	Single Family Homes
	Phase 2	2014		40	Single Family Homes
	Phase 3	2015		40	Single Family Homes
	Phase 4	2016		40	Single Family Homes
	Phase 5	2017		40	Single Family Homes
	Phase 6	2018		40	Single Family Homes
	Phase 7	2019		40	Single Family Homes
	Phase 8	2020		40	Single Family Homes
	Phase 9	2021		40	Single Family Homes
	Phase 10	2022		18	Single Family Homes
	Total			360	
	Experience of Developer			Experienced	
	Performance Bonds:		Required to be provided by Contractor		
	Payment Bonds:		Required to be provided by Contractor		
Assumptions:	Captured Value at Buildout		$	131,463,736	
	Assumed Captured Value Appreciation Factor			1.00%	
	Assumed Tax Collection Rate			99 00%	
	Estimated TIF Life (years)			25.00	
	County Participation Level			70.0%	
	Estimated Incremental Revenue for Project Costs		$	9,840,000	
	Estimated Incremental Revenue for Medina County		$	4,587,779	
			$	-	
	Estimated Total Incremental TIF Revenues		$	14,427,779	

Note: The above revenue stream indicates the amount of tax collected over 25 years in excess of the estimated $143,000 to be collected on the Base Value (as of 2013) of the land currently appraised at $1,077,416 during the same 25 year period.

Due to taxes being collected in arrears at the assessed value as of January 1st, the Project Tax Increment Revenue (Schedule C) shows assessments and collections of tax in the year after improvements are constructed as projected in the Construction Schedule (Exhibit B).

EXHIBIT C - Public Infrastructure Improvements

Reinvestment Zone Number Two (TIRZ)

Projected Tax Increment Revenue

	Tax Increment Zone				Medina County						Medina County		
Tax Year	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	TIF Collections	Cumulative TIF Revenues	County/ Tax Collector Admin. Exp.	Tax Rate Contribution at 100%	100% of Increm. Taxes Collected	Difference in 70% vs. 100% Collection
2013	1,077,420	7,700,000	8,777,420	7,700,000	7,700,000	0.3703000		0		30,000	0.5290000	0	0
2014	8,777,420	14,140,000	22,917,420	21,840,000	21,840,000	0.3703000	28,228	28,228	28,228	10,000	0.5290000	40,326	12,098
2015	22,917,420	14,281,400	37,198,820	36,121,400	36,121,400	0.3703000	80,065	80,065	108,293	10,000	0.5290000	114,378	34,313
2016	37,198,820	14,424,214	51,623,034	50,545,614	50,545,614	0.3703000	132,420	132,420	240,713	10,000	0.5290000	189,171	56,751
2017	51,623,034	14,568,456	66,191,490	65,114,070	65,114,070	0.3703000	185,299	185,299	426,011	10,000	0.5290000	264,712	79,414
2018	66,191,490	14,714,141	80,905,631	79,828,211	79,828,211	0.3703000	238,706	238,706	664,718	10,000	0.5290000	341,009	102,303
2019	80,905,631	14,861,282	95,766,913	94,689,493	94,689,493	0.3703000	292,648	292,648	957,365	10,000	0.5290000	418,068	125,420
2020	95,766,913	15,009,895	110,776,808	109,699,388	109,699,388	0.3703000	347,129	347,129	1,304,494	10,000	0.5290000	495,898	148,770
2021	110,776,808	15,009,895	125,786,703	124,709,283	124,709,283	0.3703000	402,155	402,155	1,706,649	10,000	0.5290000	574,507	172,352
2022	125,786,703	6,754,453	132,541,156	131,463,736	131,463,736	0.3703000	422,277	422,277	2,128,926	10,000	0.5290000	653,115	230,837
2023	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	2,610,869	10,000	0.5290000	688,489	226,595
2024	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	3,092,811	10,000	0.5290000	688,489	226,595
2025	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	3,574,753	10,000	0.5290000	688,489	226,595
2026	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	4,056,695	10,000	0.5290000	688,489	226,595
2027	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	4,538,637	10,000	0.5290000	688,489	226,595
2028	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	5,020,579	10,000	0.5290000	688,489	226,595
2029	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	5,502,521	10,000	0.5290000	688,489	226,595
2030	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	5,984,463	10,000	0.5290000	688,489	226,595
2031	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	6,466,405	10,000	0.5290000	688,489	226,595
2032	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	6,948,348	10,000	0.5290000	688,489	226,595
2033	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	7,430,290	10,000	0.5290000	688,489	226,595
2034	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	7,912,232	10,000	0.5290000	688,489	226,595
2035	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	8,394,174	10,000	0.5290000	688,489	226,595
2036	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	8,876,116	10,000	0.5290000	688,489	226,595
2037	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	9,358,058	10,000	0.5290000	688,489	226,595
2038	132,541,156	-	132,541,156	131,463,736	131,463,736	0.3703000	481,942	481,942	9,840,000	10,000	0.5290000	688,489	226,595
		$ 131,463,736					$ 9,840,000	9,840,000		$ 280,000		14,107,005	4,587,779
		Existing Annual Value Growth Factors											
	Years 2013-2022			1.0%	Participation Level		70.0%						30.0%
	Thereafter			0.0%	Tax Rate Growth Factor		0.0%						
	Combined Compound Growth Rate				Tax Rate Collection Factor		99.0%						

Due to taxes being collected in arrears at the assessed value as of January 1st, the Project Tax Increment Revenue (Schedule C) shows assessments and collections of tax in the year after improvements are constructed as projected in the Construction Schedule (Exhibit B).

EXHIBIT C - Public Infrastructure Improvements

Reinvestment Zone Number Two (TIRZ)

Participation

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
Medina County	0.5290000	70%	0.3703000	100.00%	$ 9,840,000	$ 9,840,000
	0.0000000	70%	0.0000000	0.00%	$ -	$ -
TOTAL	0.5290000		0.3703000	100.00%	$ 9,840,000	$ 9,840,000

0.00

EXHIBIT C - Public Infrastructure Improvements

Reinvestment Zone Number Two (TIRZ)

Projected Uses of Tax Increment

Year	Phase 1 2013	Phase 2 2014	Phase 3 2015	Phase 4 2016	Phase 5 2017	Phase 6 2018	Phase 7 2023	Phase 8 2020	Phase 9 2021	Phase 10 2022	Total	Cumulative Total
2013	$ 918,554										$ 918,554	$ 918,554
2014		$ 866,560									$ 866,560	$ 1,785,114
2015			$ 727,910								$ 727,910	$ 2,513,024
2016				$ 727,910							$ 727,910	$ 3,240,934
2017					$ 727,910						$ 727,910	$ 3,968,845
2018						$ 2,227,910					$ 2,227,910	$ 6,196,755
2019							$ 727,910				$ 727,910	$ 6,924,666
2020								$ 814,566			$ 814,566	$ 7,739,232
2021									$ -		$ -	$ 7,739,232
2022										$ -	$ -	$ 7,739,232
2023											$ -	$ 7,739,232
2024											$ -	$ 7,739,232
2025											$ -	$ 7,739,232
2026											$ -	$ 7,739,232
2027											$ -	$ 7,739,232
2028											$ -	$ 7,739,232
2029											$ -	$ 7,739,232
2030											$ -	$ 7,739,232
2031											$ -	$ 7,739,232
2032											$ -	$ 7,739,232
2033											$ -	$ 7,739,232
2034											$ -	$ 7,739,232
2035											$ -	$ 7,739,232
2036											$ -	$ 7,739,232
	$918,554	$866,560	$727,910	$727,910	$727,910	$2,227,910	$727,910	$814,566	$0	$0	$7,739,232	$ 7,739,232

Medina County
Reinvestment Zone Number Two (TIRZ)
Potranco Ranch

Summary of Estimated Incremental TIF Tax Collected

February 25, 2013

Total Estimated Incremental TIF Revenues				$ 14,427,779	100.0%
Projected Payments/Benefits to Medina County:					
Total County Wide Benefits		$	(1,500,000)		
Total Administrative Expenses		$	(280,000)		
				$ (1,780,000)	12.3%
Projected Reimbursments of Project Costs:					
Total Hard and Soft Cost Improvements of Community				$ (6,239,232)	43.2%
Interest Payments:					
Allocated to County Benefits -	22.2%	$	(404,149)		
Allocated to Project Costs -	77.8%	$	(1,416,619)		
				$ (1,820,768)	12.6%
County Estimated Incremental Tax Revenues				$ 4,587,779	31.8%

Total Medina County Benefit				
County Incremental Tax Revenues	$	4,587,779		
County Wide Benefits	$	1,500,000		
Administrative Expenses	$	280,000		
Interest Carry	$	404,149		
			$ 6,771,928	46.9%
Total Project Benefit				
Hard and Soft Cost Reimbursments	$	6,239,232		
Interest Carry	$	1,416,619		
			$ 7,655,851	53.1%
Total Incremental Benefits			$ 14,427,779	100.0%

NOTE Balance of Project Financing Contingency Reserve shall be released to the County for its benefit upon termination of the TIRZ.

EXHIBIT C

Public Infrastructure Improvements

EXHIBIT C - Public Infrastructure Improvements

Reinvestment Zone Number Two (TIRZ)

Sources & Uses

Sources of Funds		
TIF Revenues at		$ 9,840,000
Developer Contribution		$ -
Total Sources of Funds		$ 9,840,000

Uses of Funds

	Phase 1 2013	Phase 2 2014	Phase 3 2015	Phase 4 2016	Phase 5 2017	Phase 6 2018	Phase 7 2019	Phase 8 2020	Phase 9 2021	Phase 10 2022	Phase 11 2023	Phase 12 2024	Total Infrastructure Improvements
Begin Construction													
Single Family Lots	53	50	42	42	42	42	42	47	0	0	0	0	360
Single Family Homes	22	40	40	40	40	40	40	40	40	18	0	0	360
Public Improvements of Community													
Hard Cost													
Sewer/Water	$ 196,100	$ 185,000	$ 155,400	$ 155,400	$ 155,400	$ 155,400	$ 155,400	$ 173,900	$ -	$ -	$ -	$ -	$ 1,332,000
Signage	$ 6,954	$ 6,560	$ 5,510	$ 5,510	$ 5,510	$ 5,510	$ 5,510	$ 6,166	$ -	$ -	$ -	$ -	$ 47,232
Erosion Control	$ 9,843	$ 9,286	$ 7,800	$ 7,800	$ 7,800	$ 7,800	$ 7,800	$ 8,729	$ -	$ -	$ -	$ -	$ 66,857
Electric - CPS / MEC	$ 166,571	$ 157,143	$ 132,000	$ 132,000	$ 132,000	$ 132,000	$ 132,000	$ 147,714	$ -	$ -	$ -	$ -	$ 1,131,429
Temporary Sewer	$ 45,429	$ 42,857	$ 36,000	$ 36,000	$ 36,000	$ 36,000	$ 36,000	$ 40,286	$ -	$ -	$ -	$ -	$ 308,571
Hard Cost Total	$ 424,896	$ 400,846	$ 336,710	$ 336,710	$ 336,710	$ 336,710	$ 336,710	$ 376,795	$ -	$ -	$ -	$ -	$ 2,886,029
Soft Cost													
Engineering-Surveying	$ 272,571	$ 257,143	$ 216,000	$ 216,000	$ 216,000	$ 216,000	$ 216,000	$ 241,714	$ -	$ -	$ -	$ -	$ 2,851,429
Contingency	$ 60,571	$ 57,143	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 53,714	$ -	$ -	$ -	$ -	$ 411,429
Interest	$ 75,714	$ 71,429	$ 60,000	$ 60,000	$ 60,000	$ 60,000	$ 60,000	$ 67,143	$ -	$ -	$ -	$ -	$ 514,286
Closing Costs	$ 43,914	$ 41,429	$ 34,800	$ 34,800	$ 34,800	$ 34,800	$ 34,800	$ 38,943	$ -	$ -	$ -	$ -	$ 298,286
Municipal Fees	$ 9,086	$ 8,571	$ 7,200	$ 7,200	$ 7,200	$ 7,200	$ 7,200	$ 8,057	$ -	$ -	$ -	$ -	$ 61,714
Construction Management	$ 31,800	$ 30,000	$ 25,200	$ 25,200	$ 25,200	$ 25,200	$ 25,200	$ 28,200	$ -	$ -	$ -	$ -	$ 216,000
Soft Cost Total	$ 493,657	$ 465,714	$ 391,200	$ 391,200	$ 391,200	$ 391,200	$ 391,200	$ 437,771	$ -	$ -	$ -	$ -	$ 3,353,143
Total Hard and Soft Cost Improvements of Community	$ 918,554	$ 866,560	$ 727,910	$ 727,910	$ 727,910	$ 727,910	$ 727,910	$ 814,566	$ -	$ -	$ -	$ -	$ 6,239,232 (1)
County Wide Benefits													
To be used at discretion of County for ERS and/or Sheriff services, upgrades, capital equipment, etc.	$ -	$ -	$ -	$ -	$ -	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500,000
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total County Wide Benefits	$ -	$ -	$ -	$ -	$ -	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500,000 (2)
Grand Total Community and County Wide Benefits	$ 918,554	$ 866,560	$ 727,910	$ 727,910	$ 727,910	$ 2,227,910	$ 727,910	$ 814,566	$ -	$ -	$ -	$ -	$ 7,739,232
Administrative Expenses (Paid to County/Tax Collector)	$ 30,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ -	$ -	$ 170,000	$ 280,000 (3)

Total Hard and Soft Cost Improvements of Community	(1) $	6,239,232
Total County Wide Benefits	(2) $	1,500,000
Interest Cost		1,820,768
Total Payments of Project Costs	$	9,560,000
Total Admin. Expenses (Paid to County/Tax Collector)	(3) $	280,000
Total Expenses To Be Reimbursed	$	9,840,000

a. Balance of Project Financing Contingency Reserve shall be released to the County for its benefit upon termination of the TIRZ.

		se 1 2012	Phase 2 2013	Phase 3 2014	Phase 4 2015	Phase 5 2016	Phase 6 2017	Phase 7 2018	Phase 8 2019	Phase 9 2020	Phase 10 2021	2022	2023	2024
		35	34	36	35	44	30	47	47	32	0			
		0	40	40	40	40	40	40	40	40	40			
Grand Total - Use of Funds		918,554	866,500	727,910	727,910	727,910	727,910	727,910	814,568	0	0	0	0	0
Tax Increment Revenue		$ -	$ 28,228	$ 80,065	#######	$ 185,299	#######	#######	#######	#######	#######	#######	#######	#######
O/S Debt - Incr/(Decr)		918,554	838,332	647,846	595,490	542,612	489,204	435,263	467,438	(402,155)	(422,277)	(481,942)	(481,942)	(481,942)
Cumulative O/S Debt		918,554	1,756,886	2,404,731	3,000,222	3,542,833	4,032,036	4,467,300	4,934,738	4,532,583	4,110,306	3,628,363	3,146,421	2,664,479
Interest Accrued	6.00%	55,113	105,413	144,284	180,013	212,570	241,922	268,038	296,084	271,955	246,618	217,702	188,785	159,869

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total Infrastructure Improvements
														360
														340
Grand Total - Use of Funds	0	0	0	0	0	0	0	0	0	0	0	0	0	8,239,232
Tax Increment Revenue	#######	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 481,942	$ 9,840,000
O/S Debt - Incr/(Decr)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	(481,942)	
Cumulative O/S Debt	2,182,537	1,700,595	1,218,653	736,711	254,769	(227,173)	(709,116)	(1,191,058)	(1,673,000)	(2,154,942)	(2,636,884)	(3,118,826)	(3,600,768)	
Interest Accrued	130,952	102,036	73,119	44,212	15,266	0	0	0	0	0	0	0	0	2,953,972

EXHIBIT D

Waivers and Variances to County Subdivision Rules and Regulations

None.

EXHIBIT D

Waivers and Variances to County Subdivision Rules and Regulations

None.

EXHIBIT E

Local A
28' Pavement Section

EXHIBIT E
LOCAL "A"
28' STREET SECTION

NOT TO SCALE

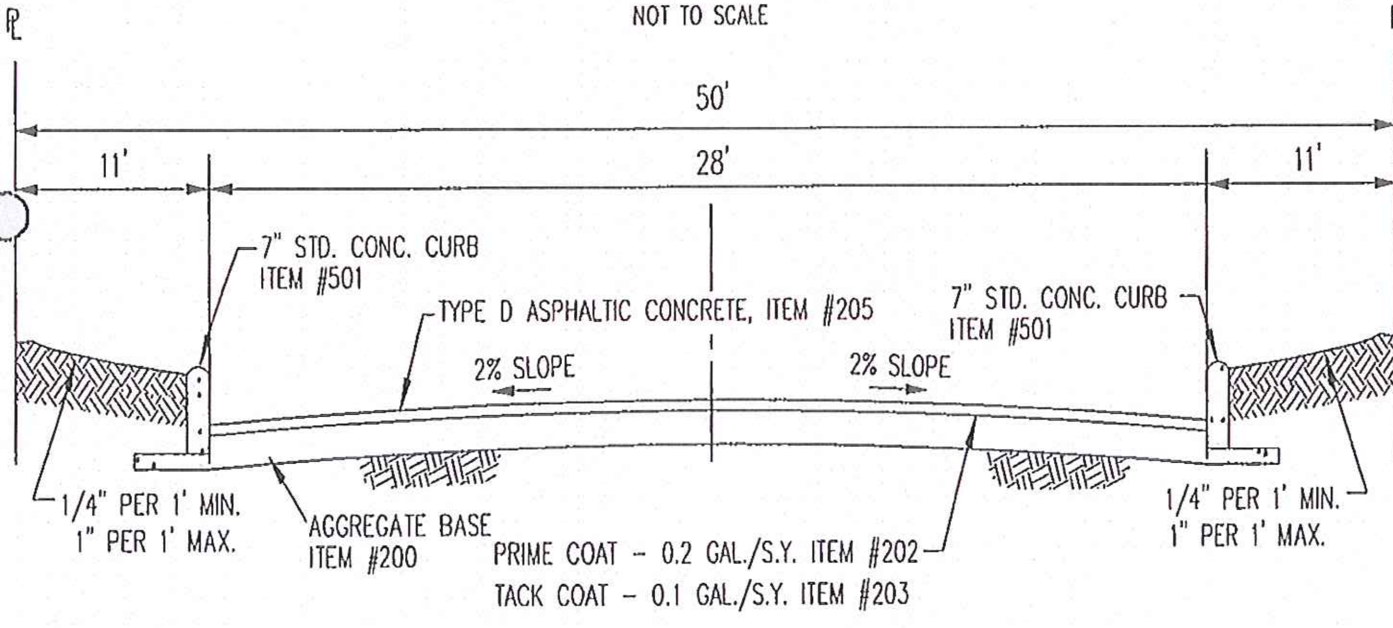

EXHIBIT F

Local B
40' Pavement Section

EXHIBIT F
LOCAL "B"
40' STREET SECTION

NOT TO SCALE

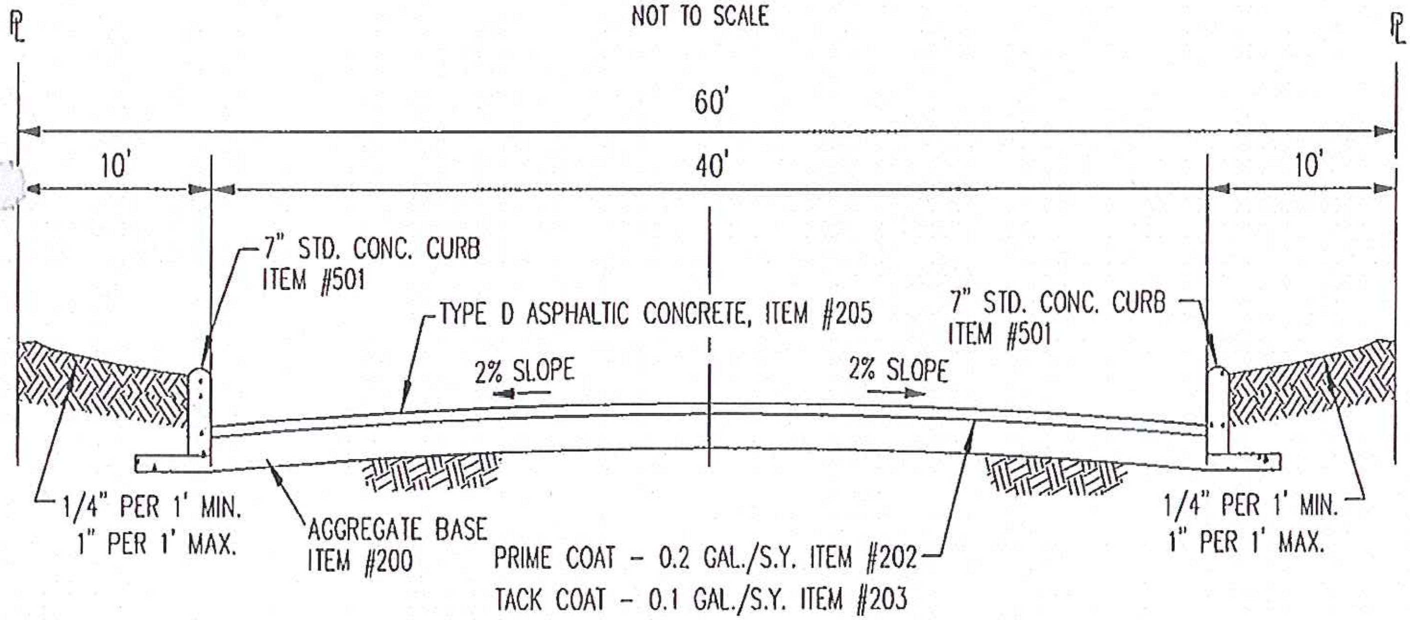

Exhibit C

POTRANCO RANCH 2017-2018 ASSESSMENT ROLL

Prop. ID#	Geographic ID #	Legal	Address	Owner	Appraised	Market Value	Assessment
81752	0s045-00001-00001-81752	PR, U-1, B-1, L-1	137 Barden PKWY	DIAZ, JOSE & SARINDA	$ 463,560.00	$ 463,560.00	$ 834.41
81753	0s0405-00001-00002-81753	PR, U-1,B-1, L-2	169 Barden PKWY	BONDOC, MICHAEL	$ 431,420.00	$ 431,420.00	$ 776.56
81754	0s0405-00001-00003-81754	PR, U-1, B-1, L-3	175 Barden PKWY	REDWAY, TRAVIS M. & PERLA V.	$ 514,170.00	$ 514,170.00	$ 925.51
81755	0s0405-00001-00004-81755	PR, U-1, B-1, L-4	189 Barden PKWY	MEDRANO, JESSICA & JAMES	$ 369,140.00	$ 369,140.00	$ 664.45
81756	0s0405-00001-00005-81756	PR, U-1, B-1, L-5	203 Barden PKWY	LEE, JAMES R. & VALERIE R.	$ 384,870.00	$ 384,870.00	$ 692.77
81757	0sw0405-00001-00006-81757	PR, U-1,B-1, L-6	213 Barden PKWY	MC MAHON, BENJAMIN W., JR. & T	$ 377,250.00	$ 377,250.00	$ 679.05
81758	0s0405-00001-00007-81758	PR, U-1, B-1, L-7	221 Barden PKWY	MOIX, GARY J. & CARRIE N.	$ 357,630.00	$ 357,630.00	$ 643.73
81759	0s0405-00001-00008-81759	PR, U-1, B-1, L-8	273 Barden PKWY	BOWDEN, JAMES A. & KERI A.	$ 407,040.00	$ 407,040.00	$ 732.67
81760	0s0405-00001-00009-81760	PR, U-1, B-1, L-9	285 Barden PKWY	BROWN, DENNIS M. & TANYA E.	$ 366,990.00	$ 366,990.00	$ 660.58
81761	0s0405-00001-00010-81761	PR, U-1,B-1, L-10	301 Barden PKWY	RASH,TERRY & SHARON	$ 351,190.00	$ 351,190.00	$ 632.14
81762	0s0405-00001-00011-81762	PR, U-1,B-1, L-11	309 Barden PKWY	GARCIA, TONY ERIC & MARY G.	$ 414,830.00	$ 414,830.00	$ 746.69
81763		PR, U-1, B-1, L-900	FM 1957 SA, TX, 78253	MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
81764		PR, U-1, B-1, L-901	Barden PKWY	MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
81765		PR, U-1, B-1, L-902	Barden PKWY	MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
81766	0s0405-00002-00001-81766	PR, U-1, B-2, L-1	Lost Creek	LGI HOMES - TEXAS, LLC	$ 361,870.00	$ 361,870.00	$ 651.37
81767	0s0405-00002-00002-81767	PR, U-1, B-2, L-2	Lost Creek	SMITH, STEPHEN & HERMINIA	$ 411,280.00	$ 411,280.00	$ 740.30
81768	0s0405-00002-00003-81768	PR, U-1, B-2, L-3	188 Lost Creek	EMMANUEL, JEANNIE G. & JANSON	$ 349,640.00	$ 349,640.00	$ 629.35
81769	0s0405-00002-00004-81769	PR, U-1, B-2, L-4	196 Lost Creek	PADILLA, JOHN G. & TRACEY J.	$ 404,190.00	$ 404,190.00	$ 727.54
81770	0s0405-00002-00005-81770	PR, U-1, B-2, L-5	191 Lost Creek	BURT, JOHN S., JR.	$ 408,760.00	$ 408,760.00	$ 735.77
81771	0s0405-00002-00006-81771	PR, U-1, B-2, L-6	175 Lost Creek	NIETO, NOE & MARTA I.	$ 480,310.00	$ 480,310.00	$ 864.56
81772	0S0405-00002-00007-81772	PR, U-1, B-2, L-7	145 Lost Creek	POHL, DOMINIC F.	$ 446,400.00	$ 446,400.00	$ 803.52
81773	0s0405-00002-00008-81773	PR, U-1, B-2, L-8	121 Lost Creek	INMOBILIARIA AMASA, LLC	$ 387,370.00	$ 387,370.00	$ 697.27
81774	0s0405-00002-00009-81774	PR, U-1, B-2, L-9	116 Misty Dawn	MORRIS , THOMAS C. & COOK, DIAN	$ 417,230.00	$ 417,230.00	$ 751.01
81775	0s0405-00002-00010-81775	PR, U-1, B-2, L-10	142 Misty Dawn	LEWIS, NIKKI	$ 438,840.00	$ 438,840.00	$ 789.91
81776	0s0405-00002-00011-81776	PR, U-1, B-2, L-11	160 Misty Dawn	CARBAJAL, RIGOBERTO	$ 366,740.00	$ 366,740.00	$ 660.13
81777	0s0405-00002-00012-81777	PR, U-1, B-2, L-12	180 Misty Dawn	ELIZARRARAZ, LORRIE J. & MANUE	$ 405,160.00	$ 405,160.00	$ 729.29
81778	0s0405-00002-00013-81778	PR, U-1, B-2, L-13	192 Misty Dawn	SCHMIDT, GLYNN A. & JENNIFER D.	$ 349,110.00	$ 349,110.00	$ 628.40
81779	0s0405-00002-00014-81779	PR, U-1, B-2, L-14	196 Misty Dawn	PERKINS, CECIL JEFFREY & VANES	$ 429,390.00	$ 429,390.00	$ 772.90
81780	0s0405-00002-00015-81780	PR, U-1, B-2, L-15	193 Misty Dawn	SMITH, STEVEA & TINA M.	$ 401,200.00	$ 401,200.00	$ 722.16
81781	0s0405-00002-00016-81781	PR, U-1, B-2, L-16	181 Misty Dawn	ANDERSON, DEBRA A. & ROBERT S.	$ 343,860.00	$ 343,860.00	$ 618.95
81782	0s0405-00002-00017-81782	PR, U-1, B-2, L-17	161 Misty Dawn	ELAIHO, JOYCELYN & OSARETIN	$ 505,040.00	$ 505,040.00	$ 909.07
81783	0s0405-00002-00018-81783	PR, U-1, B-2, L-18	145 Misty Dawn	CONTRERAS, SAMUEL ERIC & ANGEL	$ 390,430.00	$ 390,430.00	$ 702.77
81784	0s0405-00002-00019-81784	PR, U-1, B-2, L-19	127 Misty Dawn	SANCHEZ, CYNTHIA A. & JOHN R.	$ 373,880.00	$ 373,880.00	$ 672.98
81785	0s0405-00002-00020-81785	PR, U-1, B-2, L-20	113 Misty Dawn	ORTIZ, RICHARD J. & SHAREN R.	$ 489,830.00	$ 489,830.00	$ 881.69
81786	0s0405-00002-00021-801786	PR, U-1, B-2, L-21	112 Sunrise Hill	JOHNSON, VAN & EVETTE D.	$ 372,320.00	$ 372,320.00	$ 670.18
81787	0s0405-00002-00033-81787	PR, U-1,B-2, L-33	113 Sunrise Hill	DELGADO, JOSE A. HERNANDEZ & P	$ 369,120.00	$ 369,120.00	$ 664.42
81788	0s0405-00002-00034-81788	PR, U-1, B-2, L-34	114 Stone Trail	HERNANDEZ, CHRISTOPHER R. & ER	$ 441,290.00	$ 441,290.00	$ 794.32
81789		PR, U-1, B-2, L-901		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
81790		PR, U-1, B-2, L-902		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
81791		PR, U-1,B-2, L-903		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
81792	0s0405-00003-00001-81792	PR, U-1, B-3, L-1	308 Barden PKWY	FORD, LINNARD & CAROLYN	$ 456,270.00	$ 456,270.00	$ 821.29
81793	0s0405--00009-00900-81793	PR, U-1, B-9, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
82942	0s0408-00001-00012-82942	PR, U-2A, B-1, L-12	321 Barden PKWY	FLUHR, DONALD W. & BECKY ANN	$ 397,420.00	$ 397,420.00	$ 715.36
82943	0s0408-00001-00013-82943	PR, U-2A, B-1, L-13	331 Barden PKWY	WOODS, JERRY D. & REBECA	$ 155,200.00	$ 155,200.00	$ 279.36
82944	0s0408-00001-00014-82944	PR, U-2A, B-1, L-14	341 Barden PKWY	PEREZ, FABIAN B. & YESENIA	$ 376,470.00	$ 376,470.00	$ 677.65
82945	0s0408-00001-00015-82945	PR, U-2A, B-1, L-15	355 Barden PKWY	SULLIVAN, MICHAEL P. & MURPHY	$ 366,410.00	$ 366,410.00	$ 659.54
82946	0s0408-00001-00016-82946	PR, U-2A, B-1, L-16	365 Barden PKWY	BELLAMY, TONI & ERVIN	$ 333,630.00	$ 333,630.00	$ 600.53
82947	0s0408-00001-00017-82947	PR, U-2A, B-1, L-17	377 Barden PKWY	SANCHEZ, GUADALUPE R. & DIANA	$ 330,480.00	$ 330,480.00	$ 594.86
82948	0s0408-00001-00018-82948	PR, U-2A, B-1, L-18	387 Barden PKWY	GONZALEZ, TONY RAY & MASCORRO	$ 327,280.00	$ 327,280.00	$ 589.10
82949	0s0408-00001-00019-82949	PR, U-2A, B-1, L-19	393 Barden PKWY	DUE, JEREMY & MARLOW, SHEILA	$ 394,460.00	$ 394,460.00	$ 710.03
82950	0s0408-00001-00020-82950	PR, U-2A, B-1, L-20	397 Barden PKWY	NIETO, ALBERTO & YVONNE	$ 406,810.00	$ 406,810.00	$ 732.26
82951	0s0408-00001-00021-82951	PR, U-2A, B-1, L-21	431 Barden PKWY	MILLER, JOHN & KATHLEEN	$ 396,850.00	$ 396,850.00	$ 714.33
82952		PR, U-2A, B-1, L-903		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
82953		PR, U-2A, B-1, L-904		FOREST GLEN UTILITY COMPANY	$ 500.00	$ 500.00	$ 0.90
82954		PR, U-2A, B-1, L-905		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
82955	0s0408-00003-00002-82955	PR, U-2A, B-3, L-2	318 Barden PKWY	BARDEN, LEE	$ 376,020.00	$ 376,020.00	$ 676.84
82956	0s0408-00003-00003-82956	PR, U-2A, B-3, L-3	326 Barden PKWY	ARRENDONDO, GUADALUPE, III & K	$ 423,840.00	$ 423,840.00	$ 762.91
82957	0s0408-00003-00004-82957	PR, U-2A, B-3, L-4	336 Barden PKWY	FLORES, SHEILA D. & ADRIAN A.	$ 576,570.00	$ 576,570.00	$ 1,037.83
82958	0s0408-00003-00005-82958	PR, U-2A, B-3, L-5	346 Barden PKWY	BRISCOE, DWAYNE ANTHONY	$ 444,710.00	$ 444,710.00	$ 800.48
82959	0s0408-00003-00006-82959	PR, U-2A, B-3, L-6	356 Barden PKWY	APODACA, EDAURDO & CATERINA	$ 318,520.00	$ 318,520.00	$ 573.34
82960	0s0408-00003-00007-82960	PR, U-2A, B-3, L-7	368 Barden PKWY	ROSE, PAUL ANTHONY & VANESSA	$ 443,380.00	$ 443,380.00	$ 798.08
82961	0s0408-00003-00008-82961	PR, U-2A, B-3, L-8	378 Barden PKWY	ROBLES RUDY & ERICA	$ 411,521.00	$ 411,521.00	$ 740.74
82962	0s0408-00003-00009-82962	PR, U-2A, B-3, L-9	394 Barden PKWY	RABIDOUX JENNIFER K	$ 365,010.00	$ 365,010.00	$ 657.02
82963		PR, U-2A, B-3, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
82964		PR, U-2A, B-9, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
83797	0s0411-00002-00022-83797	PR, U-2B, B-2, L-22	130 Sunrise Hill	SINGLETON, MICHAEL W. & PAMELA	$ 322,880.00	$ 322,880.00	$ 581.18
83798	0s0411-00002-00023-83798	PR, U-2B, B-2, L-23	146 Sunrise Hill	CARATTINI, DANIEL E. & CARLA R	$ 337,920.00	$ 337,920.00	$ 608.26
83799	0s0411-00002-00024-83799	PR, U-2B, B-2, L-24	162 Sunrise Hill	GHOLSTON, LOIS A. & REGINA M.	$ 520,230.00	$ 520,230.00	$ 936.41
83800	0s0411-00002-00025-83800	PR, U-2B, B-2, L-25	180 Sunrise Hill	COLONIAL SAVINGS FA	$ 440,720.00	$ 440,720.00	$ 793.30
83801	0s0411-00002-00026-83801	PR, U-2B, B-2, L-26	192 Sunrise Hill	WIDEMOND, TOMAS	$ 445,780.00	$ 445,780.00	$ 802.40
83802	0s0411-00002-00027-83802	PR, U-2B, B-2, L-27	198 Sunrise Hill	BRUCE, ROBERT D. & HOPE V.	$ 380,050.00	$ 380,050.00	$ 684.09

83803	0s0411-00002-00028-83803	PR, U-2B, B-2, L-28	193 Sunrise Hill	BOSQUEZ, BOBBY & REYNOSA, MARY	$ 411,280.00	$ 411,280.00	$ 740.30
83804	0s0411-00002-00029-83804	PR, U-2B, B-2, L-29	181 Sunrise Hill	WINKLER, ROBERT CURTIS & AUDRE	$ 340,230.00	$ 340,230.00	$ 612.41
83805	0s0411-00002-00030-83805	PR, U-2B, B-2, L-30	163 Sunrise Hill	MITCHELL, FLEMING D. & HILDA L	$ 367,060.00	$ 367,060.00	$ 660.71
83806	0s0411-00002-00031-83806	PR, U-2B, B-2, L-31	147 Sunrise Hill	HECHT, DAVID W. & KATHLEEN L.	$ 408,570.00	$ 408,570.00	$ 735.43
83807	0s0411-00002-00032-83807	PR, U-2B, B-2, L-32	131 Sunrise Hill	NIEWIERSKI, SHONDA L. & FRANK	$ 389,070.00	$ 389,070.00	$ 700.33
83808	0s0411-00002-00035-83808	PR, U-2B, B-2, L-35	134 Stone Trail	CROOMS, YOLANDA & DARRYL	$ 399,090.00	$ 399,090.00	$ 718.36
83809	0s0411-00002-00036-83809	PR, U-2B, B-2, L-36	154 Stone Trail	AGUILERA, MIGUEL A.	$ 341,930.00	$ 341,930.00	$ 615.47
83810	0s0411-00002-00037-83810	PR, U-2B, B-2, L-37	174 Stone Trail	SILVA, MARTIN, JR. & AGUILAR	$ 385,470.00	$ 385,470.00	$ 693.85
83811	0s0411-00002-00038-83811	PR, U-2B, B-2, L-38	194 Stone Trail	REVELL CHARLES R & DORA A	$ 370,620.00	$ 370,620.00	$ 667.12
83812	0s0411-00002-00039-83812	PR, U-2B, B-2, L-39	214 Stone Trail	RICHARDSON, MICHAEL PAUL & ASH	$ 320,650.00	$ 320,650.00	$ 577.17
83813	0s0411-00002-00040-83813	PR, U-2B, B-2, L-40	234 Stone Trail	MCPHAIL, DALE T. & KRISTINA	$ 411,280.00	$ 411,280.00	$ 740.30
83815	0s0411-00003-00041-83815	PR, U-2B, B-3, L-41	225 Stone Trail	HARDING, PRISCILLA D. & KOBY J	$ 398,220.00	$ 398,220.00	$ 716.80
83816	0s0411-00003-00042-83816	PR, U-2B, B-3, L-42	207 Stone Trail	SKAGGS, DEREK S. & SHIRLEY	$ 418,170.00	$ 418,170.00	$ 752.71
83817	0s0411-00003-00043-83817	PR, U-2B, B-3, L-43	185 Stone Trail	BROWN, WESLEY G. & CHELSEA R.	$ 344,450.00	$ 344,450.00	$ 620.01
83818	0s0411-00003-00044-83818	PR, U-2B, B-3, L-44	167 Stone Trail	KOSTEL, GARY W. & MARIANNE	$ 381,130.00	$ 381,130.00	$ 686.03
83819	0s0411-000003-00045-83819	PR, U-2B, B-3, L-45	149 Stone Trail	HUDSON, SEAN W. & MARGARET	$ 364,710.00	$ 364,710.00	$ 656.48
84133	S0411-00003-00900-84133	PR, U-2B, B-3, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
83820	0S0411-00009-00900-83820	PR, U-2B, B-9, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
85042	0s0412-00001-00022-85042	PR, U-3, B-1, L-22	Barden PKWY	MOORE, MARY L. & HONERMANN, JANE A.	$ 82,500.00	$ 82,500.00	$ 148.50
85043	0s0412-00001-00023-85043	PR, U-3, B-1, L-23	479 Barden PKWY	GEARY, ROBAY VON & CHERYL	$ 411,280.00	$ 411,280.00	$ 740.30
85044	0s0412-00003-00010-85044	PR, U-3, B-3, L-10	208 Painted Rose	WHITE, ENNIS & REGINA	$ 314,190.00	$ 314,190.00	$ 565.54
85045	0s0412-00003-00011-85045	PR, U-3, B-3, L-11	218 Painted Rose	BEKAR, GOEKHAN & DE JESUS, DIA	$ 382,950.00	$ 382,950.00	$ 689.31
85046	0s0412-00003-00012-85046	PR, U-3, B-3, L-12	230 Painted Rose	VIALPANDO, BRAD LEE & YVONNE M	$ 411,280.00	$ 411,280.00	$ 740.30
85047	0s0412-00003-00013-85047	PR, U-3, B-3, L-13	242 Painted Rose	DAVIDSON, DAMON T. & AMY T.	$ 375,880.00	$ 375,880.00	$ 676.58
85048	0s0412-00003-00014-85048	PR, U-3, B-3, L-14	254 Painted Rose	COBURN, JAMES G. & ISABEL R.	$ 371,340.00	$ 371,340.00	$ 668.41
85049	0s0412-00003-00015-85049	PR, U-3, B-3, L-15	268 Painted Rose	WINSLOW, TODD M. & KRISTINE F.	$ 401,200.00	$ 401,200.00	$ 722.16
85050	0s0412-00003-00016-85050	PR, U-3, B-3, L-16	271 Painted Rose	SCOTT, THOMAS L. & MELISSA R.	$ 389,120.00	$ 389,120.00	$ 700.42
85051	0s0412-00003-00017-85051	PR, U-3, B-3, L-17	265 Painted Rose	WHITTON, JESSE E. & LEEANN M.	$ 442,650.00	$ 442,650.00	$ 796.77
85052	0s0412-00003-00018-85052	PR, U-3, B-3, L-18	253 Painted Rose	JORDAN, KEITH R. & SUSIE	$ 408,760.00	$ 408,760.00	$ 735.77
85053	0s0412-00003-00019-85053	PR, U-3, B-3, L-19	Painted Rose	LOPEZ, SAMUEL R., III & KRISTI	$ 82,500.00	$ 82,500.00	$ 148.50
85054	0s0412-00003-00020-85054	PR, U-3, B-3, L-20	229 Painted Rose	PATRICK, DERYL W. & OLGA	$ 504,850.00	$ 504,850.00	$ 908.73
85055	0s0412-00003-00021-85055	PR, U-3, B-3, L-21	213 Painted Rose	CAMERON, SCOTT & CARMEN	$ 429,600.00	$ 429,600.00	$ 773.28
85056	0S0412-00003-00022-85056	PR, U-3, B-3, L-22	206 Sunset Hill	CONFIDENTIAL	$ 406,490.00	$ 406,490.00	$ 731.68
85057	0s0412-00003-00023-85057	PR, U-3, B-3, L-23	218 Sunset Hill	ASHLOCK, TIMOTHY P.	$ 430,090.00	$ 430,090.00	$ 774.16
85058	0s0412-00003-00024-85058	PR, U-3, B-3, L-24	230 Sunset Hill	LATINO, JOSEPH & MARY	$ 397,110.00	$ 397,110.00	$ 714.80
85059	0s0412-00003-00025-85059	PR, U-3, B-3, L-25	242 Sunset Hill	TERRY, TRAVIS & IRIS GARZA	$ 382,040.00	$ 382,040.00	$ 687.67
85060	0s0412-00003-00026-85060	PR, U-3, B-3, L-26	252 Sunset Hill	BRADFORD, MICHAEL J. ADRIENN	$ 438,780.00	$ 438,780.00	$ 789.80
85061	0s0412-00003-00027-85061	PR, U-3, B-3, L-27	253 Sunset Hill	RODRIGUEZ, JESSE	$ 411,280.00	$ 411,280.00	$ 740.30
85062	0s0412-00003-00028-85062	PR, U-3, B-3, L-28	247 Sunset Hill	PETTERUTI, RICHARD A. & MURRIV	$ 427,290.00	$ 427,290.00	$ 769.12
85063	0s0412-00003-00029-85063	PR, U-3, B-3, L-29	235 Sunset Hill	BURKE, JARVIS J. & CELENA D.	$ 528,470.00	$ 528,470.00	$ 951.25
85064	0s0412-00003-00030-85064	PR, U-3, B-3, L-30	223 Sunset Hill	GARZA, LUIS I., JR	$ 411,280.00	$ 411,280.00	$ 740.30
85065	0s0412-00003-00031-85065	PR, U-3, B-3, L-31	213 Sunset Hill	HERR, MICHAEL J. & JULIE M.	$ 445,670.00	$ 445,670.00	$ 802.21
85066	0s0412-00003-00032-85066	PR, U-3, B-3, L-32	599 Barden PKWY	PERRYMAN, STERLING L., JR. & Y	$ 411,160.00	$ 411,160.00	$ 740.09
85067	0s0412-00003-00033-85067	PR, U-3, B-3, L-33	595 BARDEN PARKWAY	HENSON,, QUENCY L. & CEDRIC K.	$ 504,930.00	$ 504,930.00	$ 908.87
85068	0s0412-00003-00035-85068	PR, U-3, B-3, L-34	573 Barden PKWY	GRANDBERRY, TIMOTHY, JR. & NOR	$ 448,300.00	$ 448,300.00	$ 806.94
85069	0s0412-00003-00035-85069	PR, U-3, B-3, L-35	545 Barden PKWY	CARTWRIGHT, ROBERT ALLEN, JR.	$ 382,160.00	$ 382,160.00	$ 687.89
85070	0s0412-00003-00036-85070	PR, U-3, B-3, L-36	519 Barden PKWY	WESTMAN, ANN & GALYARDT, LARRY	$ 355,090.00	$ 355,090.00	$ 639.16
85353	0S0412-00003-00900-85353	PR, U-3, B-3, L- 900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
85071	0S0412-00009-00900-85071	PR, U-3, B-9, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
85072	0S0412-00009-00901-85072	PR, U-3, B-3, L-901		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
85073	0S0412-00009-00903-85073	PR, U-3, B-1, L-903		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86121	0s0416-00002-00041-86121	PR, U-4, B-2, L-41	254 STONE TRAIL	HONERMANN, OLGA	$ 384,890.00	$ 384,890.00	$ 692.80
86122	0s0416-00002-00042-86122	PR, U-4, B-2, L-42	272 STONE TRAIL	TISCHER, LINDSAY KATE & MICHAE	$ 411,280.00	$ 411,280.00	$ 740.30
86123	0S0416-00002-00043-86123	PR, U-4, B-2, L-43	288 Stone Trail	WHITE ROBERT J & BILLIE R	$ 358,490.00	$ 358,490.00	$ 645.28
86124	0S0416-00002-00044-86124	PR, U-4, B-2, L-44	308 Stone Trail	WILLIAMS KERN A	$ 375,880.00	$ 375,880.00	$ 676.58
86125	0s0416-00002-00045-86125	PR, U-4, B-2, L-45	326 Stone Trail	GRACIA, OSCAR W. & BROOKE A	$ 411,280.00	$ 411,280.00	$ 740.30
86126	0S0416-00002-00046-86126	PR, U-4, B-2, L- 46	346 Stone Trail	THORNELL, RICHARD & SUSAN M.	$ 408,570.00	$ 408,570.00	$ 735.43
86127	0s0416-00002-00047-86127	PR, U-4, B-2, L-47	364 Stone Trail	CORERA, ROHAN S. & MARCELA V.	$ 411,280.00	$ 411,280.00	$ 740.30
86128	0S0416-00002-00048-86128	PR, U-4, B-2, L-48	382 Stone Trail	LITTLE DOUGLAS C & PATRICIA C	$ 75,000.00	$ 75,000.00	$ 135.00
86129	0s0416-00002-00070-86129	PR, U-4, B-2, L-70	123 Cattle DR	LGI HOMES - TEXAS, LLC	$ 413,630.00	$ 413,630.00	$ 744.53
86190	OSO411-00003-00900-86190	PR, U-2B, B-2, L-902		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86195	OSO416-00005-00902-86195	PR, U-4, B-2, L-902		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86164	0S0416-00002-00903-86164	PR, U-4, B-2, L-903	FM 1957 SA, TX, 78253	MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86130	0S0416-00003-00037-86130	PR, U-4, B-3, L-37	301 STONE TRAIL	MOORE ARTHUR III & PATTERSON-MOORE RAVEN E	$ 185,910.00	$ 185,910.00	$ 334.64
86131	0s0416-00003-00038-86131	PR, U-4, B-3, L-38	283 Stone Trail	YUTZY, ANDREW & JANET	$ 411,280.00	$ 411,280.00	$ 740.30
86132	0s0416-00003-00039-86132	PR, U-4, B-3, L-39	265 Stone Trail	JACKSON, VICTOR E., JR. & WANDA S.	$ 429,160.00	$ 429,160.00	$ 772.49
86133	0s0416-00003-00040-86133	PR, U-4, B-3, L-40	249 Stone Trail	MONTEZ, JUAN M., III & FAUSTIN	$ 364,710.00	$ 364,710.00	$ 656.48
86134	0S0416-00004-00001-86134	PR, U-4, B-4, L-1	179 Sittre DR	KEOUGH, GRAIG EDWARD & KRISTIN LYNN	$ 411,280.00	$ 411,280.00	$ 740.30
86135	0s0416-00004-00002-86135	PR, U-4, B-4, L-2	Sittre DR	ENDEAVOR WALL HOMES, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
86136	0S0416-00004-00003-86136	PR, U-4, B-4, L-3	221 Sittre DR	QUILTY, PATRICK WILLIAM & MARIA	$ 411,280.00	$ 411,280.00	$ 740.30
86137	0S0416-00004-00004-86137	PR, U-4, B-4, L-4	239 Sittre DR	LYNCH, BRIAN C. & JENNIFER D.	$ 411,280.00	$ 411,280.00	$ 740.30
86138	0S0416-00004-00005-86138	PR, U-4, B-4, L-5	257 Sittre DR	LGI HOMES - TEXAS, LLC	$ 445,780.00	$ 445,780.00	$ 802.40
86139	0S0416-00004-00006-86139	PR, U-4, B-4, L-6	275 Sittre DR	SLETTEN, DAVID B. & JOSEFA	$ 337,770.00	$ 337,770.00	$ 607.99
86140	0S0416-00004-00007-86140	PR, U-4, B-4, L-7	297 Sittre DR	PADIN ANA N	$ 411,280.00	$ 411,280.00	$ 740.30

86141	0S0416-00004-00900-86141	PR, U-4, B-4, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86142	0S0416-00005-00001-86142	PR, U-4, B-5, L-1	Sittre DR & Cattle DR	ENDEAVOR WALL HOMES, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
86143	0S0416-00005-00002-86143	PR, U-4, B-5, L-2	Cattle DR	320 POTRANCO RANCH, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
86144	0S0416-00005-00003-86144	PR, U-4, B-5, L-3	Cattle DR	320 POTRANCO RANCH, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
86145	0S0416-00005-00004-86145	PR, U-4, B-5, L-4	Cattle DR	320 POTRANCO RANCH LLC	$ 75,000.00	$ 75,000.00	$ 135.00
86146	0S0416-00005-00005-86146	PR, U-4, B-5, L-5	14 Cattle DR	LIU, MICHAEL & KIM, SUSAN	$ 413,630.00	$ 413,630.00	$ 744.53
86147	0S0416-00005-00006-86147	PR, U-4, B-5, L-6	26 Cattle DR	REYES JOSE E & REINA	$ 456,890.00	$ 456,890.00	$ 822.40
86148	0s0416-00005-00007-86148	PR, U-4, B-5, L-7	218 Sittre DR	CABRERA, RODNEY JOSUE & JOANNA	$ 411,280.00	$ 411,280.00	$ 740.30
86149	0S0416-00005-00008-86149	PR, U-4, B-5, L-8	242 Sittre DR	MARTIN, WILLIAM, JR. & MCKOY-MARTIN,	$ 379,430.00	$ 379,430.00	$ 682.97
86150	0S0416-00005-00009-86150	PR, U-4, B-5, L-9	262 Sittre DR	LGI HOMES - TEXAS, LLC	$ 456,890.00	$ 456,890.00	$ 822.40
86151	0S0416-00005-00010-86151	PR, U-4, B-5, L-10	280 Sittre DR	ARMAH SAMUEL N & YAMAGUCHI AYASA	$ 379,430.00	$ 379,430.00	$ 682.97
86152	0S0416-00005-00011-86152	PR, U-4, B-5, L-11	302 Sittre DR	VILLAREAL, FRANCISCO N.	$ 456,890.00	$ 456,890.00	$ 822.40
86153	0S0416-00005-00012-86153	PR, U-4, B-5, L-12	358 Sittre DR	SCHULTZ, LORENZO & MARIA LOURD	$ 411,280.00	$ 411,280.00	$ 740.30
86154	0S0416-00005-00013-86154	PR, U-4, B-5, L-13	378 Sittre DR	VAUGHAN, DAVID K. & ROSEMARY A.	$ 411,280.00	$ 411,280.00	$ 740.30
86155	0S0416-00005-00014-86155	PR, U-4, B-5, L-14	396 Sittre DR	SIKO, HENRY A. & JOAN A.	$ 385,220.00	$ 385,220.00	$ 693.40
86156	0S0416-00005-00015-86156	PR, U-4, B-5, L-15	418 Sittre DR	FLORES, EDWARD & GUTIERREZ, CYNTHIA	$ 318,300.00	$ 318,300.00	$ 572.94
86157	0s0416-00005-00016-86157	PR, U-4, B-5, L-16	440 Sittre DR	STYER, RONALD A., II & HARRIS-STYER, JULIA	$ 342,790.00	$ 342,790.00	$ 617.02
86158	0s0416-00005-00017-86158	PR, U-4, B-5, L-17	460 Sittre DR	MAINS, IAN DAVID	$ 411,280.00	$ 411,280.00	$ 740.30
86159	0S0416-00005-00900-86159	PR, U-4, B-5, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86160	0S0416-00005-00901-86160	PR, U-4, B-5, L-901	Cattle DR	MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86161	0S0416-00005-000902-86161	PR, U-4, B-5, L-902	Sittre DR	MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
86162	0s0416-00006-00001-86162	PR, U-4, B-6, L-1	114 Sweet Rose	GARCIA, JESUS R. & CHRISTINA	$ 411,280.00	$ 411,280.00	$ 740.30
86163	0s0416-00006-00002-86163	PR, U-4, B-6, L-2	Stone Trail & Sittre DR	RANSOM, DENISE & DOCKERY, VINT	$ 408,760.00	$ 408,760.00	$ 735.77
86166	0S0416-00009-00900-86166	PR, U-4, B-9, L-900		MEDINA COUNTY PUBLIC IMPROVEM	$ 500.00	$ 500.00	$ 0.90
87004	0s0417-00002-00049-87004	PR, U-5, B-2, L-49	116 Jasmine Leaf	GODLEY, DORETHA L. & KEITH L.	$ 438,030.00	$ 438,030.00	$ 788.45
87005	0s0417-00002-00050-87005	PR, U-5, B-2, L-50	136 JASMINE LEAF	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87006	0S0417-00002-00051-87006	PR, U-5, B-2, L-51	156 Jasmine Leaf	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87007	0S0417-00002-00052-87007	PR, U-5, B-2, L-52	176 Jasmine Leaf	ENDEAVOR WALL HOMES, LLC	$ 377,880.00	$ 377,880.00	$ 680.18
87008	0S0417-00002-00053-87008	PR, U-5, B-2, L-53	200 Jasmine Leaf	GALVAN, WILLIAM R. & HERNANDEZ, ALICIA D.	$ 364,710.00	$ 364,710.00	$ 656.48
87009	0S0417-00002-00054-87009	PR, U-5, B-2, L-54	226 Jasmine Leaf	ADKINS, KENNETH L. & HELEN G.	$ 398,220.00	$ 398,220.00	$ 716.80
87010	0S0417-00002-00055-87010	PR, U-5, B-2, L-55	232 Jasmine Leaf	GONZALEZ, JOEL & JO ANN	$ 425,030.00	$ 425,030.00	$ 765.05
87011	0S0417-00002-00056-87011	PR, U-5, B-2, L-56	Mary Ella DR	ENDEAVOR WALL HOMES, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87012	0S0417-00002-00057-87012	PR, U-5, B-2, L-57	273 Mary Ella DR	DE JESUS, ABEL, SR. & LENA	$ 373,990.00	$ 373,990.00	$ 673.18
87013	0S0417-00002-00058-87013	PR, U-5, B-2, L-58	253 Mary Ella DR	ENDEAVOR WALL HOMES, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87014	0s0417-00002-00059-87014	PR, U-5, B-2, L-59	231 Mary Ella DR	SANCHEZ CARLOS M DIAZ & SANTIAGO JERICCA C	$ 204,280.00	$ 204,280.00	$ 367.70
87015	0S0417-00002-00060-87015	PR, U-5, B-2, L-60	209 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87016	0s0417-00002-00061-87016	PR, U-5, B-2, L-61	187 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 337,770.00	$ 337,770.00	$ 607.99
87017	0S0417-00002-00062-87017	PR, U-5, B-2, L-62	165 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 413,630.00	$ 413,630.00	$ 744.53
87018	0S0417-00002-00063-87018	PR, U-5,B-2, L-63	Mary Ella DR	ENDEAVOR WALL HOMES, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87019	0S0417-00002-00064-87019	PR, U-5, B-2, L-64	123 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 382,160.00	$ 382,160.00	$ 687.89
87020	0S0417-00002-00065-87020	PR, U-5, B-2, L-65	103 Mary Ella DR	BACON, SABRINA M.	$ 337,770.00	$ 337,770.00	$ 607.99
87021	0S0417-00002-00066-87021	PR, U-5, B-2, L-66	191 Cattle DR	PEAY, ARCHIE G., JR. & HATTIE L.	$ 413,630.00	$ 413,630.00	$ 744.53
87022	0S0417-00005-00067-87022	PR, U-2, B-2, L-67	191 Cattle DR	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87023	0S0417-00002-00068-87023	PR, U-5, B-2, L-68	185 Cattle DR	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87024	0S0417-00002-00069-87024	PR, U-5, B-2, L-69	163 Cattle DR	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87025	0S0417-00002-00903-87025	PR, U-5, B-2, L-903	Mary Ella DR	MEDINA COUNTY PUBLIC IMPACT DI	$ 500.00	$ 500.00	$ 0.90
87330	0S0417-00002-00903-87330	PR, U-5, B-2, L-903		MEDINA COUNTY PUBLIC IMPACT DI	$ 500.00	$ 500.00	$ 0.90
87026	0S0417-00004-00008-87026	PR, U-5, B-4, L-8	119 Jasmine Leaf	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87027	0S0417-00004-00009-87027	PR, U-5, B-4, L-9	147 Jasmine Leaf	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87028	0S0417-00004-00010-87028	PR, U-5, B-4, L-10	171 Jasmine Leaf	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87029	0S0417-00004-00011-87029	PR, U-5, B-4, L-11	270 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87030	0S0417-00004-00012-87030	PR, U-5, B-4, L-12	258 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87031	0S0417-00004-00013-87031	PR, U-5, B-4, L-13	236 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 342,790.00	$ 342,790.00	$ 617.02
87032	0S0417-00004-00014-87032	PR, U-5, B-4, L-14	214 Mary Ella DR	MUNALEM DEBONAIRE M & FRILYN D	$ 411,280.00	$ 411,280.00	$ 740.30
87033	S0417-00004-00015-87033	PR, U-5, B-4, L-15	184 Mary Ella DR	LGI HOMES - TEXAS, LLC	$ 375,880.00	$ 375,880.00	$ 676.58
87034	0S0417-00004-00016-87034	PR, U-5, B-4, L-16	162 Mary Ella DR	ARCHULETA, WESLEY S. & MARIA T.	$ 411,280.00	$ 411,280.00	$ 740.30
87035	0S0417-00004-00017-87035	PR, U-5, B-4, L-17	138 Mary Ella DR	GARCIA, LARRY M. & ANISSA A.	$ 342,790.00	$ 342,790.00	$ 617.02
87036	0S0417-00004-00018-87036	PR, U-5, B-4, L-18	116 MARY ELLA DR	SANCHEZ, STEVEN M. & VELMA Z.	$ 411,280.00	$ 411,280.00	$ 740.30
87037	0S0417-00004-00905-87037	PR, U-5, B-4, L-905	Mary Ella DR	MEDINA PUBLIC IMPACT DI	$ 500.00	$ 500.00	$ 0.90
87038	0s0417-00009-00900-87038	PR, U-5, B-9, L-900		MEDINA PUBLIC IMPACT DI	$ 500.00	$ 500.00	$ 0.90
87946	0S0422-00003-00046-87946	PR, U-6, B-3. L-46	159 SWEET ROSE	SAVAGE STEVE & LORRIN ARRINGTON	$ 75,000.00	$ 75,000.00	$ 135.00
87947	0S0422-00003-00047-87947	PR, U-6, B-3. L-47	SWEET ROSE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87948	0S0422-00003-00048-87948	PR, U-6, B-3. L-48	181 SWEET ROSE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87949	0S0422-00003-00049-87949	PR, U-6, B-3. L-49	SWEET ROSE	ENDEAVOR WALL HOMES, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87950	0S0422-00003-00050-87950	PR, U-6, B-3. L-50	SWEET ROSE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87951	0S0422-00003-00051-87951	PR, U-6, B-3. L-51	SWEET ROSE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87952	0S0422-00003-00052-87952	PR, U-6, B-3. L-52	291 SWEET ROSE	JOHNSON JAMES R IV & REGINA R	$ 132,370.00	$ 132,370.00	$ 238.27
87953	0S0422-00003-00901-87953	PR, U-6, B-3. L-901	SWEET ROSE	MEDINA PUBLIC IMPACT DI	$ 960.00	$ 960.00	$ 1.73
87954	0S0422-00003-00903-87954	PR, U-6, B-3. L-903	SWEET ROSE	MEDINA PUBLIC IMPACT DI	$ 960.00	$ 960.00	$ 1.73
87955	0S0422-00005-00018-87955	PR, U-6, B-5. L-18	SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87956	0S0422-00005-00019-87956	PR, U-6, B-5. L-19	SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87957	0S0422-00005-00020-87957	PR, U-6, B-5. L-20	SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87958	0S0422-00005-00021-87958	PR, U-6, B-5. L-21	SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$ 75,000.00	$ 75,000.00	$ 135.00
87959	0S0422-00005-00022-87959	PR, U-6, B-5. L-22	176 LOST PINES	ENDEAVOR WALL HOMES, LLC	$ 181,250.00	$ 181,250.00	$ 326.25

87960	0S0422-00005-00023-87960	PR, U-6, B-5. L-23	134 LOST PINES	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87961	0S0422-00005-00024-87961	PR, U-6, B-5. L-24	135 Lost Pines	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87962	0S0422-00005-00025-87962	PR, U-6, B-5. L-25	127 Lost Pines	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87963	0S0422-00005-00026-87963	PR, U-6, B-5. L-26	117 Lost Pines	SCARBOROUGH, DEMOND R. & JOCELYN D.	$	485,140.00	$	485,140.00	$	873.25
87964	0S0422-00005-00027-87964	PR, U-6, B-5. L-27	Sittre Drive	ENDEAVOR WALL HOMES, LLC	$	75,000.00	$	75,000.00	$	135.00
87965	0S0422-00005-00028-87965	PR, U-6, B-5. L-28	Sittre Drive	ENDEAVOR WALL HOMES, LLC	$	75,000.00	$	75,000.00	$	135.00
87966	0S0422-00006-00003-87966	PR, U-6, B-6, L-3	483 SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87967	0S0422-00006-00004-87967	PR, U-6, B-6, L-4	503 SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87968	0S0422-00006-00005-87968	PR, U-6, B-6, L-5	521 SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87969	0S0422-00006-00006-87969	PR, U-6, B-6, L-6	SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87970	0S0422-00006-00007-87970	PR, U-6, B-6, L-7	559 SITTRE DRIVE	PATE DARRIN KEITH & DIANE M	$	161,120.00	$	161,120.00	$	290.02
87971	0S0422-00006-00008-87971	PR, U-6, B-6, L-8	587 SITTRE DRIVE	ENDEAVOR WALL HOMES, LLC	$	75,000.00	$	75,000.00	$	135.00
87972	0S0422-00006-00009-87972	PR, U-6, B-6, L-9	625 SITTRE DRIVE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87973	0S0422-00006-00010-87973	PR, U-6, B-6, L-10	260 SWEET ROSE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87974	0S0422-00006-00011-87974	PR, U-6, B-6, L-11	240 SWEET ROSE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87975	0S0422-00006-00012-87975	PR, U-6, B-6, L-12	220 SWEET ROSE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87976	0S0422-00006-00013-87976	PR, U-6, B-6, L-13	202 SWEET ROSE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87977	0s0422-00006-00014-87977	PR, U-6, B-6, L-14	176 SWEET ROSE	ABREGO, ALLEN M. & DEBRA K.	$	189,380.00	$	189,380.00	$	340.88
87978	0S0422-00006-00015-87978	PR, U-6, B-6, L-15	SWEET ROSE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87979	0S0422-00006-00016-87979	PR, U-6, B-6, L-16	136 SWEET ROSE	LGI HOMES - TEXAS, LLC	$	75,000.00	$	75,000.00	$	135.00
87980	0S0422-00009-00900-87980	PR, U-6, B-9, L-900		MEDINA COUNTY PUBLIC IMPACT DI	$	27,550.00	$	27,550.00	$	49.59
87995		PR, U-6, B-5, L-902		MEDINA COUNTY PUBLIC IMPACT DI	$	6,920.00	$	6,920.00	$	12.46
87996		PR, U-L, B-5, L-903		MEDINA COUNTY PUBLIC IMPACT DI	$	390.00	$	390.00	$	0.70
86165		PR, U-4		320 POTRANCO RANCH	$	10,000.00	$	10,000.00	$	18.00
87330	0S0417-00002-00903-87330	PR, U-5, B-2, L-903	Potranco RD	MEDINA COUNTY PUBLIC IMPACT DI	$	500.00	$	500.00	$	0.90
89455	0S0424-00001-00024-89455	PR, U-7a, B-1, L-24	PAINTED ROSE	LGI HOMES - TEXAS, LLC	$	4,770.00	$	4,770.00	$	8.59
89456	S0424-00001-00025-89456	PR, U-7a, B-1, L-25	LANTANA PATH	ENDEAVOR WALL HOMES, LLC	$	4,610.00	$	4,610.00	$	8.30
89457	0S0424-00001-00026-89457	PR, U-7a, B-1, L-26	LANTANA PATH	LGI HOMES - TEXAS, LLC	$	6,640.00	$	6,640.00	$	11.95
89458	0S0424-00001-00027-89458	PR, U-7a, B-1, L-27	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	5,530.00	$	5,530.00	$	9.95
89459	0S0424-00001-00028-89459	PR, U-7a, B-1, L-28	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	3,980.00	$	3,980.00	$	7.16
89460	0S0424-00001-00029-89460	PR, U-7a, B-1, L-29	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	3,980.00	$	3,980.00	$	7.16
89461	0S0424-00001-00030-89461	PR, U-7a, B-1, L-30	CASCADE TRAIL	LGI HOMES - TEXAS, LLC	$	3,500.00	$	3,500.00	$	6.30
89462	0S0424-00001-00031-89462	PR, U-7a, B-1, L-31	CASCADE TRAIL	LGI HOMES - TEXAS, LLC	$	3,350.00	$	3,350.00	$	6.03
89463	0S0424-00001-00052-89463	PR, U-7a, B-1, L-52	CASCADE TRAIL	LGI HOMES - TEXAS, LLC	$	3,540.00	$	3,540.00	$	6.37
89464	0S0424-00001-00053-89464	PR, U-7a, B-1, L-53	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	4,410.00	$	4,410.00	$	7.94
89465	0S0424-00001-00054-89465	PR, U-7a, B-1, L-54	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	6,620.00	$	6,620.00	$	11.92
89466	0S0424-00001-00055-89466	PR, U-7a, B-1, L-55	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	4,330.00	$	4,330.00	$	7.79
89467	0S0424-00001-00056-89467	PR, U-7a, B-1, L-56	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	4,060.00	$	4,060.00	$	7.31
89468	0S0424-00001-00057-89468	PR, U-7a, B-1, L-57	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	4,070.00	$	4,070.00	$	7.33
89469	0S0424-00001-00058-89469	PR, U-7a, B-1, L-58	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	4,070.00	$	4,070.00	$	7.33
89470	0S0424-00001-00059-89470	PR, U-7a, B-1, L-59	CASCADE TRAIL	LGI HOMES - TEXAS, LLC	$	4,550.00	$	4,550.00	$	8.19
89471	0S0424-00001-00060-89471	PR, U-7a, B-1, L-60	LANTANA PATH	LGI HOMES - TEXAS, LLC	$	3,480.00	$	3,480.00	$	6.26
89472	0S0424-00001-00061-89472	PR, U-7a, B-1, L-61	LANTANA PATH	ENDEAVOR WALL HOMES, LLC	$	3,540.00	$	3,540.00	$	6.37
89473	0S0424-00001-00062-89473	PR, U-7a, B-1, L-62	LANTANA PATH	LGI HOMES - TEXAS, LLC	$	4,560.00	$	4,560.00	$	8.21
89474	0S0424-00001-00063-89474	PR, U-7a, B-1, L-63	LANTANA PATH	ENDEAVOR WALL HOMES, LLC	$	4,950.00	$	4,950.00	$	8.91
89475	0S0424-00001-00064-89475	PR, U-7a, B-1, L-64	LANTANA PATH	LGI HOMES - TEXAS, LLC	$	4,900.00	$	4,900.00	$	8.82
89476	0S0424-00001-00065-89476	PR, U-7a, B-1, L-65	LANTANA PATH	ENDEAVOR WALL HOMES, LLC	$	7,600.00	$	7,600.00	$	13.68
89477	0S0424-00001-00066-89477	PR, U-7a, B-1, L-66	LANTANA PATH	ENDEAVOR WALL HOMES, LLC	$	4,280.00	$	4,280.00	$	7.70
89478	0S0424-00001-00067-89478	PR, U-7a, B-1, L-67	LANTANA PATH	LGI HOMES - TEXAS, LLC	$	4,120.00	$	4,120.00	$	7.42
89479	0S0424-00001-00906-89479	PR, U-7a, B-1, L-906		MEDINA COUNTY PUBLIC IMPROVEMENT DISTRICT	$	500.00	$	500.00	$	0.90
89480	0S0424-00001-00907-89480	PR, U-7a, B-1, L-907		MEDINA COUNTY PUBLIC IMPROVEMENT DISTRICT	$	500.00	$	500.00	$	0.90
89481	0S0424-00001-00908-89481	PR, U-7a, B-1, L-908		MEDINA COUNTY PUBLIC IMPROVEMENT DISTRICT	$	500.00	$	500.00	$	0.90
89482	0S0424-00001-00909-89482	PR, U-7a, B-1, L-909		MEDINA COUNTY PUBLIC IMPROVEMENT DISTRICT	$	500.00	$	500.00	$	0.90
89483	0S0424-00009-00900-89483	PR, U-7a, B-1, L-900		MEDINA COUNTY PUBLIC IMPROVEMENT DISTRICT	$	500.00	$	500.00	$	0.90
89757	0S0425-00001-00032-89757	PR, U-7b, B-1, L-32	CASCADE TRAIL	320 POTRANCO RANCH, LLC	$	3,920.00	$	3,920.00	$	7.06
89758	0S0425-00001-00033-89758	PR, U-7b, B-1, L-33	CASCADE TRAIL	LGI HOMES - TEXAS, LLC	$	3,510.00	$	3,510.00	$	6.32
89759	0S0425-00001-00034-89759	PR, U-7b, B-1, L-34	CASCADE TRAIL	320 POTRANCO RANCH, LLC	$	3,760.00	$	3,760.00	$	6.77
89760	0S0425-00001-00068-89760	PR, U-7b, B-1, L-68	CASCADE TRAIL	ENDEAVOR WALL HOMES, LLC	$	3,670.00	$	3,670.00	$	6.61
89761	0S0425-00001-00069-89761	PR, U-7b, B-1, L-69	ROUNDTOP HILL	ENDEAVOR WALL HOMES, LLC	$	8,120.00	$	8,120.00	$	14.62
89762	0S0425-00001-00070-89762	PR, U-7b, B-1, L-70	ROUNDTOP HILL	ENDEAVOR WALL HOMES, LLC	$	7,540.00	$	7,540.00	$	13.57
89763	0S0425-00001-00071-89763	PR, U-7b, B-1, L-71	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	6,970.00	$	6,970.00	$	12.55
89764	0S0425-00001-00072-89764	PR, U-7b, B-1, L-72	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	6,400.00	$	6,400.00	$	11.52
89765	0S0425-00001-00073-89765	PR, U-7b, B-1, L-73	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	5,830.00	$	5,830.00	$	10.49
89766	0S0425-00001-00074-89766	PR, U-7b, B-1, L-74	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	5,260.00	$	5,260.00	$	9.47
89767	0S0425-00001-00075-89767	PR, U-7b, B-1, L-75	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	4,840.00	$	4,840.00	$	8.71
89768	0S0425-00001-00076-89768	PR, U-7b, B-1, L-76	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	4,710.00	$	4,710.00	$	8.48
89769	0S0425-00001-00077-89769	PR, U-7b, B-1, L-77	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	6,260.00	$	6,260.00	$	11.27
89770	0S0425-00001-00078-89770	PR, U-7b, B-1, L-78	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	5,640.00	$	5,640.00	$	10.15
89771	0S0425-00001-00079-89771	PR, U-7b, B-1, L-79	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	3,870.00	$	3,870.00	$	6.97
89772	0S0425-00001-00080-89772	PR, U-7b, B-1, L-80	ROUNDTOP HILL	LGI HOMES - TEXAS, LLC	$	3,800.00	$	3,800.00	$	6.84
89773	0S0425-00001-00081-89773	PR, U-7b, B-1, L-81	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	3,800.00	$	3,800.00	$	6.84
89774	0S0425-00001-00082-89774	PR, U-7b, B-1, L-82	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	3,800.00	$	3,800.00	$	6.84
89775	0S0425-00001-00083-89775	PR, U-7b, B-1, L-83	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	3,800.00	$	3,800.00	$	6.84
89776	0S0425-00001-00084-89776	PR, U-7b, B-1, L-84	ROUNDTOP HILL	320 POTRANCO RANCH, LLC	$	3,800.00	$	3,800.00	$	6.84