

**Fisher-Smoucha Consulting**

**Dallas - Houston**

**RESERVE FUND STUDY  
FINAL REPORT**

**Prepared for**

**THE RANCH**

**Homeowners Association  
Murphy, Texas**

**January 1, 2007**



# RESERVE FUND STUDY

Prepared for

## THE RANCH

Homeowners Association

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# Summary of Pertinent Facts and Conclusions

## FINAL REPORT

**Property** : **THE RANCH**  
**Legal Name** : **Homeowners Association**  
**Type** : **Single-Family (576 lots)**  
**Original** : **2004 (Original)**

**Annual Inflation Rate** : **Four Percent (4.0%) 20-Year Average**  
**Interest on Fund Balance** : **Four Percent (4.0%) Current**

<b>Reserve Fund Balance</b>	<b>Percent (%) Funded</b>
Projected Available 1/1/2007 : \$-0- (Dedicated Fund)	0%
Calculated "Ideal" : \$31,500 (Page 13)	100%

<b>Projected Expenditures</b>	<b>5-Year Average *</b>
(2007 - 2011) :	\$7,962
(2012 - 2016) :	\$6,618
(2017 - 2021) :	\$32,126
(2022 - 2026) :	\$12,824

\*- Inflated Dollars

## CONCLUSIONS

<b>Funding Resolutions</b>	<b>Result</b>	<b>Comment</b>
No.1 - Minimum Threshold (Pg.20)	Maintains a "Minimum" Level	Annual Contribution Level of \$13,000
No.2 - "Ideal" Parameters (Pg.21)	"Ideal" Funding Policy	Assumes a (3%) Annual Increase
No.3 - Full Funding (Pg.22)	Achieves the 100% Level	Annual Contribution Level of \$14,800

**Recommended Policy** : **Resolution No. 2 or No. 3**

# Fisher-Smoucha Consulting

18352 Dallas Parkway  
Suite 1362  
Dallas, Texas 75287  
1(888)476-3228

**Lane Star Association Management**  
2500 Legacy Drive, Suite 220  
Frisco, Texas 75034

April 2, 2007

**ATTENTION: Property Manager - Homeowners Association**

We have completed the Reserve Fund Study of certain property exhibited to us as that of

**THE RANCH**  
**HOMEOWNERS ASSOCIATION**

located in

Murphy, Texas

and submit our findings in this report.

The purpose of our investigation was to establish, as of January 1, 2007, a reasonable reserve funding policy which will be adequate to meet future expenditures for major replacements of the common area elements owned and maintained by The Ranch Homeowners Association. It is our understanding that our reserve funding resolutions will be initially implemented as a part of the calendar year 2007 budget.

Our report comprises this narrative section, which sets forth the nature and extent of the analysis, identifies the common elements associated with the property, and presents the conclusions reached.



## **Exhibits comprising:**

- Exhibit A** - A Property Description, outlining the specific categories of common area elements inherent in the property. Also included are photographs and a brief history of the property
- Exhibit B** - An Analysis of Major Components considered as common area elements, expanding on the specific areas of immediate concern inherent in the improvements
- Exhibit C** - A Reserve Item Inventory, identifying all the common elements considered in the study and grouped by category, indicating the current replacement cost, the normal useful life, estimated remaining life, and calculated "Ideal" reserve amount to date
- Exhibit D** - A 20-Year Expenditure Projection, showing the current and/or future replacement cost of each item considered within the study and grouped by estimated year of replacement. We have assumed an average annual inflation rate in projecting future replacement costs, based upon historical data pertaining to construction cost in the Dallas area over the last 20 years
- Exhibit E** - A 20-Year Expenditure Summary, which indicates the cost of common element replacements by year beginning in 2007 thru 2026, completing the 20-year cycle
- Exhibit F** - Reserve Funding Resolutions, comprised of 20-year Cash-Flow diagrams, the first of which, tests the current funding policy of the Association. Thereafter, depending on the outcome of the test, alternative funding policies are illustrated with the goal of insuring that:
  - a. All anticipated replacements expenditures will be satisfied through the reserve account, thereby eliminating the need for special assessments
  - b. Each owner will contribute an adequate amount to the reserve fund as of the date of the study
- Exhibit G** - Site Plan of the Property

**Terms utilized in the process of a Reserve Fund Study are defined as follows:**

- Current Replacement Cost** - The cost to replace, as of the date of the analysis, a reserve item with an identical or similar item which will perform the same function and have the same utility ( Exhibit C ).
- Normal Useful Life** - The average expected life of a component when new ( Exhibit C ).
- Estimated Remaining Life** - Estimated life expectancy of a reserve item based on observed condition and state of repair. Estimates of useful and remaining life can vary from one association to the next, depending on location, usage, maintenance, weather conditions, quality and the like ( Exhibit C ).
- Recommended Reserve Fund** - The "Ideal" amount calculated to be currently in reserve for each item as of the date of the study. This amount is calculated on a straight-line basis for each item included in the analysis and shown individually and in total in Exhibit C. For example, an item with a replacement cost of \$10,000, a normal life of ten years, and a remaining life of five years would require five-tenths or one-half of the replacement cost (\$5,000) in reserve as of the date of the study.
- Recommended Annual Contribution** - The "Ideal" annual amount recommended to included in the Association budget and contributed directly to the dedicated reserve fund. This amount is calculated on a straight-line basis for each item included in the analysis and shown individually and in total in Exhibit C. For example, an item with a replacement cost of \$10,000 and a normal life of ten years would require one-tenth of the replacement cost (\$1,000) to be included annually in the association budget for contribution into the dedicated reserve fund.

**Reserve Fund Resolution**

- A 20-year cash flow analysis ( Exhibit F ) which calculates the remaining year-end reserve balance throughout the 20-year analysis period. The cash flows are based on a projected 2007 reserve fund balance in an interest bearing account in conjunction with budgeted annual fund contributions. Deductions are made from the fund for the projected replacement expenditures which are summarized in Exhibit E.

**Reserve Fund Balance  
Minimum Threshold**

- The minimum recommended year-end reserve fund balance calculated by multiplying the number of units in the association times a dollar figure, (typically in the range of \$1,000 to \$2,000) based upon the size of the property as well as the age, condition, and the extent of the common area improvements.

Our Investigation included the common area improvements, including entrance monuments, and perimeter walls, fencing, and irrigation systems, owned and maintained by The Ranch Homeowners Association. Excluded from our consideration was the common recreation center amenities, public street improvements, and site landscaping additions.

Fixed expenditures of day-to-day maintenance and repairs, inspection and service fees, maintenance contracts and the like are not part of the reserve study, as they are covered by the monthly operating budget utilized by the Association.

According to Association accounting documents, a dedicated reserve fund balance has not been established or dedicated as of January 1, 2007. This figure is based upon the current reserve fund balance as of the date of this report, minus any projected remaining 2006 expenditures with consideration for remaining monthly additions, and including allowance for accumulated interest earned in the account.

The following three (3) Funding Resolutions have been prepared and illustrated in Exhibit F in order to justify an appropriate reserve funding policy that will meet the projected future replacement expenditures without putting The Ranch H.O.A. reserve fund in a deficit situation at any point over the 20-year analysis period. It should be noted that we have used an average annual inflation factor of four percent (4%) over the term of the analysis in projecting future replacement costs and have assumed all proposed annual fund contributions to be increased at a fraction of this rate, or (3%) in all three resolutions. This decreased rate is facilitated by the anticipated interest earned within the reserve account.

In the course of our investigation, it has been reported to us that a capital replacement budget allowances has not been implemented as of the date of this analysis. Resolution No. 1 of Exhibit F, calculates the annual "minimum threshold" reserve contribution required, based upon our estimate of future replacement projects. Funding Resolution No.'s 2 & 3 have been proposed as alternative funding policies, based upon the "Ideal", or the calculated "industry standard" 100% funding levels.

The most recent rate of return realized by dedicated reserve funds has been estimated to be approximately four percent (4.0%). For the purpose of this study, we have assumed this rate over the term of the analysis to more accurately provide a true indication of the reserve balance in the near future.

RESOLUTION NO. 1 - illustrates that the current policy, which does not incorporate a beginning 2007 fund balance, will generally require a typical annual reserve contribution of \$13,000 to provide for all anticipated expenditures over the 20-year analysis period. A "minimum threshold" reserve balance is realized, and equates to approximately (60%) of "Ideal". This fund threshold does not allow for unscheduled or capital projects outside of the scope of the reserve study, or for any variance in estimated project costs.

RESOLUTION NO. 2 - utilizes the "Ideal" reserve balance in conjunction with the "Ideal" annual contribution, as calculated in total in Exhibit C - The Reserve Item Inventory. Resolution No. 2 illustrates that a funding policy which utilizes a beginning 2007 fund balance of \$31,500, in conjunction with an annual contribution of \$13,000 beginning in 2007, and increased at an annual rate of (3%), will provide for all projected expenditures, and maintain an adequate 100% reserve balance to provide for a second set of capital projects that will repeat beyond the time limits of the 20-year analysis period.

RESOLUTION NO. 3 - provides an alternate funding solution which assumes the projected 2007 beginning reserve balance of (\$0), and proposes a workable, revised annual contribution policy. Resolution No. 3 concludes that a revised annual contribution of \$14,800, or \$1,233 per month, increased at an annual rate of (3%), will achieve results similar to those provided by the "Ideal" levels illustrated in Resolution No. 2.

A condensed summary of the three (3) resolutions is as follows:

Resolution No.	2007 Fund Balance	2007 Fund Addition	2026 Ending Balance	Present Value 2026 Balance
	\$	\$	\$	\$
1	0	13,000	85,045	40,498
2	31,500	13,000	154,065	73,364
3	0	14,800	154,347	73,499

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Based upon the results of our analysis, we conclude that the current reserve funding policy as illustrated in Resolution No. 1, corresponds to the a "minimum " reserve policy of generally providing for capital replacement projects on an annual basis. In accordance with level annual reserve contribution guidelines, we have prepared alternative reserve funding Resolution No.'s 2 and 3.

It should be noted that Resolution No. 2, the "Ideal" policy, is presented to serve as a guage of both the adequacy of the previous years' funding of the reserve account, and as a guide in determining the future annual contributions to the dedicated reserve fund. Resolution No. 2 would require a one-time addition of approximately \$31,500 (\$31,500 minus projected), to the dedicated reserve fund as a part of the 2007 budget. Resolution No. 3 provides a means of maintaining the current reserve balance (\$0) while budgeting a 2007 annual reserve contribution to \$14,800 or \$1,233 per month. This reserve allocation, increased at an annual rate of (3%), will eliminate special assessments, and achieve the "Ideal" 100% fund level.

Respectfully Submitted,  
**FISHER-SMOUCHA CONSULTING**

James Smoucha A.S.A. - Project Manager

James Smoucha

**FSC**

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(7)

**Fisher-Smoucha Consulting**

**THE RANCH**  
**Homeowners Association**

**EXHIBIT A**

**PROPERTY DESCRIPTION**

# **Fisher-Smoucha Consulting**

## **THE RANCH**

## **Property Description**

The subject property comprises a 576-lot (at build-out), single-family, residential development, located in Murphy, Texas.

Common area site improvements include entrance monuments and signage at the main thoroughfare intersections, perimeter wood picket fencing along McMillen, perimeter wood fencing along McWhirter, and perimeter concrete panel fencing along Betsy. Additional common area site improvements include sections of green-belt irrigation, and concrete sidewalks.

These improvements were originally constructed in 2004, and have been estimated to have an effective age of approximately three (3) years.

**Fisher-Smoucha Consulting**

**PHOTOGRAPHS**

**THE RANCH**

**Homeowners Association**

**Murphy, Texas**

**(3 Pages)**

**Fisher-Smoucha Consulting**

**THE RANCH**  
**Homeowners Association**

**EXHIBIT B**

**ANALYSIS OF MAJOR  
COMPONENTS**

# **Fisher-Smoucha Consulting**

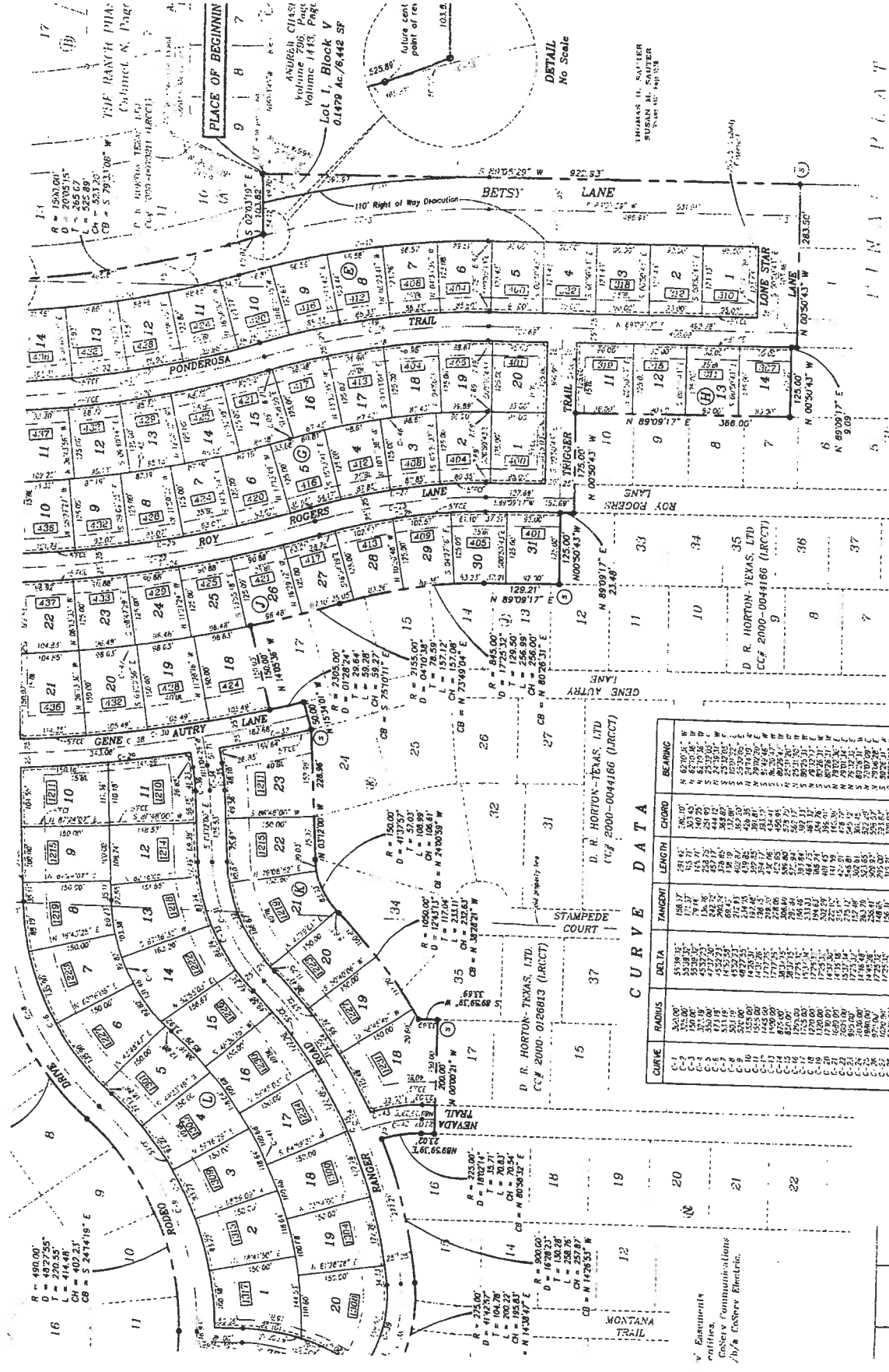
## **THE RANCH - Analysis of Major Components**

The common area construction components were personally inspected, and generally appear to be in good condition. Common replacement projects have been prioritized based upon current condition and estimated usage. Due to the recent vintage of the common area improvements, the various inventoried components were assumed to be original.

We have included the cost to periodically stain and seal the perimeter wood fencing, to maintain both the aesthetic and structural integrity of the fencing. The estimated cost to replace the wood fencing within the 20-year analysis period, has also been included.

A number of common area elements (concrete sidewalks, masonry columns and screen wall panels, etc.) will not require complete replacement in total, but in a select area or section. We have accounted for these replacements as "partial" projects included at the indicated time interval.

The remaining common area components appear to be following normal useful life expectancies, and have been scheduled for replacement accordingly. An annual replacement allowance has been included to provide for minor or non-repeating component replacements.



**THE RANCH PHASE FOUR**  
 C. A. MULLAN SURVEY - ABSTRACT NO. 588  
 CITY OF MURPHY, COLLIN COUNTY, TEXAS

**D. R. HORTON - TEXAS, LTD.**  
 OWNER  
 1801 Ascension Blvd., Suite 100 - Arlington, Texas 76010  
 817 456 8200

ENGINEERING/SURVEYING/PLANNING  
**HUTTON ENGINEERING, INC.**  
 6330 Broadview Blvd., Suite 100 - Dallas, Texas 75237

**CURVE DATA**

CURVE	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-2	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-3	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-4	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-5	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-6	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-7	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-8	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-9	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-10	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-11	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-12	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-13	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-14	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-15	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-16	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-17	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-18	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-19	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-20	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-21	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-22	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-23	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-24	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-25	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-26	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-27	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-28	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-29	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-30	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-31	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-32	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-33	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-34	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-35	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-36	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-37	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-38	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-39	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-40	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-41	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-42	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-43	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-44	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-45	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-46	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-47	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-48	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-49	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E
C-50	150.00'	108.17'	158.17'	286.10'	N 62°09'34" E

STREET  
 1/2" = 10' Horizontal Scale  
 1/4" = 10' Vertical Scale

Cal Farmer's Electric  
 & CoServ Easements

NO.	DATE
1	1/20/04
2	1/29/04
3	5-12-04

C.A. McHILLAN SURVEY, ABSTRACT NO. 588

FINAL PLAN

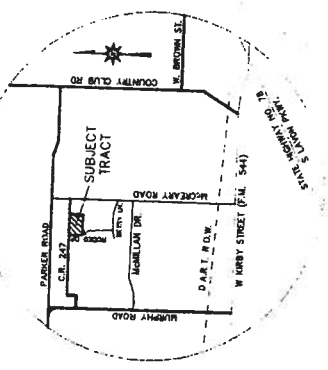
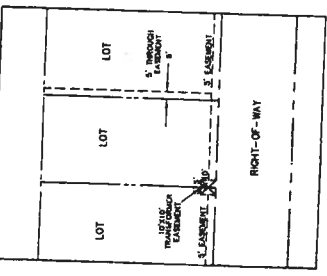
Scale: 1" = 60' Date: 7-1-04  
 Drawn By: CAC  
 Checked By: CAC

1  
 SHEET



CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD	BEARING
C-1	325.00'	3078.43'	88.44'	158.41'	N72°13'E
C-2	300.00'	3078.47'	81.84'	151.55'	N72°13'E

TYPICAL FEC ELECTRICAL EASEMENTS



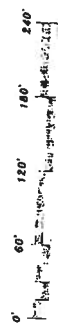
LOCATION MAP  
 MAPSCO PAGE 661-R  
 n.l.b.

**FINAL PLAN**  
**THE RANCH**  
**PHASE 6 AT NORTH HILL**

22.495 ACRES  
 CITY OF MURPHY, COLLIN COUNTY, TEXAS  
 C.A. McHILLAN SURVEY, ABSTRACT NO. 588  
 COLLIN COUNTY, TEXAS

OWNER:  
 D.R. HORTON, INC.  
 6750 HILLCREST PLAZA DR., SUITE 100  
 DALLAS, TEXAS 75230  
 PHONE (214) 607-4195  
 FAX (214) 607-4195

ENGINEER/SUPPLIER:  
 WINKELMAN ASSOCIATES, INC.  
 LEONARD J. LUKER, PLS  
 6750 HILLCREST PLAZA DR., SUITE 100  
 DALLAS, TEXAS 75230  
 PHONE (214) 607-4195  
 FAX (214) 488-7099 (FAX)



GRAPHIC SCALE IN FEET

LUMBERMAN INVESTMENTS, CORP.  
 Vol. 468B, Pg. 5731

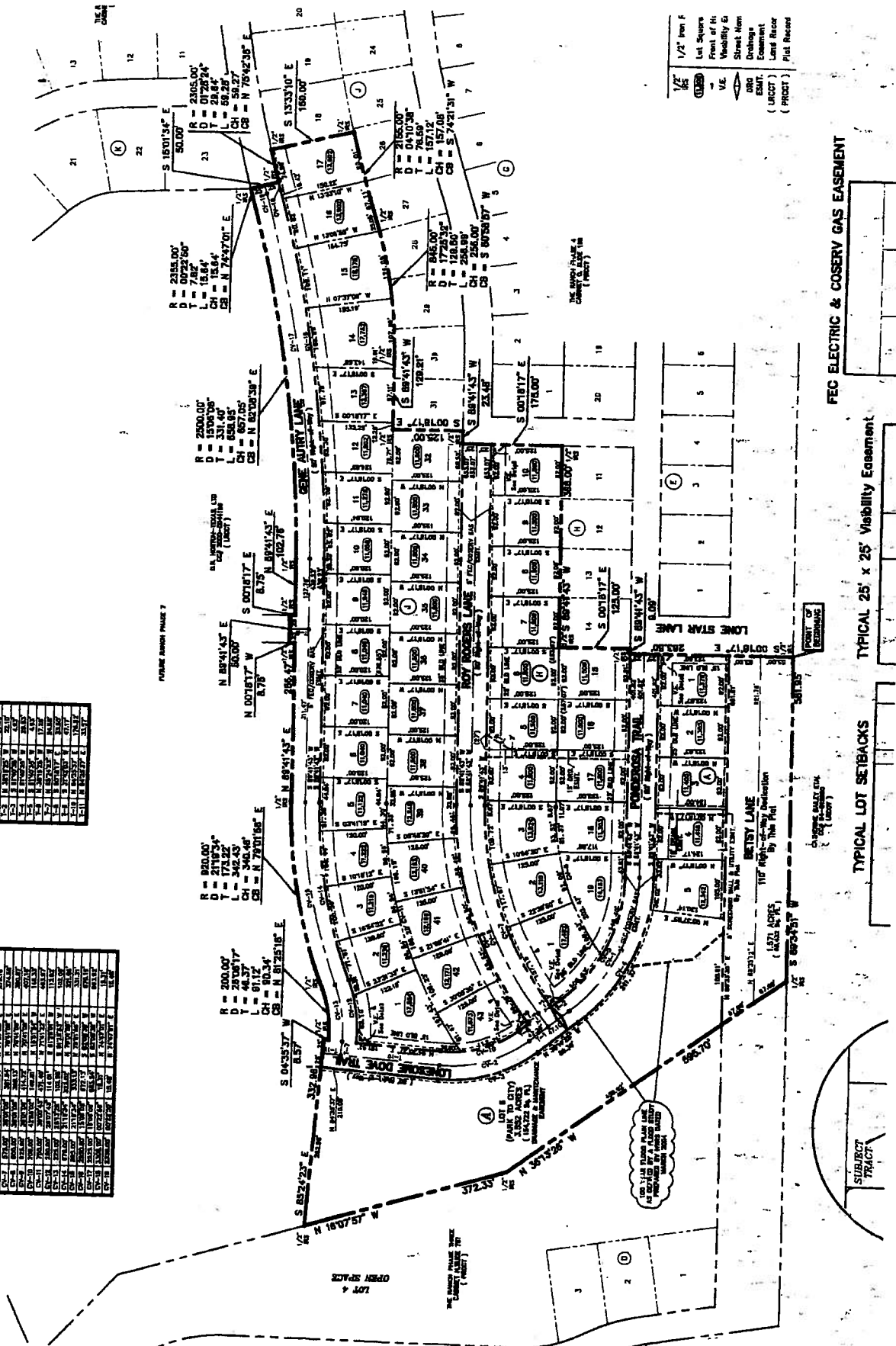
RECORDS IN  
 INSTRUMENTS/INDEXED  
 37151  
 31.82

BENCH M  
 RM 197 Box set on the west end of Her  
 Creek. ELEVATION = 532.73  
 Brown Cap Measurement +/- .345' east of  
 Station. ELEVATION = 581.10

NOTE: BEING A PORTION OF THE ACQUISITION BY USES AND BOUNDS IS A VIOLATION  
 OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF  
 UTILITIES AND BUILDING PERMITS.

NO.	DATE	DESCRIPTION	AMOUNT	REMARKS
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2	2/1/78	...	...	...
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60	12/1/82	...	...	...

NO.	DATE	DESCRIPTION	AMOUNT	REMARKS
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23	11/1/79	...	...	...
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26	2/1/80	...	...	...
27	3/1/80	...	...	...
28	4/1/80	...	...	...
29	5/1/80	...	...	...
30	6/1/80	...	...	...
31	7/1/80	...	...	...
32	8/1/80	...	...	...
33	9/1/80	...	...	...
34	10/1/80	...	...	...
35	11/1/80	...	...	...
36	12/1/80	...	...	...
37	1/1/81	...	...	...
38	2/1/81	...	...	...
39	3/1/81	...	...	...
40	4/1/81	...	...	...
41	5/1/81	...	...	...
42	6/1/81	...	...	...
43	7/1/81	...	...	...
44	8/1/81	...	...	...
45	9/1/81	...	...	...
46	10/1/81	...	...	...
47	11/1/81	...	...	...
48	12/1/81	...	...	...
49	1/1/82	...	...	...
50	2/1/82	...	...	...
51	3/1/82	...	...	...
52	4/1/82	...	...	...
53	5/1/82	...	...	...
54	6/1/82	...	...	...
55	7/1/82	...	...	...
56	8/1/82	...	...	...
57	9/1/82	...	...	...
58	10/1/82	...	...	...
59	11/1/82	...	...	...
60	12/1/82	...	...	...



1/2" = 1' Plan F  
 Let Square  
 Front of Hi  
 Visibility E.  
 Street Nam  
 Dashed  
 Easement  
 Land Recor  
 Plat Recor

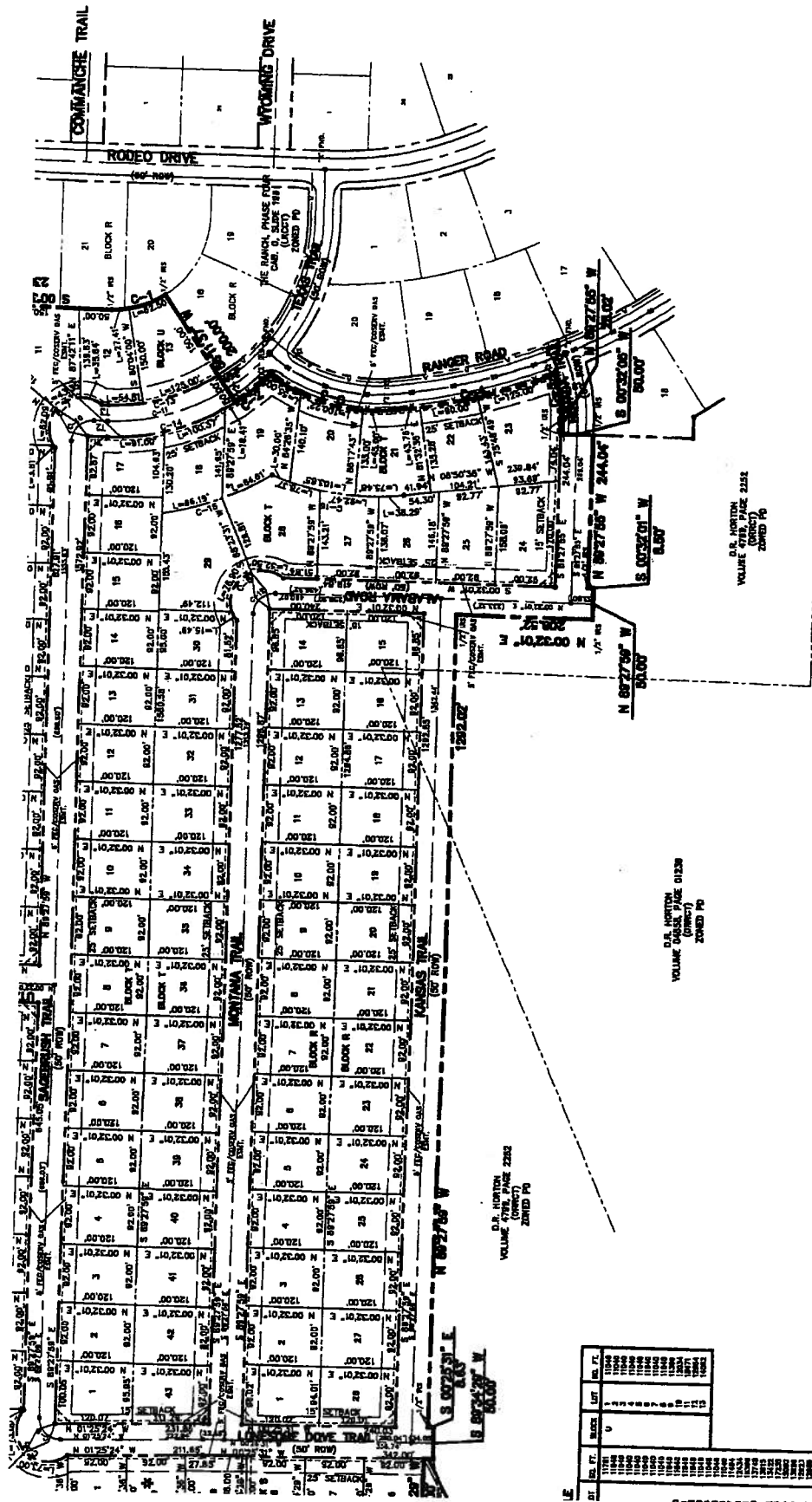
FEC ELECTRIC & COSERV GAS EASEMENT

TYPICAL 25' x 25' Visibility Easement

TYPICAL LOT SETBACKS

SUBJECT TRACT





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BLK. NO.	LOT	AREA
1	1	1100
1	2	1100
1	3	1100
1	4	1100
1	5	1100
1	6	1100
1	7	1100
1	8	1100
1	9	1100
1	10	1100
1	11	1100
1	12	1100
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1	14	1100
1	15	1100
1	16	1100
1	17	1100
1	18	1100
1	19	1100
1	20	1100
1	21	1100
1	22	1100
1	23	1100
1	24	1100
1	25	1100
1	26	1100
1	27	1100
1	28	1100
1	29	1100
1	30	1100
1	31	1100
1	32	1100
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1	35	1100
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1	37	1100
1	38	1100
1	39	1100
1	40	1100

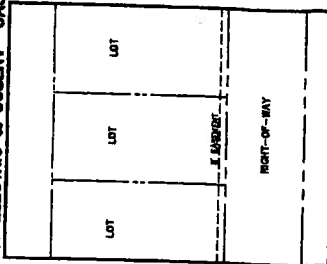
**CURVE TABLE**

TANGENT	LENGTH	CHORD	BEARING
48.31	88.14	88.14	S 89°27'01" W
50.24	91.14	91.14	S 89°27'01" W
52.17	94.14	94.14	S 89°27'01" W
54.10	97.14	97.14	S 89°27'01" W
56.03	100.14	100.14	S 89°27'01" W
57.96	103.14	103.14	S 89°27'01" W
59.89	106.14	106.14	S 89°27'01" W
61.82	109.14	109.14	S 89°27'01" W
63.75	112.14	112.14	S 89°27'01" W
65.68	115.14	115.14	S 89°27'01" W
67.61	118.14	118.14	S 89°27'01" W
69.54	121.14	121.14	S 89°27'01" W
71.47	124.14	124.14	S 89°27'01" W
73.40	127.14	127.14	S 89°27'01" W
75.33	130.14	130.14	S 89°27'01" W
77.26	133.14	133.14	S 89°27'01" W
79.19	136.14	136.14	S 89°27'01" W
81.12	139.14	139.14	S 89°27'01" W
83.05	142.14	142.14	S 89°27'01" W
84.98	145.14	145.14	S 89°27'01" W
86.91	148.14	148.14	S 89°27'01" W
88.84	151.14	151.14	S 89°27'01" W
90.77	154.14	154.14	S 89°27'01" W
92.70	157.14	157.14	S 89°27'01" W
94.63	160.14	160.14	S 89°27'01" W
96.56	163.14	163.14	S 89°27'01" W
98.49	166.14	166.14	S 89°27'01" W
100.42	169.14	169.14	S 89°27'01" W

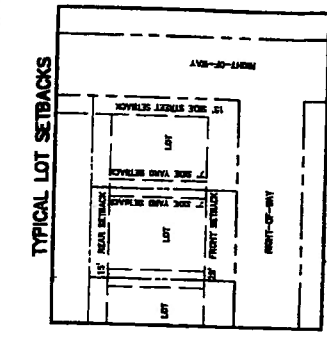
**TANGENT TABLE**

TANGENT	BEARING	LENGTH
1	S 09°27'01" W	30.00
2	S 09°27'01" W	21.50
3	S 09°27'01" W	13.00
4	N 09°27'01" E	8.50

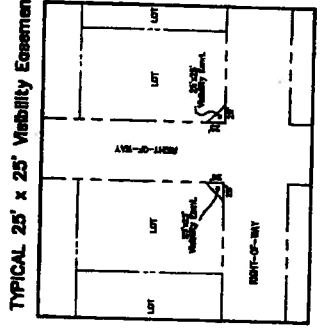
TYPICAL FEC ELECTRIC & COSEY GAS EASEMENT



TYPICAL LOT SETBACKS



TYPICAL 25' x 25' Visibility Easement



SPECIAL NOTICE  
NOTICE: Selling a part  
of City Ordinance and 3  
cities and holding per

THE RA  
CA. 1

# **Fisher-Smoucha Consulting**

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Suite 1362  
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1(888)476-3228**

**12520A1 Westheimer  
Suite 210  
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- REAL ESTATE APPRAISALS**
- TRANSITION/CONDITION ANALYSIS**
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