



February 27, 2020

Precilla Cardenas, Project Coordinator III  
City of Dallas  
Department of Public Works  
Oak Cliff Municipal Center  
320 E. Jefferson Blvd., Room 321  
Dallas, Texas 75203

RE: Enhancement Evaluation Study  
**Project:** Street Group 12-636

1. Holly Hill Lane from Phoenix Drive to Pineland (7 parcels with units)
2. Hughes Lane from Churchill Way to Lafayette Avenue (12 parcels with units)
3. Phoenix Drive from Fair Oaks to Holly Drive (6 parcels with units)

Dear Mrs. Cardenas:

In accordance with your request, Con-Real, LP has prepared an Enhancement Study on the above referenced properties for the purpose of determining any enhancement to the properties based on the proposed site improvements.

A review of the data and supporting documentation was conducted within the study regarding the proposed streets and their effect on the values of the subject properties. In addition to a cursory inspection and analysis of the subject properties, the influences of social, economic, governmental and environmental characteristics of the neighborhood were examined. The accompanying report takes into account these findings, although they are not included within the text of the report, as a basis for our recommendations.

This report has been prepared by Troy C. Alley, Jr. whom is recognized and acknowledged by his resume and by signature on the certification at the conclusion of the report. Kristen Alley provided significant professional assistance in the preparation of this report. This report **is not** an appraisal nor is it intended to represent an opinion of value of the properties involved in the study.



### **Executive Summary:**

The City of Dallas propose to construct improvements of roadways, sidewalks, and driveways for the residents along the streets mentioned within this study. The major reasons for these improvements are to solve the safety and environmental concerns from the neighborhoods, and promote economic development in the neighborhood. The residents will receive the benefits of the improvements that may alleviate street drainage problems.

After we reviewed the gathered information of each subject property, we analyzed and determined a methodology to formulate an acceptable conclusion. Our team recommends that the roadways, sidewalks, and driveways be improved to address the environmental and safety concerns, and economic development within the area. The analysis we have performed does not verify that the recommended improvements will have a significant effect on the properties overall value but may enhance the neighborhood's attractiveness.

Should you have any questions regarding this Summary, please do not hesitate to contact our office.

Respectfully submitted,  
Con-Real, LP

A handwritten signature in black ink, reading 'Troy C. Alley, Jr.' with a stylized flourish at the end.

Troy C. Alley, Jr., Analyst

# SUMMARY OF SALIENT FACTS AND CONCLUSIONS

<b>Date of Inspection:</b>	February 25, 2020
<b>Effective Date of Study:</b>	February 25, 2020
<b>Date of Transmittal:</b>	February 28, 2020
<b>Subject Property:</b>	Various Residential, Sing Family, Condos, Townhomes & Multifamily
<b>Location:</b>	<b>Street:</b> Holly Hill Drive Hughes Lane Phoenix Drive
<b>Zoning Classifications:</b>	Single Family Multi-Family
<b>Current Use:</b>	Single Family Dwellings Residential Multi-Family
<b>Highest &amp; Best Use:</b>	Residential Uses Multi-Family
<b>Flood Zone:</b>	Based only on a cursory inspection, the properties appear to <b>not</b> be in a flood plain.
<b>Purpose of Study:</b>	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk, and driveway improvements that affect the subject properties as of February 25, 2020
<b>Function of Study:</b>	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk, and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas
<b>Scope of Study:</b>	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of the data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties



## PAVING ENHANCEMENT STUDY

A paving assessment study is a method of allocating assessments for public improvements, to the properties specially benefited, in proportion to the special benefit derived by each property from the project.

Nearly a century ago, the United States Supreme Court recognized in the case of *Norwood v. Baker* that the principle underlying special assessments to meet the costs of public improvements is that the property upon which they are imposed is peculiarly benefited, and therefore, the owners do not, in fact, pay anything in excess of what they receive by reason of such improvement.<sup>1</sup>

Valid recommended assessments from a paving enhancement study prepared for a final assessment roll meet the following two criteria:

- They are equal to or less than the benefit accruing to that particular parcel.
- They are fair and in proportion to the special benefit derived by that parcel and all other parcels due to the project.

Significant variance in the assessment is sometimes noted on adjacent properties. This can result from the influence of factors including, but not limited to, existing building improvements, differences in zoning or projected intensity of use, corner influence, terrain, ratio of frontage to area, or changes in access characteristics.<sup>2</sup>

The question is whether a measurable benefit to properties abutting municipal improvements could be realized in the foreseeable future. In addressing this the Texas Court of Appeals quoted Iowa case law.

The benefits to be derived in such cases are ordinarily not instant upon the inception or completion of the improvement, but materialize with developments of the future. They are nonetheless benefits because their full fruition is postponed, or because the present use to which the property is devoted is not of a character to be materially affected by the improvement.<sup>3</sup>

The analyst employed an approach, as outlined in an article authored by *Robert Martin and Nicholas Ordway* as published in *The Appraisal Journal*, October 1985, that has been deemed an industry standard for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. This method is the Sales Comparison Method that employs the sales of properties that are located on both unimproved and improved streets in the area, or similar type areas for purposes of comparing the prices paid for properties that have and do not have curb/gutters/sidewalks/driveways/streets.

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<sup>1</sup> *Norwood v. Baker*, 172 U.S. 269, 43 L. Ed 443, 19 S. Ct. 187 (1898).

<sup>2</sup> Charles R. Macaulay, MAI, SRA A Special Benefit/Proportionate Assessment: Funding for Public Improvements @ *The Appraisal Journal*, January 1997

<sup>3</sup> *Page v. City of Lockhart*, 397 S.W. 2d 113, 119 (1965).



## DALLAS-FORT WORTH MARKET AREA

Eleven contiguous counties in North Central Texas form the Dallas/Fort Worth Standard Metropolitan Statistical Area (SMSA), which includes 8,360 square miles and contains 145 incorporated cities. The nucleus of this defined area includes the Cities of Dallas and Fort Worth and is often referred to as the "Southwest Metroplex". The counties included in the SMSA are Dallas, Tarrant, Wise, Denton, Collin, Rockwall, Kaufman, Ellis, Johnson, Hood and Parker.

Dallas is the seventh largest city in the nation and the second largest in Texas. The Metroplex is situated in the far North Central portion of Texas. Its primary locational attribute is the mid-continent location, which affords easy access to both the east and west coasts.

Due to the central location and to the growth-oriented attitude, the D/FW SMSA has grown to become a major transportation hub. The region is intersected by 7 spokes of the Interstate Highway System and is served by 14 additional state and federal highways. Primary air transportation is provided by the 17,500-acre Dallas/Fort Worth International Airport and Dallas Love Field.

### Demand:

Demand for property can be estimated by measuring the growth in population, employment and the purchasing power within a given market area. The following population/employment data represents historic trends between 2010 and 2017. Population estimates are from the North Texas Commission and from the North Central Texas Council of Governments.

### POPULATION

Area	2010	2018 (Est.)
City of Fort Worth	534,694	895,008
City of Dallas	1,197,816	1,345,047



# PROPERTY ANALYSIS

The streets include:

1. Holly Hill Lane from Phoenix Drive to Pineland (7 parcels with units)
2. Hughes Lane from Churchill Way to Lafayette Avenue (12 parcels with units)
3. Phoenix Drive from Fair Oaks to Holly Drive (6 parcels with units)

## PROPERTY HIGHLIGHTS

**Property Owners:** Varied (see tables pages)

**Street Group Including Streets:**

Holly Hill Drive from Phoenix Drive to Pineland Drive (**Dallas Mapsco 26Q**)

Hughes Lane from Churchill Way to Lafayette Way (**Dallas Mapsco 15U**)

Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive (**Dallas Mapsco 26Q**)

**Area Description:**

Holly Hill and Phoenix Drive: The area of Dallas; a mix of residential, with high concentration of multi-family properties.

Hughes Lane: The area of Dallas; exclusive residential area with high end residential properties.

**Area Boundaries:**

*Holly Hill and Phoenix Drive*

Walnut Hill (North), Park Lane (South), Greenville Ave. (West), and Pine Land (East)

*Hughes Lane*

635 LBJ (North), Forest Lane (South), Preston Rd. (West), and Center Expy "75" (East)

**Neighborhood Description:** The residential neighborhood with schools, churches, and commercial businesses; level to rolling terrain

**Property Values:**

*Holly Hill and Phoenix Drive*

\$80,000 to \$180,000

*Hughes Lane*

\$400,000 to \$1,300,000



**Demand/Supply:** Stable

**Neighborhood Land Use:** 90% residential; 5% commercial, and 5% churches, schools, hospitals

**Neighborhood Trend & Probable Changes:** Neighborhood is stabilized

**Factors Affecting the Neighborhood:** No adverse factors noted

**Zoning Classification of Project Area:** Residential

**Highest and Best Use:** Residential

**Utilities:** All available

**Pictures:** The photos can be found on the following pages numbered as S1, S2, S3, & S4





## PROPERTY CHALLENGES & SOLUTIONS

### *Street:*

*Holly Hill Drive from Phoenix Drive to Pineland Drive*

*Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive*

*Hughes Lane from Churchill Way to Lafayette Way*

Driveways- various homeowners are without paved driveways and have to park on gravel. This effects the attractiveness of the property and overall neighborhood. There is a lack of consistency in the neighborhood's uniformed attractiveness.

- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

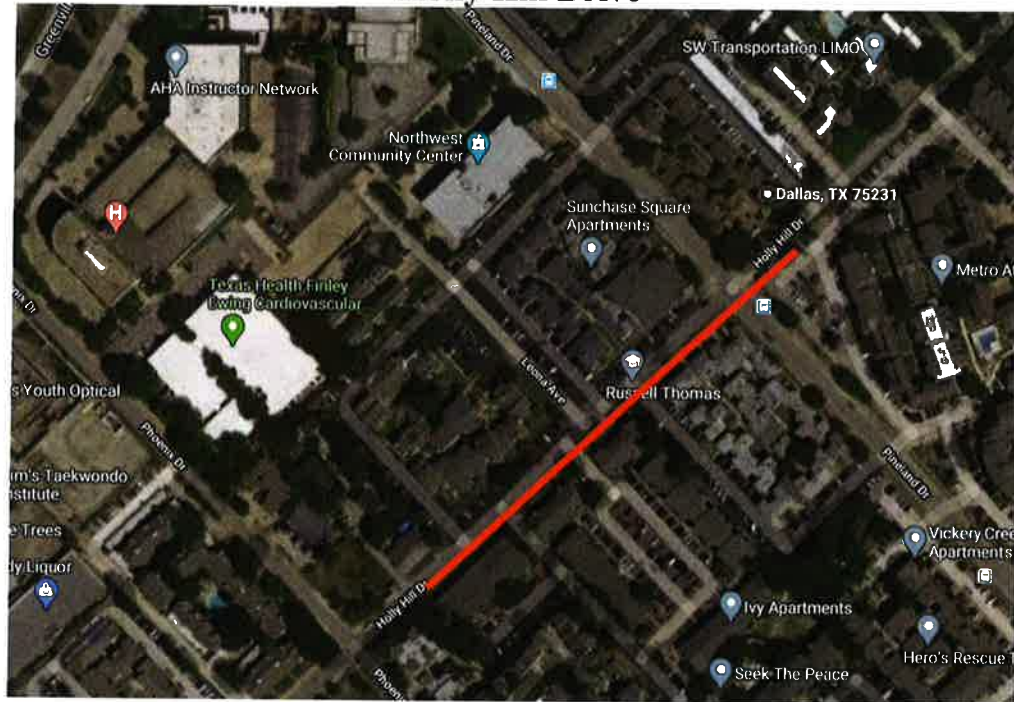
Sidewalks- there is a lack of sidewalks within the neighborhood which is a possible safety hazard for residents and children within the community.

- The improvement of sidewalks in the area will provide a safe route to walk for pedestrians; especially, children. The sidewalks also increase the neighborhood's overall attractiveness.

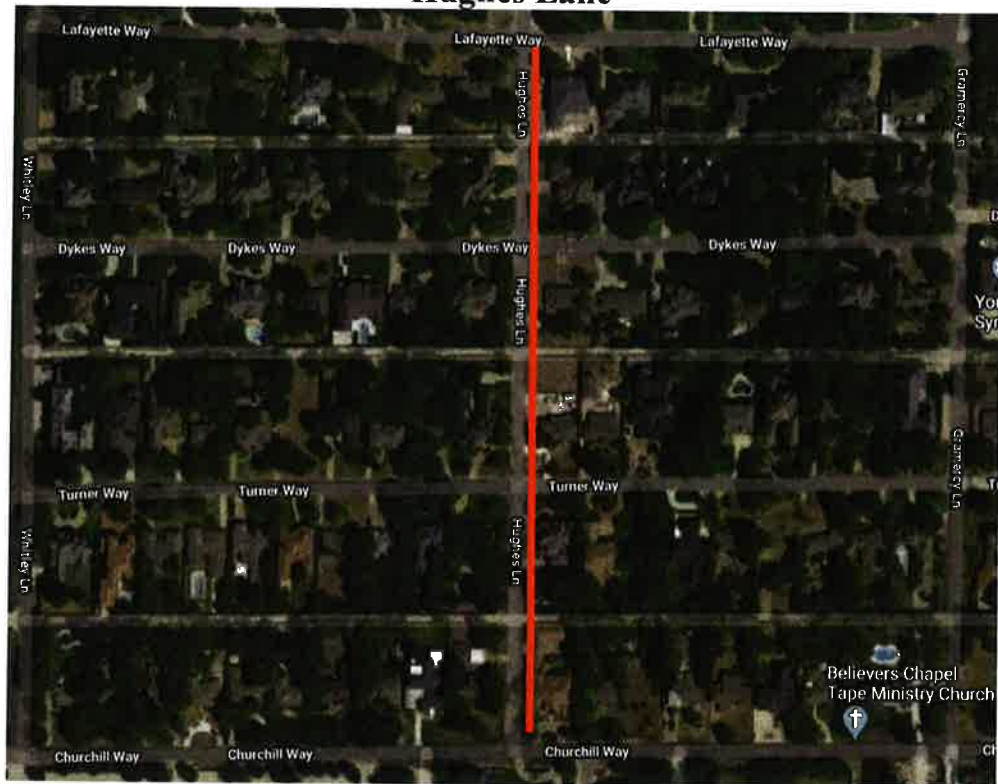


# AERIAL MAP

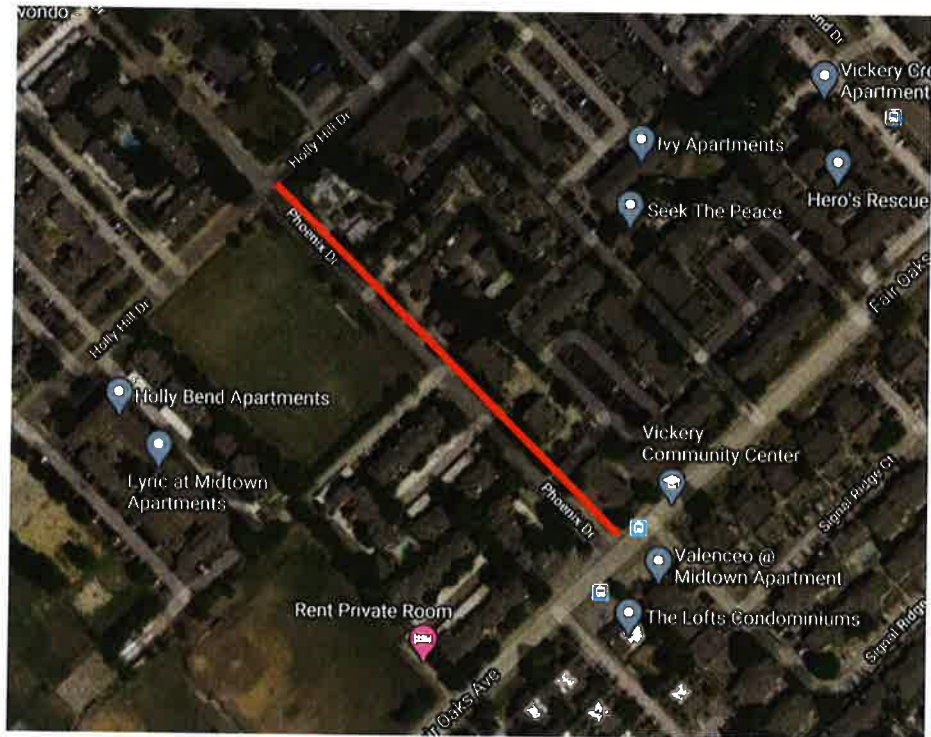
## Holly Hill Drive



## Hughes Lane



## Phoenix Lane





## STREET GROUP PHOTOGRAPHS

S1



**This is a view looking North on Holly Hill Drive from Phoenix to Pineland Drive.**

S2



**This is a view looking north Hughes Lane from Churchill Way to Lafayette Way.**

## STREET GROUP PHOTOGRAPHS

S3



**This is a view looking South on Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive.**

S4



**This is a view looking North on Phoenix Drive from Fair Oaks to Holly Hill Drive.**

## SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the group of subject properties and the surrounding areas to determine the impact the improved driveways, sidewalks, curbs and gutters will have on the neighborhood
- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties
- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements
- Provided a recommendation for the proposed improvements



## EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks, concrete drives (approaches) where necessary. In the assessment prepared by the City of Dallas, the City calculated a Linear Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by a range between \$22.45 to \$93.91 per linear foot for the concrete paving, \$5.55 to \$11.10 per linear foot for the concrete sidewalks and \$61.67 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value the sidewalk improvements enhances the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for every property in regards to street improvements, sidewalks, and driveways.





## ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but in most cases the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost \$25,000 to install, but upon resale rarely yields \$10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners will be paying their fair share, it is our opinion that the property owners will be assessed at a rate of 3% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters) because they front on Hughes Lane the improved proposed roadway and will receive the full benefit of the improvement and its exposure.

However, there are several residential properties that are assessed at a rate of 3-5% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters). The assessed percentage used for residential properties is derived by implementing the lot ratios which takes into consideration side yard and frontage along the improvements. Several of these residential properties do not front on the main street of the improvement. Based on this analysis a 3-5% assessment percentage is reasonable. Although the properties are treated differently, all evaluations are based on a case by case basis that is influenced by location, property type, frontage, and potential improvements.

The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the concrete paving, sidewalks, and concrete drives, is that the improvements do not provide a dramatic increase to the overall property, but offer additional benefit for the property owners. Some of the properties in the project area already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 3% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.





**The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.**



## **SALES COMPARISON METHOD**

This method involves comparing the sales prices of recent sales properties with & without existing curbs and gutters, drives, and sidewalks and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curbs and gutters, drives, and sidewalks improvements over a property that does not have those improvements.

The subject's area was searched for recent sales of a variety of residential properties that were similar in size and location to the subject properties so that a comparative analysis of each type could be performed. This search provided very few sales of properties that did have unimproved curbs and gutters, drives, and sidewalks due to the fact that most of the streets in the area do not have these features. The subject properties employed in the analysis include both improved and unimproved streets, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with curbs and gutters, drives, and sidewalks, and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

### **1) Residential Sales – Unimproved Street vs. Improved Streets**

- Representing the Group of Street:

Holly Hill Drive from Phoenix Drive to Pineland Drive

Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive



**RESIDENTIAL SALES DATA**  
**“Unimproved Street vs. Improved Streets”**  
**Holly Hill Drive**  
**Phoenix Drive**



**RESIDENTIAL PROPERTY "Representation Of Subject Property"** (will be employed as the subject lot)



<b>Mapsc:</b>	34-R (DALLAS)
<b>Location:</b>	3443 Mahanna St, Dallas, Texas
<b>Grantor:</b>	Texas MSI LTD
<b>Grantee:</b>	NA
<b>Date of Sale:</b>	March 14, 2016
<b>Recording Data:</b>	201500011562
<b>County:</b>	Dallas
<b>Size:</b>	164,084 SF
<b>Zoning:</b>	Multifamily
<b>Utilities:</b>	All Available
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$4,922,520 (Appraised Value by DCAD records)
<b>Per SF:</b>	\$30.00
<b>Terms:</b>	Cash to Seller
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is <b>not</b> improved with curbs and gutters, and drives. Due to a lack of sales with no curbs and gutters, we chose to use the DCAD assessment for valuation purposes.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependent upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



## RESIDENTIAL SALE NO. 1



<b>Location:</b>	12708 Schroeder Road, Dallas, Texas
<b>Grantor:</b>	DCCW Properties
<b>Grantee:</b>	Olson Capital Investments
<b>Date of Sale:</b>	July 18, 2019
<b>Recording Data:</b>	NA
<b>County:</b>	Dallas
<b>Size:</b>	141,134 SF
<b>Zoning:</b>	Multifamily
<b>Utilities:</b>	All Available
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$3,000,000
<b>Per SF:</b>	\$42.88
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$3,000,000
<b>Per SF:</b>	\$42.88
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is improved curbs and gutters, drives, and sidewalks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

## RESIDENTIAL SALE NO. 2






<b>Location:</b>	10850 Walnut Hill Lane, Dallas, Texas
<b>Grantor:</b>	Longwell Company
<b>Grantee:</b>	Republic Funds USA Inc.
<b>Date of Sale:</b>	March 23, 2016
<b>Recording Data:</b>	20160077447
<b>County:</b>	Dallas
<b>Size:</b>	331,548 SF
<b>Zoning:</b>	Multifamily
<b>Utilities:</b>	City Sewer, City Water, Curbs, Sidewalk
<b>Topography:</b>	Basically Level
<b>Consideration:</b>	\$7,200,000
<b>Per SF:</b>	\$38.31
<b>Terms:</b>	Cash to Seller
<b>Cash Equivalent Consideration:</b>	\$7,200,000
<b>Per SF:</b>	\$38.31
<b>Source:</b>	MLS/Deed Records
<b>Comments:</b>	This site is located on a two-lane interior street which is improved curbs and gutters, drives, and sidewalks.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependent upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.





**Sales**  
**Unimproved Street vs. Improved Streets**

			
<b>Location</b>	<b>Representaion of Subject Property</b> 3443 Mahanna Street, Dallas, Texas	<b>Sale 1</b> 12708 Schroeder Road Dallas, Texas	<b>Sale 2</b> 10850 Walnut Hill Lane Dallas, Texas
<b>Sales Price/ Per Square Foot</b>	<b>\$30.00</b>	<b>\$42.88</b>	<b>\$38.31</b>
<b>Cash Equivalency</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>Market Conditions</b>	<b>Mar-16</b> <b>0%</b>	<b>Jul-19</b> <b>-9%</b>	<b>Mar-16</b> <b>0%</b>
<b>Eff. Sale Price</b>	<b>\$30.00</b>	<b>\$39.02</b>	<b>\$38.31</b>
<b>Size/SF</b>	<b>164,084</b>	<b>141,134</b>	<b>331,548</b> <b>5%</b>
<b>Driveways</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>
<b>Sidewalks</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
<b>Curbs/Gutters</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>
<b>Condition</b>	<b>Average</b>	<b>Inferior</b> <b>5%</b>	<b>Superior</b> <b>-10%</b>
<b>Location</b>	<b>Average</b>	<b>Superior</b> <b>-15%</b>	<b>Inferior</b> <b>5%</b>
<b>Accessibility</b>	<b>Average</b>	<b>Superior</b> <b>-10%</b>	<b>Superior</b> <b>-15%</b>
<b>Percentage Adjustment</b>	<b>0.0%</b>	<b>-20.0%</b>	<b>-15.0%</b>
<b>Net Adjustment</b>	<b>\$0.00</b>	<b>(\$7.80)</b>	<b>(\$5.75)</b>
<b>Adjusted Sale Price</b>	<b>\$30.00</b>	<b>\$31.22</b>	<b>\$32.56</b>

The Representation of the (Subject's Property), at 3443 Mahanna St. is a 164,084 square foot property that **did not** have curbs and gutters, and drives but **did** have sidewalks and was accessed at \$30.00 per square foot. Since sales of multi-family properties without curbs, gutters, and sidewalks were difficult to discover, a fair assessment from DCAD for land value was used and dated comparables. The sales that **did** have curbs and gutters, drives, and sidewalks on their sites and sold at prices ranging from \$38.31 to \$39.02 per square foot. The sales have similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. The subject property is inferior to both sales in regard to location, condition, and



not having curbs/gutters and driveways an upward adjustment was made to the sales comparables. Sale 1 is similar in size to the subject, so no adjustment was made. However, Sale 2 is larger than the subject so an upward adjustment was needed.

After the adjustments were made to both sales comparables, the range of values of \$31.22 to \$32.56 per square foot derived from Sale 1 & 2. Based on the sales comparables in comparison to the subject property the variance between the subject property and comparables is less than 5%, which leads to the conclusion that there isn't a significant difference in pricing by not having improved curbs and gutters, drives, and sidewalks.



## ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but in most cases the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost \$25,000 to install, but upon resale rarely yields \$10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners will be paying their fair share, it is our opinion that the property owners will be assessed at a rate of 3% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters) because they front on frontage of the improved proposed roadway and will receive the full benefit of the improvement and its exposure.

The assessed percentage used for multi-family/condo properties is derived by implementing the lot ratios which takes into consideration side yard and frontage along the improvements. Although the properties are treated differently, all evaluations are based on a case by case basis that is influenced by location, property type, frontage, and potential improvements.

The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the concrete paving, sidewalks, and concrete drives, is that the improvements do not provide a dramatic increase to the overall property, but offer additional benefit for the property owners. Some of the properties in the project area already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 3% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

**The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.**



# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-636

- HOLLY HILL DRIVE FROM PHOENIX DRIVE TO LEONA STREET TO PINELAND DRIVE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 20 TO 28 FEET IN WIDTH; WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
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NORTHWEST SIDE OF STREET

## THE BRIDGE CONDOMINIUM

MA RUF INC 7207 HOLLY HILL DR DALLAS, TX 75231	13A 7207 Holly Hill Dr	1/5192	100 FT PVMT	\$93.91	\$9,391.00	\$1,815.30 (3% of lot value \$60,510) \$316.35 rounded (50% of Sidewalk \$632.70)	
			57 FT WALK	\$11.10	\$632.70		

## HOLLY HILL TOWNHOMES

HOLLY HILL HOMEOWNERS ASSN INC 7215 HOLLY HILL DR BLDG D UNIT 114 DALLAS, TX 75231	12A & 12B 7215 Holly Hill Dr	1/5192	100 FT PVMT 80 FT WALK 38.8 SY DR(24'Wide)	\$93.91 \$11.10 \$61.67	\$9,391.00 \$888.00 \$2,389.71	Following Page is the individual condo owner assessment	\$12,668.71

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT.  
THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-636

1. HOLLY HILL DRIVE FROM PHOENIX DRIVE TO LEONA STREET TO PINELAND DRIVE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 20 TO 28 FEET IN WIDTH; WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
HOLLY HILL APT								
NURAN INC 7317 HOLLY HILL DR DALLAS, TX 75231	1A Acs 2.13 7229 Holly Hill Dr	1/5192	289 FT PVMT	\$93.91	\$27,139.99		\$13,917.60 (3% of lot value \$463,920) \$1,492.95 rounded (50% of Sidewalk \$2,985.90)	\$15,410.55
			269 FT WALK	\$11.10	\$2,985.90			
			24 FT DRIVE	No Cost	\$0.00	\$30,125.89		

LEONA AVE INTERSECTS

LAKEVIEW

NURAN INC 7317 HOLLY HILL DR DALLAS, TX 75231	Pt Lts 5 & Lts 6-8 Acs 2.3067	1/5192	289 FT PVMT	\$93.91	\$27,139.99		\$15,072 (3% of lot value \$502,400)	\$15,072.00
			267 FT WALK	No Cost	\$0.00			
			22 FT DRIVE	No Cost	\$0.00	\$27,139.99		

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-636

- HOLLY HILL DRIVE FROM PHOENIX DRIVE TO LEONA STREET TO PINELAND DRIVE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 20 TO 28 FEET IN WIDTH; WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
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SOUTHEAST SIDE OF THE STREET

## PINELAND

NURAN INC 7317 HOLLY HILL DR DALLAS, TX 75231	6,7A,7 & Pt Lt 5 Acs. 2.1669 7318 Holly Hill Dr	1/5193	232 FT PVMT	\$93.91	\$21,787.12	\$23,640.82	\$19,821.60 (3% of lot value \$660,720) \$926.85 rounded (50% of Sidewalk \$1,853.70)	\$20,748.45
			167 FT WALK	\$11.10	\$1,853.70			
			26 FT DRIVE	No Cost	\$0.00			

## IVY

NURAN INC 7317 HOLLY HILL DR DALLAS, TX 75231	Acs 8.71 7225 Fair Oaks Ave	A/5193	500 FT PVMT	\$22.45	\$11,225.00	\$11,225.00	\$79,675.80 (3% of lot value \$2,655,860) \$1,218.23 rounded (50% of Sidewalk \$2,436.45) \$1,128.56 rounded (50% of Driveway \$2,257.12)	\$11,225.00
			451 FT WALK	No Cost	\$0.00			
			24 FT DRIVE	No Cost	\$0.00			
			25 FT DRIVE	No Cost	\$0.00			

## PINELAND - BRIDGE II CONDOS

STBD NUMBER ONE LLP 12740 HILLCREST RD SUITE 130 DALLAS, TX 75230	Pt Lt 13 7202 Holly Hill Dr	2/5193	100 FT PVMT	\$93.91	\$9,391.00	\$10,301.20	Following Page is the individual condo owner assessment	
			82 FT WALK	\$11.10	\$910.20			
			18 FT DRIVE	No Cost	\$0.00			

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT.  
THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

# EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE COMMON ELEMENTS	TOTAL ASSESSMENT	TOTAL		RECOMMENDED ASSESSMENT
					ASSESSMENT VALUE		
ADAM DOUGLAS 7215 HOLLY HILL DR BLDG A UNIT 101 DALLAS, TX 75231	A	101	0.0909	\$1,151.59	Land (3% of lot value 14,630) .0909 of (50% of Sidewalk \$888) .0909 of (50% of Driveway \$2,389.71)	\$438.90 \$40.36 \$108.61	\$587.87
CARL DASH 7215 HOLLY HILL DR BLDG A UNIT 102 DALLAS, TX 75231	A	102	0.0905	\$1,146.52	Land (3% of lot value 14,570) .0905 of (50% of Sidewalk \$888) .0905 of (50% of Driveway \$2,389.71)	\$437.10 \$40.18 \$108.13	\$585.41
TSE TRUST 2855 E KEST BLVD DALLAS, TX 75216-2712	A 7215 Holly Hill Dr	103	0.0911	\$1,154.12	Land (3% of lot value 14,660) .0911 of (50% of Sidewalk \$888) .0911 of (50% of Driveway \$2,389.71)	\$439.80 \$40.45 \$108.85	\$589.10
MIKE W METCALF 4110 TRAVIS ST APT A DALLAS, TX 75204	B 7215 Holly Hill Dr	104	0.0914	\$1,157.92	Land (3% of lot value 14,710) .0914 of (50% of Sidewalk \$888) .0914 of (50% of Driveway \$2,389.71)	\$441.30 \$40.58 \$109.21	\$591.09
BRIAN FOBES 7215 HOLLY HILL DR BLDG B UNIT 105 DALLAS, TX 75231	B	105	0.0737	\$933.68	Land (3% of lot value 11,860) .0737 of (50% of Sidewalk \$888) .0737 of (50% of Driveway \$2,389.71)	\$355.80 \$32.72 \$88.06	\$476.58

# EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE COMMON ELEMENTS	TOTAL ASSESSMENT	TOTAL		RECOMMENDED ASSESSMENT
					ASSESSMENT VALUE	ASSESSMENT	
KEVIN REDLIN LIVING TRUST LIVING TRUST 7215 HOLLY HILL DR BLDG B UNIT 106 DALLAS, TX 75231	B	106	0.0774	\$980.56	Land (3% of lot value 12,460) .0774 of (50% of Sidewalk \$888) .0774 of (50% of Driveway \$2,389.71)	\$373.80 \$34.37 \$92.48	\$500.65
THOMAS C FRIZZELL EST OF 7215 HOLLY HILL DR BLDG B UNIT 107 DALLAS, TX 75231	B	107	0.0385	\$487.75	Land (3% of lot value 6,200) .0385 of (50% of Sidewalk \$888) .0385 of (50% of Driveway \$2,389.71)	\$186.00 \$17.09 \$46.00	\$249.09
KEVIN REDLIN 7215 HOLLY HILL DR BLDG B UNIT 108 DALLAS, TX 75231	B	108	0.0457	\$578.96	Land (3% of lot value 7,360) .0457 of (50% of Sidewalk \$888) .0457 of (50% of Driveway \$2,389.71)	\$220.80 \$20.29 \$54.60	\$295.70
TSE TRUST 2855 E. KEST BLVD DALLAS, TX 75216	C	109	0.056	\$709.45	Land (3% of lot value \$9,010) .056 of (50% of Sidewalk \$888) .056 of (50% of Driveway \$2,389.71)	\$270.30 \$24.86 \$66.91	\$362.07
HAMID RAZZAQ SHAIKH 7215 HOLLY HILL DR BLDG C UNIT 110 DALLAS, TX 75231	C	110	0.0582	\$737.32	Land (3% of lot value \$9,370) .0582 of (50% of Sidewalk \$888) .0582 of (50% of Driveway \$2,389.71)	\$281.10 \$25.84 \$69.54	\$376.48



## EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE COMMON ELEMENTS	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
TSE TRUST 2855 E. KEST BLVD DALLAS, TX 75216	C 7215 Holly Hill Dr	111	0.0457	\$578.96	Land (3% of lot value \$7,360)	\$220.80	\$295.69
					.0457 of (50% of Sidewalk \$888)	\$20.29	
					.0457 of (50% of Driveway \$2,389.71)	\$54.60	
TSE TRUST C/O JADE KAI TRUSTEE 2855 E KEST BLVD DALLAS, TX 75216	C 7215 Holly Hill Dr	112	0.0418	\$529.55	Land (3% of lot value \$6,730)	\$201.90	\$270.40
					.0418 of (50% of Sidewalk \$888)	\$18.56	
					.0418 of (50% of Driveway \$2,389.71)	\$49.94	
DAN R BALABON 2226 SE 28TH ST CAPE CORAL, FL 33904	D 7215 Holly Hill Dr	113	0.0404	\$511.82	Land (3% of lot value \$6,500)	\$195.00	\$261.21
					.0404 of (50% of Sidewalk \$888)	\$17.94	
					.0404 of (50% of Driveway \$2,389.71)	\$48.27	
HOLLY HILL HOMEOWNERS ASSN INC 7215 HOLLY HILL DR BLDG D UNIT 114 DALLAS, TX 75231	D	114	0.0455	\$576.43	Land (3% of lot value \$7,320)	\$219.60	\$294.17
					.0455 of (50% of Sidewalk \$888)	\$20.20	
					.0455 of (50% of Driveway \$2,389.71)	\$54.37	
RICKEY H HARRIS & NEDRA F HARRIS 7215 HOLLY HILL BLDG D UNIT 115 DALLAS, TX 75231	D	115	0.1132	\$1,434.10	Land (3% of lot value \$18,220)	\$546.60	\$732.12
					.1132 of (50% of Sidewalk \$888)	\$50.26	
					.1132 of (50% of Driveway \$2,389.71)	\$135.26	

# EXHIBIT A

OWNER	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL		RECOMMENDED	
			ASSESSMENT	ASSESSMENT VALUE	ASSESSMENT	ASSESSMENT
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	101 7202 Holly Hill Dr	0.084263	\$868.22	Land (3% of lot value \$17,690) .084263 of (50% of Sidewalk \$910.20)	\$530.70 \$38.35	\$569.05
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	102 7202 Holly Hill Dr	0.078645	\$810.35	Land (3% of lot value \$16,520) .078645 of (50% of Sidewalk \$910.20)	\$495.60 \$35.79	\$531.39
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	103 7202 Holly Hill Dr	0.084263	\$868.22	Land (3% of lot value \$17,690) .084263 of (50% of Sidewalk \$910.20)	\$530.70 \$38.35	\$569.05
FRED A ROHATSCH 7202 HOLLY HILL DR #104 DALLAS, TX 75231	104	0.103883	\$1,070.44	Land (3% of lot value \$21,810) .103883 of (50% of Sidewalk \$910.20)	\$654.30 \$47.28	\$701.58
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	105 7202 Holly Hill Dr	0.103883	\$1,070.44	Land (3% of lot value \$21,810) .103883 of (50% of Sidewalk \$910.20)	\$654.30 \$47.28	\$701.58
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	206 7202 Holly Hill Dr	0.11526	\$1,187.53	Land (3% of lot value \$24,200) .011526 of (50% of Sidewalk \$910.20)	\$726.00 \$52.45	\$778.45
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	207 7202 Holly Hill Dr	0.099406	\$1,024.21	Land (3% of lot value \$20,870) .099406 of (50% of Sidewalk \$910.20)	\$626.10 \$45.24	\$671.34

# EXHIBIT A

OWNER	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL		RECOMMENDED	
			ASSESSMENT	ASSESSMENT	ASSESSMENT VALUE	ASSESSMENT
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	308 7202 Holly Hill Dr	0.070748	\$729.00	Land (3% of lot value \$14,860) .070748 of (50% of Sidewalk \$910.20)	\$445.80 \$32.20	\$478.00
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	309 7202 Holly Hill Dr	0.070748	\$729.00	Land (3% of lot value \$14,860) .070748 of (50% of Sidewalk \$910.20)	\$445.80 \$32.20	\$478.00
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	310 7202 Holly Hill Dr	0.055117	\$567.98	Land (3% of lot value \$11,580) .055117 of (50% of Sidewalk \$910.20)	\$347.40 \$25.08	\$372.48
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	311 7202 Holly Hill Dr	0.066759	\$687.91	Land (3% of lot value \$14,020) .066759 of (50% of Sidewalk \$910.20)	\$420.60 \$30.38	\$450.98
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	312 7202 Holly Hill Dr	0.066759	\$687.91	Land (3% of lot value \$14,020) .066759 of (50% of Sidewalk \$910.20)	\$420.60 \$30.38	\$450.98

## ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-636  
 2. HUGHES LANE FROM CHURCHILL WAY TO TURNER WAY TO DYKES WAY  
 TO LAFAYETTE WAY  
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER  
 SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL  
 CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH  
 THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY  
 SHALL BE 36 FEET IN WIDTH WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	
							ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT

### WEST SIDE OF STREET

PRESTON CLUB ESTATES								
MARSHALL J LENOVITZ 6247 CHURCHILL WAY DALLAS, TX 75230	10	A/7453	200 FT PVMT 185 FT WALK 15 FT DRIVE	\$22.67 \$5.55 No Cost	\$4,534.00 \$1,026.75 \$0.00	\$5,560.75	\$9,945.00 (3% of lot value \$331,500) \$513.38 rounded (50% of Sidewalk \$1,026.75)	\$5,047.38

KAREN ROBBINS 6262 TURNER WAY DALLAS, TX 75230	11 & 12	A/7453	200 FT PVMT 186 FT WALK 14 FT DRIVE	\$22.67 \$5.55 No Cost	\$4,534.00 \$1,032.30 \$0.00	\$5,566.30	\$22,230 (3% of lot value \$741,000) \$516.15 rounded (50% of Sidewalk \$1,032.30)	\$5,050.15
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### TURNER WAY INTERSECTS

SCOTT SPARKS & STEPHANIE SPARKS 6263 TURNER WAY DALLAS, TX 75230	10	D/7453	200 FT PVMT 172 FT WALK 12 FT DRIVE 12 FT DRIVE	\$22.67 \$5.55 No Cost No Cost	\$4,534.00 \$954.60 \$0.00 \$0.00	\$5,488.60	\$13,260 (3% of lot value \$442,000) \$477.30 rounded (50% of Sidewalk \$954.60)	\$5,011.30
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# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-636

2. HUGHES LANE FROM CHURCHILL WAY TO TURNER WAY TO DYKES WAY  
TO LAFAYETTE WAY

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER  
SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL  
CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH  
THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY  
SHALL BE 36 FEET IN WIDTH WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	ASSESSMENT VALUE- LAND	TOTAL	RECOMMENDED ASSESSMENT
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## PRESTON CLUB ESTATES NO. 2

MICHAEL C YANG & KAREN D YANG 6262 DYKES WAY DALLAS, TX 75230	11	D/7454	153 FT PVMT 153 FT WALK	\$22.67 \$5.55	\$3,468.51 \$849.15	\$4,317.66	\$12,288.00 (3% of lot value \$409,600) \$424.58 rounded (50% of Sidewalk \$849.15)		\$3,893.09
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## PRESTON CLUB ESTATES NO. 2

### DYKES WAY INTERSECTS

TOM CHOATE & BARRIE CHOATE 6263 DYKES WAY DALLAS, TX 75230	8	E/7454	153 FT PVMT 104 FT WALK 19 FT DRIVE 30 FT DRIVE	\$22.67 \$5.55 No Cost No Cost	\$3,468.51 \$577.20 \$0.00 \$0.00	\$4,045.71	\$12,288.00 (3% of lot value \$409,600) \$288.60 rounded (50% of Sidewalk \$577.20)		\$3,757.11
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PROPERTY MANAGEMENT INTEGRATION INC 4904 HOLLY TREE DRIVE DALLAS, TX 75287	9 6262 Lafayette Way	E/7454	140 FT PVMT 124 FT WALK 16 FT DRIVE	\$22.67 \$5.55 No Cost	\$3,173.80 \$688.20 \$0.00	\$3,862.00	\$11,302.20 (3% of lot value \$376,740) \$344.10 rounded (50% of Sidewalk \$688.20)		\$3,517.90
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# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-636

2. HUGHES LANE FROM CHURCHILL WAY TO TURNER WAY TO DYKES WAY  
TO LAFAYETTE WAY

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER  
SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL  
CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH  
THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY  
SHALL BE 36 FEET IN WIDTH WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	ASSESSMENT VALUE- LAND	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
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## PRESTON CLUB ESTATES NO. 3

EAST SIDE OF STREET

OREN GUTTMAN & SYMA GUTTMAN 6032 LINDEN LANE DALLAS, TX 75230	14 6302 Lafayette Way	F/7454	149 FT PVMT 127 FT WALK 22 FT DRIVE	\$22.67 \$5.55 No Cost	\$3,377.83 \$704.85 \$0.00	\$4,082.68	\$12,040.20 (3% of lot value \$401,340) \$352.43 rounded (50% of Sidewalk \$704.85)		\$3,730.26
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SALOMON BANARER & MIRIAM C BANARER 6303 DYKES WAY DALLAS, TX 75230	1	F/7454	144 FT PVMT 90 FT WALK 22 FT DRIVE	\$22.67 \$5.55 No Cost	\$3,264.48 \$499.50 \$0.00	\$3,763.98	\$11,793.60 (3% of lot value \$393,120) \$249.75 rounded (50% of Sidewalk \$499.50)		\$3,514.23
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## PRESTON CLUB ESTATES NO. 3

DYKES WAY INTERSECTS

RONNY FATHY & JANET S FATHY 1304 NORTHLAKE DR RICHARDSON, TX 75080	16 6302 Dykes Way	C/7454	153 FT PVMT 133 FT WALK 22 FT DRIVE	\$22.67 \$5.55 No Cost	\$3,468.51 \$738.15 \$0.00	\$4,206.66	\$12,727.20 (3% of lot value \$424,240) \$369.08 rounded (50% of Sidewalk \$738.15)		\$3,837.59
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# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-636

2. HUGHES LANE FROM CHURCHILL WAY TO TURNER WAY TO DYKES WAY  
TO LAFAYETTE WAY

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER  
SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL  
CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH  
THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY  
SHALL BE 36 FEET IN WIDTH WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	ASSESSMENT VALUE- LAND	TOTAL ASSESSMENT	RECOMMENDED ASSESSMENT
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## PRESTON CLUB ESTATES

HAIM R NAVON & SHIRA NAVON 6303 TURNER WAY DALLAS, TX 75230	1	C/7453	200 FT PVMT 170 FT WALK 10 FT DRIVE	\$22.67 \$5.55 No Cost	\$4,534.00 \$943.50 \$0.00	\$5,477.50	\$13,260 (3% of lot value \$442,000) \$471.75 rounded (50% of Sidewalk \$943.50)		\$5,005.75
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## TURNER WAY INTERSECTS

MARTIN G MCELYA & MARVELLA MCELYA 6302 TURNER WAY DALLAS, TX 75230	18	B/7453	200 FT PVMT 171 FT WALK 13 FT DRIVE 16 FT DRIVE	\$22.67 \$5.55 No Cost No Cost	\$4,534.00 \$949.05 \$0.00 \$0.00	\$5,483.05	\$13,260 (3% of lot value \$442,000) \$474.53 rounded (50% of Sidewalk \$949.05)		\$5,008.53
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ROSENBERG BROTHERS INVESTMENTS LTD 11411 N CENTRAL EXPY SUITE L DALLAS, TX 75243	1 6301 Churchill Way	B/7453	200 FT PVMT 184 FT WALK 16 FT DRIVE	\$22.67 \$5.55 No Cost	\$4,534.00 \$1,021.20 \$0.00	\$5,555.20	\$9,945.00 (3% of lot value \$331,500) \$510.60 rounded (50% of Sidewalk \$1,021.20)		\$5,044.60
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# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP12-636

3. PHOENIX DRIVE FROM FAIR OAKS AVENUE TO HOLLY HILL DRIVE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 20-36 FEET IN WIDTH; WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	
							ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT

NORTHWEST SIDE OF STREET

OLD VICKERY SQ TOWNHOMES/CONDOS

OLD VICKERY SQUARE TOWNHOMES c/o GASTON PROPERTY MANAGEMENT 1024 HANSFORD PLACE TYLER, TX 75701	41, 42, 43 & Pt 40 7125, 7135, 7155 7145, 7165, 7175 Fair Oaks Dr	5/5196	425 FT PVMT	\$22.67	\$9,634.75		*See following page for individual condo break out assessment *Calculated PVMT assessment	
			229 FT WALK	\$5.55	\$1,270.95			
			23 FT WALK	No Cost	\$0.00			
			20 FT DRIVE	No Cost	\$0.00			
			20 FT DRIVE	No Cost	\$0.00			
			32 FT DRIVE	No Cost	\$0.00	\$10,905.70		

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT  
THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP12-636

3. PHOENIX DRIVE FROM FAIR OAKS AVENUE TO HOLLY HILL DRIVE  
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER  
SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL  
CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH  
THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL  
BE 20-36 FEET IN WIDTH; WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
JACK LOWE SR ATHLETIC FIELD								
DALLAS ISD ATTN TREASURER 3700 ROSS AVE BOX 109 DALLAS, TX 75204	1A Acs 2.693 7150 Holly Hill Dr	5/5196	385 FT PVMT 385 FT WALK	\$22.67 \$5.55	\$8,727.95 \$2,136.75		\$17,596.20 (3% of lot value \$586,540) \$1,068.38 rounded (50% of Sidewalk \$2,136.75)	\$9,796.33
						\$10,864.70		

NORTHEAST SIDE OF STREET

PINELAND - BRIDGE II CONDOS

STBD NUMBER ONE LLP 12740 HILLCREST RD SUITE 130 DALLAS, TX 75230	Pt Lt 13 7202 Holly Hill Dr	2/5193	250 FT PVMT 209 FT WALK 19 FT DRIVE 22 FT DRIVE	\$22.67 \$5.55 No Cost No Cost	\$5,667.50 \$1,159.95 \$0.00 \$0.00		Following Page is the individual condo owner assessment	
						\$6,827.45		

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT.  
THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP12-636

- PHOENIX DRIVE FROM FAIR OAKS AVENUE TO HOLLY HILL DRIVE SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 20-36 FEET IN WIDTH; WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	
							ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WOODS OF PHOENIX CONDOS								
STBD NUMBER ONE LLP C/O DALLAS COMPANIES 7407 FAIR OAKS AVE DALLAS, TX 75238	1 5829 Phoenix Dr	B/5193	150 FT PVMT	\$93.91	\$14,086.50		Following Page is the individual condo owner assessment	\$15,285.30
			108 FT WALK	\$11.10	\$1,198.80			
			20 FT DRIVE	No Cost	\$0.00			
			22 FT DRIVE	No Cost	\$0.00			

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT.  
THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

# ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP12-636  
 3. PHOENIX DRIVE FROM FAIR OAKS AVENUE TO HOLLY HILL DRIVE  
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER  
 SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH HEIGHT INTEGRAL  
 CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH  
 THICK REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL  
 BE 20-36 FEET IN WIDTH; WITH ON STREET PARKING

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	
							ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT

## ROYAL PHOENIX CONDOS

STBD NUMBER ONE LLP 7407 FAIR OAKS AVE OFFICE DALLAS, TX 75231	Pt Lt 14 Bldg A Units 101,102,103 201,202,203,301 302,303 Bldg B 104,105,204,205, 304,305 5851 Phoenix Dr	2/5193	249 FT PVMT	\$93.91	\$23,383.59	\$25,403.79	\$21,833.40 (3% of total lot values of units \$727,780) \$1,010.10 rounded (50% of Sidewalk \$2,020.20)	\$22,843.50
			182 FT WALK	\$11.10	\$2,020.20			
			15 FT DRIVE	No Cost	\$0.00			
			27 FT DRIVE	No Cost	\$0.00			

## IVY

NURAN INC 7317 HOLLY HILL DR DALLAS, TX 75231	Acs 8.71 7225 Fair Oaks Ave	A/5193	174 FT PVMT	\$22.67	\$3,944.58	\$4,754.88	\$79,675.80 (3% of lot value \$2,655,860) \$405.15 rounded (50% of Sidewalk \$810.30)	\$4,349.73
			146 FT WALK	\$5.55	\$810.30			
			28 FT DRIVE	No Cost	\$0.00			

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
IAN WATSON & DAVID & DOROTHY WATSON 7125 FAIR OAKS AVE BLDG A UNIT 6 DALLAS, TX 75231	A	6	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23
WILSON & WILSON INVESTMENT PROPERTIES 1413 SAVANNAH CT GRAPEVINE, TX 76051	A 7125 Fair Oaks Ave	1	0.008334	\$90.89	*.008334 of PVMT Assessment \$9,634.75 .008334 of (50% of Sidewalk \$1,270.95)	\$80.30 \$5.30	\$85.60
JOHN M KOTROFI 621 SUNSET HILL DR ROCKWALL, TX 75087	A 7125 Fair Oaks Ave	10	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41
ANNE WARREN 7327 HIGHLAND HEATHER LANE DALLAS, TX 75248	A 7125 Fair Oaks Ave	11	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23
AUDELIO Y CALZADA & MARICELA CALZADA 7125 FAIR OAKS AVE BLDG A UNIT 12 DALLAS, TX 75231	A	12	0.02034	\$221.82	*.02034 of PVMT Assessment \$9,634.75 .02034 of (50% of Sidewalk \$1,270.95)	\$195.97 \$12.93	\$208.90

\*Our internal assessment for pavement exceeded the cost assessment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
JEFFREY R BROWN 2601 DUNWICK DR PLANO, TX 75023	A 7125 Fair Oaks Ave	2	0.010917	\$119.06	*.010917 of PVMT Assessment \$9,634.75 .010917 of (50% of Sidewalk \$1,270.95)	\$105.18 \$6.94	\$112.12
PKA99 REAL ESTATE COMPANY LLC 2318 THROCKMORTON ST DALLAS, TX 75219	A 7125 Fair Oaks Ave	3	0.008334	\$90.89	*.008334 of PVMT Assessment \$9,634.75 .008334 of (50% of Sidewalk \$1,270.95)	\$80.30 \$5.30	\$85.60
PKA99 REAL ESTATE COMPANY LLC 2318 THROCKMORTON ST DALLAS, TX 75219	A 7125 Fair Oaks Ave	4	0.010917	\$119.06	*.010917 of PVMT Assessment \$9,634.75 .010917 of (50% of Sidewalk \$1,270.95)	\$105.18 \$6.94	\$112.12
OBED ARROYO 7125 FAIR OAKS AVE BLDG A UNIT 5 DALLAS, TX 75231	A	5	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23

\*Our internal assesment for pavement exceeded the cost assesment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
JAMES A HARRINGTON JR 7125 FAIR OAKS AVE BLDG A UNIT 7 DALLAS, TX 75231	A	7	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41
TERESA N REYNA 7125 FAIR OAKS AVE BLDG A UNIT 8 DALLAS, TX 75231	A	8	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
KENNETH R GIBBONS TR & MARGARETT E GIBBONS 7125 FAIR OAKS AVE BLDG A UNIT 9 DALLAS, TX 75231	A	9	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
MINH TAI INTERNATIONAL LLC PO BOX 2198 ALLEN, TX 75013	B 7135 Fair Oaks Ave	13	0.011002	\$119.98	*.011002 of PVMT Assessment \$9,634.75 .011002 of (50% of Sidewalk \$1,270.95)	\$106.00 \$6.99	\$112.99
GWENDA HILL 9401 EDINBURGH LN FRISCO, TX 75035	B 7135 Fair Oaks Ave	14	0.011002	\$119.98	*.011002 of PVMT Assessment \$9,634.75 .011002 of (50% of Sidewalk \$1,270.95)	\$106.00 \$6.99	\$112.99

\*Our internal assessment for pavement exceeded the cost assesment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
MINH TAI INTERNATIONAL LLC PO BOX 2198 ALLEN, TX 75013	B 7135 Fair Oaks Ave	15	0.016597	\$181.00	*.016597 of PVMT Assessment \$9,634.75 .016597 of (50% of Sidewalk \$1,270.95)	\$159.91 \$10.55	\$170.45
FAIR OAKS 7135 16B LAND TRUST SUMMIT RESIDENTIAL SERV LLC TRUSTEE 4347 W NW HWY STE 130-139 DALLAS, TX 75220	B 7135 Fair Oaks Ave	16	0.016597	\$181.00	*.016597 of PVMT Assessment \$9,634.75 .016597 of (50% of Sidewalk \$1,270.95)	\$159.91 \$10.55	\$170.45
MARILYN M MURRAY 7135 FAIR OAKS AVE BLDG B UNIT 17 DALLAS, TX 75231	B	17	0.019201	\$209.40	*.019201 of PVMT Assessment \$9,634.75 .019201 of (50% of Sidewalk \$1,270.95)	\$185.00 \$12.20	\$197.20
ASAAD H SALIH & JUMANA ABID JAAFAR PO BOX 824011 DALLAS, TX 75382	B 7135 Fair Oaks Ave	18	0.021128	\$230.42	*.021128 of PVMT Assessment \$9,634.75 .021128 of (50% of Sidewalk \$1,270.95)	\$203.56 \$13.43	\$216.99

\*Our internal assessment for pavement exceeded the cost assessment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost



# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
JOSE CALZADA & CIRINA CALZADA 7135 FAIR OAKS AVE BLDG B UNIT 19 DALLAS, TX 75231	B	19	0.019201	\$209.40	*.019201 of PVMT Assessment \$9,634.75 .019201 of (50% of Sidewalk \$1,270.95)	\$185.00 \$12.20	\$197.20
AUDELIO V CALZADA & MARICELA CALZADA 7135 FAIR OAKS AVE BLDG B UNIT 20 DALLAS, TX 75231	B	20	0.021128	\$230.42	*.021128 of PVMT Assessment \$9,634.75 .021128 of (50% of Sidewalk \$1,270.95)	\$203.56 \$13.43	\$216.99
SALVADOR PIEDRA & ALICIA PIEDRA 7135 FAIR OAKS AVE BLDG B UNIT 21 DALLAS, TX 75231	B	21	0.02034	\$221.82	*.02034 of PVMT Assessment \$9,634.75 .02034 of (50% of Sidewalk \$1,270.95)	\$195.97 \$12.93	\$208.90
ANH NGUYEN THOA PHAM 7155 FAIR OAKS AVE BLDG C UNIT 22 DALLAS, TX 75231	C	22	0.02034	\$221.82	*.02034 of PVMT Assessment \$9,634.75 .02034 of (50% of Sidewalk \$1,270.95)	\$195.97 \$12.93	\$208.90

\*Our internal assesment for pavement exceeded the cost assesment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
CRISEIDA MEDINA 7155 FAIR OAKS AVE BLDG C UNIT 23 DALLAS, TX 75231	C	23	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23
BONITA EMBREE & WILSON & WILSON INV PPTIES LLC 1413 SAVANNAH CT GRAPEVINE, TX 76051	C 7155 Fair Oaks Ave	24	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41
JOE REYNA & URBANA CORTES 7155 FAIR OAKS AVE BLDG C UNIT 25 DALLAS, TX 75231	C	25	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
KIMBERLY TAYLOR 7155 FAIR OAKS AVE BLDG C UNIT 26 DALLAS, TX 75231	C	26	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41

\*Our internal assessment for pavement exceeded the cost assesment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
DAPSADA KRASPUR & TOUNE KRASPUR 6101 HAGERMAN DR PLANO, TX 75094	C	27	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
SOMSACK BOULOM 7155 FAIR OAKS AVE BLDG C UNIT 28 DALLAS, TX 75231	C	28	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23
ALEXIS T REUBEN PO BOX 743441 DALLAS, TX 75374	C	29	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
PKA99 FAMILY LTD PS 2318 THROCKMORTON ST DALLAS, TX 75219	C	30	0.02034	\$221.82	*.02034 of PVMT Assessment \$9,634.75 .02034 of (50% of Sidewalk \$1,270.95)	\$195.97 \$12.93	\$208.90
PATRICK AUNKST 2318 THROCKMORTON ST DALLAS, TX 75219	D	31	0.02034	\$221.82	*.02034 of PVMT Assessment \$9,634.75 .02034 of (50% of Sidewalk \$1,270.95)	\$195.97 \$12.93	\$208.90

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# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
EDWARD L MATTHEWS 1700 ENDICOTT DR PLANO, TX 75025	D 7145 Fair Oaks Ave	32	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23
RONNIE CAGE 7145 FAIR OAKS AVE BLDG D UNIT 33 DALLAS, TX 75231	D 7145 Fair Oaks Ave	33	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41
THERESA DE GUIA 7009 ROCKY TOP CIR DALLAS, TX 75252	D 7145 Fair Oaks Ave	34	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
KYLE OLSON & SHANNON SHATTUCK PO BOX 800001 BALCH SPRINGS, TX 75180	D 7145 Fair Oaks Ave	35	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
ROOSEVELT ROBINSON & EASTER ROBINSON 2429 CLIFF TEEN CT DALLAS, TX 75233	D 7145 Fair Oaks Ave	36	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41

\*Our internal assessment for pavement exceeded the cost assessment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OF EACH UNIT IN THE GENERAL COMMON ELEMENT	ASSESSMENT	TOTAL		RECOMMENDED ASSESSMENT
					ASSESSMENT	VALUE	
ALEX SUNDARA & PHOUT SOURIYACHACK 7155 FAIR OAKS AVE BLDG C UNIT 28 DALLAS, TX 75231	D 7145 Fair Oaks Ave	37	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23
JOE D MORGENTHAU 7145 FAIR OAKS AVE BLDG D UNIT 38 DALLAS, TX 75231	D	38	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
SAMANTHA BEST & SHARON O'DAY BEST 7145 FAIR OAKS AVE BLDG D UNIT 39 DALLAS, TX 75231	D	39	0.011222	\$122.38	*.011222 of PVMT Assessment \$9,634.75 .011222 of (50% of Sidewalk \$1,270.95)	\$108.12 \$7.13	\$115.25
JOEL REYNA & URBANA CORTES 7155 FAIR OAKS AVE BLDG C UNIT 25 DALLAS, TX 75231	D 7145 Fair Oaks Ave	40	0.011222	\$122.38	*.011222 of PVMT Assessment \$9,634.75 .011222 of (50% of Sidewalk \$1,270.95)	\$108.12 \$7.13	\$115.25

\*Our internal assessment for pavement exceeded the cost assessment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OF EACH UNIT IN THE GENERAL COMMON ELEMENT	ASSESSMENT	TOTAL		RECOMMENDED ASSESSMENT
					ASSESSMENT	ASSESSMENT VALUE	
RUDY CAMPOS 7145 FAIR OAKS AVE BLDG D UNIT 41 DALLAS, TX 75231	D	41	0.011222	\$122.38	* .011222 of PVMT Assessment \$9,634.75 .011222 of (50% of Sidewalk \$1,270.95)	\$108.12 \$7.13	\$115.25
ALEX SUNDARY 7145 FAIR OAKS AVE BLDG D UNIT 42 DALLAS, TX 75231	D	42	0.011222	\$122.38	* .011222 of PVMT Assessment \$9,634.75 .011222 of (50% of Sidewalk \$1,270.95)	\$108.12 \$7.13	\$115.25
ABEL RAYO 7165 FAIR OAKS AVE BLDG E UNIT 43 DALLAS, TX 75231	E	43	0.015534	\$169.41	* .015534 of PVMT Assessment \$9,634.75 .015534 of (50% of Sidewalk \$1,270.95)	\$149.67 \$9.87	\$159.54
AMANDA YLITALO PO BOX 1087 GRAPEVINE, TX 76099	E 7165 Fair Oaks Ave	44	0.015534	\$169.41	* .015534 of PVMT Assessment \$9,634.75 .015534 of (50% of Sidewalk \$1,270.95)	\$149.67 \$9.87	\$159.54
JEANETTE GARCIA 7165 FAIR OAKS AVE BLDG E UNIT 45 DALLAS, TX 75231	E	45	0.017256	\$188.19	* .017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23

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# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
MARTHA MCKINNEY YLITALO 921 REGENCY LONGVIEW, TX 75604	E	46	0.021128	\$230.42	*.021128 of PVMT Assessment \$9,634.75 .021128 of (50% of Sidewalk \$1,270.95)	\$203.56 \$13.43	\$216.99
GUILLERMO CHAVEZ GARCIA & MARIA TAPLA PUENTE 7165 FAIR OAKS AVE BLDG E UNIT 47 DALLAS, TX 75231	E	47	0.0192201	\$209.61	*.0192201 of PVMT Assessment \$9,634.75 .0192201 of (50% of Sidewalk \$1,270.95)	\$185.18 \$12.21	\$197.39
MIGUEL ANGEL MIRANDA & ADRIANA CHAVARRIA 7165 FAIR OAKS AVE BLDG E UNIT 48 DALLAS, TX 75231	E	48	0.011002	\$119.98	*.011002 of PVMT Assessment \$9,634.75 .011002 of (50% of Sidewalk \$1,270.95)	\$106.00 \$6.99	\$112.99
FELIPE MIRANDA & PAULA MIRANDA 7165 FAIR OAKS AVE BLDG E UNIT 49 DALLAS, TX 75231	E	49	0.011002	\$119.98	*.011002 of PVMT Assessment \$9,634.75 .011002 of (50% of Sidewalk \$1,270.95)	\$106.00 \$6.99	\$112.99

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# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENT	ASSESSMENT	TOTAL		RECOMMENDED ASSESSMENT
					ASSESSMENT	ASSESSMENT VALUE	
NHAM V MAI & VAN T TRAN 2742 GARDEN OAKS PL GRAND PRAIRIE, TX 75052	E 7165 Fair Oaks Ave	50	0.016597	\$181.00	*.016597 of PVMT Assessment \$9,634.75 .016597 of (50% of Sidewalk \$1,270.95)	\$159.91 \$10.55	\$170.45
WAGDY S SHAFIK 2500 WEBSTER DR PLANO, TX 75075	E 7165 Fair Oaks Ave	51	0.016597	\$181.00	*.016597 of PVMT Assessment \$9,634.75 .016597 of (50% of Sidewalk \$1,270.95)	\$159.91 \$10.55	\$170.45
JAMES C BARBER & ASHLEY HUDGINS 7175 FAIR OAKS AVE BLDG F UNIT 52 DALLAS, TX 75231	F	52	0.021128	\$230.42	*.021128 of PVMT Assessment \$9,634.75 .021128 of (50% of Sidewalk \$1,270.95)	\$203.56 \$13.43	\$216.99
PHAN XUAN THANH THI 7175 FAIR OAKS AVE BLDG F UNIT 53 DALLAS, TX 75231	F	53	0.019201	\$209.40	*.019201 of PVMT Assessment \$9,634.75 .019201 of (50% of Sidewalk \$1,270.95)	\$185.00 \$12.20	\$197.20
JAMES D PIERCE & KENNETH L BRIGGS 114 CEDAR DR OAK LEAF, TX 75154	F 7175 Fair Oaks Ave	54	0.017256	\$188.19	*.017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26 \$10.97	\$177.23

\*Our internal assesment for pavement exceeded the cost assesment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost



# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
DAREY STEACY 7175 FAIR OAKS AVE BLDG F UNIT 55 DALLAS, TX 75231	F	55	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41
CHRISTIAN O HEMMI P O BOX 126 SCOTLAND, TX 76379	F 7175 Fair Oaks Ave	56	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
WILSON & WILSON INVESTMENT PROP LLC 1413 SAVANNAH CT GRAPEVINE, TX 76051	F 7175 Fair Oaks Ave	57	0.018571	\$202.53	*.018571 of PVMT Assessment \$9,634.75 .018571 of (50% of Sidewalk \$1,270.95)	\$178.93 \$11.80	\$190.73
DHINA BENITZ 7175 FAIR OAKS AVE BLDG F UNIT 58 DALLAS, TX 75231	F	58	0.01669	\$182.02	*.01669 of PVMT Assessment \$9,634.75 .01669 of (50% of Sidewalk \$1,270.95)	\$160.80 \$10.61	\$171.41

\*Our internal assessment for pavement exceeded the cost assesment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	BUILDING	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE		RECOMMENDED ASSESSMENT
URBANA CORTES & JOEL REYNA 7175 FAIR OAKS AVE BLDG F UNIT 59 DALLAS, TX 75231	F	59	0.017256	\$188.19	* .017256 of PVMT Assessment \$9,634.75 .017256 of (50% of Sidewalk \$1,270.95)	\$166.26	\$177.23
						\$10.97	
HELEN J BROWN 7175 FAIR OAKS AVE BLDG F UNIT 60 DALLAS, TX 75231	F	60	0.02034	\$221.82	* .02034 of PVMT Assessment \$9,634.75 .02034 of (50% of Sidewalk \$1,270.95)	\$195.97	\$208.90
						\$12.93	

\*Our internal assessment for pavement exceeded the cost assessment. Thus we took a percentage ownership of each unit in the general common element of the total pavement cost

# EXHIBIT A

OWNER	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL ASSESSMENT	TOTAL		RECOMMENDED ASSESSMENT
				ASSESSMENT VALUE- LAND		
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	101 7202 Holly Hill Dr	0.084263	\$575.52	Land (3% of lot value \$17,690) .084263 of (50% of Sidewalk \$1,159.95)	\$530.70 \$48.87	\$575.52
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	102 7202 Holly Hill Dr	0.078645	\$537.16	Land (3% of lot value \$6,880) .078645 of (50% of Sidewalk \$1,159.95)	\$206.40 \$45.61	\$252.01
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	103 7202 Holly Hill Dr	0.084263	\$575.52	Land (3% of lot value \$7,370) .084263 of (50% of Sidewalk \$1,159.95)	\$221.10 \$48.87	\$269.97
FRED A ROHATSCH 7202 HOLLY HILL DR #104 DALLAS, TX 75231	104	0.103883	\$709.53	Land (3% of lot value \$9,090) .103883 of (50% of Sidewalk \$1,159.95)	\$272.70 \$60.25	\$332.95
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	105 7202 Holly Hill Dr	0.103883	\$709.53	Land (3% of lot value \$9,090) .103883 of (50% of Sidewalk \$1,159.95)	\$272.70 \$60.25	\$332.95

# EXHIBIT A

OWNER	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL ASSESSMENT	TOTAL	
				ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	206 7202 Holly Hill Dr	0.11526	\$787.15	Land (3% of lot value \$10,090) .11526 of (50% of Sidewalk \$1,159.95)	\$302.70 \$66.85 \$369.55
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	207 7202 Holly Hill Dr	0.099406	\$678.91	Land (3% of lot value \$8,700) .099406 of (50% of Sidewalk \$1,159.95)	\$261.00 \$57.65 \$318.65
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	308 7202 Holly Hill Dr	0.070748	\$483.25	Land (3% of lot value \$6,190) .070748 of (50% of Sidewalk \$1,159.95)	\$185.70 \$41.03 \$226.73
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	309 7202 Holly Hill Dr	0.070748	\$483.25	Land (3% of lot value \$6,190) .070748 of (50% of Sidewalk \$1,159.95)	\$185.70 \$41.03 \$226.73
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	310 7202 Holly Hill Dr	0.055117	\$376.53	Land (3% of lot value \$4,820) .055117 of (50% of Sidewalk \$1,159.95)	\$144.60 \$31.97 \$176.57

# EXHIBIT A

OWNER	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL ASSESSMENT	TOTAL	
				ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	311 7202 Holly Hill Dr	0.066759	\$456.01	Land (3% of lot value \$5,840) .066759 of (50% of Sidewalk \$1,159.95)	\$175.20 \$38.72
					\$213.92
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	312 7202 Holly Hill Dr	0.066759	\$456.01	Land (3% of lot value \$5,840) .066759 of (50% of Sidewalk \$1,159.95)	\$175.20 \$38.72
					\$213.92

# EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL		RECOMMENDED	
				ASSESSMENT	ASSESSMENT VALUE	ASSESSMENT	ASSESSMENT
JACOB D BRINGAS 5829 PHOENIX DR BLDG A UNIT 101 DALLAS, TX 75231	A	101	0.061	\$932.40	Land (3% of lot value \$9,160)	\$274.80	
					.061 of (50% of Sidewalk \$1,198.80)	\$36.56	\$311.36
HARVIE MURRAY 5829 PHOENIX DR BLDG A UNIT 102 DALLAS, TX 75231	A	102	0.059	\$901.83	Land (3% of lot value \$8,860)	\$265.80	
					.059 of (50% of Sidewalk \$1,198.80)	\$35.36	\$301.16
CHRIS D WALKER 5829 PHOENIX DR BLDG A UNIT 103 DALLAS, TX 75231	A	103	0.061	\$932.40	Land (3% of lot value \$9,160)	\$274.80	
					.061 of (50% of Sidewalk \$1,198.80)	\$36.56	\$311.36

# EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL		RECOMMENDED	
				ASSESSMENT	ASSESSMENT VALUE	ASSESSMENT	ASSESSMENT
AARON R WALLACE 5829 PHOENIX DR BLDG B UNIT 104 DALLAS, TX 75231	B	104	0.061	\$932.40	Land (3% of lot value \$9,160) .061 of (50% of Sidewalk \$1,198.80)	\$274.80 \$36.56	\$311.36
STBD NUMBER ONE LLP C/O PALLAS COMPANIES 7407 FAIR OAKS DALLAS, TX 75231	B 5829 Phoenix Dr	105	0.059	\$901.83	Land (3% of lot value \$8,860) .059 of (50% of Sidewalk \$1,198.80)	\$265.80 \$35.36	\$301.16
JASSY E BIGELOW 5829 PHOENIX DR BLDG C UNIT 106 DALLAS, TX 75231	C	106	0.072	\$1,100.54	Land (3% of lot value \$10,820) .072 of (50% of Sidewalk \$1,198.80)	\$324.60 \$43.16	\$367.76



# EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
FOSTER 2013 IRREVOCABLE TRUST C/O DEANNA FOSTER P O BOX 7350 MENLO PARK, CA 94026	C 5829 Phoenix Dr	107	0.072	\$1,100.54	Land (3% of lot value \$10,820) .072 of (50% of Sidewalk \$1,198.80)	\$324.60 \$43.16
						\$367.76
DANIEL A DOUGLASS 21208 WYNDCHASE CIR FRANKLIN, TN 37067	C 5829 Phoenix Dr	108	0.072	\$1,100.54	Land (3% of lot value \$10,820) .072 of (50% of Sidewalk \$1,198.80)	\$324.60 \$43.16
						\$367.76
A & R TEXAS PROPERTIES 4001 N JOSEY LN STE 100 CARROLLTON, TX 75007	D 5829 Phoenix Dr	109	0.072	\$1,100.54	Land (3% of lot value \$9,470) .072 of (50% of Sidewalk \$1,198.80)	\$284.10 \$43.16
						\$327.26

# EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL		TOTAL	
				ASSESSMENT	ASSESSMENT	ASSESSMENT VALUE	RECOMMENDED ASSESSMENT
BERNARDA ESTRADA 5829 PHOENIX DR BLDG D UNIT 110 DALLAS, TX 75231	D	110	0.095	\$1,452.10		Land (3% of lot value \$14,270) .095 of (50% of Sidewalk \$1,198.80)	\$428.10 \$56.94
							\$485.04
STBD NUMBER ONE LLP 7407 FAIR OAKS DR DALLAS, TX 75231	D 5829 Phoenix Dr	111	0.072	\$1,100.54		Land (3% of lot value \$10,820) .072 of (50% of Sidewalk \$1,198.80)	\$324.60 \$43.16
							\$367.76
MORGAN N OWENS 5829 PHOENIX DR BLDG D UNIT 112 DALLAS, TX 75231	D	112	0.095	\$1,452.10		Land (3% of lot value \$14,270) .095 of (50% of Sidewalk \$1,198.80)	\$428.10 \$56.94
							\$485.04

# EXHIBIT A

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL		RECOMMENDED	
				ASSESSMENT	ASSESSMENT VALUE	ASSESSMENT	ASSESSMENT
HUU TAI ROBERTS 5829 PHOENIX DR BLDG D UNIT 114  DALLAS, TX 75231	D	114	0.095	\$1,452.10	Land (3% of lot value \$14,270) .095 of (50% of Sidewalk \$1,198.80)	\$428.10 \$56.94	\$485.04
SHAREN L WIDENOR & ROBERT D WIDENOR 5829 PHOENIX DR BLDG D UNIT 115 DALLAS, TX 75231	D	115	.063	\$962.97	Land (3% of lot value \$9,470) .063 of (50% of Sidewalk \$1,198.80)	\$284.10 \$37.76	\$321.86

## RECOMMENDATION:

The Sales Comparison Method was conducted for the Street Group of properties. The Street Group showed a comparison between residential properties with and without curbs and gutters, sidewalks, or driveways.

The Project Group:

1. Holly Hill Lane from Phoenix Drive to Pineland (7 parcels with units)
2. Hughes Lane from Churchill Way to Lafayette Avenue (12 parcels with units)
3. Phoenix Drive from Fair Oaks to Holly Drive (6 parcels with units)

The representative property "3443 Mahanna St., Dallas, Texas" shared similar features to the properties above in the comparison method. The approach showed recent improved properties with and without improved driveways, sidewalks, and curbs/gutters were able to be obtained to show a similar comparison.

The Street Group comparison method concluded that there isn't a significant increase in sales price for properties with curbs/gutters, driveways, and sidewalks when compared to sales of similar type of properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

However, the lack of concrete street improvements, sidewalks and drives, will not affect the desirability of the property within the real estate market. While it is true that the property owners will receive a nominal benefit from having a new concrete street improvement, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the lot. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 3% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.



## CERTIFICATION

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.
6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.
7. Kristen Alley provided significant professional assistance to the person signing this report.
8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.
9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

**Con-Real, LP**

  
Troy C. Alley, Jr.  
Sr. Analyst



## **REAL ESTATE QUALIFICATIONS OF TROY C. ALLEY, JR. ANALYST**

Mr. Alley, has been recognized throughout the Dallas/Fort Worth Metroplex as an expert in real estate analysis of various types of properties. He has rendered his professional services to many organizations and clients in this area. He is actively engaged in the analysis of all types of real estate for government agencies, corporations, attorneys, and individuals.

### **Education:**

Bachelor of Science in Electrical Engineering (BSEE)  
University of Arkansas

Master of Business Administration, Real Estate  
Southern Methodist University

Advanced Studies:  
Real Estate Development  
Massachusetts Institute of Technology

### **Appraisal Education:**

Appraisal Institute:  
Real Estate Appraisal VIII A.I.R.E.A. (Single Family)  
Real Estate Appraisal I-A. A.I.R.E.A. (Basic Appraising)  
Real Estate Appraisal I-B A.I.R.E.A. (Income Properties)  
Real Estate Appraisal VII A.I.R.E.A. (Industrial Properties)

### **Professional Affiliations and Certification:**

Member, Appraisal Institute of Real Estate Appraisers, MAI

Association of Federal Appraisers

National Association of Real Estate Brokers

State Certified General Real Estate Appraiser-State of Texas #TX-1321346-G



## **REAL ESTATE QUALIFICATIONS OF KRISTEN ALLEY**

Ms. Alley is a Research Analyst at Con-Real, LP. She brings over 5 years of experience within the real estate industry, with a broad background in valuations, real estate development, real estate finance, investment management, research, and brokerage. She continues to expand her depth of knowledge in real estate by aspiring for many designations and licenses. She currently holds a Texas Real Estate License.

### **Education:**

Bachelor of Business Administration in Real Estate (BBA)  
University of Texas at Arlington

Advanced Studies:  
Pre-MBA Leadership Program  
Yale University

### **Appraisal Education:**

Appraisal Institute:  
Basic Appraisal Principles  
Basic Appraisal Procedures  
National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-hour  
General Appraisal Income Approach/Part 1  
General Appraisal Income Approach/Part 2

### **Professional Affiliations and Certification:**

Texas Real Estate Salesperson License

Texas Women In Finance





ORDINANCE NO.

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

**Street Group 12-636**

- 1. Holly Hill Drive from Phoenix Drive to Pineland Drive**
- 2. Hughes Lane from Churchill Way to Lafayette Way**
- 3. Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive**

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

**WHEREAS**, heretofore a resolution was duly adopted by the City Council ordering the improvements of

**Street Group 12-636**

- 1. Holly Hill Drive from Phoenix Drive to Pineland Drive**
- 2. Hughes Lane from Churchill Way to Lafayette Way**
- 3. Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive**

by filling, raising, grading, and paving same; and

**WHEREAS**, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Department of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

**WHEREAS**, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said streets the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and

**WHEREAS**, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and

**WHEREAS**, the said resolution in connection with the improvement of said streets was duly adopted in compliance with the law on the 11th day of November, 2020; and

**WHEREAS**, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 9th day of December, 2020; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and

**WHEREAS**, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 9th day of December, 2020 at 1:00 O'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and

**WHEREAS**, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

**Now, Therefore,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:**

**SECTION 1.** That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 9th day of December 2020, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

**SECTION 2.** That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

## STREET GROUP 12-636

1. HOLLY HILL DRIVE FROM PHOENIX DRIVE TO LEONA STREET TO PINELAND DRIVE  
SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICK 4000-POUNDS PER  
BASE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED  
CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE  
SIDEWALKS 6-FOOT AND 10-FOOT WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL  
BE 22 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>NORTHWEST SIDE OF STREET</b>						
<b>THE BRIDGE CONDOMINIUM</b>						
MA RUF INC	13A	1/5192	100 FT PVMT	\$93.91	\$9,391.00	
4960 GOODMAN AVE	7207		57 FT WALK	\$11.10	\$632.70	
ADDISON, TX 75001-6624	Holly Hill Dr		<b>TOTAL</b>		<b>\$10,023.70</b>	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$7,892.05</b>	
			<b>NET DUE BY OWNER</b>			<b>\$2,131.65</b>
<b>HOLLY HILL TOWNHOMES</b>						
HOLLY HILL	12A &	1/5192	100 FT PVMT	\$93.91	\$9,391.00	
HOMEOWNERS ASSN INC	12B		80 FT WALK	\$11.10	\$888.00	
7215 HOLLY HILL DR			38.75 SY DR(20'Wide)	\$61.67	\$2,389.71	
BLDG D UNIT 114			<b>TOTAL</b>		<b>\$12,668.71</b>	
DALLAS, TX 75231			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$0.00</b>	
			<b>NET DUE BY OWNER</b>			<b>\$12,668.71</b>
THE FOLLOWING MAKE UP TO TOTAL ASSESSMENT AMOUNT.						
<b>HOLLY HILL APT</b>						
NURAN INC	1A	1/5192	289 FT PVMT	\$93.91	\$27,139.99	
7317 HOLLY HILL DR	Acs 2.13		269 FT WALK	\$11.10	\$2,985.90	
DALLAS, TX 75231	7229		24 FT DRIVE	No Cost	\$0.00	
	Holly Hill Dr		<b>TOTAL</b>		<b>\$30,125.89</b>	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$14,715.34</b>	
			<b>NET DUE BY OWNER</b>			<b>\$15,410.55</b>
<b>LEONA AVE INTERSECTS</b>						
<b>LAKEVIEW</b>						
NURAN INC	Pt Lts 5	1/5192	289 FT PVMT	\$93.91	\$27,139.99	
7317 HOLLY HILL DR	& Lts 6-8		269 FT WALK	No Cost	\$0.00	
DALLAS, TX 75231	Acs 2.3067		26 FT DRIVE	No Cost	\$0.00	
			<b>TOTAL</b>		<b>\$27,139.99</b>	
			<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$12,067.99</b>	
			<b>NET DUE BY OWNER</b>			<b>\$15,072.00</b>
<b>SOUTHEAST SIDE OF THE STREET</b>						
<b>PINELAND</b>						
NURAN INC	Pt Lot 5,	1/5193	232 FT PVMT	\$93.91	\$21,787.12	
7317 HOLLY HILL DR	6,7A & 7		167 FT WALK	\$11.10	\$1,853.70	
DALLAS, TX 75231	Acs. 2.1669		26 FT DRIVE	No Cost	\$0.00	
	7318		<b>TOTAL</b>		<b>\$23,640.82</b>	
	Holly Hill Dr		<b>ADJ PER ENHANCEMENT EVAL.</b>		<b>\$2,892.37</b>	
			<b>NET DUE BY OWNER</b>			<b>\$20,748.45</b>

## STREET GROUP 12-636

1. HOLLY HILL DRIVE FROM PHOENIX DRIVE TO LEONA STREET TO PINELAND DRIVE  
 SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICK 4000-POUNDS PER  
 BASE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED  
 CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE  
 SIDEWALKS 6-FOOT AND 10-FOOT WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL  
 BE 22 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<b>IVY</b>						
NURAN INC	Acs 8.71	A/5193	500	FT PVM	\$22.45	\$11,225.00
7317 HOLLY HILL DR	<b>7225</b>		451	FT WALK	No Cost	\$0.00
DALLAS, TX 75231	<b>Fair Oaks Ave</b>		24	FT DRIVE	No Cost	\$0.00
			25	FT DRIVE	No Cost	\$0.00
				<b>ADJ PER ENHANCEMENT EVAL.</b>	<b>\$0.00</b>	
				<b>NET DUE BY OWNER</b>		<b>\$11,225.00</b>
<b>PINELAND - BRIDGE II CONDOS</b>						
STBD NUMBER ONE LLP	Pt Lt 13	2/5193	100	PVMT	\$93.91	\$9,391.00
12740 HILLCREST RD	<b>7202</b>		82	FT WALK	\$11.10	\$910.20
SUITE 130	<b>Holly Hill Dr</b>		18	FT DRIVE	No Cost	\$0.00
DALLAS, TX 75230				<b>TOTAL</b>	<b>\$10,301.20</b>	
				<b>ADJ PER ENHANCEMENT EVAL.</b>	<b>\$0.00</b>	
				<b>NET DUE BY OWNER</b>		<b>\$10,301.20</b>

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT.  
 THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS		TOTAL ASSESSMENT
EMAN HASAN 7215 HOLLY HILL DR BLDG A UNIT 101 DALLAS, TX 75231	A	101	0.0909	\$1,151.59 ADJ PER ENHANCEMENT EVAL \$563.72 NET DUE BY OWNER	\$587.87
CARL DASH 7215 HOLLY HILL DR BLDG A UNIT 102 DALLAS, TX 75231	A	102	0.0905	\$1,146.52 ADJ PER ENHANCEMENT EVAL \$561.11 NET DUE BY OWNER	\$585.41
TSE TRUST 2855 E KIEST BLVD DALLAS, TX 75216-2712	A 7215 Holly Hill Dr	103	0.0911	\$1,154.12 ADJ PER ENHANCEMENT EVAL \$565.02 NET DUE BY OWNER	\$589.10
MIKE W METCALF 4110 TRAVIS ST APT A DALLAS, TX 75204	B 7215 Holly Hill Dr	104	0.0914	\$1,157.92 ADJ PER ENHANCEMENT EVAL \$566.83 NET DUE BY OWNER	\$591.09
BRIAN FOBES 7215 HOLLY HILL DR BLDG B UNIT 105 DALLAS, TX 75231	B	105	0.0737	\$933.68 ADJ PER ENHANCEMENT EVAL \$457.10 NET DUE BY OWNER	\$476.58
KEVIN REDLIN LIVING TRUST LIVING TRUST 7215 HOLLY HILL DR BLDG B UNIT 106 DALLAS, TX 75231	B	106	0.0774	\$980.56 ADJ PER ENHANCEMENT EVAL \$479.91 NET DUE BY OWNER	\$500.65
THOMAS C FRIZZELL EST OF 7215 HOLLY HILL DR BLDG B UNIT 107 DALLAS, TX 75231	B	107	0.0385	\$487.75 ADJ PER ENHANCEMENT EVAL \$238.66 NET DUE BY OWNER	\$249.09
KEVIN REDLIN 7215 HOLLY HILL DR BLDG B UNIT 108 DALLAS, TX 75231	B	108	0.0457	\$578.96 ADJ PER ENHANCEMENT EVAL \$283.27 NET DUE BY OWNER	\$295.69
TSE TRUST 2855 E. KIEST BLVD DALLAS, TX 75216	C 7215 Holly Hill Dr	109	0.056	\$709.45 ADJ PER ENHANCEMENT EVAL \$347.38 NET DUE BY OWNER	\$362.07
HAMID RAZZAQ SHAIKH 7215 HOLLY HILL DR BLDG C UNIT 110 DALLAS, TX 75231	C	110	0.0582	\$737.32 ADJ PER ENHANCEMENT EVAL \$360.84 NET DUE BY OWNER	\$376.48

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS		TOTAL ASSESSMENT
TSE TRUST 2855 E. Kiest Blvd DALLAS, TX 75216	C 7215 Holly Hill Dr	111 ADJ PER ENHANCEMENT EVAL NET DUE BY OWNER	0.0457	\$578.96 \$283.27	\$295.69
TSE TRUST C/O JADE KAI TRUSTEE 2855 E Kiest Blvd DALLAS, TX 75216	C 7215 Holly Hill Dr	112 ADJ PER ENHANCEMENT EVAL NET DUE BY OWNER	0.0418	529.55 \$259.15	\$270.40
DAN R BALABON 2226 SE 28TH ST CAPE CORAL, FL 33904	D 7215 Holly Hill Dr	113 ADJ PER ENHANCEMENT EVAL NET DUE BY OWNER	0.0404	511.82 \$250.61	\$261.21
HOLLY HILL HOMEOWNERS ASSN INC 7215 HOLLY HILL DR BLDG D UNIT 114 DALLAS, TX 75231	D 7215 Holly Hill Dr	114 ADJ PER ENHANCEMENT EVAL NET DUE BY OWNER	0.0455	576.43 \$282.26	\$294.17
RICKEY HARRIS & NEDRA F HARRIS 7215 HOLLY HILL BLDG D UNIT 115 DALLAS, TX 75231	D 7215 Holly Hill Dr	115 ADJ PER ENHANCEMENT EVAL NET DUE BY OWNER	0.1132	\$1,434.10 \$701.98	\$732.12

OWNER	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS		TOTAL ASSESSMENT
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	101 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.084263	\$868.01 \$298.96	\$569.05
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	102 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.078645	\$810.14 \$278.75	\$531.39
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	103 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.084263	\$868.01 \$298.96	\$569.05
FRED A ROHATSCH 7202 HOLLY HILL DR #104 DALLAS, TX 75231	7202 Holly Hill Dr	104 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.103883	\$1,070.12 \$368.54	\$701.58
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	105 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.103883	\$1,070.12 \$368.54	\$701.58
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	206 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.115526	\$1,190.06 \$411.48	\$778.58
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	207 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.099406	\$1,024.00 \$352.66	\$671.34
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	308 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.070748	\$728.79 \$250.79	\$478.00
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	309 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.070748	\$728.79 \$250.79	\$478.00
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	310 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.055117	\$567.77 \$195.29	\$372.48
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	311 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.066759	\$687.70 \$236.72	\$450.98
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	312 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.066759	\$687.70 \$236.72	\$450.98



**STREET GROUP 12-636**

**1. HOLLY HILL DRIVE FROM PHOENIX DRIVE TO LEONA STREET  
TO PINELAND DRIVE**

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		\$87,557.56
TOTAL CITY OF DALLAS' COST - PAVING	\$623,842.44	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$339,826.00	
TOTAL CITY OF DALLAS' COST- WATER UTILITIES	\$56,121.65	
TOTAL CITY OF DALLAS' COST		\$1,019,790.09
TOTAL COST OF IMPROVEMENTS		\$1,107,347.65

## STREET GROUP 12-636

2. HUGHES LANE FROM CHURCHILL WAY TO TURNER WAY TO DYKES WAY TO LAFAYETTE WAY  
 SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICK 4000-POUNDS PER  
 BASE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED  
 CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE  
 SIDEWALKS 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL  
 BE 33 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT
<b>WEST SIDE OF STREET</b>						
<b>PRESTON CLUB ESTATES</b>						
MARSHALL J LENOVITZ	10	A/7453	200 FT	PVMT	\$22.67	\$4,534.00
6247 CHURCHILL WAY			185 FT	WALK	\$5.55	\$1,026.75
DALLAS, TX 75230			15 FT	DRIVE	No Cost	\$0.00
			<b>TOTAL</b>			<b>\$5,560.75</b>
			<b>ADJ PER ENHANCEMENT EVAL.</b>			<b>\$513.37</b>
			<b>NET DUE BY OWNER</b>			<b>\$5,047.38</b>
KAREN ROBBINS	11 & 12	A/7453	200 FT	PVMT	\$22.67	\$4,534.00
6262 TURNER WAY			186 FT	WALK	\$5.55	\$1,032.30
DALLAS, TX 75230			14 FT	DRIVE	No Cost	\$0.00
			<b>TOTAL</b>			<b>\$5,566.30</b>
			<b>ADJ PER ENHANCEMENT EVAL.</b>			<b>\$516.15</b>
			<b>NET DUE BY OWNER</b>			<b>\$5,050.15</b>
<b>TURNER WAY INTERSECTS</b>						
SCOTT SPARKS &	10	D/7453	200 FT	PVMT	\$22.67	\$4,534.00
STEPHANIE SPARKS			172 FT	WALK	\$5.55	\$954.60
6263 TURNER WAY			12 FT	DRIVE	No Cost	\$0.00
DALLAS, TX 75230			12 FT	DRIVE	No Cost	\$0.00
			<b>TOTAL</b>			<b>\$5,488.60</b>
			<b>ADJ PER ENHANCEMENT EVAL.</b>			<b>\$477.30</b>
			<b>NET DUE BY OWNER</b>			<b>\$5,011.30</b>
MICHAEL C YANG &	11	D/7454	153 FT	PVMT	\$22.67	\$3,468.51
KAREN D YANG			153 FT	WALK	\$5.55	\$849.15
6262 DYKES WAY			<b>TOTAL</b>			<b>\$4,317.66</b>
DALLAS, TX 75230			<b>ADJ PER ENHANCEMENT EVAL.</b>			<b>\$424.57</b>
			<b>NET DUE BY OWNER</b>			<b>\$3,893.09</b>
<b>PRESTON CLUB ESTATES NO. 2</b>						
<b>DYKES WAY INTERSECTS</b>						
HERNANDEZ ENRIQUE &	8	E/7454	153 FT	PVMT	\$22.67	\$3,468.51
PELLETIER JOHN			104 FT	WALK	\$5.55	\$577.20
6263 DYKES WAY			19 FT	DRIVE	No Cost	\$0.00
DALLAS, TX 75230			30 FT	DRIVE	No Cost	\$0.00
			<b>TOTAL</b>			<b>\$4,045.71</b>
			<b>ADJ PER ENHANCEMENT EVAL.</b>			<b>\$288.60</b>
			<b>NET DUE BY OWNER</b>			<b>\$3,757.11</b>
PROPERTY MANAGEMENT	9	E/7454	140 FT	PVMT	\$22.67	\$3,173.80
INTEGRATION INC	6262		124 FT	WALK	\$5.55	\$688.20
4904 HOLLY TREE DRIVE	Lafayette Way		16 FT	DRIVE	No Cost	\$0.00
DALLAS, TX 75287			<b>TOTAL</b>			<b>\$3,862.00</b>
			<b>ADJ PER ENHANCEMENT EVAL.</b>			<b>\$344.10</b>
			<b>NET DUE BY OWNER</b>			<b>\$3,517.90</b>

## STREET GROUP 12-636

## 2. HUGHES LANE FROM CHURCHILL WAY TO TURNER WAY TO DYKES WAY TO LAFAYETTE WAY

SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICK 4000-POUNDS PER  
BASE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED  
CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE  
SIDEWALKS 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL  
BE 33 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	ASSESSMENT
<b>WEST SIDE OF STREET</b>							
<b>PRESTON CLUB ESTATES NO. 3</b>							
<b>EAST SIDE OF STREET</b>							
OREN GUTTMAN & SYMA GUTTMAN 6032 LINDEN LANE DALLAS, TX 75230	14 6302 Lafayette Way	F/7454	149 FT 127 FT 22 FT	PVMT DRIVE DRIVE	\$22.67 \$5.55 No Cost	\$3,377.83 \$704.85 \$0.00	
<b>TOTAL</b>						<b>\$4,082.68</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$352.42</b>	
<b>NET DUE BY OWNER</b>							<b>\$3,730.26</b>
SALOMON BANARER & MIRIAM C BANARER 6303 DYKES WAY DALLAS, TX 75230	1	F/7454	144 FT 90 FT 22 FT	PVMT WALK DRIVE	\$22.67 \$5.55 No Cost	\$3,264.48 \$499.50 \$0.00	
<b>TOTAL</b>						<b>\$3,763.98</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$249.75</b>	
<b>NET DUE BY OWNER</b>							<b>\$3,514.23</b>
<b>PRESTON CLUB ESTATES NO. 3</b>							
<b>DYKES WAY INTERSECTS</b>							
RONNY FATHY & JANET S FATHY 1304 NORTHLAKE DR RICHARDSON, TX 75080	16 6302 Dykes Way	C/7454	153 FT 133 FT 22 FT	PVMT WALK DRIVE	\$22.67 \$5.55 No Cost	\$3,468.51 \$738.15 \$0.00	
<b>TOTAL</b>						<b>\$4,206.66</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$369.27</b>	
<b>NET DUE BY OWNER</b>							<b>\$3,837.39</b>
<b>PRESTON CLUB ESTATES</b>							
HAIM R NAVON & SHIRA NAVON 6303 TURNER WAY DALLAS, TX 75230	1	C/7453	200 FT 170 FT 10 FT	PVMT WALK DRIVE	\$22.67 \$5.55 No Cost	\$4,534.00 \$943.50 \$0.00	
<b>TOTAL</b>						<b>\$5,477.50</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$472.15</b>	
<b>NET DUE BY OWNER</b>							<b>\$5,005.35</b>
<b>TURNER WAY INTERSECTS</b>							
MARTIN G MCELYA & MARVELLA MCELYA 6302 TURNER WAY DALLAS, TX 75230	18	B/7453	200 FT 171 FT 13 FT 16 FT	PVMT WALK DRIVE DRIVE	\$22.67 \$5.55 No Cost No Cost	\$4,534.00 \$949.05 \$0.00 \$0.00	
<b>TOTAL</b>						<b>\$5,483.05</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$474.52</b>	
<b>NET DUE BY OWNER</b>							<b>\$5,008.53</b>
ROSENBERG BROTHERS INVESTMENTS LTD 11411 N CENTRAL EXPY SUITE L DALLAS, TX 75243	1 6301 Churhill Way	B/7453	200 FT 184 FT 16 FT	PVMT WALK DRIVE	\$22.67 \$5.55 No Cost	\$4,534.00 \$1,021.20 \$0.00	
<b>TOTAL</b>						<b>\$5,555.20</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$510.60</b>	
<b>NET DUE BY OWNER</b>							<b>\$5,044.60</b>

**STREET GROUP 12-636**

**2. HUGHES LANE FROM CHURCHILL WAY TO TURNER WAY TO  
DYKES WAY TO LAFAYETTE WAY**

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		\$52,417.29
TOTAL CITY OF DALLAS' COST - PAVING	\$844,670.71	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$185,054.00	
TOTAL CITY OF DALLAS' COST- WATER UTILITIES	\$453,402.35	
TOTAL CITY OF DALLAS' COST		\$1,483,127.06
TOTAL COST OF IMPROVEMENTS		\$1,535,544.35

**STREET GROUP12-636****3. PHOENIX DRIVE FROM FAIR OAKS AVENUE TO HOLLY HILL DRIVE**

SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICK 4000-POUNDS PER  
 BASE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED  
 CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE  
 SIDEWALKS 6-FEET OR 5-FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL  
 BE 30 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
<b>OLD VICKERY SQ TOWNHOMES/CONDOS</b>							
OLD VICKERY SQUARE	41, 42, 43	5/5196	425 FT	PVMT	\$22.67	\$9,634.75	
TOWNHOMES	& Pt 40		229 FT	WALK	\$5.55	\$1,270.95	
c/o GASTON PROPERTY	<b>7125</b>		23 FT	WALK	No Cost	\$0.00	
MANAGEMENT	<b>Fair Oaks Ave</b>		20 FT	DRIVE	No Cost	\$0.00	
1024 HANSFORD PLACE			20 FT	DRIVE	No Cost	\$0.00	
TYLER, TX 75701			32 FT	DRIVE	No Cost	\$0.00	
<b>TOTAL</b>						<b>\$10,905.70</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$0.00</b>	
<b>NET DUE BY OWNER</b>							<b>\$10,905.70</b>

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT  
 THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

**JACK LOWE SR ATHLETIC FIELD**

DALLAS ISD	1A	5/5196	385 FT	PVMT	\$22.67	\$8,727.95	
ATTN TREASURER	Acs 2.693		385 FT	WALK	\$5.55	\$2,136.75	
3700 ROSS AVE BOX 109	7150		TOTAL			\$10,864.70	
DALLAS, TX 75204	Holly Hill Dr		ADJ PER ENHANCEMENT EVAL.			\$4,414.50	
			NET DUE BY OWNER				\$6,450.20

**NORTHEAST SIDE OF STREET****PINELAND - BRIDGE II CONDOS**

STBD NUMBER ONE LLP	Pt Lt 13	2/5193	250 FT	PVMT	\$22.67	\$5,667.50	
12740 HILLCREST RD	<b>7202</b>		209 FT	WALK	\$5.55	\$1,159.95	
SUITE 130	<b>Holly Hill Dr</b>		19 FT	DRIVE	No Cost	\$0.00	
DALLAS, TX 75230			22 FT	DRIVE	No Cost	\$0.00	
<b>TOTAL</b>						<b>\$6,827.45</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$4,414.50</b>	
<b>NET DUE BY OWNER</b>							<b>\$2,412.95</b>

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT  
 THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

## STREET GROUP12-636

## 3. PHOENIX DRIVE FROM FAIR OAKS AVENUE TO HOLLY HILL DRIVE

SHALL BE PAVED FROM CURB TO CURB WITH 8-INCH THICK 4000-POUNDS PER  
 BASE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED  
 CONCRETE DRIVE APPROACH; WITH 4-INCH THICK REINFORCED CONCRETE  
 SIDEWALKS 6-FEET OR 5-FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL  
 BE 30 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
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**WOODS OF PHOENIX CONDOS**

STBD NUMBER ONE LLP	1	B/5193	150 FT	PVMT	\$93.91	\$14,086.50	
C/O DALLAS COMPANIES	5829		108 FT	WALK	\$11.10	\$1,198.80	
7407 FAIR OAKS AVE	Phoenix Dr		20 FT	DRIVE	No Cost	\$0.00	
DALLAS, TX 75238			22 FT	DRIVE	No Cost	\$0.00	
<b>TOTAL</b>						<b>\$15,285.30</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$4,414.50</b>	
<b>NET DUE BY OWNER</b>							<b>\$10,870.80</b>

THE FOLLOWING IS THE INDIVIDUAL CONDO OWNER ASSESSMENT.  
 THE MAKE UP TO TOTAL ASSESSMENT AMOUNT.

**ROYAL PHOENIX CONDOS**

STBD NUMBER ONE LLP	Pt Lt 14	2/5193	249 FT	PVMT	\$93.91	\$23,383.59	
7407 FAIR OAKS AVE	Bldg A		182 FT	WALK	\$11.10	\$2,020.20	
OFFICE	Units 101,102,103		15 FT	DRIVE	No Cost	\$0.00	
DALLAS, TX 75231	201,202,203,301		27 FT	DRIVE	No Cost	\$0.00	
	302,303		<b>TOTAL</b>				<b>\$25,403.79</b>
	Bldg B		<b>ADJ PER ENHANCEMENT EVAL.</b>				<b>\$4,414.50</b>
	104,105,204,205,304,305		<b>NET DUE BY OWNER</b>				<b>\$20,989.29</b>
	5851						
	Phoenix Dr						

**IVY**

NURAN INC	Acs 8.71	A/5193	174 FT	PVMT	\$22.67	\$3,944.58	
7317 HOLLY HILL DR	7225		146 FT	WALK	\$5.55	\$810.30	
DALLAS, TX 75231	Fair Oaks Ave		28 FT	DRIVE	No Cost	\$0.00	
<b>TOTAL</b>						<b>\$4,754.88</b>	
<b>ADJ PER ENHANCEMENT EVAL.</b>						<b>\$395.15</b>	
<b>NET DUE BY OWNER</b>							<b>\$4,359.73</b>

OWNER	BLDG	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE		TOTAL ASSESSMENT
		UNIT	GENERAL COMMON ELEMENTS	
IAN WATSON & DAVID & DOROTHY WATSON 7125 FAIR OAKS AVE BLDG A UNIT 6 DALLAS, TX 75231	A	6	0.017256 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	\$188.19 \$10.96 \$177.23
WILSON & WILSON INVESTMENTS PROPERTIES LLC 1413 SAVANNAH CT GRAPEVINE, TX 76051	A 7125 Fair Oaks Ave	1	0.008334 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	\$90.89 \$5.29 \$85.60
JOHN M KOTROFI 621 SUNSET HILL DR ROCKWALL, TX 75087	A 7125 Fair Oaks Ave	10	0.01669 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	\$182.02 \$10.61 \$171.41
ANNE WARREN 7327 HIGHLAND HEATHER LANE DALLAS, TX 75248	A 7125 Fair Oaks Ave	11	0.017256 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	\$188.19 \$10.96 \$177.23
AUDELIO Y CALZADA & MARICELA CALZADA 7125 FAIR OAKS AVE BLDG A UNIT 12 DALLAS, TX 75231	A	12	0.02034 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	\$221.82 \$12.92 \$208.90
JEFFERY R BROWN 2601 DUNWICK DR PLANO, TX 75023	A 7125 Fair Oaks Ave	2	0.010917 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	\$119.06 \$6.94 \$112.12
PKA99 REAL ESTATE COMPANY LLC 2318 THROCKMORTON ST DALLAS, TX 75219	A 7125 Fair Oaks Ave	3	0.008334 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	\$90.89 \$5.29 \$85.60

PKA99 REAL ESTATE COMPANY LLC 2318 THROCKMORTON ST DALLAS, TX 75219	A 7125 Fair Oaks Ave	4 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.010917 \$119.06 \$6.94	\$112.12
OBED ARROYO 7125 FAIR OAKS AVE BLDG A UNIT 5 DALLAS, TX 75231	A	5 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.017256 \$188.19 \$10.96	\$177.23
JAMES A HARRINGTON JR 7125 FAIR OAKS AVE BLDG A UNIT 7 DALLAS, TX 75231	A	7 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.01669 \$182.02 \$10.61	\$171.41
TERESA N REYNA 7125 FAIR OAKS AVE BLDG A UNIT 8 DALLAS, TX 75231	A	8 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
KENNETH R GIBBONS TR & MARGARETT E GIBBONS TR 7125 FAIR OAKS AVE BLDG A UNIT 9 DALLAS, TX 75231	A	9 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
MINH TAI INTERNATIONAL LLC PO BOX 2198 ALLEN, TX 75013	B 7135 Fair Oaks Ave	13 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.011002 \$119.98 \$6.99	\$112.99
GWENDA HILL 9401 EDINBURGH LN FRISCO, TX 75035	B 7135 Fair Oaks Ave	14 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.011002 \$119.98 \$6.99	\$112.99
MINH TAI INTERNATIONAL LLC PO BOX 2198 ALLEN, TX 75013	B 7135 Fair Oaks Ave	15 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.016597 \$181.00 \$10.55	\$170.45



FAIR OAKS 7135 16B LAND TRUST SUMMIT RESIDENTIAL SERV LLC TRUSTEE 4347 W NW HWY STE 130-139 DALLAS, TX 75220	B 7135 Fair Oaks Ave	16 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.016597 \$181.00 \$10.55	\$170.45
MARILYN M MURRAY 7135 FAIR OAKS AVE BLDG B UNIT 17 DALLAS, TX 75231	B 7135 Fair Oaks Ave	17 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.019201 \$209.40 \$12.20	\$197.20
ASAAD H SALIH & JUMANA ABID JAAFAR PO BOX 824011 DALLAS, TX 75382	B 7135 Fair Oaks Ave	18 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.021128 \$230.42 \$13.43	\$216.99
JOSE CALZADA & CIRINA CALZADA 7135 FAIR OAKS AVE BLDG B UNIT 19 DALLAS, TX 75231	B 7135 Fair Oaks Ave	19 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.019201 \$209.40 \$12.20	\$197.20
AUDELIO V CALZADA & MARICELA CALZADA 7135 FAIR OAKS AVE BLDG B UNIT 20 DALLAS, TX 75231	B 7135 Fair Oaks Ave	20 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.021128 \$230.42 \$13.43	\$216.99
SALVADOR PIEDRA & ALICIA PIEDRA 7135 FAIR OAKS AVE BLDG B UNIT 21 DALLAS, TX 75231	B 7135 Fair Oaks Ave	21 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.02034 \$221.82 \$12.92	\$208.90
ANH NGUYEN THOA PHAM 7155 FAIR OAKS AVE BLDG C UNIT 22 DALLAS, TX 75231	C 7155 Fair Oaks Ave	22 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.02034 \$221.82 \$12.92	\$208.90
CRISEIDA MEDINA 7155 FAIR OAKS AVE BLDG C UNIT 23 DALLAS, TX 75231	C 7155 Fair Oaks Ave	23 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.017256 \$188.19 \$10.96	\$177.23

BONITA EMBREE & WILSON & WILSON INV PPTIES LLC 1413 SAVANNAH CT GRAPEVINE, TX 76051	C 7155 Fair Oaks Ave	24 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.01669 \$182.02 \$10.61	\$171.41
JOE REYNA & URBANA CORTES 7155 FAIR OAKS AVE BLDG C UNIT 25 DALLAS, TX 75231	C 7155 Fair Oaks Ave	25 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
KIMBERLY TAYLOR 7155 FAIR OAKS AVE BLDG C UNIT 26 DALLAS, TX 75231	C 7155 Fair Oaks Ave	26 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.01669 \$182.02 \$10.61	\$171.41
DAPSADA KRASPUR & TOUNE KRASPUR 6101 HAGERMAN DR PLANO, TX 75094	C 7155 Fair Oaks Ave	27 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
SOMSACK BOULOM 7155 FAIR OAKS AVE BLDG C UNIT 28 DALLAS, TX 7531	C 7155 Fair Oaks Ave	28 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.017256 \$188.19 \$10.96	\$177.23
ALEXIS T REUBEN PO BOX 743441 DALLAS, TX 75374	C 7155 Fair Oaks Ave	29 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
PKA99 FAMILY LTD PS 2318 THROCKMORTON ST DALLAS, TX 75219	C 7155 Fair Oaks Ave	30 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.02034 \$221.82 \$12.93	\$208.89
PATRICK AUNKST 2318 THROCKMORTON ST DALLAS, TX 75219	D 7145 Fair Oaks Ave	31 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.02034 \$221.82 \$12.92	\$208.90

EDWARD L MATTHEWS 1700 ENDICOTT DR PLANO, TX 75025	D 7145 Fair Oaks Ave	32 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.017256 \$188.19 \$10.96	\$177.23
RONNIE CAGE 7145 FAIR OAKS AVE BLDG D UNIT 33	D 7145 Fair Oaks Ave	33 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.01669 \$182.02 \$10.61	\$171.41
THERESA DE GUIA 7009 ROCKY TOP CIR DALLAS, TX 75252	D 7145 Fair Oaks Ave	34 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
KYLE OLSON & SHANNON SHATTUCK PO BOX 800001 BALCH SPRINGS, TX 75180	D 7145 Fair Oaks Ave	35 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
ROOSEVELT ROBINSON & EASTER ROBINSON 2429 CLIFF TEEN CT DALLAS, TX 75233	D 7145 Fair Oaks Ave	36 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.01669 \$182.02 \$10.61	\$171.41
ALEX SUNDARA & PHOUT SOURIYACHACK 7155 FAIR OAKS AVE BLDG C UNIT 28 DALLAS, TX 75231	D 7145 Fair Oaks Ave	37 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.017256 \$188.19 \$10.96	\$177.23
JOE D MORGENTHAU 7145 FAIR OAKS AVE BLDG D UNIT 38 DALLAS, TX 75231	D 7145 Fair Oaks Ave	38 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
SAMANTHA BEST & AHRON O'DAY BEST 7145 FAIR OAKS AVE BLDG D UNIT 39 DALLAS, TX 75231	D 7145 Fair Oaks Ave	39 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.011222 \$122.38 \$7.13	\$115.25

JOEL REYNA & URBANA CORTES 7155 FAIR OAKS AVE BLDG C UNIT 25 DALLAS, TX 75231	D 7145 Fair Oaks Ave	40 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.011222 \$122.38 \$7.13	\$115.25
RUDY CAMPOS 7145 FAIR OAKS AVE BLDG D UNIT 41 DALLAS, TX 75231	D	41 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.011222 \$122.38 \$7.13	\$115.25
ALEX SUNDARY 7145 FAIR OAKS AVE BLDG D UNIT 42 DALLAS, TX 75231	D	42 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.011222 \$122.38 \$7.13	\$115.25
ABEL RAYO 7165 FAIR OAKS AVE BLDG E UNIT 43 DALLAS, TX 75231	E	43 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.015534 \$169.41 \$9.87	\$159.54
AMANDA YLITALO PO BOX 1087 GRAPEVINE, TX 76099	E 7165 Fair Oaks Ave	44 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.015534 \$169.41 \$9.87	\$159.54
JEANETTE GARCIA 7165 FAIR OAKS AVE BLDG E UNIT 45 DALLAS, TX 75231	E	45 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.017256 \$188.19 \$10.96	\$177.23
MARTHA MCKINNEY YLITALO 921 REGENCY LONGVIEW, TX 75604	E 7165 Fair Oaks Ave	46 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.021128 \$230.42 \$13.43	\$216.99
GUILLERMO CHAVEZ GARCIA & MARIA TAPLA PUENTE 7165 FAIR OAKS AVE BLDG E UNIT 47 DALLAS, TX 75231	E	47 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.0192201 \$209.61 \$12.22	\$197.39

MIGUEL ANGEL MIRANDA & ADRIANA CHAVARRIA 7165 FAIR OAKS AVE BLDG E UNIT 48 DALLAS, TX 75231	E	48	0.011002	\$119.98 \$6.99	\$112.99
				ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	
FELIPE MIRANDA & PAULA MIRANDA 7165 FAIR OAKS AVE BLDG E UNIT 49 DALLAS, TX 75231	E	49	0.011002	\$119.98 \$6.99	\$112.99
				ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	
NHAM V MAI & VAN T TRAN 2742 GARDEN OAKS PL GRAND PRAIRIE, TX 75052	E	50	0.016597	\$181.00 \$10.55	\$170.45
	7165 Fair Oaks Ave			ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	
WAGDY S SHAFIK 2500 WEBSTER DR PLANO, TX 75075	E	51	0.016597	\$181.00 \$10.55	\$170.45
	7165 Fair Oaks Ave			ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	
JAMES C BARBER & ASHLEY HUDGINS 7175 FAIR OAKS AVE BLDG F UNIT 52 DALLAS, TX 75231	F	52	0.021128	\$230.42 \$13.43	\$216.99
				ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	
PHAN XUAN THANH THI 7175 FAIR OAKS AVE BLDG F UNIT 53 DALLAS, TX 75231	F	53	0.019201	\$209.40 \$12.20	\$197.20
				ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	
JAMES D PIERCE & KENNETH L BRIGGS 114 CEDAR DR OAK LEAF, TX 75154	F	54	0.017256	\$188.19 \$10.96	\$177.23
	7175 Fair Oaks Ave			ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	
DAREY STEACY 7175 FAIR OAKS AVE BLDG F UNIT 55 DALLAS, TX 75231	F	55	0.01669	\$182.02 \$10.61	\$171.41
				ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	

CHRISTINA O HEMMI PO BOX 126 SCOTLAND, TX 76379	F 7175 Fair Oaks Ave	56 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
WILSON & WILSON INVESTMENT PROP LLC 1413 SAVANNAH CT GRAPEVINE, TX 76051	F 7175 Fair Oaks Ave	57 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.018571 \$202.53 \$11.80	\$190.73
DHINA BENITZ 7175 FAIR OAKS AVE BLDG F UNIT 58 DALLAS, TX 75231	F	58 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.01669 \$182.02 \$10.61	\$171.41
URBANA CORTES & JOEL REYNA 7175 FAIR OAKS AVE BLDG F UNIT 59 DALLAS, TX 75231	F	59 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.017256 \$188.19 \$10.96	\$177.23
HELEN J BROWN 7175 FAIR OAKS AVE BLDG F UNIT 60 DALLAS, TX 75231	F	60 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.02034 \$221.82 \$12.92	\$208.90

	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS		TOTAL ASSESSMENT
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	101 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.084263	\$575.30 \$0.00	\$575.30
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	102 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.078645	\$536.94 \$284.93	\$252.01
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	103 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.084263	\$575.30 \$305.33	\$269.97
FRED A ROHATSCH 7202 HOLLY HILL DR #104 DALLAS, TX 75231		104 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.103883	\$709.26 \$376.31	\$332.95
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	105 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.103883	\$709.26 \$376.31	\$332.95
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	206 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.115526	\$788.75 \$419.20	\$369.55
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	207 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.099406	\$678.69 \$360.04	\$318.65
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	308 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.070748	\$483.03 \$256.30	\$226.73
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	309 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.070748	\$483.03 \$256.30	\$226.73
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	310 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.055117	\$376.31 \$199.74	\$176.57
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	311 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.066759	\$455.79 \$241.87	\$213.92
STBD NUMBER ONE LLP 12740 HILLCREST RD STE 130 DALLAS, TX 75230	7202 Holly Hill Dr	312 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.066759	\$455.79 \$241.87	\$213.92

	BLDG	UNIT	PERCENTAGE OWNERSHIP OF EACH UNIT IN THE GENERAL COMMON ELEMENTS	TOTAL ASSESSMENT	
GABRIAL BRINGAS 1704 RICHLAND DR RICAHRDSON, TX 75208	A 5829 Phonenix Dr	101 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.061	\$932.40 \$621.04	\$311.36
HARVIE MURRAY 5829 PHOENIX DR BLDG A UNIT 102 DALLAS, TX 75231	A	102 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.059	\$901.83 \$600.67	\$301.16
CHRIS D WALKER 5829 PHOENIX DR BLDG A UNIT 103 DALLAS, TX 75231	A	103 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.060	\$917.12 \$605.76	\$311.36
AARON R WALLACE 5829 PHOENIX DR BLDG B UNIT 104 DALLAS, TX 75231	B	104 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.060	\$917.12 \$605.76	\$311.36
STBD NUMBER ONE LLP C/O DALLAS COMPANIES 7407 FAIR OAKS DALLAS, TX 75231	B 5829 Phonenix Dr	105 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.059	\$901.83 \$600.67	\$301.16
JASSY E BIGELOW 5829 PHOENIX DR BLDG B UNIT 106 DALLAS, TX 75231	B	106 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.071	\$1,085.26 \$717.50	\$367.76
FOSTER 2013 IRREVOCABLE TRUST C/O DEANNA FOSTER P O BOX 7350 MENLO PARK, CA 94026	C 5829 Phonenix Dr	107 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.071	\$1,085.26 \$717.50	\$367.76
DANIEL A DOUGLASS 21208 WYNDCHASE CIR FRANKLIN, TN 37067	C 5829 Phonenix Dr	108 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.071	\$1,085.26 \$758.00	\$327.26
A & R TEXAS PROPERTIES 4001 N JOSEY LN STE 100 CARROLLTON, TX 75007	D 5829 Phoenix Dr	109 ADJ PER ENHANCEMENT EVAL. NET DUE BY OWNER	0.071	\$1,085.26 \$621.04	\$464.22



**PERCENTAGE OWNERSHIP**

BERNARDA ESTRADA 5829 PHOENIX DR BLDG D UNIT 110 DALLAS, TX 75231	D	110	0.094	\$1,436.82	
			<b>ADJ PER ENHANCEMENT EVAL.</b>	<b>\$621.04</b>	
			<b>NET DUE BY OWNER</b>		<b>\$815.78</b>
 STBD NUMBER ONE LLP 7407 FAIR OAKS DR BLDG D UNIT 111 DALLAS, TX 75231	 D 5829 Phoenix Dr	 111	 0.071	 \$1,085.26	
			<b>ADJ PER ENHANCEMENT EVAL.</b>	<b>\$621.04</b>	
			<b>NET DUE BY OWNER</b>		<b>\$464.22</b>
 MORGAN N OWENS 5829 PHOENIX DR BLDG D UNIT 112 DALLAS, TX 75231	 D	 112	 0.095	 \$1,452.10	
			<b>ADJ PER ENHANCEMENT EVAL.</b>	<b>\$621.04</b>	
			<b>NET DUE BY OWNER</b>		<b>\$831.06</b>
 HUU TAI ROBERTS 5829 PHOENIX DR BLDG D UNIT 114 DALLAS, TX 75231	 D	 114	 0.095	 \$1,452.10	
			<b>ADJ PER ENHANCEMENT EVAL.</b>	<b>\$621.04</b>	
			<b>NET DUE BY OWNER</b>		<b>\$831.06</b>
 SHAREN L WIDENOR & ROBERT D WIDENOR 5829 PHOENIX DR BLDG D UNIT 115 DALLAS, TX 75231	 D	 115	 0.062	 \$947.69	
			<b>ADJ PER ENHANCEMENT EVAL.</b>	<b>\$621.04</b>	
			<b>NET DUE BY OWNER</b>		<b>\$326.65</b>

**Street Group 12-636**

- 1. Holly Hill Drive from Phoenix Drive to Pineland Drive**
- 2. Hughes Lane from Churchill Way to Lafayette Way**
- 3. Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive**

Grand Total Property Owners' Cost - Assessments	\$256,577.22
Adjustments Per Enhancement Evaluation	\$ 60,613.70
Grand Total Net Due by Owners	\$195,963.52
Grand Total City of Dallas' Cost - Paving	\$1,996,659.48
Grand Total City of Dallas' Cost - Drainage	\$794,368.00
Grand Total City of Dallas' Cost - Drainage	\$552,983.25
Grand Total City of Dallas's Cost	\$3,344,010.73
Grand Total Cost of Improvements	\$3,539,974.25