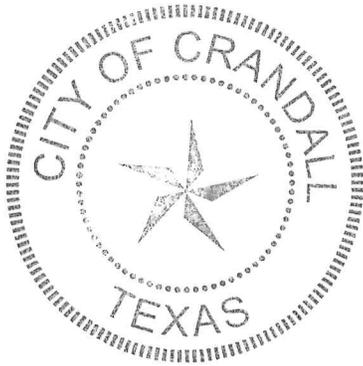


IN WITNESS WHEREOF, I have hereunto signed my name officially and affixed the seal of the City, this 17th day of October, 2022.



City Secretary of the
City of Crandall, Texas

[CITY SEAL]



Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2022-0039279

Billable Pages: 102
Number of Pages: 103

| FILED AND RECORDED – REAL RECORDS | CLERKS COMMENTS |
|--|--------------------|
| <p>On: 10/19/2022 at 08:17 AM</p> <p>Document Number: <u>2022-0039279</u></p> <p>Receipt No: <u>22-32138</u></p> <p>Amount: \$ <u>430.00</u></p> <p>Vol/Pg: <u>V:7853 P:214</u></p> | <p>E-RECORDING</p> |



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

KELLY HART & HALLMAN
201 MAIN STREET
FORT WORTH, TX 76102



CITY OF CRANDALL

ORDINANCE NO. 101722D

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRANDALL, TEXAS APPROVING AN UPDATE TO THE RIVER RIDGE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on June 1, 2020, after notice and a public hearing in the manner required by Chapter 372, Texas Local Government Code (as amended, the "PID Act"), the City Council (the "City Council") of the City of Crandall, Texas (the "City") passed and approved Resolution No. 060120 authorizing the creation of the River Ridge Public Improvement District (the "District"); and

WHEREAS, on May 2, 2022, after notice and a public hearing in the manner required by the PID Act, the City Council passed Ordinances No. 050222 and 050222A approving the "River Ridge Public Improvement District Service and Assessment Plan," (the "Service and Assessment Plan"), including the Assessment Rolls attached thereto (the "Assessment Rolls"), and levying assessments on Improvement Area #1 and the Major Improvement Area, respectively, for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, the City Council has received the "River Ridge Public Improvement District Service and Assessment Plan, May 2, 2022, As Updated for Single-Family Residential Major Improvement Bonds and Improvement Area #1 Bonds" (the "2022 SAP Update") in the form attached as **Exhibit A**, which includes the updated Assessment Rolls, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2022 SAP Update and updated Assessment Roll for District as required by the PID Act; and

WHEREAS, in addition to the update described above, this Ordinance will change the definition of "Major Improvement Area" to "Single-Family Residential Major Improvement Area," together with all related definitional changes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRANDALL, TEXAS:

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The 2022 SAP Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

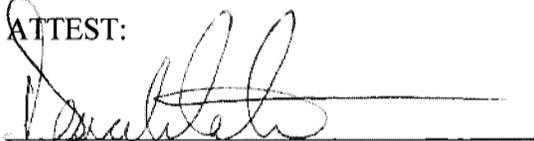
Section 5. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND ADOPTED, this the 17th day of October, 2022.

CITY OF CRANDALL, TEXAS



Mayor

ATTEST:


City Secretary

(City Seal)

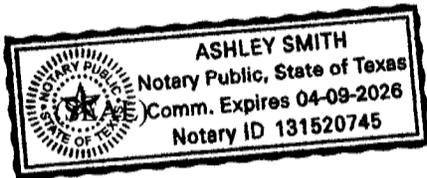


STATE OF TEXAS

§
§
§

COUNTY OF ELLIS

This instrument was acknowledged before me on the 17 day of October, 2022 by David Lindsey and Douglas Waters II, Mayor and City Secretary, respectively, of the City of Crandall, Texas on behalf of said City.





Notary Public, State of Texas

Exhibit A
2022 SAP Update

[Remainder of page left intentionally blank.]

RIVER RIDGE PUBLIC IMPROVEMENT DISTRICT

CRANDALL, TEXAS

SERVICE AND ASSESSMENT PLAN

May 2, 2022

As Updated for Single-Family Residential Major
Improvement Bonds and Improvement Area #1 Bonds on
October 17, 2022

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

RIVER RIDGE PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

TABLE OF CONTENTS

| | | |
|-------------|--|-----------|
| I. | PLAN DESCRIPTION AND DEFINED TERMS | 4 |
| A. | INTRODUCTION | 4 |
| B. | DEFINITIONS | 5 |
| II. | PROPERTY INCLUDED IN THE PID | 13 |
| A. | PROPERTY INCLUDED IN THE PID | 13 |
| B. | PROPERTY INCLUDED IN THE SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA | 13 |
| C. | PROPERTY INCLUDED IN IMPROVEMENT AREA #1 | 14 |
| D. | PROPERTY INCLUDED IN FUTURE IMPROVEMENT AREAS | 14 |
| III. | DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS | 15 |
| A. | AUTHORIZED IMPROVEMENT OVERVIEW | 15 |
| B. | DESCRIPTIONS AND BUDGETED COSTS OF SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENTS | 16 |
| C. | DESCRIPTIONS OF IMPROVEMENT AREA #1 IMPROVEMENTS AND BUDGETED COSTS OF IMPROVEMENT AREA #1 PROJECTS | 18 |
| D. | FUTURE IMPROVEMENT AREAS..... | 20 |
| IV. | SERVICE PLAN | 21 |
| A. | SOURCES AND USES OF FUNDS..... | 21 |
| B. | FIVE YEAR SERVICE PLAN | 26 |
| C. | PID ASSESSMENT NOTICE..... | 27 |
| V. | ASSESSMENT PLAN..... | 28 |
| A. | INTRODUCTION | 28 |
| B. | SPECIAL BENEFIT..... | 30 |
| C. | ALLOCATION OF COSTS TO ASSESSED PROPERTY | 31 |
| D. | ASSESSMENT METHODOLOGY | 32 |
| E. | ASSESSMENTS..... | 34 |
| F. | ADMINISTRATIVE EXPENSES | 34 |
| G. | ADDITIONAL INTEREST RESERVE..... | 34 |
| H. | TIRZ CREDIT..... | 35 |
| VI. | TERMS OF THE ASSESSMENTS | 36 |
| A. | AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA | 36 |
| B. | AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1 | 36 |
| C. | AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS..... | 37 |
| D. | REALLOCATION OF ASSESSMENTS | 37 |
| E. | MANDATORY PREPAYMENT OF ASSESSMENTS | 38 |
| F. | REDUCTION OF ASSESSMENTS | 38 |
| G. | PAYMENT OF ASSESSMENTS | 39 |
| H. | COLLECTION OF ANNUAL INSTALLMENTS | 41 |

| | |
|--|----|
| VII. THE ASSESSMENT ROLL | 43 |
| A. SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA ASSESSMENT ROLL | 43 |
| B. IMPROVEMENT AREA #1 ASSESSMENT ROLL | 44 |
| C. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLL | 45 |
| D. ANNUAL ASSESSMENT ROLL UPDATES | 45 |
| VIII. MISCELLANEOUS PROVISIONS | 46 |
| A. ADMINISTRATIVE REVIEW | 46 |
| B. TERMINATION OF ASSESSMENTS | 46 |
| C. AMENDMENTS | 46 |
| D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS | 47 |
| E. SEVERABILITY | 47 |
| APPENDIX A - 1 IMPROVEMENT AREA #1 MAP | |
| APPENDIX A - 2 SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA MAP | |
| APPENDIX A - 3 NON-SINGLE-FAMILY RESIDENTIAL PROPERTY MAP | |
| APPENDIX B - BUDGETED COSTS OF THE AUTHORIZED IMPROVEMENTS | |
| APPENDIX C - LEGAL DESCRIPTION | |
| APPENDIX D - DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS | |
| APPENDIX E - PID ASSESSMENT NOTICE | |
| APPENDIX F - ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS | |
| APPENDIX G - SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA ASSESSMENT ROLL | |
| APPENDIX H - IMPROVEMENT AREA #1 ASSESSMENT ROLL | |

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On June 1, 2020, the City Council of the City of Crandall, Texas passed and approved Resolution No. 060120 approving and authorizing the creation of the River Ridge Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

The property within the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This River Ridge Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code.” Additionally, the PID act requires that “the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property within the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Rolls for the PID are included as Appendix G and Appendix H of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certificate for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certificate for Payment that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, the Additional Interest shall be charged as described in Section V.G.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Additional Interest Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and

collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix G and Appendix H, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Additional Interest Component designated for the Additional Interest Reserve described in Section V. of this Service and Assessment Plan, and (iii) Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the Single-Family Residential Major Improvement Area and Improvement Area #1 of the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

“Assessment Ordinance” means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

“Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments.

“Assessment Roll” means, as applicable, the Single-Family Residential Major Improvement Area Assessment Roll, the Improvement Area #1 Assessment Roll or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Bonds” mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certificate for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements. With respect to the Improvement Area #1 Projects and the Single-Family Residential Major Improvement Area Projects, it shall refer to the form attached as Exhibit B to the Omnibus Reimbursement Agreement.

“City” means the City of Crandall, Texas.

“City Council” means the duly elected governing body of the City.

“County” means Kaufman County, Texas.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means Taylor Morrison of Texas Inc., a Texas corporation, its successors and assigns.

“Development Agreement” means that certain “River Ridge Development Agreement” originally by and between the City and JWS Land, LTD., a Texas limited partnership, and related to the property within the PID dated as of August 3, 2020, and as the same may be amended or assigned from time to time. The development rights for the Single-Family Residential Property was assigned by JWS Land, LTD. to PMB as of March 26, 2021. The PMB assigned the development rights for the Single-Family Residential Property to the Developer on July 13, 2021.

“Equivalent Units” mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

“Future Improvement Area Assessed Property” means all Parcels within the Future Improvement Area other than Non-Benefited Property.

“Future Improvement Area Bonds” means bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that are secured by Assessments levied on Future Improvement Area Assessed Property. In connection with Future Improvement Area Bonds, Assessments related to such Future Improvement Area Bonds will be levied only on property located within the applicable Future Improvement Area to finance Authorized Improvements which will only benefit such Future Improvement Area.

“Future Improvement Area Improvements” means those Authorized Improvements which will confer a special benefit to the related Future Improvement Area.

“Future Improvement Areas” means those Improvement Areas to be defined and developed after Improvement Area #1, and within the boundaries of the PID (but which are not subject to development at this time).

“Homeowner Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowner Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner’s Association.

“Improvement Area” means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Improvement Area will be assessed in connection with the issuance of Future Improvement Area Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

“Improvement Area #1” or **“IA #1”** means the initial Improvement Area to be developed and generally depicted in Appendix A-1, and described as the sum of all Parcels shown in Appendix H. A combined legal description of Improvement Area #1 and the Single-Family Residential Major Improvement Area is attached as Appendix C.

“Improvement Area #1 Assessed Property” means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

“Improvement Area #1 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Improvement Area #1 Projects.

“Improvement Area #1 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix H, as updated, modified or amended from time to time in

accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #1 Bonds” mean those certain City of Crandall, Texas, Special Assessment Revenue Bonds, Series 2022 (River Ridge Public Improvement District Improvement Area #1 Project) that are secured primarily by Improvement Area #1 Assessment Revenues. The term Improvement Area #1 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #1 Improvements currently being constructed pursuant to the Omnibus Reimbursement Agreement and will be secured by the Improvement Area #1 Assessment Revenues.

“Improvement Area #1 Improvements” mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

“Improvement Area #1 Maximum Assessment Per Unit” means for Improvement Area #1, an Assessment Per Unit for Improvement Area #1 Projects for each applicable Lot Type as follows:

Lot Type 1 - \$54,151.45

Lot Type 2 - \$51,985.40

“Improvement Area #1 Projects” mean (i) the pro rata portion of the Single-Family Residential Major Improvements allocable to Improvement Area #1, and (ii) the Improvement Area #1 Improvements.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Kaufman County, Texas.

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.E.

“Non-Single-Family Residential Property” means property within the PID other than Improvement Area #1 and the Single-Family Residential Major Improvement Area, generally depicted in Appendix A-3, where it is presently intended that non-single-Family residential development consisting of retail and multifamily will be built.

“Omnibus Reimbursement Agreement” means that certain Agreement for the Construction of Authorized Improvements and Reimbursement of Advances dated as of November 1, 2021, by and between the City, the Developer and PMB in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City agrees to reimburse PMB, as assignee of the Developer’s right to reimbursement, with interest permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and inspected by the City for the benefit of the Assessed Property.

“Parcel” or “Parcels” means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Kaufman Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Kaufman County.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“PMB” means PMBS River Ridge L.P., a Texas limited partnership.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Kaufman County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Service and Assessment Plan” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

“Single-Family Residential Major Improvement Area” or “SFRMIA” means, the Property within the PID excluding (a) Non-Single-Family Residential Property and (b) Improvement Area #1 to be developed subsequent to Improvement Area #1 and generally depicted in Appendix A-2 of this Service and Assessment Plan or any Annual Service Plan Update. A combined legal description of the Single-Family Residential Major Improvement Area and Improvement Area #1 is attached as Appendix C.

“Single-Family Residential Major Improvement Area Assessed Property” means, for any year, all Parcels within the PID other than (a) Non-Single-Family Residential Property (b) Non-Benefited Property, and (c) Parcels within Improvement Area #1.

“Single-Family Residential Major Improvement Area Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Single-Family Residential Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Single-Family Residential Major Improvement Area Projects.

“Single-Family Residential Major Improvement Area Assessment Roll” means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Single-Family Residential Major Improvement Area Projects” mean the pro rata portion of the Single-Family Residential Major Improvements allocable to the Single-Family Residential Major Improvement Area, which are described in Section III.

“Single-Family Residential Major Improvement Bonds” mean those certain City of Crandall, Texas, Special Assessment Revenue Bonds, Series 2022 (River Ridge Public Improvement District Single-Family Residential Major Improvement Area Projects) that are secured primarily by Single-Family Residential Major Improvement Area Assessment Revenues. The term Single-Family Residential Major Improvement Bonds may also include any additional bonds issued in the future to construct or acquire the Single-Family Residential Major Improvements currently being constructed pursuant to the Omnibus Reimbursement Agreement and will be secured by the Single-Family Residential Major Improvement Area Assessment Revenues.

“Single-Family Residential Major Improvements” mean the Authorized Improvements which benefit all Assessed Property located within the Single-Family Residential Property of the PID and are described in Section III.B.

“Single-Family Residential Property” means Improvement Area #1 and the Single-Family Residential Major Improvement Area.

“TIRZ Annual Credit Amount” means, for each Parcel within an applicable Improvement Area, the prorated amount of TIRZ Revenues calculated pursuant to Section VI of this Service and Assessment Plan.

“TIRZ No. 1” means the Tax Increment Reinvestment Zone No. 1, City of Crandall, Texas.

“TIRZ No. 1 Reimbursement Agreement” means the TIRZ No. 1 Reimbursement Agreement effective as of August 17, 2020, by and among the City, JWS Land, LTD., and the Board of Directors of TIRZ No. 1, as amended by that First Amendment to the TIRZ No. 1 Reimbursement Agreement, effective as of October 3, 2022, by and among the City, PMB, JWS Land, LTD., and the Board of Directors of TIRZ No. 1.

“TIRZ Ordinance” means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the Tax Increment Reinvestment Zone No. 1 Project Plan and Financing Plan (including amendments or supplements thereto).

“TIRZ Revenues” mean, for each year, the amounts paid by the City and the County from TIRZ No. 1 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment on Parcels within an applicable Improvement Area, as calculated each year by the Administrator in collaboration with the City and the County, in accordance with Section VI of this Service and Assessment Plan.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 441.793 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,003 single family residential units, commercial structures, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the Single-Family Residential Property of the PID is proposed to be developed as follows:

Table II-A
Proposed Single-Family Residential Property Development – PID

| Proposed Development | Quantity | Measurement |
|-----------------------------|-----------------|--------------------|
| Single-Family - 60 Ft | 158 | Units |
| Single-Family - 50 Ft | 845 | Units |
| Total | 1,003 | Units |

B. PROPERTY INCLUDED IN THE SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA

The Single-Family Residential Major Improvement Area consists of approximately 163.08 acres and are projected to consist of approximately 674 residential units. A map of the property within the Single-Family Residential Major Improvement Area is shown in Appendix A-2.

The property within the Single-Family Residential Major Improvement Area is proposed to be developed as follows:

Table II-B
Proposed Single-Family Residential Property Development – Single-Family Residential Major Improvement Area

| Proposed Development | Quantity | Measurement |
|-----------------------------|-----------------|--------------------|
| Single-Family - 60 Ft | 111 | Units |
| Single-Family - 50 Ft | 563 | Units |
| Total | 674 | Units |

C. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 90.7 acres and is projected to consist of 329 single family residential units as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A-1.

The property within Improvement Area #1 is proposed to be developed as follows:

Table II-C
Proposed Single-Family Residential Property Development – Improvement Area #1

| Proposed Development | Quantity | Measurement |
|-----------------------------|-----------------|--------------------|
| Single-Family - 60 Ft | 47 | Units |
| Single-Family - 50 Ft | 282 | Units |
| Total | 329 | Units |

D. PROPERTY INCLUDED IN FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursement agreements may be executed for each new Improvement Area. In connection with the issuance of each new Future Improvement Area Bonds and/or execution of additional reimbursement agreements, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area(s) in the same manner as Improvement Area #1. The Future Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels within the Single-Family Residential Property of the PID, which currently consists of Improvement Area #1 and the Single-Family Residential Major Improvement Area, are shown on the Assessment Rolls included as Appendix G and Appendix H.

The estimated number of units at the build-out of the Single-Family Residential Property within the PID is based on the land use approvals for the property, the anticipated subdivision of Single-Family Residential property within the PID, and the Developer’s estimate of the highest and best use of the property within the Single-Family Residential Property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C. below and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND BUDGETED COSTS OF SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENTS

The Single-Family Residential Major Improvements benefit the Single-Family Residential Property of the PID. The costs of the Single-Family Residential Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property and Non-Single-Family Residential Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of Improvement Area #1 and the Single-Family Residential Major Improvement Area will be proportionally allocated the costs of the Single-Family Residential Major Improvements, as shown on Table III-A below. The Single-Family Residential Major Improvements proportionally allocated to the Single-Family Residential Major Improvement Area are defined herein as Single-Family Residential Major Improvement Area Projects and the Single-Family Residential Major Improvements proportionally allocated to the Improvement Area #1 are part of the Improvement Area #1 Projects as defined in this Service and Assessment Plan.

The Single-Family Residential Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Single-Family Residential Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the Single-Family Residential Property within the PID.

A description of the Single-Family Residential Major Improvements follows:

Roadway Improvements

The roadway improvements portion of the Single-Family Residential Major Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, TX-DOT improvements, streetlights, and right of way acquisition. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the Single-Family Residential Property of the PID.

Water Improvements

Onsite:

The onsite water improvement portion of the Single-Family Residential Major Improvements consists of construction and installation of waterline mains, valves, and appurtenances, necessary for the water distribution system that will service the Single-Family Residential Property within the PID. The onsite water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Offsite:

The offsite water improvement portion of the Single-Family Residential Major Improvements consists of construction and installation of waterline mains, valves, and appurtenances, necessary for the water distribution system that will service the Single-Family Residential Property within the PID. The offsite water improvements are being constructed exclusively for the benefit of the Single-Family Residential Property within the PID and will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Single-Family Residential Major Improvements consists of construction and installation of gravity sewer pipes, lift station, 8 to 18-inch gravity sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Single-Family Residential Property within the PID. The sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Single-Family Residential Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, appurtenances, and regional detention necessary to provide adequate drainage to the Single-Family Residential Property within the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

The regional detention improvements portion of the storm drainage improvements include clearing, pond excavation, soil testing, erosion control, piping of inbound and outbound drainage lines, and construction of outlet structures. Hardscape and landscape improvements including a boardwalk, pedestrian bridge, trails, re-vegetation, and fountains are also included. The regional detention improvements will provide benefit to all Lots within Single-Family Residential Property within the PID and will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other soft and miscellaneous costs

Onsite:

The onsite soft and miscellaneous costs portion of the Single-Family Residential Major Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs related to the onsite improvements.

Offsite:

The offsite soft and miscellaneous costs portion of the Single-Family Residential Major Improvements consists of engineering and surveying, city inspection fees, project management fees contingency, and other soft and miscellaneous costs related to the offsite improvements.

Table III-A
Budgeted Single-Family Residential Major Improvement Costs

| Authorized Improvements | Offsite Single-Family Residential Major Improvement Costs¹ | Onsite Single-Family Residential Major Improvement Costs¹ | Total Single-Family Residential Major Improvement Costs¹ | Single-Family Residential Major Improvements Allocated to IA #1² | Single-Family Residential Major Improvements Allocated to MIA³ |
|---|--|---|--|--|--|
| <u>Hard costs</u> | | | | | |
| Roadway improvements (including right of way acquisition) | \$1,688,318 | \$0 | \$1,688,318 | \$553,459 | \$1,134,859 |
| Water improvements | \$926,058 | \$324,375 | \$1,250,433 | \$409,913 | \$840,520 |
| Sanitary sewer improvements | \$954,306 | \$0 | \$954,306 | \$312,837 | \$641,469 |
| Storm drainage improvements | \$2,601,183 | \$0 | \$2,601,183 | \$852,711 | \$1,748,472 |
| <i>Sub-total hard costs</i> | <i>\$6,169,865</i> | <i>\$324,375</i> | <i>\$6,494,240</i> | <i>\$2,128,921</i> | <i>\$4,365,319</i> |
| <u>Other soft and miscellaneous costs</u> | | | | | |
| Engineering | \$294,841 | \$19,656 | \$314,497 | \$103,097 | \$211,399 |
| City inspection | \$112,454 | \$0 | \$112,454 | \$36,864 | \$75,590 |
| Project management fee | \$202,294 | \$13,761 | \$216,056 | \$70,827 | \$145,229 |
| PID creation | \$0 | \$229,465 | \$229,465 | \$75,222 | \$154,242 |
| Contingency (15%) | \$697,510 | \$48,656 | \$746,166 | \$244,606 | \$501,560 |
| <i>Sub-total soft costs</i> | <i>\$1,307,099</i> | <i>\$311,538</i> | <i>\$1,618,638</i> | <i>\$530,617</i> | <i>\$1,088,021</i> |
| Total Authorized Improvements | \$7,476,964 | \$635,913 | \$8,112,878 | \$2,659,537 | \$5,453,340 |

¹ Costs provided by JBI Partners Inc. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Authorized Improvements amount does not change.

² These amounts represent the Single-Family Residential Major Improvements proportionally allocated to Improvement Area #1, which are part of the Improvement Area #1 Projects.

³ These amounts represent the Single-Family Residential Major Improvements proportionally allocated to Single-Family Residential Major Area, which are defined as Single-Family Residential Major Improvement Area Projects.

C. DESCRIPTIONS OF IMPROVEMENT AREA #1 IMPROVEMENTS AND BUDGETED COSTS OF IMPROVEMENT AREA #1 PROJECTS

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Improvement Area #1 Projects include Improvement Area #1's proportionate share of the costs of the Single-Family Residential Major Improvements and the costs of the Improvement Area #1 Improvements. The Budgeted Costs of the Improvement Area #1 Projects are shown in Table III-B. The costs shown in Table III-B are estimates and may be

revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #1 Improvements are as follows, and a description of the Single-Family Residential Major Improvements that are a portion of the Improvement Area #1 Projects can be found in Section III-B.

Roadway Improvements

The road improvement portion of the Improvement Area #1 Improvements consists of the construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, signage, traffic control devices, and right of way acquisition, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Improvement Area #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping

The landscaping improvement portion of Improvement Area #1 improvements consist of irrigation, seeding, and revegetation of all disturbed areas within the public right of way.

Other Soft and Miscellaneous Costs

The soft and miscellaneous costs portion of the Improvement Area #1 Improvements consists of engineering and surveying, project management fees, city inspection fees, contingency, and other soft and miscellaneous costs.

Table III-B
Budgeted Improvement Area #1 Costs

| Authorized Improvements | Proportional Share of the Single-Family Residential Major Improvements¹ | IA #1 Improvement Costs² | Total IA #1 Project Costs |
|---|---|--|----------------------------------|
| <u>Hard costs</u> | | | |
| Roadway improvements (including right of way acquisition) | \$553,459 | \$5,074,761 | \$5,628,220 |
| Water improvements | \$409,913 | \$1,452,749 | \$1,862,662 |
| Sanitary sewer improvements | \$312,837 | \$1,506,709 | \$1,819,546 |
| Storm drainage improvements | \$852,711 | \$4,536,594 | \$5,389,305 |
| Landscaping | \$0 | \$396,000 | \$396,000 |
| <i>Sub-total hard costs</i> | <i>\$2,128,921</i> | <i>\$12,966,813</i> | <i>\$15,095,734</i> |
| <u>Other soft and miscellaneous costs</u> | | | |
| Engineering | \$103,097 | \$631,573 | \$734,670 |
| City inspection | \$36,864 | \$291,273 | \$328,138 |
| Project management fee | \$70,827 | \$441,278 | \$512,105 |
| PID creation | \$75,222 | \$0 | \$75,222 |
| Contingency (15%) | \$244,606 | \$1,516,367 | \$1,760,973 |
| <i>Sub-total soft costs</i> | <i>\$530,617</i> | <i>\$2,880,491</i> | <i>\$3,411,108</i> |
| Total Authorized Improvements | \$2,659,537 | \$15,847,305 | \$18,506,842 |

¹See Table III-A.

²Costs provided by JBI Partners Inc. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Authorized Improvements amount does not change.

D. FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or related reimbursement agreements are executed, this SAP will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g. a Table III-C will be added to show the costs for the specific Authorized Improvements financed within the specific Future Improvement Area being developed.)

IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that it will take approximately 12 months to construct the Single-Family Residential Major Improvements and approximately 12 months for the Improvement Area #1 Projects to be constructed.

The original costs for the Single-Family Residential Major Improvement Area Projects and the expenses incurred in the establishment, administration, and operation of the PID is \$5,453,340 as shown in Table IV-A.1. The Budgeted Costs for Single-Family Residential Major Improvement Area Projects plus costs related to the issuance of the Single-Family Residential Major Improvement Bonds for the Single-Family Residential Major Improvement Area Projects is \$6,444,878 as shown in Table IV-A.2. The original costs for Improvement Area #1 Projects and the expenses incurred in the establishment, administration, and operation of the PID is \$18,506,842 as shown in Table IV-B.1. The Budgeted Costs for Improvement Area #1 Improvements plus costs related to the issuance of the Improvement Area #1 Bonds for the Improvement Area #1 Improvements is \$21,216,964 as shown in Table IV-B.2.

As Future Improvement Areas are developed in connection with the issuance of Future Improvement Area Bonds and/or execution of a related reimbursement agreement, this Service and Assessment Plan will be amended (e.g. Table IV-C will be added to include Improvement Area #2, etc.).

Table IV-A.1 shows the original sources and uses for the Single-Family Residential Major Improvement Area Projects allocable to the Single-Family Residential Major Improvement Area Assessed Property.

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Table IV-A.1
Original Sources and Uses – Single-Family Residential Major Improvement Area

| Sources of Funds | Total |
|---|--------------------|
| Assessment amount | \$5,453,340 |
| Other funding sources | \$0 |
| Total Sources | \$5,453,340 |
| | |
| Uses of Funds | |
| <i>Single-Family Residential Major Improvements:</i> | |
| Roadway improvements (including right of way acquisition) | \$1,134,859 |
| Water improvements | \$840,520 |
| Sanitary sewer improvements | \$641,469 |
| Storm drainage improvements | \$1,748,472 |
| Other soft and miscellaneous costs: | |
| Engineering | \$211,399 |
| City inspection | \$75,590 |
| Project management fee | \$145,229 |
| PID creation | \$154,242 |
| Contingency (15%) | \$501,560 |
| <i>Subtotal Single-Family Residential Major Improvement costs</i> | <i>\$5,453,340</i> |
| Total Uses | \$5,453,340 |

The Single-Family Residential Major Improvement Bonds are being issued in 2022 to reimburse the Actual Costs of the Single-Family Residential Major Improvements pursuant to the Omnibus Reimbursement Agreement.

Table IV-A.2 shows the projected sources and uses for the Single-Family Residential Major Improvements.

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Table IV-A.2
Projected Sources and Uses – Single-Family Residential Major Improvement Area

| Sources of Funds | Total |
|---|--------------------|
| Assessment amount | \$5,453,000 |
| Other funding sources | \$991,878 |
| Total Sources | \$6,444,878 |
| Uses of Funds | |
| <i>Single-Family Residential Major Improvements:</i> | |
| Roadway improvements (including right of way acquisition) | \$1,134,859 |
| Water improvements | \$840,520 |
| Sanitary sewer improvements | \$641,469 |
| Storm drainage improvements | \$1,748,472 |
| Other soft and miscellaneous costs: | |
| Engineering | \$211,399 |
| City inspection | \$75,590 |
| Project management fee | \$145,229 |
| PID creation | \$154,242 |
| Contingency (15%) | \$501,560 |
| <i>Subtotal Single-Family Residential Major Improvement costs</i> | <i>\$5,453,340</i> |
| <i>Bond Issuance Costs:</i> | |
| Cost of issuance | \$362,018 |
| Capitalized interest | \$0 |
| Reserve fund | \$425,929 |
| Administrative Expense | \$40,000 |
| Underwriter's discount | \$163,590 |
| <i>Subtotal Bond Issuance Costs</i> | <i>\$991,537</i> |
| Total Uses | \$6,444,878 |

The Single-Family Residential Major Improvements were initially financed by the Developer and reimbursable pursuant to the Omnibus Reimbursement Agreement applicable to the Single-Family Residential Major Improvement Area. Table IV-A.1 shows the original sources and uses for Single-Family Residential Major Improvements.

Table IV-B.1 shows the original sources and uses for the Improvement Area #1 Projects allocable to Improvement Area #1 Assessed Property.

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Table IV-B.1
Original Sources and Uses – Improvement Area #1

| Sources of Funds | Total |
|---|---------------------|
| Assessment Amount | \$18,506,842 |
| Other funding sources | \$0 |
| Total Sources | \$18,506,842 |
| Uses of Funds | |
| <i>Single-Family Residential Major Improvements:</i> | |
| Roadway improvements (including right of way acquisition) | \$553,459 |
| Water improvements | \$409,913 |
| Sanitary sewer improvements | \$312,837 |
| Storm drainage improvements | \$852,711 |
| Other soft and miscellaneous costs: | |
| Engineering | \$103,097 |
| City inspection | \$36,864 |
| Project management fee | \$70,827 |
| PID creation | \$75,222 |
| Contingency (15%) | \$244,606 |
| <i>Subtotal Single-Family Residential Major Improvement costs</i> | <i>\$2,659,537</i> |
| <i>Improvement Area #1 Improvements:</i> | |
| Roadway improvements | \$5,074,761 |
| Water improvements | \$1,452,749 |
| Sanitary sewer improvements | \$1,506,709 |
| Storm drainage improvements | \$4,536,594 |
| Landscaping | \$396,000 |
| Other soft and miscellaneous costs: | |
| Engineering | \$631,573 |
| City inspection | \$291,273 |
| Project management fee | \$441,278 |
| Contingency (15%) | \$1,516,367 |
| <i>Subtotal Improvement Area #1 costs</i> | <i>\$15,847,305</i> |
| Total Uses | \$18,506,842 |

The Improvement Area #1 Bonds are being issued in 2022 to reimburse the Actual Costs of the Improvement Area #1 Improvements pursuant to the Omnibus Reimbursement Agreement.

Table IV-B.2 shows the projected sources and uses for the Improvement Area #1 Improvements.

Table IV-B.2
Projected Sources and Uses – Improvement Area #1

| Sources of Funds | Improvement Area # 1 Bonds |
|---|---------------------------------------|
| Bond Proceeds | \$17,205,000 |
| Other funding sources | \$4,011,964 |
| Total Sources | \$21,216,964 |
| Uses of Funds | |
| <i>Single-Family Residential Major Improvements:</i> | |
| Roadway improvements | \$553,459 |
| Water improvements | \$409,913 |
| Sanitary sewer improvements | \$312,837 |
| Storm drainage improvements | \$852,711 |
| Other soft and miscellaneous costs: | |
| Engineering | \$103,097 |
| City inspection | \$36,864 |
| Project management fee | \$70,827 |
| PID creation | \$75,222 |
| Contingency (15%) | \$244,606 |
| <i>Subtotal Single-Family Residential Major Improvement costs</i> | <i>\$2,659,537</i> |
| <i>Improvement Area #1 Improvements:</i> | |
| Roadway improvements | \$5,074,761 |
| Water improvements | \$1,452,749 |
| Sanitary sewer improvements | \$1,506,709 |
| Storm drainage improvements | \$4,536,594 |
| Landscaping | \$396,000 |
| Other soft and miscellaneous costs: | |
| Engineering | \$631,573 |
| City inspection | \$291,273 |
| Project management fee | \$441,278 |
| Contingency (15%) | \$1,516,367 |
| <i>Subtotal Improvement Area #1 costs</i> | <i>\$15,847,305</i> |
| <i>Bond Issuance Costs:</i> | |
| Cost of issuance | \$859,105 |
| Capitalized interest | \$0 |
| Reserve fund | \$1,279,868 |
| Administrative Expense | \$55,000 |
| Underwriter's discount | \$516,150 |
| <i>Subtotal Bond Issuance Costs</i> | <i>\$2,710,123</i> |
| Total Uses | \$21,216,964 |

As Future Improvement Areas are developed, additional Future Improvement Area Bonds may be issued and/or related reimbursement agreements executed to finance the Authorized Improvements required for each new Improvement Area. Future Improvement Area Bonds may also be issued and/or reimbursement agreements executed in one or more series.

B. FIVE YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness for the Single-Family Residential Major Improvement Area is shown by Table IV-C. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-C
Annual Projected Costs and Annual Projected Indebtedness – Single-Family Residential Major Improvement Area

| Year Ending 9/1 | Annual Projected Cost | Annual Projected Indebtedness | Other Funding Sources | Projected SFRMIA Annual Installments ⁽¹⁾ |
|------------------------|------------------------------|--------------------------------------|------------------------------|--|
| 2022 | \$3,222,439 | \$5,453,000 | \$991,878 | \$0 |
| 2023 | \$3,222,439 | \$0 | \$0 | \$493,194 |
| 2024 | \$0 | \$0 | \$0 | \$493,165 |
| 2025 | \$0 | \$0 | \$0 | \$492,277 |
| 2026 | \$0 | \$0 | \$0 | \$493,207 |
| 2027 | \$0 | \$0 | \$0 | \$492,822 |
| 2028 | \$0 | \$0 | \$0 | \$493,189 |
| Total | \$6,444,878 | \$5,453,000 | \$991,878 | \$2,957,855 |

¹Administrative Expenses for year 2023 will be funded with bond proceeds.

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Single-Family Residential Major Improvements shown in Table III-A and the costs associated with setting up the PID, including bond issuance costs and reserves as shown in Table IV-A.2. The difference between the total projected costs and the total projected indebtedness, if any, is the amount contributed by the Developer.

The annual projected costs and annual projected indebtedness for the Single-Family Residential Major Improvement Area is shown by Table IV-D. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-D
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #1

| Year Ending 9/1 | Annual Projected Cost | Annual Projected Indebtedness | Other Funding Sources | Projected Improvement Area #1 Annual Installments |
|------------------------|------------------------------|--------------------------------------|------------------------------|--|
| 2022 | \$10,608,482 | \$17,205,000 | \$4,011,964 | \$0 |
| 2023 | \$10,608,482 | \$0 | \$0 | \$1,383,320 |
| 2024 | \$0 | \$0 | \$0 | \$1,383,295 |
| 2025 | \$0 | \$0 | \$0 | \$1,382,905 |
| 2026 | \$0 | \$0 | \$0 | \$1,382,831 |
| 2027 | \$0 | \$0 | \$0 | \$1,383,018 |
| 2028 | \$0 | \$0 | \$0 | \$1,383,404 |
| Total | \$21,216,964 | \$17,205,000 | \$4,011,964 | \$6,915,368 |

¹Administrative Expenses for year 2023 will be funded with bond proceeds.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B and the costs associated with setting up the PID, including bond issuance costs and reserves as shown in Table IV-B.2. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As Future Improvement Areas are developed, in association with issuing Future Improvement Area Bonds and/or execution of a reimbursement agreement for each Future Improvement Area, a Table IV-E be added to identify the Authorized Improvements to be financed by each new series of the Future Improvement Area Bonds and/or reimbursement agreements and the projected indebtedness resulting from each additional series of the Future Improvement Area Bonds and/or reimbursement agreements.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed Authorized Improvement program anticipates reimbursement agreements potentially followed by a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. This Service and Assessment Plan is being updated to reflect for the Single-Family Residential Major Improvement Bonds and the Improvement Area #1 Bonds. Following the issuance of the Bonds subsequent financings may be issued and/or executed over the upcoming decade as the subsequent Future Improvement Areas are gradually constructed.

The purpose of this gradual levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The levy of Assessment and related execution of a reimbursement agreement and/or issuance of bonds are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds and/or execute the reimbursement agreement when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Single-Family Residential Major Improvement Area Projects and Improvement Area #1 Projects shall be allocated as described on the following page:

1. The costs of the Improvement Area #1 Projects that only benefit Improvement Area #1 shall be allocated on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The Single-Family Residential Major Improvement costs are proportionally allocated to the Single-Family Residential Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property based on estimated Equivalent Units calculated using the average home price for the Single-Family Residential Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property.
3. The Single-Family Residential Major Improvement Area Projects are allocated to each Parcel within the Single-Family Residential Major Improvement Area Assessed Property based on estimated Equivalent Units calculated using the average home price of each Lot Type.

Table V-A provides the estimated allocation of Budgeted Costs of the Authorized Improvements constituting Single-Family Residential Major Improvements.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Future Improvement Area Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Single-Family Residential Major Improvements and Improvement Area #1 Improvements, as applicable.

In connection with the issuance of Future Improvement Area Bonds and/or execution of related reimbursement agreements, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Areas receives from the specific Authorized Improvements funded with those Future Improvement Area Bonds issued and/or reimbursement agreements executed with respect to that Future Improvement Areas. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Future Improvement Area Bonds and/or execution of reimbursement agreements, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the Single-Family Residential Property within the PID as a result of the Single-Family Residential Major Improvements and Improvement Area #1 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Improvement Area #1 Assessed Property and Single-Family Residential Major Improvement Area Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Single-Family Residential Major Improvements and Improvement Area #1 Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Improvement Areas are developed, in connection with the issuance of Future Improvement Area Bonds and/or execution of related reimbursement agreements, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Improvement Areas.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the

tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Single-Family Residential Major Improvements will provide a special benefit to all Single-Family Residential Property within the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property within the PID. Table V-A summarizes the allocation of Actual Costs for each type of the Single-Family Residential Major Improvement.

The costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 329 residential units. As shown in Appendix F, the total Equivalent Units for Improvement Area #1 is calculated as 317.72. The Single-Family Residential Major Improvement Area is projected to contain 674 residential units resulting in a total of 651.48 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated to be 969.20 (i.e., 317.72 + 651.48 = 969.20). As a result, 67.22 percent of the Budgeted Costs of the Single-Family Residential Major Improvements (i.e. $317.72 \div 969.20 = 67.22\%$) are allocated to the Improvement Area #1 Assessed Property and 32.78 percent of the Budgeted Costs Single-Family Residential Major Improvements (i.e. $651.48 \div 969.20 = 32.78\%$) are allocated to the Single-Family Residential Major Improvement Area Assessed Property. The Single-Family Residential Major Improvement Bonds will fund the proportionate share of the Budgeted Costs of the Single-Family Residential Major Improvements allocated to the Single-Family Residential Major Improvement Area; and, Improvement Area #1 Bonds will fund Improvement Area #1’s proportionate share of the Budgeted Costs of the Single-Family Residential Major Improvements.

Table V-A
Allocation of the Single-Family Residential Major Improvement Costs

| Authorized Improvement | Budgeted Costs |
|---|--------------------|
| Roadway improvements | \$1,688,318 |
| Water improvements | \$1,250,433 |
| Sanitary sewer improvements | \$954,306 |
| Storm drainage improvements | \$2,601,183 |
| Other soft and miscellaneous costs | \$1,618,638 |
| Total Single-Family Residential Major Improvements | \$8,112,878 |
| IA #1 | |
| Projected Equivalent Units | 317.72 |
| % of total units ¹ | 32.78% |
| Proportionate share of costs | \$2,659,537 |
| MIA | |
| Projected Equivalent Units | 651.48 |
| % of total units ¹ | 67.22% |
| Proportionate share of costs | \$5,453,000 |

¹Percentages shown are rounded to two decimal places, and calculations are based on unrounded values.

D. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized

Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Single-Family Residential Major Improvement Area

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Single-Family Residential Major Improvements, shall be allocated to the Single-Family Residential Major Improvement Area Assessed Property by spreading the corresponding Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix F using the types and number of lots anticipated to be developed on each Parcel within Single-Family Residential Major Improvement Area.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Single-Family Residential Major Improvement Area is shown on the Single-Family Residential Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Improvement Area #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Improvements, shall be allocated to the Improvement Area #1 Assessed Property by spreading the corresponding Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix F using the types and number of lots anticipated to be developed on each Parcel within Improvement Area #1.

Based on the estimates of the costs of the Improvement Area #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no

Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. *Assessment Methodology for Future Improvement Areas*

When any given Future Improvement Area is developed, and Future Improvement Area Bonds for that Future Improvement Areas are to be issued and/or a reimbursement agreement is executed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Improvement Area.

E. ASSESSMENTS

The Assessments for the Single-Family Residential Major Improvement Bonds and Improvement Area #1 Bonds have been levied on each Parcel or Lot according to the Single-Family Residential Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, attached hereto as Appendix G and Appendix H, respectively. The Annual Installments for the Single-Family Residential Major Improvement Bonds and Improvement Area #1 Bonds will be collected on the dates and in the amounts shown on the Single-Family Residential Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, respectively, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix F for Assessment Per Unit, leverage, and estimated tax rate equivalent calculation details.

F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, by no more than one half of one percent (0.50%) (the "Additional Interest"). The interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the "Additional Interest Reserve"). The Additional Interest Reserve for the Improvement Area #1 Bonds shall be funded until it reaches 2.56% of such outstanding Bonds. The Additional Interest Reserve for the Single-Family Residential Major Improvement Area Bonds shall be funded until it reaches 2.19% of such outstanding Bonds. The Additional Interest Reserve for any Future Improvement Area Bonds shall be funded until it reaches 5.50% of the outstanding Bonds unless

otherwise stipulated in the Bond documents. Once the Additional Interest Reserve for any series of Bonds is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

H. TIRZ CREDIT

Pursuant to the TIRZ Ordinance and the TIRZ No. 1 Reimbursement Agreement, the City has agreed to use TIRZ Revenues representing 65% of the City's increments generated from each Parcel in an applicable Improvement Area to offset a portion of such Parcel's Assessments. The County has agreed to use TIRZ Revenues representing 50% of the County's increments generated from each Parcel in an applicable Improvement Area to offset a portion of such Parcel's Assessments. The TIRZ Annual Credit Amount applicable to each Parcel shall be calculated as described under Section VI of this Service and Assessment Plan.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA

The Assessment and Annual Installments for each Assessed Property located within the Single-Family Residential Major Improvement Area are shown on the Single-Family Residential Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Single-Family Residential Major Improvement Area Assessed Property in an amount sufficient to pay (i) principal and interest on the Single-Family Residential Major Improvement Bonds and (ii) to pay Administrative Expenses related to the Single-Family Residential Major Improvement Area. Single-Family Residential Major Improvement Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, TIRZ Annual Credit Amount, or other funds applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel in the Single-Family Residential Major Improvement Area and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As described in Section V.H., the TIRZ Revenues attributable to each Parcel of Assessed Property in the Single-Family Residential Major Improvement Area collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2022 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2023). TIRZ Annual Credit Amounts shall be calculated for those Parcels in the Single-Family Residential Major Improvement Area that are subject to Assessments in the PID. The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Improvement Area #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds and (ii) to pay Administrative Expenses related to the PID. The Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, TIRZ Annual Credit Amount, or other funds applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel in Improvement Area #1 and such TIRZ Annual Credit Amount shall

be applied on a Parcel-by-Parcel basis. As described in Section V.H., the TIRZ Revenues attributable to each Parcel of Assessed Property in Improvement Area #1 collected in any given year shall be used to calculate each Parcel’s TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2022 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2023). TIRZ Annual Credit Amounts shall be calculated for those Parcels in Improvement Area #1 that are subject to Assessments in the PID. The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Improvement Areas (e.g., an Appendix will be added as the Assessment Roll for Improvement Area #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

D. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may

not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

E. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment Per Unit on a Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment Per Unit for the Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

F. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreements, resulting in excess proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each

Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

G. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be

reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve if and when Bonds are issued. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Assessment for the Single-Family Residential Major Improvement Area Assessed Property shall be paid with interest related to the actual interest rate paid on the Single-Family Residential Major Improvement Bonds (plus additional interest) allocable to the Single-Family Residential Major Improvement Area, as shown in the Single-Family Residential Major Improvement Area Assessment Roll. Interest on the Single-Family Residential Major Improvement Bonds is based on the interest rate of 6.125% in years 1 through 10 (2023-2032) and 6.75% in years 11 through 30 (2033-2052), plus the Additional Interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Single-Family Residential Major Improvement Area Assessment Roll. The Single-Family Residential Major Improvement Area Assessment Roll is shown as Appendix G.

Each Assessment for the Improvement Area #1 Assessed Property shall be paid with interest related to the actual interest rate paid on the Improvement Area #1 Bonds (plus additional interest) as shown in the Improvement Area #1 Assessment Roll. Interest on the Improvement Area #1 Bonds is based on the interest rate of 5.375% in years 1 through 5 (2023-2027), 5.50% in years 6 through 10 (2028-2032), and 6.125% in years 11 through 30 (2033-2052), plus the Additional Interest at the rate of 0.5% to fund the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix G.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds, if any, and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

H. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve and for Parcels located within Improvement Area #1, any applicable TIRZ Annual Credit Amount. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

The collection of the first Annual Installment for an Improvement Area #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October after issuance of a series of Bonds for Improvement Area #1 Assessed Property, such that upon the issuance of Bonds all Assessments in the applicable Improvement Area shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Improvement Area #1 Assessed Property, such that all Assessments in the applicable Improvement Area begin collection immediately after the expiration of such two year period.

The collection of the first Annual Installments for a Single-Family Residential Major Improvement Area Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October after issuance of a series of Bonds for Single-Family Residential Major Improvement Area Assessed Property, such that upon the issuance of Bonds all Assessments in the applicable Improvement Area shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Single-Family Residential Major

Improvement Area Assessed Property, such that all Assessments in the applicable Improvement Area begin collection immediately after the expiration of such two year period.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

The City Council has evaluated each Parcel within the Single-Family Residential Major Improvement Area (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within The Single-Family Residential Major Improvement Area.

The Single-Family Residential Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Single-Family Residential Major Improvement Area Projects. Table VII-A.1 summarizes the \$6,444,878 in special benefit received by the Single-Family Residential Major Improvement Area Assessed Property from the Single-Family Residential Major Improvement Area Projects, including a portion of the costs of PID formation and applicable Bond issuance costs. The Single-Family Residential Major Improvement Bonds are \$5,453,000, which is less than the benefit received by the Single-Family Residential Major Improvement Area Assessed Property. Accordingly, the total Assessment applied to all the Single-Family Residential Major Improvement Area Assessed Property is \$5,453,000 plus interest and annual Administrative Expenses. The Assessment for each Single-Family Residential Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Single-Family Residential Major Improvement Area Assessment Roll is attached hereto as Appendix G.

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Table VII-A
Single-Family Residential Major Improvement Area
Special Benefit Summary

| Special Benefit | Total Cost |
|-------------------------------------|--------------------|
| Total Authorized Improvements | \$5,453,340 |
| <i>Bond Issuance Costs:</i> | |
| Cost of issuance | \$425,929 |
| Capitalized interest | \$0 |
| Reserve fund | \$40,000 |
| Administrative Expense | \$163,590 |
| Underwriter's discount | \$362,018 |
| <i>Subtotal Bond Issuance Costs</i> | <i>\$991,537</i> |
| Total Special Benefit | \$6,444,878 |
| <i>Special Benefit:</i> | |
| Total Special Benefit | \$6,444,878 |
| Projected Assessment | \$5,453,000 |
| Excess Benefit | \$991,878 |

¹See Table III-A for details.

B. IMPROVEMENT AREA #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #1.

The Improvement Area #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-B summarizes the \$21,216,964 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, including a portion of the costs of the PID formation and applicable Bond issuance costs. The Assessment amount of the Improvement Area #1 Bonds is \$17,205,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is \$17,205,000 plus interest and annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix H.

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**Table VII-B
Improvement Area #1
Special Benefit Summary**

| Special Benefit | Total Cost |
|-------------------------------------|---------------------|
| Total Authorized Improvements | \$18,506,842 |
| <u>Bond Issuance Costs:</u> | |
| Cost of issuance | \$1,279,868 |
| Capitalized interest | \$0 |
| Reserve fund | \$55,000 |
| Administrative Expense | \$516,150 |
| Underwriter's discount | \$859,105 |
| <i>Subtotal Bond Issuance Costs</i> | <i>\$2,710,123</i> |
| Total Special Benefit | \$21,216,964 |
| <u>Special Benefit:</u> | |
| Total Special Benefit | \$21,216,964 |
| Projected Assessment | \$17,205,000 |
| Excess Benefit | \$4,011,964 |

¹See Table III-B for details.

C. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLL

As Future Improvement Areas are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Future Improvement Areas).

D. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Single-Family Residential Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

The Assessment Rolls have been updated to reflect the changes resulting from the issuance of the Bonds. This update reflects the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs funded by the Bonds and Developer funds.

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify the Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

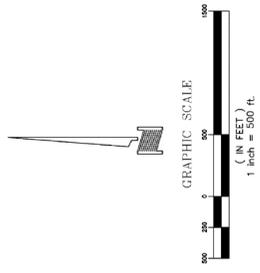
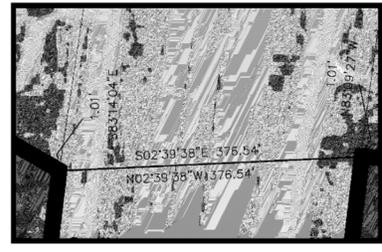
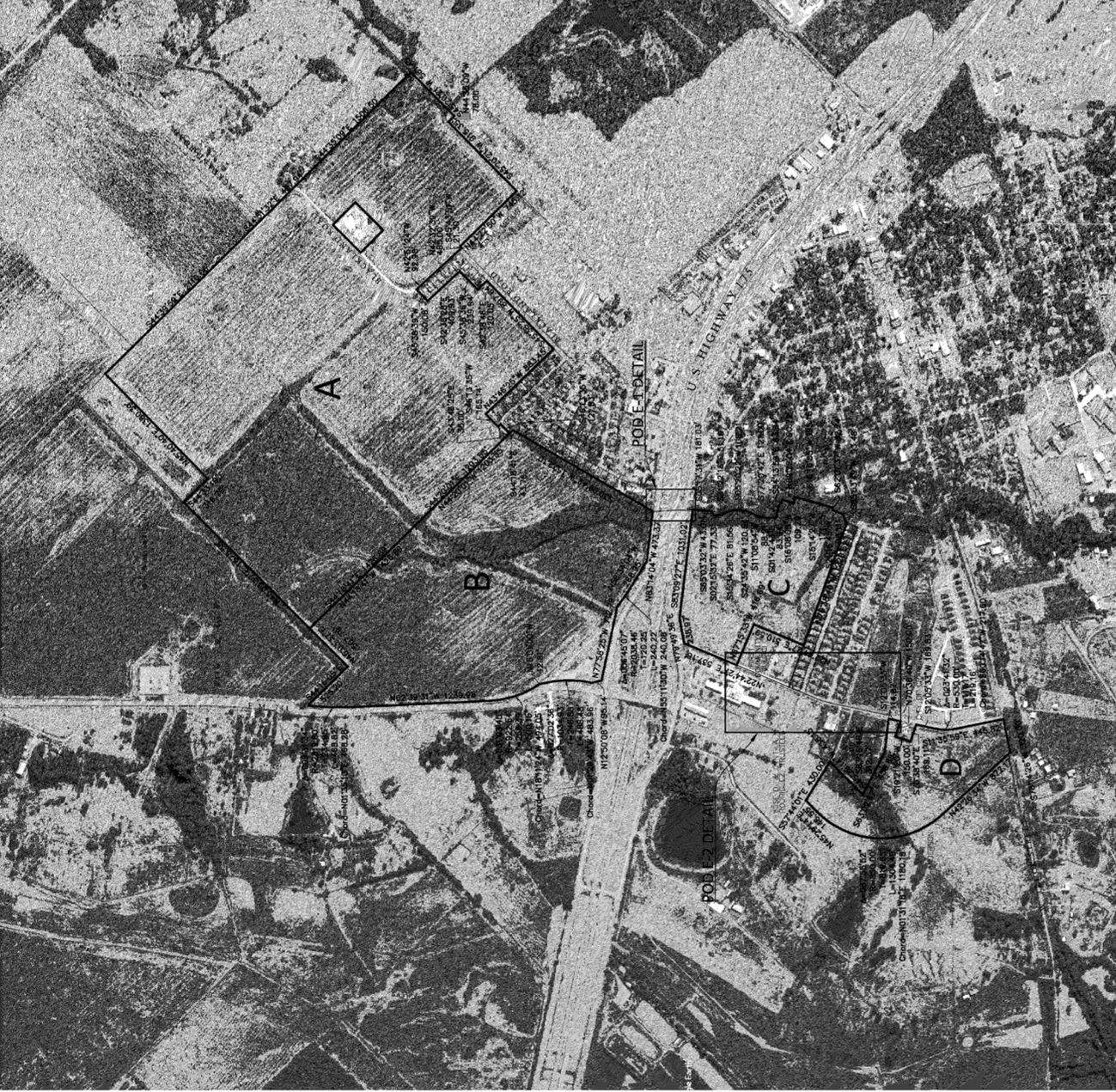
E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP



GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft.

- POD "A"
JWS LAND, LTD
TEXAS OPPORTUNITIES LP
- POD "B"
TEXAS OPPORTUNITIES LP
- POD "C"
JWS LAND LTD
- POD "D"
JWS LAND LTD
JACK SCHULER
- POD "E-1" AND "E-2"
PUBLIC RIGHT-OF-WAY

PROPERTY, POD EXHIBIT
RIVER RIDGE
GRANDALL TEXAS
APRIL 14, 2020 SCALE: 1" = 500'

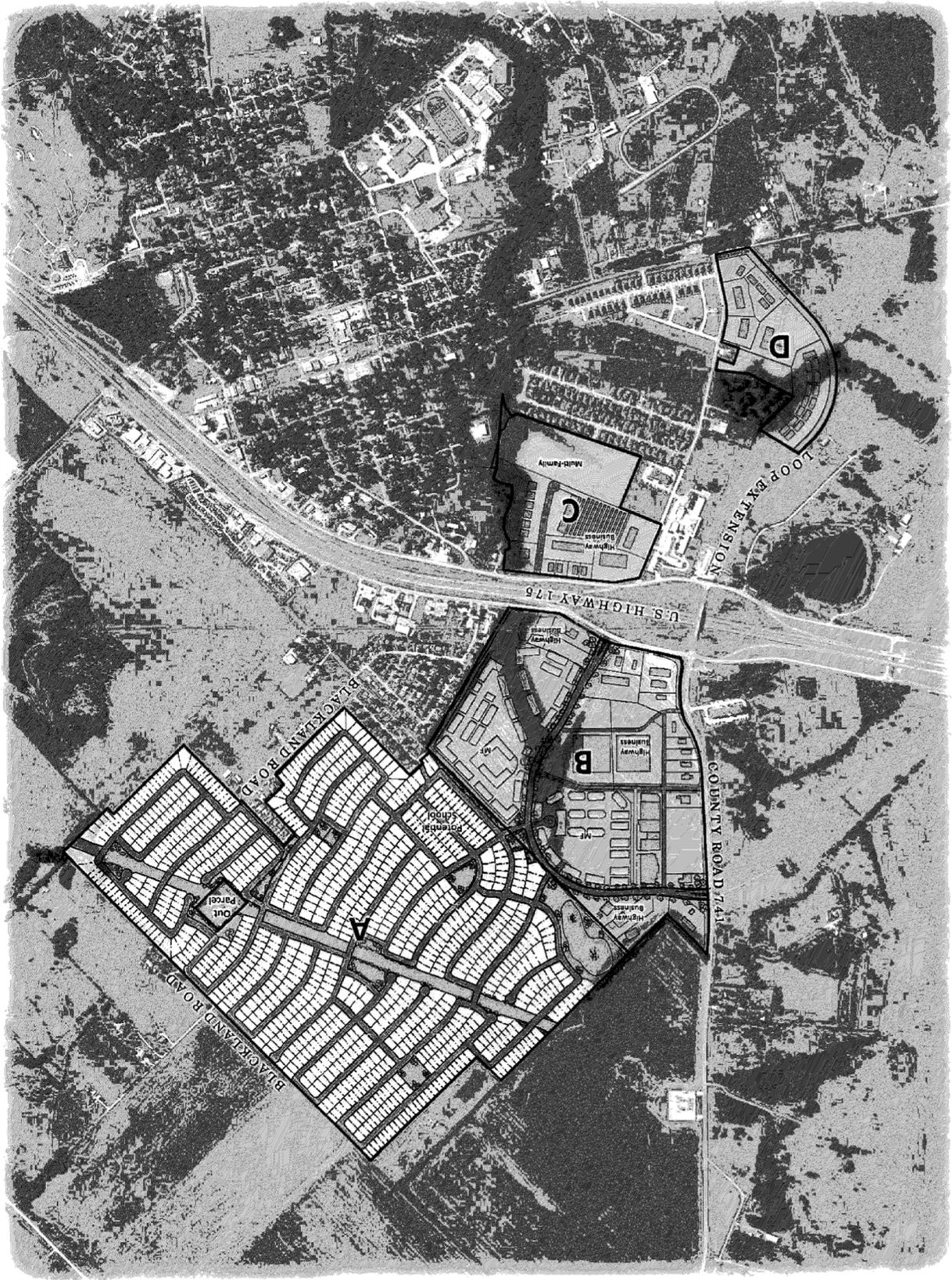
OWNERS
JACK SCHULER
TEXAS OPPORTUNITIES LP
JWS LAND LTD
5900 S. LAKE FOREST STE. 285
ACKNEY, TEXAS 74020
KCANEL@SCHULERDEVELOPMENT.COM
469-213-3005

DOWDEY, ANDERSON & ASSOCIATES, INC.
5215 Village Creek Drive, Suite 200, Plano, Texas 75093 972-931-0094
STATE REGISTRATION NUMBER: 199



CONTACT: TONY KRAUSKA
1 OF 1

RIVER RIDGE



OVERALL SITE MAP

- Single Family
- Multi-Family
- Highway Business / Retail

Crandall, Texas
6-1-2020
1923



This shows the conceptual purposes only based on preliminary information. It is subject to change without notice and also subject to governmental approvals.
Map is shown at a scale of 1" = 600' when printed at 24x36.

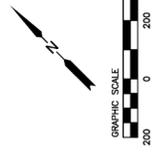
DOWDEY, ANDERSON & ASSOCIATES, INC.
Land Planning • Civil Engineering • Water Resources • Construction Services



MICARA

APPENDIX A-1
IMPROVEMENT AREA # 1 MAP

IMPROVEMENT
AREA #1
329 LOTS
90.7 ACRES
(50'X120')
282 LOTS
(60'X120')
47 LOTS



JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PROJECT NO. **PMB001**

IMPROVEMENT AREA #1 BOUNDARY

SHEET NO. **RIVER RIDGE NORTH**

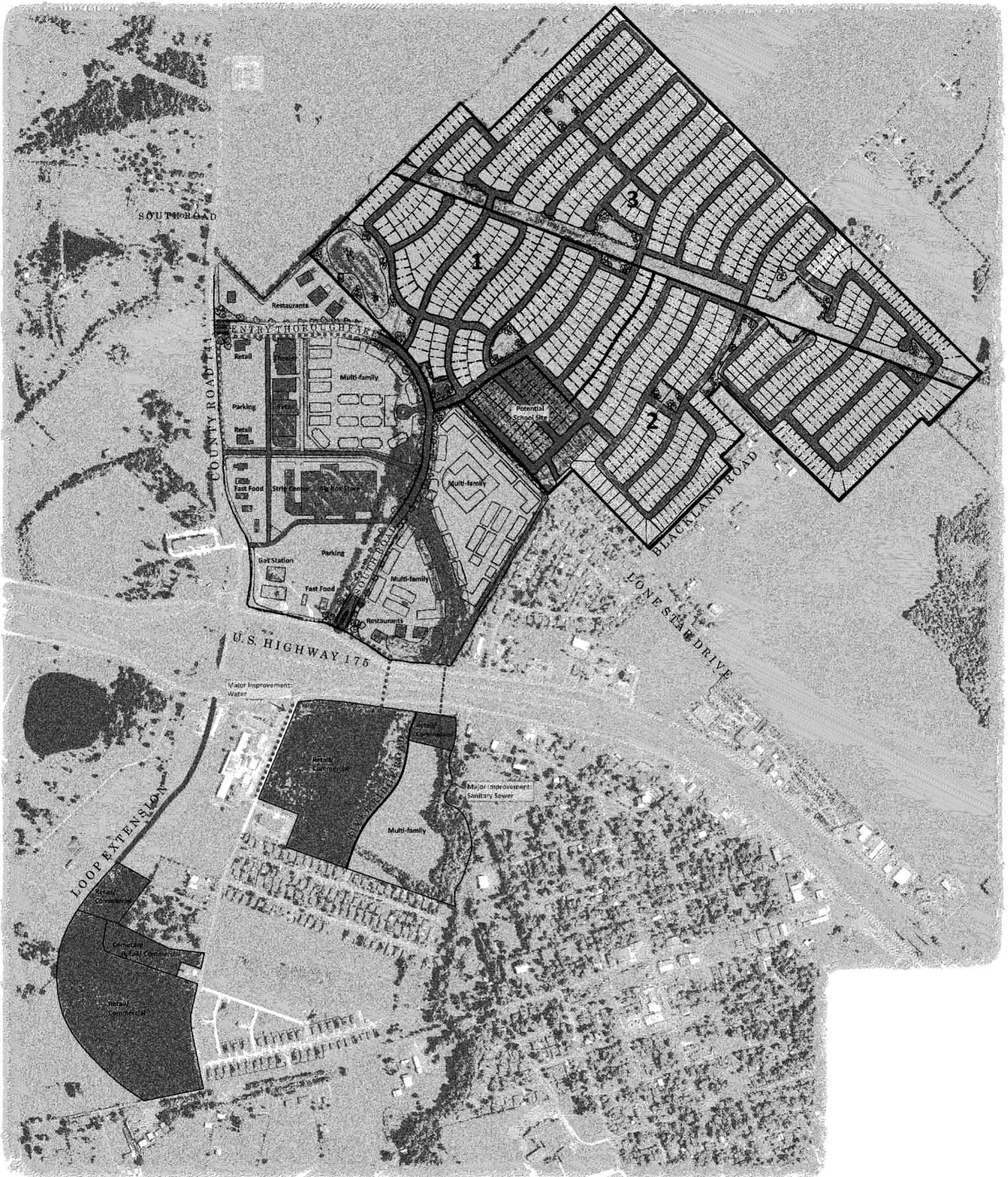
1 of 1

River Ridge Planned Improvement District of Kaufman County, City of Corsado, Kaufman County, Texas

APPENDIX A-2
SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA MAP

APPENDIX A-3
NON-SINGLE-FAMILY RESIDENTIAL PROPERTY MAP

RIVER RIDGE NORTH



Crandall, Texas
1-21-2020
15092

- Single Family
- Multi-family
- Commercial
- Water Line
- Sewer Line

Concept Plan for
Meara Company Developments
5900 S. Lake Forest, Suite 295
McKinney, Texas 75070
(469) 213-3005

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.
Image is shown at a scale of 1" = 300' when printed 28x36.



DOWDEY, ANDERSON & ASSOCIATES, INC.

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

PRELIMINARY DEVELOPMENT COST ESTIMATE
 PREPARED BY JBI PARTNERS, INC.
 RIVER RIDGE
 CRANDALL, KAUFMAN COUNTY, TEXAS
 JBI Project No. PMB001
 2/10/2022



| | |
|--|----------------|
| | PHASE 1 |
| APPROXIMATE GROSS ACRES | 91.38 |
| APPROXIMATE NET DEVELOPABLE ACRES | 76.61 |
| APPROXIMATE TOTAL NUMBER OF LOTS | 329 |
| APPROXIMATE TOTAL NUMBER OF LOTS | 330 |
| APPROXIMATE DENSITY | 3.61 |
| APPROXIMATE LENGTH OF ONSITE STREETS (If) | 14,940 |
| APPROXIMATE LENGTH OF OFFSITE STREETS (If) | - |

| I. ONSITE COSTS | Total | Private | IA - 1 Within PID Boundary | IA - 1 Outside of PID Boundary |
|---|--------------------------------|--------------------|----------------------------|--------------------------------|
| A. EROSION CONTROL | \$79,157 | \$79,157 | | |
| B. EARTHWORK | \$1,224,936 | \$1,220,932 | \$4,004 | |
| B1. MOISTURE CONDITIONING | \$660,000 | \$660,000 | | |
| C. PAVING | \$2,213,057 | | \$2,213,057 | |
| D. WATER SYSTEM | \$1,452,749 | | \$1,452,749 | |
| E. SANITARY SEWER SYSTEM | \$1,506,709 | | \$1,506,709 | |
| F. DRAINAGE SYSTEM | \$4,536,594 | | \$4,536,594 | |
| G. RETAINING WALLS | \$273,042 | \$273,042 | | |
| H. ENTRY SIGN AND SCREENING | \$200,000 | \$200,000 | | |
| H1. OPEN SPACE LANDSCAPING | \$396,000 | | \$396,000 | |
| H2. AMENITY CENTER | \$1,400,000 | \$1,400,000 | | |
| I. ENGINEERING & SURVEYING | \$871,050 | \$239,477 | \$631,573 | |
| J. CITY PLATTING FEES | \$2,810 | \$2,810 | | |
| K. CITY INSPECTION FEE (3.0% of Paving & Wet Utilities) | \$291,273 | | \$291,273 | |
| L. 4% PROJECT MGMT FEE | 4% \$604,295 | \$163,017 | \$441,278 | |
| M. PID SET UP COST | 2% \$312,650 | \$83,186 | \$229,465 | |
| N. ROW DEDICATION (16.81 ACRES) | 16.81 170,000/ACRE \$2,857,700 | | \$2,857,700 | |
| O. 15% CONTINGENCY (ITEMS A THRU H1) | 15% \$2,091,337 | \$574,970 | \$1,516,367 | |
| TOTAL DIRECT COSTS | \$20,973,359 | \$4,896,590 | \$16,076,769 | |
| TOTAL COST PER LOT | \$63,556 | | | |

| II. OFFSITE COSTS | Total | Private/TIRZ | MIA - Within PID Boundary | MIA - Outside of PID Boundary |
|---|-------------------------------|--------------------|---------------------------|-------------------------------|
| A. EROSION CONTROL | \$175,351 | \$175,351 | | |
| B. EARTHWORK | \$173,798 | \$5,280 | | \$168,518 |
| C. PAVING | \$1,543,741 | \$1,543,741 | | |
| D. WATER SYSTEM | \$1,250,433 | | \$324,375 | \$926,058 |
| E. SANITARY SEWER SYSTEM | \$954,306 | | | \$954,306 |
| F. DRAINAGE | \$2,601,183 | | | \$2,601,183 |
| G. ENGINEERING & SURVEYING | \$393,121 | \$78,624 | \$19,656 | \$294,841 |
| H. CITY INSPECTION FEE (3.0% of Paving & Wet Utilities) | \$112,454 | | | \$112,454 |
| I. 4% PROJECT MGMT FEE | 4% \$288,176 | \$72,120 | \$13,761 | \$202,294 |
| J. ROW DEDICATION (8.94 ACRES) | 8.94 170,000/ACRE \$1,519,800 | | | \$1,519,800 |
| K. 15% CONTINGENCY (ITEMS A THRU F) | 15% \$1,004,822 | \$258,656 | \$48,656 | \$697,510 |
| TOTAL DIRECT COSTS | \$10,017,185 | \$2,133,773 | \$406,449 | \$7,476,964 |

NOTES & ASSUMPTIONS

- 1 This Cost Estimate is based on JBI Partners Preliminary Plat dated January 22, 2021.
- 2 This Cost Estimate assumes onsite detention is required and retention ponds can be utilized.
- 3 Unit pricing based on current pricing seen in the marketplace. Subject to change.
- 4 Installation of telephone and cable assumed to be performed at no cost to developer; need to verify with provider.
- 5 Tree survey and tree mitigation are not included in this estimate.
- 6 Excavation quantities are based on an assumed 1.5' cut across the site. An overall grading analysis has not been completed.
- 7 This estimate includes costs for common area improvement (budget only).
- 8 Cost of common area sidewalks is included in this estimate.
- 9 Construction administration/management fee is not included in this estimate.
- 10 Impact fees (if any) are not included in this estimate. Paid at building permit.
- 11 Park fees (if any) are not included in this estimate.
- 12 Costs of rock excavation are not included in this cost estimate.
- 13 Pad moisture conditioning is included in this estimate as budget only; need geotechnical report to confirm.
- 14 This estimate assumes onsite batch plant to be used. If transit mix concrete to be used, unit price will be higher.
- 15 Retaining Wall Budget assumes 18" exposed grade beams and minimum 24" retaining walls.
- 16 This estimate does not include Water/Sewer Connection fees. Paid at building permit.
- 17 Cost for treatment of high PVR's or Sulfates is not included; need geotechnical report to confirm.
- 18 Per City of Crandall, the existing sanitary sewer system has capacity for 600-700 single-family homes; however, the depth of the existing sanitary sewer pipes are unknown.

**RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022**

PHASE 1
Approximate # of lots: 330
Approximate Developable Acres: 91.38
Approximate length 27' streets (lf): 13,900
Approximate length 37' streets (lf): 1,040

ONSITE COSTS

| A. Erosion Control | Units | Cost | Quantity | Total |
|--|--------------|-------------|-----------------|-----------------|
| 1 Stabilized construction entrance | EA | \$2,000.00 | 1 | \$2,000 |
| 2 Silt fence prior to earthwork | LF | \$1.50 | 5,920 | \$8,880 |
| 3 Rock check dam | EA | \$950.00 | 0 | \$0 |
| 4 Inlet protection | EA | \$200.00 | 54 | \$10,800 |
| 5 4' curlex at back of curb after paving | LF | \$0.65 | 30,627 | \$19,908 |
| 6 Seed disturbed area | AC | \$400.00 | 77.67 | \$31,069 |
| 7 SWPPP book and inspections | LS | \$6,500.00 | 1 | \$6,500 |
| TOTAL | | | | \$79,157 |

| B. Earthwork | Units | Cost | Quantity | Total |
|---|--------------|-------------|-----------------|--------------------|
| 1 Clearing & grubbing | AC | \$900.00 | 87.27 | \$78,543 |
| 2 Moisture Conditioning | LOT | \$2,000.00 | 330.00 | \$660,000 |
| 3 Clearing & grubbing (with trees) | AC | \$1,700.00 | 4.11 | \$6,987 |
| 4 Unclassified street & lot excavation (1.5' across site) | CY | \$2.20 | 221,140 | \$486,507 |
| 5 Pond excavation | CY | \$2.40 | 100,000 | \$240,000 |
| 6 Lot benching | LOT | \$130.00 | 330 | \$42,900 |
| 7 Process and place wet utility spoils | CY | \$2.75 | 32,870 | \$90,393 |
| 8 Final grading and cleanup | LOT | \$150.00 | 330 | \$49,500 |
| 9 Earthwork density testing | CY | \$0.65 | 354,010 | \$230,106 |
| TOTAL | | | | \$1,884,936 |

| C. Paving | Units | Cost | Quantity | Total |
|--|--------------|-------------|-----------------|--------------------|
| 1 8"-4,000 psi conc. street pavement w/ #4 bars @ 18" OC | SY | \$38.00 | 4,276 | \$162,471 |
| 2 6"-4,000 psi conc. street pvmt. w/ #4 bars @ 18" OC | SY | \$31.60 | 41,520 | \$1,311,921 |
| 3 8" (48 lbs./sy) lime stabilized subgrade | SY | \$4.20 | 4,618 | \$19,394 |
| 4 6" (48 lbs./sy) lime stabilized subgrade | SY | \$3.40 | 44,842 | \$152,461 |
| 5 Hydrated lime material | TN | \$163.00 | 1,186 | \$193,318 |
| 6 Connect to existing pavement | LF | \$12.50 | 164 | \$2,050 |
| 7 Concrete header | LF | \$15.00 | 91 | \$1,365 |
| 8 Street barricade | LF | \$47.50 | 91 | \$4,323 |
| 9 Barrier free ramps | EA | \$1,850.00 | 26 | \$48,100 |
| 10 5' wide sidewalk | SF | \$5.50 | 35,750 | \$196,625 |
| 11 Street signs & poles | EA | \$950.00 | 27 | \$25,650 |
| 12 Traffic Control | LS | \$5,000.00 | 1 | \$5,000 |
| 13 Testing | SY | \$0.95 | 49,459 | \$46,986 |
| 14 Maintenance bond (2% of total \$) | LS | | | \$43,393 |
| TOTAL | | | | \$2,213,057 |

| D. Water System | Units | Cost | Quantity | Total |
|---|--------------|-------------|-----------------|--------------------|
| 1 12" PVC Pipe | LF | \$47.23 | 4,763 | \$224,956 |
| 2 8" PVC Pipe | LF | \$39.00 | 15,105 | \$589,095 |
| 3 12" Valve | EA | \$2,400.00 | 10 | \$24,000 |
| 4 8" Valve | EA | \$1,375.00 | 32 | \$44,000 |
| 5 Fire hydrant with 6" valve (500' spacing) | EA | \$4,450.00 | 32 | \$142,400 |
| 6 Fittings (1 TN/ 1,000 LF) | TON | \$5,500.00 | 15.07 | \$82,885 |
| 7 2" Irrigation service | EA | \$2,000.00 | 1 | \$2,000 |
| 8 1" Irrigation service | EA | \$900.00 | 3 | \$2,700 |
| 9 1" Single domestic service | EA | \$750.00 | 330 | \$247,500 |
| 10 Irrigation sleeves | LF | \$14.25 | 160 | \$2,280 |
| 11 Connect to existing pipe | EA | \$925.00 | 2 | \$1,850 |
| 12 Trench safety | LF | \$0.30 | 19,868 | \$5,960 |
| 13 Testing | LF | \$2.75 | 19,868 | \$54,637 |
| 14 Maintenance bond (2% of total \$) | LS | | | \$28,485 |
| TOTAL | | | | \$1,452,749 |

| E. Sanitary Sewer System | Units | Cost | Quantity | Total |
|---------------------------------|--------------|-------------|-----------------|--------------|
| 1 18" PVC Pipe | LF | \$63.00 | 720 | \$45,360 |
| 2 15" PVC Pipe | LF | \$48.00 | 331 | \$15,888 |
| 3 12" PVC Pipe | LF | \$39.00 | 150 | \$5,850 |
| 4 8" SDR-26 PVC Pipe | LF | \$70.04 | 7,316 | \$512,405 |
| 5 8" SDR-35 PVC Pipe | LF | \$49.00 | 7,316 | \$358,484 |
| 6 5' Manhole | EA | \$5,390.00 | 7 | \$37,730 |
| 7 4' Manhole | EA | \$3,080.00 | 55 | \$169,400 |
| 8 Connect to existing pipe | EA | \$925.00 | 1 | \$925 |

**RIVER RIDGE
 CRANDALL, KAUFMAN COUNTY, TEXAS
 JBI Project No. PMB001
 2/10/2022**

| | |
|--------------------------------------|----------------|
| | PHASE 1 |
| Approximate # of lots: | 330 |
| Approximate Developable Acres: | 91.38 |
| Approximate length 27' streets (lf): | 13,900 |
| Approximate length 37' streets (lf): | 1,040 |

ONSITE COSTS

| | | | | |
|--------------------------------------|----|----------|--------|--------------------|
| 9 4" SDR-26 sanitary service | EA | \$950.00 | 165 | \$156,750 |
| 10 4" SDR-35 sanitary service | EA | \$625.00 | 165 | \$103,125 |
| 11 Trench safety | LF | \$0.75 | 15,833 | \$11,875 |
| 12 Testing | LF | \$3.75 | 15,833 | \$59,374 |
| 13 Maintenance bond (2% of total \$) | LS | | | \$29,543 |
| TOTAL | | | | \$1,506,709 |

**RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022**

PHASE 1
Approximate # of lots: 330
Approximate Developable Acres: 91.38
Approximate length 27' streets (lf): 13,900
Approximate length 37' streets (lf): 1,040

ONSITE COSTS

| F. Drainage System | Units | Cost | Quantity | Total |
|--------------------------------------|--------------|-------------|-----------------|--------------------|
| 1 9'x5' RCB | LF | \$615.00 | 1,032 | \$634,680 |
| 2 8'x5' RCB | LF | \$550.00 | 90 | \$49,500 |
| 3 7'x5' RCB | LF | \$490.00 | 165 | \$80,850 |
| 4 6'x5' RCB | LF | \$503.00 | 2,002 | \$1,006,902 |
| 5 6'x4' RCB | LF | \$390.00 | 80 | \$31,200 |
| 6 5'x5' RCB | LF | \$383.00 | 1,751 | \$670,633 |
| 7 5'x4' RCB | LF | \$316.00 | 1,341 | \$423,756 |
| 8 4'x4' RCB | LF | \$271.00 | 509 | \$137,939 |
| 9 48" RCP | LF | \$201.00 | 915 | \$183,915 |
| 9 42" RCP | LF | \$193.00 | 1,950 | \$376,350 |
| 10 36" RCP | LF | \$112.00 | 565 | \$63,280 |
| 11 33" RCP | LF | \$100.00 | 472 | \$47,200 |
| 12 30" RCP | LF | \$87.00 | 40 | \$3,480 |
| 13 27" RCP | LF | \$82.00 | 1,752 | \$143,664 |
| 14 24" RCP | LF | \$71.00 | 592 | \$42,032 |
| 15 21" RCP | LF | \$62.00 | 1,021 | \$63,302 |
| 16 18" RCP | LF | \$54.00 | 146 | \$7,884 |
| 17 10' Curb Inlet | EA | \$4,200.00 | 52 | \$218,400 |
| 18 4'x4' drop inlet with apron | EA | \$4,350.00 | 2 | \$8,700 |
| 19 6'x6' standard storm manhole | EA | \$6,750.00 | 0 | \$0 |
| 20 5'x5' standard storm manhole | EA | \$5,600.00 | 2 | \$11,200 |
| 21 4'x4' standard storm manhole | EA | \$4,650.00 | 7 | \$32,550 |
| 22 24" Dia manhole riser on RCB | EA | \$2,000.00 | 7 | \$14,000 |
| 23 Type FW headwall at 9'x5' RCB | EA | \$16,500.00 | 1 | \$16,500 |
| 24 Type PW headwall at 8'x5' RCB | EA | \$20,000.00 | 2 | \$40,000 |
| 25 Type FW headwall at 7'x5' RCB | EA | \$12,500.00 | 1 | \$12,500 |
| 26 Type FW headwall at 6'x5' RCB | EA | \$12,000.00 | 1 | \$12,000 |
| 27 Type FW headwall at 6'x4' RCB | EA | \$8,000.00 | 1 | \$8,000 |
| 28 Type FW headwall at 5'x4' RCB | EA | \$7,500.00 | 1 | \$7,500 |
| 29 Type FW headwall at 5'x5' RCB | EA | \$7,500.00 | 1 | \$7,500 |
| 30 Sloped headwall at 42" RCP | EA | \$4,400.00 | 2 | \$8,800 |
| 31 12"-15" rock rip-rap | SY | \$90.00 | 0 | \$0 |
| 32 8"-12" rock rip-rap | SY | \$87.00 | 130 | \$11,310 |
| 33 Trench safety | LF | \$0.25 | 14,423 | \$3,606 |
| 34 Testing | LF | \$4.75 | 14,423 | \$68,508 |
| 35 Maintenance bond (2% of total \$) | LS | | | \$88,953 |
| TOTAL | | | | \$4,536,594 |

| G. Retaining Walls | Units | Cost | Quantity | Total |
|---------------------------|--------------|-------------|-----------------|------------------|
| 1 1' to 2' high walls | FF | \$16.25 | 5,100 | \$82,875 |
| 2 2' to 3' high walls | FF | \$17.00 | 7,930 | \$134,807 |
| 3 3' to 4' high walls | FF | \$17.30 | 3,200 | \$55,360 |
| 4 4' to 5' high walls | FF | \$14.50 | 0 | \$0 |
| 5 5' to 6' high walls | FF | \$15.75 | 0 | \$0 |
| TOTAL | | | | \$273,042 |

| H. Entry Sign & Screening | Units | Cost | Quantity | Total |
|--------------------------------------|--------------|-------------|-----------------|------------------|
| Entry Sign | EA | \$40,000.00 | 2 | \$80,000 |
| 4" cal. Shade Trees | EA | \$550.00 | 50 | \$27,500 |
| Thin Wall Screening | LF | \$100.00 | 925 | \$92,500 |
| TOTAL | | | | \$200,000 |

| H1 Open Space Landscaping | Units | Cost | Quantity | Total |
|----------------------------------|--------------|-------------|-----------------|------------------|
| 1 Landscaping | LOT | \$1,200.00 | 330 | \$396,000 |
| TOTAL | | | | \$396,000 |

TOTAL ONSITE COSTS PHASE 1 **\$12,342,244**

\$11,946,244

RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022

PHASE 2

Approximate # of lots: 336
Approximate Developable Acres: 76.18
Approximate length 27' streets (lf): 14,546
Approximate length 37' streets (lf): 1,505

ONSITE COSTS

A. Erosion Control

| | Units | Cost | Quantity | Total |
|--|--------------|-------------|-----------------|-----------------|
| 1 Stabilized construction entrance | EA | \$2,000.00 | 1 | \$2,000 |
| 2 Silt fence prior to earthwork | LF | \$1.50 | 4,230 | \$6,345 |
| 3 Rock check dam | EA | \$950.00 | 0 | \$0 |
| 4 Inlet protection | EA | \$200.00 | 67 | \$13,400 |
| 5 4' curlex at back of curb after paving | LF | \$0.65 | 28,650 | \$18,622 |
| 6 Seed disturbed area | AC | \$400.00 | 63 | \$25,392 |
| 7 SWPPP book and inspections | LS | \$6,500.00 | 1 | \$6,500 |
| TOTAL | | | | \$72,260 |

B. Earthwork

| | Units | Cost | Quantity | Total |
|---|--------------|-------------|-----------------|------------------|
| 1 Clearing & grubbing | AC | \$900.00 | 73.43 | \$66,084 |
| 2 Clearing & grubbing (with trees) | AC | \$1,700.00 | 2.75 | \$4,675 |
| 3 Unclassified street & lot excavation (1.5' across site) | CY | \$2.20 | 184,349 | \$405,567 |
| 4 Pond Excavation | CY | \$2.40 | 8,250 | \$19,800 |
| 5 Lot benching | LOT | \$130.00 | 336 | \$43,680 |
| 6 Process and place wet utility spoils | CY | \$2.75 | 28,666 | \$78,832 |
| 7 Final grading and cleanup | LOT | \$150.00 | 336 | \$50,400 |
| 8 Earthwork density testing | CY | \$0.65 | 235,723 | \$153,220 |
| TOTAL | | | | \$822,258 |

C. Paving

| | Units | Cost | Quantity | Total |
|--|--------------|-------------|-----------------|--------------------|
| 1 8"-4,000 psi conc. street pavement w/ #4 bars @ 18" OC | SY | \$38.00 | 5,664 | \$215,235 |
| 2 6"-4,000 psi conc. street pvmt. w/ #4 bars @ 18" OC | SY | \$33.00 | 43,733 | \$1,443,179 |
| 3 8" (48 lbs./sy) lime stabilized subgrade | SY | \$4.20 | 6,117 | \$25,692 |
| 4 6" (48 lbs./sy) lime stabilized subgrade | SY | \$3.40 | 47,231 | \$160,586 |
| 5 Hydrated lime material | TN | \$163.00 | 1,280 | \$208,699 |
| 6 Connect to existing pavement | LF | \$12.50 | 106 | \$1,320 |
| 7 Concrete header | LF | \$15.00 | 0 | \$0 |
| 8 Street barricade | LF | \$47.50 | 0 | \$0 |
| 9 Barrier free ramps | EA | \$1,850.00 | 37 | \$69,190 |
| 10 5' wide sidewalk | SF | \$5.50 | 21,832 | \$120,077 |
| 11 Street signs & poles | EA | \$950.00 | 34 | \$32,395 |
| 12 Traffic Control | LS | \$5,000.00 | 1 | \$5,000 |
| 13 Testing | SY | \$0.95 | 53,349 | \$50,681 |
| 14 Maintenance bond (2% of total \$) | LS | | | \$46,641 |
| TOTAL | | | | \$2,378,697 |

RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022

PHASE 2
Approximate # of lots: 336
Approximate Developable Acres: 76.18
Approximate length 27' streets (lf): 14,546
Approximate length 37' streets (lf): 1,505

ONSITE COSTS

D. Water System

| | Units | Cost | Quantity | Total |
|---|--------------|-------------|-----------------|------------------|
| 1 12" PVC Pipe | LF | \$36.00 | 1,988 | \$71,550 |
| 2 8" PVC Pipe | LF | \$24.00 | 12,529 | \$300,696 |
| 3 12" Valve | EA | \$2,400.00 | 9 | \$21,600 |
| 4 8" Valve | EA | \$1,350.00 | 40 | \$54,000 |
| 5 Fire hydrant with 6" valve (500' spacing) | EA | \$4,350.00 | 28 | \$121,800 |
| 6 Fittings (1 TN/ 1,000 LF) | TON | \$5,500.00 | 15 | \$79,833 |
| 7 2" Irrigation service | EA | \$2,000.00 | 2 | \$4,000 |
| 8 1" Irrigation service | EA | \$900.00 | 3 | \$2,700 |
| 9 1" Single domestic service | EA | \$635.00 | 337 | \$213,678 |
| 10 Irrigation sleeves | LF | \$14.25 | 120 | \$1,710 |
| 11 Trench safety | LF | \$0.30 | 14,517 | \$4,355 |
| 12 Testing | LF | \$2.75 | 14,517 | \$39,920 |
| 13 Maintenance bond (2% of total \$) | LS | | | \$18,317 |
| TOTAL | | | | \$934,158 |

E. Sanitary Sewer System

| | Units | Cost | Quantity | Total |
|--------------------------------------|--------------|-------------|-----------------|------------------|
| 1 12" PVC Pipe | LF | \$50.00 | 203 | \$10,125 |
| 2 10" PVC Pipe | LF | \$45.00 | 135 | \$6,075 |
| 3 8" SDR-26 PVC Pipe | LF | \$35.00 | 5,380 | \$188,307 |
| 4 8" SDR-35 PVC Pipe | LF | \$28.00 | 5,380 | \$150,646 |
| 5 5' Manhole | EA | \$5,390.00 | 1 | \$7,277 |
| 6 4' Manhole | EA | \$3,080.00 | 45 | \$138,600 |
| 7 Connect to existing pipe | EA | \$925.00 | 1 | \$1,249 |
| 8 4" SDR-26 sanitary service | EA | \$925.00 | 152 | \$140,276 |
| 9 4" SDR-35 sanitary service | EA | \$600.00 | 151 | \$90,720 |
| 10 Trench safety | LF | \$0.75 | 11,098 | \$8,323 |
| 11 Testing | LF | \$3.75 | 11,098 | \$41,617 |
| 12 Maintenance bond (2% of total \$) | LS | | | \$15,664 |
| TOTAL | | | | \$798,879 |

**RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022**

PHASE 2
Approximate # of lots: 336
Approximate Developable Acres: 76.18
Approximate length 27' streets (lf): 14,546
Approximate length 37' streets (lf): 1,505

ONSITE COSTS

| F. Drainage System | Units | Cost | Quantity | Total |
|--------------------------------------|--------------|-------------|-----------------|--------------------|
| 1 9'x5' RCB | LF | \$484.00 | 83 | \$40,274 |
| 2 6'x5' RCB | LF | \$351.00 | 239 | \$83,714 |
| 3 6'x4' RCB | LF | \$313.00 | 531 | \$166,222 |
| 4 5'x5' RCB | LF | \$246.00 | 30 | \$7,432 |
| 5 5'x4' RCB | LF | \$247.00 | 537 | \$132,612 |
| 6 5'x3' RCB | LF | \$228.00 | 329 | \$74,921 |
| 7 4'x4' RCB | LF | \$223.00 | 1,071 | \$238,862 |
| 8 54" RCP | LF | \$197.00 | 80 | \$15,662 |
| 9 48" RCP | LF | \$172.00 | 1,253 | \$215,502 |
| 10 42" RCP | LF | \$147.00 | 425 | \$62,484 |
| 11 36" RCP | LF | \$112.00 | 1,181 | \$132,254 |
| 12 33" RCP | LF | \$100.00 | 1,092 | \$109,180 |
| 13 30" RCP | LF | \$87.00 | 522 | \$45,372 |
| 14 27" RCP | LF | \$77.00 | 720 | \$55,420 |
| 15 24" RCP | LF | \$69.00 | 1,169 | \$80,673 |
| 16 21" RCP | LF | \$57.00 | 1,961 | \$111,777 |
| 17 18" RCP | LF | \$52.00 | 239 | \$12,402 |
| 18 10' Curb Inlet | EA | \$3,200.00 | 65 | \$208,000 |
| 19 4'x4' drop inlet with apron | EA | \$4,350.00 | 2 | \$8,700 |
| 20 6'x6' standard storm manhole | EA | \$6,750.00 | 0 | \$0 |
| 21 5'x5' standard storm manhole | EA | \$5,600.00 | 4 | \$22,400 |
| 22 4'x4' standard storm manhole | EA | \$4,650.00 | 12 | \$55,800 |
| 23 24" Dia manhole riser on RCB | EA | \$2,000.00 | 3 | \$6,000 |
| 24 Type FW headwall at 5'x5' RCB | EA | \$7,500.00 | 1 | \$7,500 |
| 25 Sloped headwall at 54" RCP | EA | \$8,250.00 | 1 | \$8,250 |
| 26 Sloped headwall at 48" RCP | EA | \$5,250.00 | 1 | \$5,250 |
| 27 Sloped headwall at 42" RCP | EA | \$4,400.00 | 0 | \$0 |
| 28 Sloped headwall at 30" RCP | EA | \$3,000.00 | 0 | \$0 |
| 29 Sloped headwall at 27" RCP | EA | \$2,900.00 | 1 | \$2,900 |
| 30 Sloped headwall at 21" RCP | EA | \$2,700.00 | 1 | \$2,700 |
| 31 Detention pond outfall structure | LF | \$20,000.00 | 14 | \$280,000 |
| 32 Trench safety | LF | \$0.25 | 11,527 | \$2,882 |
| 33 Testing | LF | \$4.75 | 11,527 | \$54,752 |
| 34 Maintenance bond (2% of total \$) | LS | | | \$44,998 |
| TOTAL | | | | \$2,294,893 |

RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022

PHASE 2

Approximate # of lots: **336**
 Approximate Developable Acres: **76.18**
 Approximate length 27' streets (lf): **14,546**
 Approximate length 37' streets (lf): **1,505**

ONSITE COSTS

G. Retaining Walls

| | Units | Cost | Quantity | Total |
|-----------------------|-------|---------|----------|------------------|
| 1 1' to 2' high walls | FF | \$9.50 | 7,889 | \$74,945 |
| 2 2' to 3' high walls | FF | \$10.00 | 6,709 | \$67,093 |
| 3 3' to 4' high walls | FF | \$10.50 | 2,327 | \$24,428 |
| 4 4' to 5' high walls | FF | \$11.00 | 0 | \$0 |
| 5 5' to 6' high walls | FF | \$12.00 | 0 | \$0 |
| TOTAL | | | | \$166,466 |

**RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022**

PHASE 3
Approximate # of lots: 337
Approximate Developable Acres: 73.19
Approximate length 27' streets (lf): 10,900
Approximate length 37' streets (lf): 1,000

ONSITE COSTS

| A. Erosion Control | Units | Cost | Quantity | Total |
|--|--------------|-------------|-----------------|-----------------|
| 1 Stabilized construction entrance | EA | \$2,000.00 | 0 | \$0 |
| 2 Silt fence prior to earthwork | LF | \$1.50 | 4,230 | \$6,345 |
| 3 Rock check dam | EA | \$950.00 | 0 | \$0 |
| 4 Inlet protection | EA | \$200.00 | 56 | \$11,200 |
| 5 4' curlex at back of curb after paving | LF | \$0.65 | 28,650 | \$18,622 |
| 6 Seed disturbed area | AC | \$400.00 | 63 | \$25,392 |
| 7 SWPPP book and inspections | LS | \$6,500.00 | 0 | \$0 |
| TOTAL | | | | \$61,560 |

| B. Earthwork | Units | Cost | Quantity | Total |
|---|--------------|-------------|-----------------|------------------|
| 1 Clearing & grubbing | AC | \$900.00 | 73.19 | \$65,871 |
| 2 Clearing & grubbing (with trees) | AC | \$1,700.00 | 0.00 | \$0 |
| 3 Unclassified street & lot excavation (1.5' across site) | CY | \$2.20 | 177,119 | \$389,663 |
| 4 Pond Excavation | CY | \$2.40 | 6,750 | \$16,200 |
| 5 Lot benching | LOT | \$130.00 | 337 | \$43,810 |
| 6 Process and place wet utility spoils | CY | \$2.75 | 23,454 | \$64,499 |
| 7 Final grading and cleanup | LOT | \$150.00 | 337 | \$50,550 |
| 8 Earthwork density testing | CY | \$0.65 | 192,865 | \$125,362 |
| TOTAL | | | | \$755,954 |

| C. Paving | Units | Cost | Quantity | Total |
|--|--------------|-------------|-----------------|--------------------|
| 1 8"-4,000 psi conc. street pavement w/ #4 bars @ 18" OC | SY | \$38.00 | 4,634 | \$176,102 |
| 2 6"-4,000 psi conc. street pvmt. w/ #4 bars @ 18" OC | SY | \$33.00 | 35,781 | \$1,180,783 |
| 3 8" (48 lbs./sy) lime stabilized subgrade | SY | \$4.20 | 5,005 | \$21,021 |
| 4 6" (48 lbs./sy) lime stabilized subgrade | SY | \$3.40 | 38,644 | \$131,389 |
| 5 Hydrated lime material | TN | \$163.00 | 1,048 | \$170,754 |
| 6 Connect to existing pavement | LF | \$12.50 | 86 | \$1,080 |
| 7 Concrete header | LF | \$15.00 | 0 | \$0 |
| 8 Street barricade | LF | \$47.50 | 0 | \$0 |
| 9 Barrier free ramps | EA | \$1,850.00 | 31 | \$56,610 |
| 10 5' wide sidewalk | SF | \$5.50 | 17,863 | \$98,245 |
| 11 Street signs & poles | EA | \$950.00 | 28 | \$26,505 |
| 12 Traffic Control | LS | \$5,000.00 | 0 | \$0 |
| 13 Testing | SY | \$0.95 | 43,649 | \$41,466 |
| 14 Maintenance bond (2% of total \$) | LS | | | \$38,079 |
| TOTAL | | | | \$1,942,034 |

RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022

PHASE 3
Approximate # of lots: 337
Approximate Developable Acres: 73.19
Approximate length 27' streets (lf): 10,900
Approximate length 37' streets (lf): 1,000

ONSITE COSTS

D. Water System

| | Units | Cost | Quantity | Total |
|---|-------|------------|----------|------------------|
| 1 12" PVC Pipe | LF | \$36.00 | 1,988 | \$71,550 |
| 2 8" PVC Pipe | LF | \$24.00 | 12,529 | \$300,696 |
| 3 12" Valve | EA | \$2,400.00 | 6 | \$14,400 |
| 4 8" Valve | EA | \$1,350.00 | 29 | \$39,150 |
| 5 Fire hydrant with 6" valve (500' spacing) | EA | \$4,350.00 | 28 | \$121,800 |
| 6 Fittings (1 TN/ 1,000 LF) | TON | \$5,500.00 | 15 | \$79,833 |
| 7 2" Irrigation service | EA | \$2,000.00 | 0 | \$0 |
| 8 1" Irrigation service | EA | \$900.00 | 0 | \$0 |
| 9 1" Single domestic service | EA | \$635.00 | 337 | \$213,678 |
| 10 Irrigation sleeves | LF | \$14.25 | 80 | \$1,140 |
| 11 Trench safety | LF | \$0.30 | 14,517 | \$4,355 |
| 12 Testing | LF | \$2.75 | 14,517 | \$39,920 |
| 13 Maintenance bond (2% of total \$) | LS | | | \$17,730 |
| TOTAL | | | | \$904,252 |

E. Sanitary Sewer System

| | Units | Cost | Quantity | Total |
|--------------------------------------|-------|------------|----------|------------------|
| 1 12" PVC Pipe | LF | \$50.00 | 248 | \$12,375 |
| 2 10" PVC Pipe | LF | \$45.00 | 165 | \$7,425 |
| 3 8" SDR-26 PVC Pipe | LF | \$35.00 | 6,576 | \$230,153 |
| 4 8" SDR-35 PVC Pipe | LF | \$28.00 | 6,576 | \$184,122 |
| 5 5' Manhole | EA | \$5,390.00 | 2 | \$8,894 |
| 6 4' Manhole | EA | \$3,080.00 | 55 | \$169,400 |
| 7 Connect to existing pipe | EA | \$925.00 | 2 | \$1,526 |
| 8 4" SDR-26 sanitary service | EA | \$925.00 | 185 | \$171,449 |
| 9 4" SDR-35 sanitary service | EA | \$600.00 | 185 | \$110,880 |
| 10 Trench safety | LF | \$0.75 | 13,564 | \$10,173 |
| 11 Testing | LF | \$3.75 | 13,564 | \$50,865 |
| 12 Maintenance bond (2% of total \$) | LS | | | \$19,145 |
| TOTAL | | | | \$976,408 |

**RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022**

PHASE 3
Approximate # of lots: 337
Approximate Developable Acres: 73.19
Approximate length 27' streets (lf): 10,900
Approximate length 37' streets (lf): 1,000

ONSITE COSTS

| F. Drainage System | Units | Cost | Quantity | Total |
|--------------------------------------|--------------|-------------|-----------------|--------------------|
| 1 9'x5' RCB | LF | \$484.00 | 74 | \$35,714 |
| 2 6'x5' RCB | LF | \$351.00 | 212 | \$74,237 |
| 3 6'x4' RCB | LF | \$313.00 | 471 | \$147,404 |
| 4 5'x5' RCB | LF | \$246.00 | 27 | \$6,590 |
| 5 5'x4' RCB | LF | \$247.00 | 476 | \$117,599 |
| 6 5'x3' RCB | LF | \$228.00 | 291 | \$66,439 |
| 7 4'x4' RCB | LF | \$223.00 | 950 | \$211,821 |
| 8 54" RCP | LF | \$197.00 | 71 | \$13,889 |
| 9 48" RCP | LF | \$172.00 | 1,111 | \$191,106 |
| 10 42" RCP | LF | \$147.00 | 377 | \$55,410 |
| 11 36" RCP | LF | \$112.00 | 1,047 | \$117,282 |
| 12 33" RCP | LF | \$100.00 | 968 | \$96,820 |
| 13 30" RCP | LF | \$87.00 | 462 | \$40,236 |
| 14 27" RCP | LF | \$77.00 | 638 | \$49,146 |
| 15 24" RCP | LF | \$69.00 | 1,037 | \$71,541 |
| 16 21" RCP | LF | \$57.00 | 1,739 | \$99,123 |
| 17 18" RCP | LF | \$52.00 | 212 | \$10,998 |
| 18 10' Curb Inlet | EA | \$3,200.00 | 54 | \$172,800 |
| 19 4'x4' drop inlet with apron | EA | \$4,350.00 | 2 | \$8,700 |
| 20 6'x6' standard storm manhole | EA | \$6,750.00 | 0 | \$0 |
| 21 5'x5' standard storm manhole | EA | \$5,600.00 | 3 | \$16,800 |
| 22 4'x4' standard storm manhole | EA | \$4,650.00 | 11 | \$51,150 |
| 23 24" Dia manhole riser on RCB | EA | \$2,000.00 | 2 | \$4,000 |
| 24 Type FW headwall at 5'x5' RCB | EA | \$7,500.00 | 0 | \$0 |
| 25 Sloped headwall at 54" RCP | EA | \$8,250.00 | 0 | \$0 |
| 26 Sloped headwall at 48" RCP | EA | \$5,250.00 | 0 | \$0 |
| 27 Sloped headwall at 42" RCP | EA | \$4,400.00 | 0 | \$0 |
| 28 Sloped headwall at 30" RCP | EA | \$3,000.00 | 0 | \$0 |
| 29 Sloped headwall at 27" RCP | EA | \$2,900.00 | 0 | \$0 |
| 30 Sloped headwall at 21" RCP | EA | \$2,700.00 | 0 | \$0 |
| 31 Detention pond outfall structure | LF | \$20,000.00 | 0 | \$0 |
| 32 Trench safety | LF | \$0.25 | 10,218 | \$2,555 |
| 33 Testing | LF | \$4.75 | 10,218 | \$48,537 |
| 34 Maintenance bond (2% of total \$) | LS | | | \$34,198 |
| TOTAL | | | | \$1,744,094 |

RIVER RIDGE
CRANDALL, KAUFMAN COUNTY, TEXAS
JBI Project No. PMB001
2/10/2022

PHASE 3
Approximate # of lots: 337
Approximate Developable Acres: 73.19
Approximate length 27' streets (lf): 10,900
Approximate length 37' streets (lf): 1,000

ONSITE COSTS

G. Retaining Walls

| | Units | Cost | Quantity | Total |
|-----------------------|--------------|-------------|-----------------|------------------|
| 1 1' to 2' high walls | FF | \$9.50 | 8,896 | \$84,512 |
| 2 2' to 3' high walls | FF | \$10.00 | 7,566 | \$75,658 |
| 3 3' to 4' high walls | FF | \$10.50 | 2,624 | \$27,547 |
| 4 4' to 5' high walls | FF | \$11.00 | 0 | \$0 |
| 5 5' to 6' high walls | FF | \$12.00 | 0 | \$0 |
| TOTAL | | | | \$187,717 |

RIVER RIDGE
 CRANDALL, KAUFMAN COUNTY, TEXAS
 JBI Project No. PMB001
 2/10/2022

OFFSITE
 Approximate # of lots: 0
 Approximate Acres: 9.00
 Approximate length 2-25' streets (lf): 3,950

OFFSITE COSTS

| | Units | Cost | Quantity | Total |
|--|-------|--------------|----------|--------------------|
| A. Erosion Control | | | | |
| 1 Stabilized construction entrance | EA | \$2,000.00 | 1 | \$2,000 |
| 2 Silt fence prior to earthwork | LF | \$1.50 | 7,900 | \$11,850 |
| 3 Rock check dam | EA | \$950.00 | 0 | \$0 |
| 4 Inlet protection | EA | \$200.00 | 12 | \$2,400 |
| 5 4' curlex at back of curb after paving | LF | \$0.65 | 8,098 | \$5,263 |
| 6 Seed disturbed area | AC | \$400.00 | 7.20 | \$2,880 |
| 7 Solid bermuda sod disturbed area | SY | \$3.75 | 10,771 | \$40,391 |
| 8 Hydromulch disturbed area | SF | \$0.20 | 438,333 | \$87,667 |
| 9 Truck watering | WK | \$4,100.00 | 4.00 | \$16,400 |
| 10 SWPPP book and inspections | LS | \$6,500.00 | 1 | \$6,500 |
| TOTAL | | | | \$175,351 |
| B. Earthwork | | | | |
| 1 Clearing & grubbing | AC | \$900.00 | 7.17 | \$6,453 |
| 1 Clearing & grubbing (with trees) | AC | \$1,700.00 | 5.10 | \$8,670 |
| 2 Unclassified street excavation (1.5' across site) | CY | \$2.20 | 17,500 | \$38,500 |
| 3 Process and place wet utility spoils | CY | \$2.75 | 32,000 | \$88,000 |
| 4 Earthwork density testing | CY | \$0.65 | 49,500 | \$32,175 |
| TOTAL | | | | \$173,798 |
| C. Paving | | | | |
| 1 8"-4,000 psi conc. street pavement w/ #4 bars @ 18" OC | SY | \$42.52 | 21,944 | \$933,028 |
| 2 6"-4,000 psi conc. street pvmt. w/ #4 bars @ 18" OC | SY | \$33.00 | 0 | \$0 |
| 3 8" (48 lbs./sy) lime stabilized subgrade | SY | \$4.20 | 23,700 | \$99,540 |
| 4 6" (48 lbs./sy) lime stabilized subgrade | SY | \$3.40 | 0 | \$0 |
| 5 Hydrated lime material | TN | \$163.00 | 569 | \$92,714 |
| 6 Right turn lanes (HWY175 service road & CR741) | EA | \$175,000.00 | 2 | \$350,000 |
| 7 Connect to existing pavement | LF | \$12.50 | 86 | \$1,075 |
| 8 Street signs & poles | EA | \$950.00 | 8 | \$7,600 |
| 9 Traffic Control | LS | \$7,000.00 | 1 | \$7,000 |
| 10 Testing | SY | \$0.95 | 23,700 | \$22,515 |
| 11 Maintenance bond (2% of total \$) | LS | | | \$30,269 |
| TOTAL | | | | \$1,543,741 |
| D. Water System | | | | |
| 1 12" PVC Pipe | LF | \$57.90 | 12,200 | \$706,322 |
| 2 12" PVC Pipe (south of Hwy 175) | LF | \$50.00 | 1,650 | \$82,500 |
| 3 12" Valve | EA | \$2,400.00 | 18 | \$43,200 |
| 4 Fire hydrant with 6" valve (500' spacing) | EA | \$4,350.00 | 18 | \$78,300 |
| 5 Fittings (1 TN/ 1,000 LF) | TON | \$5,500.00 | 13.85 | \$76,175 |
| 6 Connect to existing pipe | EA | \$925.00 | 1 | \$925 |
| 7 Trench safety | LF | \$0.30 | 13,850 | \$4,155 |
| 8 Bore under US Hwy 175 with 18" dia. steel encasement | LF | \$500.00 | 350 | \$175,000 |
| 9 Bore under Trinity Road with 18" dia. steel encasement | LF | \$425.00 | 50 | \$21,250 |
| 10 Testing | LF | \$2.75 | 13,850 | \$38,088 |
| 11 Maintenance bond (2% of total \$) | LS | | | \$24,518 |
| TOTAL | | | | \$1,250,433 |
| E. Sanitary Sewer System | | | | |
| 1 18" PVC Pipe | LF | \$85.00 | 6,194 | \$526,458 |
| 2 12" PVC Pipe | LF | \$58.00 | 150 | \$8,700 |
| 3 10" PVC Pipe | LF | \$51.00 | 180 | \$9,180 |
| 4 8" PVC Pipe | LF | \$41.00 | 50 | \$2,050 |
| 5 5' Manhole | EA | \$5,100.00 | 12 | \$61,200 |
| 6 Connect to existing pipe | EA | \$925.00 | 1 | \$925 |
| 7 Trench safety | LF | \$0.75 | 6,574 | \$4,930 |
| 8 Bore under US Hwy 175 with 30" dia. steel encasement | LF | \$850.00 | 350 | \$297,500 |
| 9 Testing | LF | \$3.75 | 6,574 | \$24,651 |
| 10 Maintenance bond (2% of total \$) | LS | | | \$18,712 |
| TOTAL | | | | \$954,306 |
| F. Drainage System | | | | |
| 1 8'x7' RCB | LF | \$500.00 | 1,883 | \$941,480 |
| 2 8'x5' RCB | LF | \$437.00 | 2,290 | \$1,000,730 |
| 3 36" RCP | LF | \$112.00 | 215 | \$24,080 |
| 4 30" RCP | LF | \$87.00 | 760 | \$66,120 |
| 5 24" RCP | LF | \$69.00 | 150 | \$10,350 |
| 6 21" RCP | LF | \$57.00 | 365 | \$20,805 |
| 7 10' Curb Inlet | EA | \$3,200.00 | 12 | \$38,400 |
| 8 Type PW headwall at 9-8'x7' RCB | EA | \$75,000.00 | 2 | \$150,000 |
| 9 Type PW headwall at 7-8'x5' RCB | EA | \$55,000.00 | 2 | \$110,000 |
| 10 Type PW headwall at 3-8'x5' RCB | EA | \$25,000.00 | 2 | \$50,000 |
| 11 Sloped headwall at 36" RCP | EA | \$3,900.00 | 2 | \$7,800 |
| 12 Sloped headwall at 24" RCP | EA | \$2,800.00 | 2 | \$5,600 |
| 13 12"-15" rock rip-rap | SY | \$90.00 | 1,200 | \$108,000 |
| 14 8"-12" rock rip-rap | SY | \$87.00 | 80 | \$6,960 |
| 15 Trench safety | LF | \$0.25 | 5,663 | \$1,416 |
| 16 Testing | LF | \$4.75 | 5,663 | \$26,899 |
| 17 Maintenance bond (2% of total \$) | LS | | | \$32,543 |
| TOTAL | | | | \$2,601,183 |

APPENDIX C
LEGAL DESCRIPTION

Improvement Area #1 and the Single-Family Residential Major Improvement Area

**Legal Description of the
Property**

**POD "A" LEGAL DESCRIPTION
253.78 ACRES**

BEING a tract of land situated in the D. WILKERSON SURVEY, ABSTRACT NO. 566, Kaufmann County, Texas and being all of those tracts of land conveyed in deeds to Texas Opportunities, L.P. according to the documents of record filed in Volume 1984, Page 308, Volume 1734, Page 109, and all of those tracts conveyed in deeds to JWS Land, Ltd. according to the documents filed in Volume 2846, Page 379, Volume 2846, Page 374 and part of that tract conveyed in deed to Texas Opportunities, L.P. according to the document of record filed in Volume 1805, Page 195 Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the most northern corner of the 106.789 acre tract of land as recorded in Volume 1805, Page 195;

THENCE S 44° 33' 19" E with the northeastern line of said 106.789 acre tract, a distance of 316.70 feet to the most westerly corner of the 80.78 acre tract of land conveyed by Deed in Volume 1734 Page 109;

THENCE N 45° 40' 40" E with the northwesterly line of said 80.78 acre tract a distance of 1380.39 feet to the most northerly corner of said 80.78 tract;

THENCE S 44° 39' 59" E with the northeasterly line of said 80.78 tract a distance of 2110.06 feet;

THENCE S 44° 51' 32" E with the northeasterly line of said 80.78 tract a distance of 427.94 feet to the most easterly corner of said 80.78 tract and the most northern corner of the 47.479 acre tract conveyed to JWS Land, Ltd. in Volume 2846 Page 379;

THENCE S 44° 35' 09" E with the northeastern line of said 47.479 acre tract a distance of 1506.50 feet to the most easterly corner of said 47.494 acre tract;

THENCE S 45° 20' 21" W with the southeastern line of said 47.479 acre tract a distance of 581.45 feet;

THENCE N 44° 35' 09" W with the southeastern line of said 47.479 acre tract a distance of 78.00 feet;

THENCE S 45° 20' 21" W with the southeastern line of said 47.479 acre tract a distance of 915.35 feet to the most southern corner of said 47.479 acre tract;

THENCE N 44° 22' 50" W with the southwestern line of said 47.479 acre tract a distance of 745.12 feet;

THENCE S 45° 43' 51" W with the southwestern line of said 47.479 acre tract a distance of 21.30 feet;

THENCE N 42° 32' 39" W with the southwestern line of said 47.479 acre tract a distance of 485.00 feet;

THENCE N 42° 51' 24" W with the southwestern line of said 47.479 acre tract a distance of 92.98 feet to the most eastern corner of the 50.029 acre tract conveyed in Volume 2846, Page 374;

THENCE S 45° 38' 39" W with the southeastern lie of said 50.029 acre tract a distance of 150.08 feet to the most northern corner of Tract 2, a 2.245 acre tract conveyed to Texas Opportunities, L.P. in Volume 1984, Page 308;

THENCE S 42° 38' 28" E with the northeast line of said 2.245 acre tract a distance of 409.93 feet to the most eastern corner of said 2.245 acre tract;

THENCE S 45° 38' 36" W with the southeastern line of said 2.245 acre tract a distance of 239.94 feet to a point in the northeast line of said 50.029 acre tract;

THENCE S 42° 38' 46" E with the southeastern line of said 50.029 acre tract a distance of 120.05 feet;

THENCE S 45° 38' 25" W with the southeastern line of said 50.029 acre tract a distance of 897.64 feet to the most southern corner of said 50.029 acre tract;

THENCE N 43° 46' 25" W with the southwestern line of said 50.029 acre tract a distance of 883.45 feet to the most easterly southern corner of Tract 1, a 17.704 acre tract conveyed to Texas Opportunities, L.P. in Volume 1984, Page 308 ;

THENCE S 46° 13' 35" W with the southeastern line of said 17.704 acre tract a distance of 165.14 feet;

THENCE S 43° 46' 25" E with the southeastern line of said 17.704 acre tract a distance of 35.00 feet;

THENCE S 46° 13' 35" W with the southeastern line of said 17.704 acre tract a distance of 121.83 feet;

THENCE N 44° 20' 01" W with the southwestern line of said 17.704 acre tract a distance of 1203.55 feet to point in the southeast line of said 106.789 acre tract;

THENCE N 44° 18' 41" W a distance of 1426.89 feet to a point in the northwest line of said 106.789 acre tract;

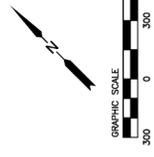
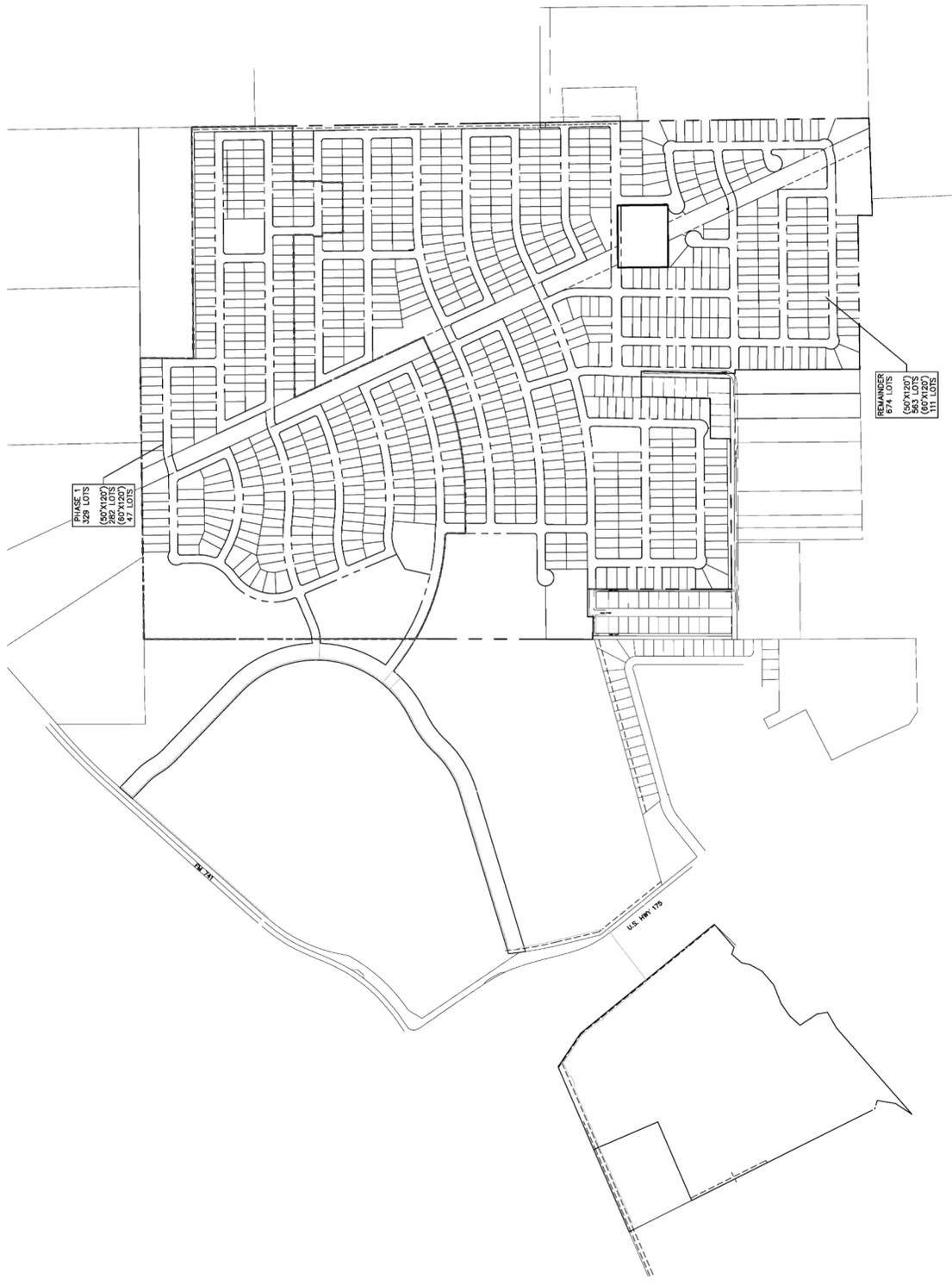
THENCE N 45° 03' 37" E with the northwest line of said 106.789 acre tract a distance of 1678.58 feet to the POINT OF BEGINNING, and containing 256.159 acres of land;

SAVE AND EXCEPT that 2.379acre tract conveyed to Texas Power & Light Company in Deed recorded in Volume 875, Page 795, leaving a net of 253.78 acres of land, more or less.

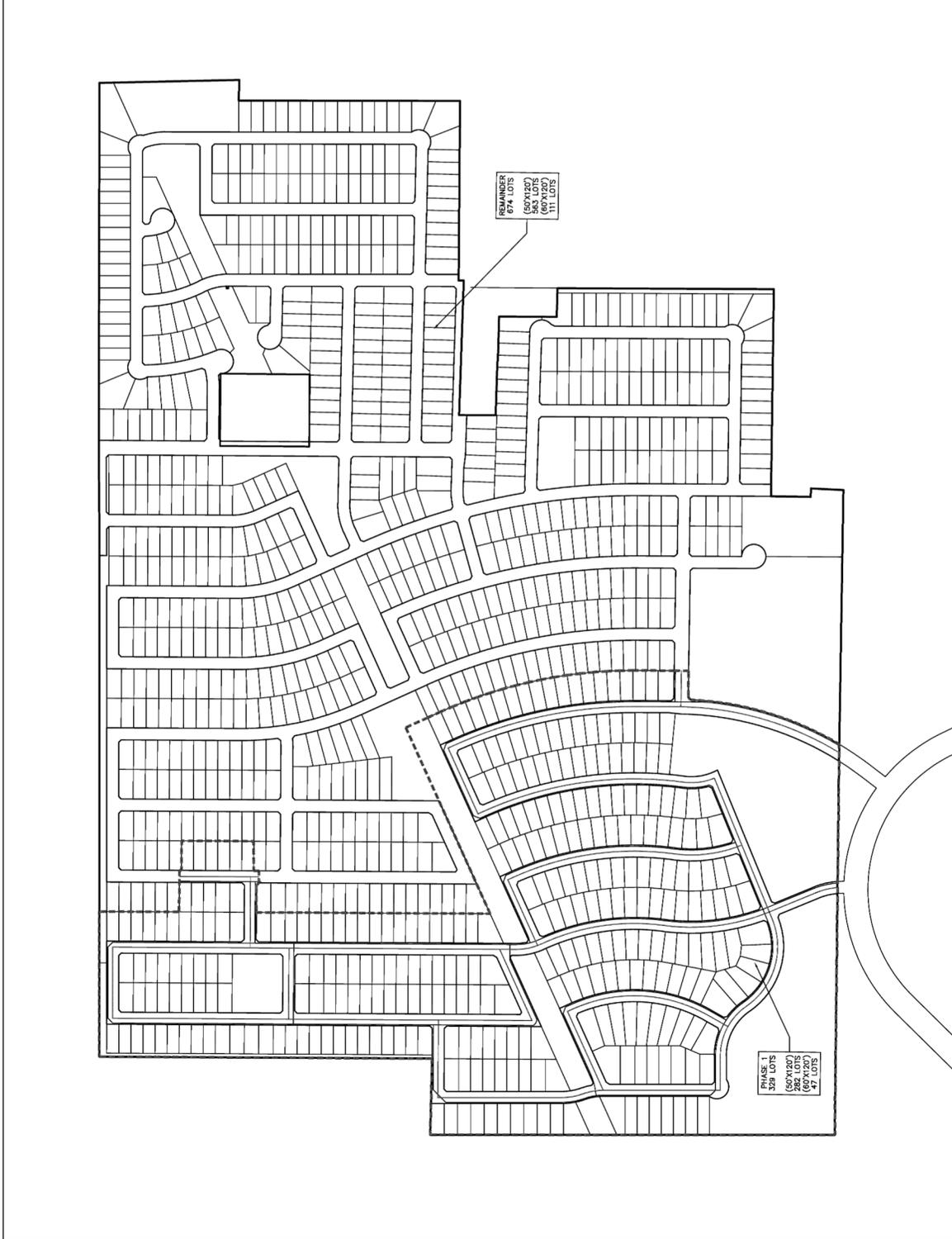
APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

LEGEND

| | |
|---------|-----------------------------------|
| — | WATER INFRASTRUCTURE IMPROVEMENTS |
| - - - | SEWER INFRASTRUCTURE IMPROVEMENTS |
| - - - - | PHASE 1 BOUNDARY |



| | | | |
|--|--|------------------------------|----------------------------|
| | 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBP# No. F-438 TBPUS No. 10076000 | PROJECT NO. PMB001 | SHEET NO. 1 of 1 |
| | MASTER INFRASTRUCTURE IMPROVEMENTS RIVER RIDGE NORTH River Ridge Planned Improvement District of Kaufman County, Texas | | |

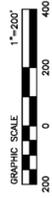


PHASE 1
BOUNDARY

STREET AND
ALLEY PAVING

WATER, STORM
AND SEWER

RESIDENTIAL: 51.5 AC
OPEN SPACE: 20.7 AC



| | |
|---|--------|
| PROJECT NO. | PMB001 |
| PHASE 1 IMPROVEMENTS | |
| SHEET NO. | 1 of 1 |
| River Ridge Planned Improvement District of Kaufman County, Texas | |

JBI PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CRANDALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Crandall, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***River Ridge Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF KAUFMAN

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of two Lot Types.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 60 feet.

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet.

A) Proposed Residential Development

Table F-1 shows the proposed residential units to be developed in the Single-Family Residential Property within the PID.

Table F-1
Proposed Residential Development of the Single-Family Residential Property within the PID

| Description | Proposed Development | |
|--------------------|-----------------------------|--------------|
| Lot Type 1 (60 Ft) | 158 | Units |
| Lot Type 2 (50 Ft) | 845 | Units |
| Total | 1,003 | Units |

Table F-2 shows the proposed residential units within the Improvement Area #1.

Table F-2
Proposed Residential Development – Improvement Area #1

| Description | Proposed Development | |
|--------------------|-----------------------------|--------------|
| Lot Type 1 (60 Ft) | 47 | Units |
| Lot Type 2 (50 Ft) | 282 | Units |
| Total | 329 | Units |

Table F-3 shows the proposed residential Lot Types within the Single-Family Residential Major Improvement Area.

Table F-3
Proposed Residential Development – Single-Family Residential Major Improvement Area

| Description | Proposed Development | |
|--------------------|-----------------------------|--------------|
| Lot Type 1 (60 Ft) | 111 | Units |
| Lot Type 2 (50 Ft) | 563 | Units |
| Total | 674 | Units |

B) Calculation of Equivalent Units

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Single-Family Residential Major Improvement Area Projects to be financed with the Single-Family Residential Major Improvement Bonds shall be allocated to the Single-Family Residential Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Single-Family Residential Major Improvement Area Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft, 50 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications from Lot Type 1 (60 Ft Lots) representing the highest value to Lot Type 2 (50 Ft Lot) representing the lowest value for residential lots are set forth in Table F-4. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (60 Ft Lots) to 1.0.

Table F-4
Equivalent Unit Factors

| Lot Type | Estimated Average Unit Value¹ | Equivalent Unit Factor |
|--------------------|---|-------------------------------|
| Lot Type 1 (60 Ft) | \$365,000 | 1.00 per dwelling unit |
| Lot Type 2 (50 Ft) | \$350,000 | 0.96 per dwelling unit |

¹ Calculated based on the estimated average unit value provided by the Developer at the time of levy.

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-5 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types, and number of units estimated to be built within Improvement Area #1.

Table F-5
Estimated Equivalent Units - Improvement Area #1

| Lot Type | Planned No. of units | Equivalent Unit Factor¹ | Total Equivalent Units |
|-------------------------------|-----------------------------|---|-------------------------------|
| Lot Type 1 (60 Ft) | 47 | 1.00 | 47.00 |
| Lot Type 2 (50 Ft) | 282 | 0.96 | 270.72 |
| Total Equivalent Units | 329 | | 317.72 |

¹ Calculated based on the estimated average unit value provided by the Developer at the time of levy.

The total estimated Equivalent Units for the Single-Family Residential Major Improvement Area is shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types and number of units estimated to be built within The Single-Family Residential Major Improvement Area.

Table F-6
Estimated Equivalent Units -Single-Family Residential Major Improvement Area

| Lot Type | Planned No. of units | Equivalent Unit Factor¹ | Total Equivalent Units |
|-------------------------------|-----------------------------|---|-------------------------------|
| Lot Type 1 (60 Ft) | 111 | 1.00 | 111 |
| Lot Type 2 (50 Ft) | 563 | 0.96 | 540 |
| Total Equivalent Units | 674 | | 651.48 |

¹ Calculated based on the estimated average unit value provided by the Developer at the time of levy.

C) 2022 Allocation of Assessments to Lots within Improvement Area #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Bonds which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is \$18,506,842. As shown in Table F-5, there are a total of 317.72 estimated Equivalent Units in Improvement Area #1, resulting in an original Assessment per Equivalent Unit of \$58,248.90.

The original Assessment per dwelling unit or acre is calculated as the product of (i) \$58,248.90 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$58,248.90 (i.e. \$58,248.90 × 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$55,918.95 (i.e. \$58,248.90 × 0.96). Table F-7.1 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-7.1
Assessment Per Unit – Improvement Area #1 - Original

| Type | Planned No. of Units | Assessment per Equivalent Unit | Equivalent Unit Factor ¹ | Assessment Per Unit | Total Assessments |
|--------------------|----------------------|--------------------------------|-------------------------------------|-------------------------------|---------------------|
| Lot Type 1 (60 Ft) | 47 | \$58,248.90 | 1.00 | \$58,248.90 per dwelling unit | \$2,737,699 |
| Lot Type 2 (50 Ft) | 282 | \$58,248.90 | 0.96 | \$55,918.95 per dwelling unit | \$15,769,143 |
| Total | 329 | | | | \$18,506,842 |

¹Calculated based on the estimated average unit value provided by the Developer at the time of levy.

The revised Assessment per dwelling unit or acre is calculated as the product of (i) \$54,151.45 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$54,151.45 (i.e. \$54,151.45 × 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$51,985.40 (i.e. \$54,151.45 × 0.96). Table F-7.2 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-7.2
Assessment Per Unit – Improvement Area #1 - Revised

| Type | Planned No. of Units | Assessment per Equivalent Unit | Equivalent Unit Factor ¹ | Assessment per Unit | Total Assessments |
|--------------------|----------------------|--------------------------------|-------------------------------------|-------------------------------|---------------------|
| Lot Type 1 (60 Ft) | 47 | \$54,151.45 | 1.00 | \$54,151.45 per dwelling unit | \$2,545,118 |
| Lot Type 2 (50 Ft) | 282 | \$54,151.45 | 0.96 | \$51,985.40 per dwelling unit | \$14,659,882 |
| Total | 329 | | | | \$17,205,000 |

¹Calculated based on the estimated average unit value provided by the Developer at the time of levy.

The original projected leverage calculated based on the original estimated land values, finished lot values and home values provided by the Developer for each unit is shown in Table F-8.1

Table F-8.1
Projected Leverage – Improvement Area #1 - Original

| Description | Planned No. of Units | Projected Finished Lot Value per unit ¹ | Projected Home Value per unit ¹ | Assessment Per Unit | Leverage (Lot Value) | Leverage (Home Value) |
|--------------------|----------------------|--|--|---------------------|----------------------|-----------------------|
| Lot Type 1 (60 Ft) | 111 | \$78,000 | \$365,000 | \$58,248.90 | 1.34 | 6.27 |
| Lot Type 2 (50 Ft) | 563 | \$65,000 | \$350,000 | \$55,918.95 | 1.16 | 6.26 |

¹Calculated based on the projected finished lot value per unit and projected home value per unit provided by the Developer at the time of levy.

The revised projected leverage calculated based on the updated estimated land values, finished lot values and home values provided by the Developer for each unit is shown in Table F-8.2

Table F-8.2
Projected Leverage – Improvement Area #1 - Revised

| Description | Planned No. of Units | Projected Finished Lot Value per unit¹ | Projected Home Value per unit¹ | Assessment Per Unit | Leverage (Lot Value) | Leverage (Home Value) |
|--------------------|-----------------------------|--|--|----------------------------|-----------------------------|------------------------------|
| Lot Type 1 (60 Ft) | 111 | \$84,840 | \$385,000 | \$54,151.45 | 1.57 | 7.11 |
| Lot Type 2 (50 Ft) | 563 | \$74,235 | \$375,000 | \$51,985.40 | 1.43 | 7.21 |

¹ Calculated based on the updated projected finished lot value per unit and projected home value per unit provided by the Developer at the time of issuance of the Improvement Area #1 Bonds.

The projected tax rate equivalent per unit calculated based on the original estimated finished lot values and home values provided the Developer for each unit is shown in Table F-9.1 on the following page.

Table F-9.1
Projected Tax Rate Equivalent Per Unit – Improvement Area #1 - Original

| Description | Planned No. of Units | Projected Finished Lot Value per unit¹ | Projected Home Value per unit¹ | Projected Average Annual Installment per unit | Tax Rate Equivalent (per \$100 Lot Value) | Tax Rate Equivalent (per \$100 Home Value) |
|--------------------|-----------------------------|--|--|--|--|---|
| Lot Type 1 (60 Ft) | 47 | \$78,000 | \$365,000 | \$3,841.07 | \$4.92 | \$1.05 |
| Lot Type 2 (50 Ft) | 282 | \$65,000 | \$350,000 | \$3,687.42 | \$5.67 | \$1.05 |

¹ Calculated based on the original projected finished lot value per unit and projected home value per unit provided by the Developer at the time of levy.

The revised projected tax rate equivalent per unit calculated based on the updated estimated finished lot values and home values provided the Developer for each unit is shown in Table F-9.2 on the following page.

Table F-9.2
Projected Tax Rate Equivalent Per Unit – Improvement Area #1 - Revised

| Description | Planned No. of Units | Projected Finished Lot Value per unit¹ | Projected Home Value per unit¹ | Projected Average Annual Installment per unit | Tax Rate Equivalent (per \$100 Lot Value) | Tax Rate Equivalent (per \$100 Home Value) |
|--------------------|-----------------------------|--|--|--|--|---|
| Lot Type 1 (60 Ft) | 47 | \$84,840 | \$385,000 | \$4,353.97 | \$5.13 | \$1.13 |
| Lot Type 2 (50 Ft) | 282 | \$74,235 | \$375,000 | \$4,179.81 | \$5.63 | \$1.11 |

¹ Calculated based on the updated projected finished lot value per unit and projected home value per unit provided by the Developer at the time of issuance of the Improvement Area #1 Bonds.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no

Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Single-Family Residential Major Improvement Area Assessments to Lot Types in the Single-Family Residential Major Improvement Area

As shown in Section IV of this Service and Assessment Plan, the total amount of the Single-Family Residential Major Improvement Area which represents the total Assessment to be allocated on all Parcels within the Single-Family Residential Major Improvement Area is \$5,453,340. As shown in Table F-6, there are a total of 651.48 estimated Equivalent Units in the Single-Family Residential Major Improvement Area, resulting in an original Assessment per Equivalent Unit of \$8,370.70.

The original Assessment per dwelling unit or acre is calculated as the product of (i) \$8,370.70 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$8,370.70 (i.e. \$8,370.70 × 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$8,035.87 (i.e. \$8,370.70 × 0.96). Table F-10 sets forth the Assessment per dwelling unit for each Lot Type in the Single-Family Residential Major Improvement Area.

Table F-10.1
Assessment Per Unit – Single-Family Residential Major Improvement Area - Original

| Type | Planned No. of Units | Assessment per Equivalent Unit | Equivalent Unit Factor¹ | Assessment Per Unit | Total Assessments |
|--------------------|-----------------------------|---------------------------------------|---|------------------------------|--------------------------|
| Lot Type 1 (60 Ft) | 111 | \$8,370.70 | 1.00 | \$8,370.70 per dwelling unit | \$929,147 |
| Lot Type 2 (50 Ft) | 563 | \$8,370.70 | 0.96 | \$8,035.87 per dwelling unit | \$4,524,193 |
| Total | 674 | | | | \$5,453,340 |

¹ Calculated based on the estimated average unit value provided by the Developer at the time of levy.

The revised Assessment per dwelling unit or acre is calculated as the product of (i) \$8,370.17 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$8,370.17 (i.e. \$8,370.17 × 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$8,035.37 (i.e. \$8,370.17 × 0.96). Table F-10 sets forth the Assessment per dwelling unit for each Lot Type in the Single-Family Residential Major Improvement Area.

Table F-10.2
Assessment Per Unit – Single-Family Residential Major Improvement Area - Revised

| Type | Planned No. of Units | Assessment per Equivalent Unit | Equivalent Unit Factor ¹ | Assessment Per Unit | Total Assessments |
|--------------------|----------------------|--------------------------------|-------------------------------------|------------------------------|--------------------|
| Lot Type 1 (60 Ft) | 111 | \$8,370.17 | 1.00 | \$8,370.17 per dwelling unit | \$929,089 |
| Lot Type 2 (50 Ft) | 563 | \$8,370.17 | 0.96 | \$8,035.37 per dwelling unit | \$4,523,911 |
| Total | 674 | | | | \$5,453,000 |

¹ Calculated based on the estimated average unit value provided by the Developer at the time of levy.

The projected leverage calculated based on the original estimated land values, finished lot values and home values provided by the Developer for each unit is shown in Table F-11.1.

Table F-11.1
Projected Leverage – Single-Family Residential Major Improvement Area - Original

| Description | Planned No. of Units | Projected Finished Lot Value per unit ¹ | Projected Home Value per unit ¹ | Assessment Per Unit | Leverage (Lot Value) | Leverage (Home Value) |
|--------------------|----------------------|--|--|---------------------|----------------------|-----------------------|
| Lot Type 1 (60 Ft) | 111 | \$78,000 | \$365,000 | \$8,370.70 | 9.32 | 43.60 |
| Lot Type 2 (50 Ft) | 563 | \$65,000 | \$350,000 | \$8,035.87 | 8.09 | 43.55 |

¹ Calculated based on the original projected finished lot value per unit and projected home value per unit provided by the Developer at the time of levy.

The revised projected leverage calculated based on the updated estimated land values, finished lot values and home values provided by the Developer for each unit is shown in Table F-11.2.

Table F-11.2
Projected Leverage – Single-Family Residential Major Improvement Area - Revised

| Description | Planned No. of Units | Projected Finished Lot Value per unit ¹ | Projected Home Value per unit ¹ | Assessment Per Unit | Leverage (Lot Value) | Leverage (Home Value) |
|--------------------|----------------------|--|--|---------------------|----------------------|-----------------------|
| Lot Type 1 (60 Ft) | 111 | \$84,840 | \$385,000 | \$8,370.17 | 10.14 | 46.00 |
| Lot Type 2 (50 Ft) | 563 | \$74,235 | \$375,000 | \$8,035.37 | 9.24 | 46.67 |

¹ Calculated based on the updated projected finished lot value per unit and projected home value per unit provided by the Developer at the time of issuance of the Single-Family Residential Major Improvement Area Bonds.

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit within the Single-Family Residential Major Improvement Area is shown in Table F-12.1.

Table F-12.1
Projected Tax Rate Equivalent Per Unit – Single-Family Residential Major Improvement Area - Original

| Description | Planned No. of Units | Projected Finished Lot Value per unit¹ | Projected Home Value per unit¹ | Projected Average Annual Installment per unit | Tax Rate Equivalent (per \$100 Lot Value) | Tax Rate Equivalent (per \$100 Home Value) |
|--------------------|-----------------------------|--|--|--|--|---|
| Lot Type 1 (60 Ft) | 111 | \$78,000 | \$365,000 | \$651.97 | \$0.84 | \$0.18 |
| Lot Type 2 (50 Ft) | 563 | \$65,000 | \$350,000 | \$625.89 | \$0.96 | \$0.18 |

¹ Calculated based on the original projected finished lot value per unit and projected home value per unit provided by the Developer at the time of levy.

The Assessment and Annual Installments for each Parcel or Lot located within the Single-Family Residential Major Improvement Area is shown on the Single-Family Residential Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Table F-12.2
Projected Tax Rate Equivalent Per Unit – Single-Family Residential Major Improvement Area - Revised

| Description | Planned No. of Units | Projected Finished Lot Value per unit¹ | Projected Home Value per unit¹ | Projected Average Annual Installment per unit | Tax Rate Equivalent (per \$100 Lot Value) | Tax Rate Equivalent (per \$100 Home Value) |
|--------------------|-----------------------------|--|--|--|--|---|
| Lot Type 1 (60 Ft) | 111 | \$84,840 | \$385,000 | \$756.37 | \$0.89 | \$0.20 |
| Lot Type 2 (50 Ft) | 563 | \$74,235 | \$375,000 | \$726.11 | \$0.98 | \$0.19 |

¹ Calculated based on the updated projected finished lot value per unit and projected home value per unit provided by the Developer at the time of issuance of the Single-Family Residential Major Improvement Area Bonds.

The revised Assessment and Annual Installments for each Parcel or Lot located within the Single-Family Residential Major Improvement Area is shown on the Single-Family Residential Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA ASSESSMENT
ROLL

**Appendix G-1
Single-Family Residential Major Improvement Area Assessment Roll**

| | |
|-------------------------------|---------------------------------|
| Parcel | Parcels 16022 and 216107 |
| Assessment | \$5,453,000 |
| Total Equivalent Units | 651.48 |

| Year¹ | Principal² | Interest² | Administrative Expenses³ | Additional Interest Reserve | Total Annual Installment⁴ |
|-------------------------|------------------------------|-----------------------------|--|------------------------------------|---|
| 9/1/2023 | \$124,000 | \$301,929 | \$40,000 | \$27,265 | \$493,194 |
| 9/1/2024 | \$71,000 | \$354,720 | \$40,800 | \$26,645 | \$493,165 |
| 9/1/2025 | \$74,000 | \$350,371 | \$41,616 | \$26,290 | \$492,277 |
| 9/1/2026 | \$79,000 | \$345,839 | \$42,448 | \$25,920 | \$493,207 |
| 9/1/2027 | \$83,000 | \$341,000 | \$43,297 | \$25,525 | \$492,822 |
| 9/1/2028 | \$88,000 | \$335,916 | \$44,163 | \$25,110 | \$493,189 |
| 9/1/2029 | \$93,000 | \$330,526 | \$45,046 | \$24,670 | \$493,243 |
| 9/1/2030 | \$98,000 | \$324,830 | \$45,947 | \$24,205 | \$492,982 |
| 9/1/2031 | \$103,000 | \$318,828 | \$46,866 | \$23,715 | \$492,409 |
| 9/1/2032 | \$109,000 | \$312,519 | \$47,804 | \$23,200 | \$492,522 |
| 9/1/2033 | \$115,000 | \$305,843 | \$48,760 | \$22,655 | \$492,257 |
| 9/1/2034 | \$123,000 | \$298,080 | \$49,735 | \$22,080 | \$492,895 |
| 9/1/2035 | \$131,000 | \$289,778 | \$50,730 | \$21,465 | \$492,972 |
| 9/1/2036 | \$139,000 | \$280,935 | \$51,744 | \$20,810 | \$492,489 |
| 9/1/2037 | \$148,000 | \$271,553 | \$52,779 | \$20,115 | \$492,447 |
| 9/1/2038 | \$158,000 | \$261,563 | \$53,835 | \$19,375 | \$492,772 |
| 9/1/2039 | \$168,000 | \$250,898 | \$54,911 | \$18,585 | \$492,394 |
| 9/1/2040 | \$179,000 | \$239,558 | \$56,010 | \$17,745 | \$492,312 |
| 9/1/2041 | \$191,000 | \$227,475 | \$57,130 | \$16,850 | \$492,455 |
| 9/1/2042 | \$204,000 | \$214,583 | \$58,272 | \$15,895 | \$492,750 |
| 9/1/2043 | \$218,000 | \$200,813 | \$59,438 | \$14,875 | \$493,125 |
| 9/1/2044 | \$232,000 | \$186,098 | \$60,627 | \$13,785 | \$492,509 |
| 9/1/2045 | \$248,000 | \$170,438 | \$61,839 | \$12,625 | \$492,902 |
| 9/1/2046 | \$265,000 | \$153,698 | \$63,076 | \$11,385 | \$493,158 |
| 9/1/2047 | \$283,000 | \$135,810 | \$64,337 | \$10,060 | \$493,207 |
| 9/1/2048 | \$302,000 | \$116,708 | \$65,624 | \$8,645 | \$492,977 |
| 9/1/2049 | \$322,000 | \$96,323 | \$66,937 | \$7,135 | \$492,394 |
| 9/1/2050 | \$344,000 | \$74,588 | \$68,275 | \$5,525 | \$492,388 |
| 9/1/2051 | \$368,000 | \$51,368 | \$69,641 | \$3,805 | \$492,813 |
| 9/1/2052 | \$393,000 | \$26,528 | \$71,034 | \$1,965 | \$492,526 |
| Total | \$5,453,000 | \$7,169,108 | \$1,622,723 | \$537,925 | \$14,782,756 |

1 - The 9/1/XX dates represent the bond year end for the Single-Family Residential Major Improvement Bonds.

2 - Represents the principal and interest on the Single-family Residential Major Improvement Bonds. Interest is calculated using an interest rate of 6.125% in years 1 through 10 (2023-2032) and 6.75% in years 11 through 30 (2033-2052).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses for year 2023 will be funded with bond proceeds.

4 - Annual Installment does not include any TIRZ Annual Credit Amount.

**Appendix G-2
Single-Family Residential Major Improvement Area Assessment Roll by Lot Type**

| | |
|-------------------------------|---------------------------|
| Lot Type | Lot Type 1 (60 Ft) |
| Assessment | \$8,370 |
| Equivalent Unit Factor | 1.00 |

| Year¹ | Principal² | Interest² | Administrative Expenses³ | Additional Interest Reserve | Total Annual Installment⁴ |
|-------------------------|------------------------------|-----------------------------|--|------------------------------------|---|
| 9/1/2023 | \$190 | \$463 | \$61 | \$42 | \$757 |
| 9/1/2024 | \$109 | \$544 | \$63 | \$41 | \$757 |
| 9/1/2025 | \$114 | \$538 | \$64 | \$40 | \$756 |
| 9/1/2026 | \$121 | \$531 | \$65 | \$40 | \$757 |
| 9/1/2027 | \$127 | \$523 | \$66 | \$39 | \$756 |
| 9/1/2028 | \$135 | \$516 | \$68 | \$39 | \$757 |
| 9/1/2029 | \$143 | \$507 | \$69 | \$38 | \$757 |
| 9/1/2030 | \$150 | \$499 | \$71 | \$37 | \$757 |
| 9/1/2031 | \$158 | \$489 | \$72 | \$36 | \$756 |
| 9/1/2032 | \$167 | \$480 | \$73 | \$36 | \$756 |
| 9/1/2033 | \$177 | \$469 | \$75 | \$35 | \$756 |
| 9/1/2034 | \$189 | \$458 | \$76 | \$34 | \$757 |
| 9/1/2035 | \$201 | \$445 | \$78 | \$33 | \$757 |
| 9/1/2036 | \$213 | \$431 | \$79 | \$32 | \$756 |
| 9/1/2037 | \$227 | \$417 | \$81 | \$31 | \$756 |
| 9/1/2038 | \$243 | \$401 | \$83 | \$30 | \$756 |
| 9/1/2039 | \$258 | \$385 | \$84 | \$29 | \$756 |
| 9/1/2040 | \$275 | \$368 | \$86 | \$27 | \$756 |
| 9/1/2041 | \$293 | \$349 | \$88 | \$26 | \$756 |
| 9/1/2042 | \$313 | \$329 | \$89 | \$24 | \$756 |
| 9/1/2043 | \$335 | \$308 | \$91 | \$23 | \$757 |
| 9/1/2044 | \$356 | \$286 | \$93 | \$21 | \$756 |
| 9/1/2045 | \$381 | \$262 | \$95 | \$19 | \$757 |
| 9/1/2046 | \$407 | \$236 | \$97 | \$17 | \$757 |
| 9/1/2047 | \$434 | \$208 | \$99 | \$15 | \$757 |
| 9/1/2048 | \$464 | \$179 | \$101 | \$13 | \$757 |
| 9/1/2049 | \$494 | \$148 | \$103 | \$11 | \$756 |
| 9/1/2050 | \$528 | \$114 | \$105 | \$8 | \$756 |
| 9/1/2051 | \$565 | \$79 | \$107 | \$6 | \$756 |
| 9/1/2052 | \$603 | \$41 | \$109 | \$3 | \$756 |
| Total | \$8,370 | \$11,004 | \$2,491 | \$826 | \$22,691 |

1 - The 9/1/XX dates represent the bond year end for the Single-Family Residential Major Improvement Bonds.

2 - Represents the principal and interest on the Single-family Residential Major Improvement Bonds. Interest is calculated using an interest rate of 6.125% in years 1 through 10 (2023-2032) and 6.75% in years 11 through 30 (2033-2052).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses for year 2023 will be funded with bond proceeds.

4 - Annual Installment does not include any TIRZ Annual Credit Amount.

**Appendix G-3
Single-Family Residential Major Improvement Area Assessment Roll by Lot Type**

| | |
|-------------------------------|---------------------------|
| Lot Type | Lot Type 2 (50 Ft) |
| Assessment | \$8,035 |
| Equivalent Unit Factor | 0.96 |

| Year¹ | Principal² | Interest² | Administrative Expenses³ | Additional Interest Reserve | Total Annual Installment⁴ |
|-------------------------|------------------------------|-----------------------------|--|------------------------------------|---|
| 9/1/2023 | \$183 | \$445 | \$59 | \$40 | \$727 |
| 9/1/2024 | \$105 | \$523 | \$60 | \$39 | \$727 |
| 9/1/2025 | \$109 | \$516 | \$61 | \$39 | \$725 |
| 9/1/2026 | \$116 | \$510 | \$63 | \$38 | \$727 |
| 9/1/2027 | \$122 | \$502 | \$64 | \$38 | \$726 |
| 9/1/2028 | \$130 | \$495 | \$65 | \$37 | \$727 |
| 9/1/2029 | \$137 | \$487 | \$66 | \$36 | \$727 |
| 9/1/2030 | \$144 | \$479 | \$68 | \$36 | \$726 |
| 9/1/2031 | \$152 | \$470 | \$69 | \$35 | \$726 |
| 9/1/2032 | \$161 | \$461 | \$70 | \$34 | \$726 |
| 9/1/2033 | \$169 | \$451 | \$72 | \$33 | \$725 |
| 9/1/2034 | \$181 | \$439 | \$73 | \$33 | \$726 |
| 9/1/2035 | \$193 | \$427 | \$75 | \$32 | \$726 |
| 9/1/2036 | \$205 | \$414 | \$76 | \$31 | \$726 |
| 9/1/2037 | \$218 | \$400 | \$78 | \$30 | \$726 |
| 9/1/2038 | \$233 | \$385 | \$79 | \$29 | \$726 |
| 9/1/2039 | \$248 | \$370 | \$81 | \$27 | \$726 |
| 9/1/2040 | \$264 | \$353 | \$83 | \$26 | \$725 |
| 9/1/2041 | \$281 | \$335 | \$84 | \$25 | \$726 |
| 9/1/2042 | \$301 | \$316 | \$86 | \$23 | \$726 |
| 9/1/2043 | \$321 | \$296 | \$88 | \$22 | \$727 |
| 9/1/2044 | \$342 | \$274 | \$89 | \$20 | \$726 |
| 9/1/2045 | \$365 | \$251 | \$91 | \$19 | \$726 |
| 9/1/2046 | \$390 | \$226 | \$93 | \$17 | \$727 |
| 9/1/2047 | \$417 | \$200 | \$95 | \$15 | \$727 |
| 9/1/2048 | \$445 | \$172 | \$97 | \$13 | \$726 |
| 9/1/2049 | \$474 | \$142 | \$99 | \$11 | \$726 |
| 9/1/2050 | \$507 | \$110 | \$101 | \$8 | \$726 |
| 9/1/2051 | \$542 | \$76 | \$103 | \$6 | \$726 |
| 9/1/2052 | \$579 | \$39 | \$105 | \$3 | \$726 |
| Total | \$8,035 | \$10,564 | \$2,391 | \$793 | \$21,783 |

1 - The 9/1/XX dates represent the bond year end for the Single-Family Residential Major Improvement Bonds.
 2 - Represents the principal and interest on the Single-family Residential Major Improvement Bonds. Interest is calculated using an interest rate of 6.125% in years 1 through 10 (2023-2032) and 6.75% in years 11 through 30 (2033-2052).
 3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses for year 2023 will be funded with bond proceeds.
 4 - Annual Installment does not include any TIRZ Annual Credit Amount.

APPENDIX H
IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix H-1
Improvement Area #1 Assessment Roll

Parcel
Assessment
Total Equivalent Units

Parcel 216107
\$17,205,000
317.72

| Year¹ | Principal² | Interest² | Administrative Expenses³ | Additional Interest Reserve | Total Annual Installment⁴ |
|-------------------------|------------------------------|-----------------------------|--|------------------------------------|---|
| 9/1/2023 | \$381,000 | \$861,295 | \$55,000 | \$86,025 | \$1,383,320 |
| 9/1/2024 | \$230,000 | \$1,013,075 | \$56,100 | \$84,120 | \$1,383,295 |
| 9/1/2025 | \$242,000 | \$1,000,713 | \$57,222 | \$82,970 | \$1,382,905 |
| 9/1/2026 | \$255,000 | \$987,705 | \$58,366 | \$81,760 | \$1,382,831 |
| 9/1/2027 | \$269,000 | \$973,999 | \$59,534 | \$80,485 | \$1,383,018 |
| 9/1/2028 | \$284,000 | \$959,540 | \$60,724 | \$79,140 | \$1,383,404 |
| 9/1/2029 | \$300,000 | \$943,920 | \$61,939 | \$77,720 | \$1,383,579 |
| 9/1/2030 | \$316,000 | \$927,420 | \$63,178 | \$76,220 | \$1,382,818 |
| 9/1/2031 | \$335,000 | \$910,040 | \$64,441 | \$74,640 | \$1,384,121 |
| 9/1/2032 | \$353,000 | \$891,615 | \$65,730 | \$72,965 | \$1,383,310 |
| 9/1/2033 | \$373,000 | \$872,200 | \$67,045 | \$71,200 | \$1,383,445 |
| 9/1/2034 | \$396,000 | \$849,354 | \$68,386 | \$69,335 | \$1,383,074 |
| 9/1/2035 | \$421,000 | \$825,099 | \$69,753 | \$67,355 | \$1,383,207 |
| 9/1/2036 | \$448,000 | \$799,313 | \$71,148 | \$65,250 | \$1,383,711 |
| 9/1/2037 | \$476,000 | \$771,873 | \$72,571 | \$63,010 | \$1,383,454 |
| 9/1/2038 | \$506,000 | \$742,718 | \$74,023 | \$60,630 | \$1,383,370 |
| 9/1/2039 | \$538,000 | \$711,725 | \$75,503 | \$58,100 | \$1,383,328 |
| 9/1/2040 | \$572,000 | \$678,773 | \$77,013 | \$55,410 | \$1,383,196 |
| 9/1/2041 | \$608,000 | \$643,738 | \$78,554 | \$52,550 | \$1,382,841 |
| 9/1/2042 | \$648,000 | \$606,498 | \$80,125 | \$49,510 | \$1,384,132 |
| 9/1/2043 | \$688,000 | \$566,808 | \$81,727 | \$46,270 | \$1,382,805 |
| 9/1/2044 | \$733,000 | \$524,668 | \$83,362 | \$42,830 | \$1,383,859 |
| 9/1/2045 | \$780,000 | \$479,771 | \$85,029 | \$39,165 | \$1,383,965 |
| 9/1/2046 | \$829,000 | \$431,996 | \$86,729 | \$35,265 | \$1,382,991 |
| 9/1/2047 | \$882,000 | \$381,220 | \$88,464 | \$31,120 | \$1,382,804 |
| 9/1/2048 | \$939,000 | \$327,198 | \$90,233 | \$26,710 | \$1,383,141 |
| 9/1/2049 | \$1,000,000 | \$269,684 | \$92,038 | \$22,015 | \$1,383,737 |
| 9/1/2050 | \$1,064,000 | \$208,434 | \$93,879 | \$17,015 | \$1,383,328 |
| 9/1/2051 | \$1,133,000 | \$143,264 | \$95,756 | \$11,695 | \$1,383,715 |
| 9/1/2052 | \$1,206,000 | \$73,868 | \$97,671 | \$6,030 | \$1,383,569 |
| Total | \$17,205,000 | \$20,377,518 | \$2,231,244 | \$1,686,510 | \$41,500,272 |

1 - The 9/1/XX dates represent the bond year end for the Improvement Area #1 Bonds.

2 - Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 5.375% in years 1 through 5 (2023-2027), 5.50% in years 6 through 10 (2028-2032), and 6.125% in years 11 through 30 (2033-2052).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses for year 2023 will be funded with bond proceeds.

4 - Annual Installment does not include any TIRZ Annual Credit Amount.

Appendix H-2
Improvement Area #1 Assessment Roll by Lot Type

| | |
|-------------------------------|---------------------------|
| Lot Type | Lot Type 1 (60 Ft) |
| Assessment | \$54,151 |
| Equivalent Unit Factor | 1.00 |

| Year ¹ | Principal ² | Interest ² | Administrative Expenses ³ | Additional Interest Reserve | Total Annual Installment ⁴ |
|-------------------|------------------------|-----------------------|--------------------------------------|-----------------------------|---------------------------------------|
| 9/1/2023 | \$1,199 | \$2,711 | \$173 | \$271 | \$4,354 |
| 9/1/2024 | \$724 | \$3,189 | \$177 | \$265 | \$4,354 |
| 9/1/2025 | \$762 | \$3,150 | \$180 | \$261 | \$4,353 |
| 9/1/2026 | \$803 | \$3,109 | \$184 | \$257 | \$4,352 |
| 9/1/2027 | \$847 | \$3,066 | \$187 | \$253 | \$4,353 |
| 9/1/2028 | \$894 | \$3,020 | \$191 | \$249 | \$4,354 |
| 9/1/2029 | \$944 | \$2,971 | \$195 | \$245 | \$4,355 |
| 9/1/2030 | \$995 | \$2,919 | \$199 | \$240 | \$4,352 |
| 9/1/2031 | \$1,054 | \$2,864 | \$203 | \$235 | \$4,356 |
| 9/1/2032 | \$1,111 | \$2,806 | \$207 | \$230 | \$4,354 |
| 9/1/2033 | \$1,174 | \$2,745 | \$211 | \$224 | \$4,354 |
| 9/1/2034 | \$1,246 | \$2,673 | \$215 | \$218 | \$4,353 |
| 9/1/2035 | \$1,325 | \$2,597 | \$220 | \$212 | \$4,354 |
| 9/1/2036 | \$1,410 | \$2,516 | \$224 | \$205 | \$4,355 |
| 9/1/2037 | \$1,498 | \$2,429 | \$228 | \$198 | \$4,354 |
| 9/1/2038 | \$1,593 | \$2,338 | \$233 | \$191 | \$4,354 |
| 9/1/2039 | \$1,693 | \$2,240 | \$238 | \$183 | \$4,354 |
| 9/1/2040 | \$1,800 | \$2,136 | \$242 | \$174 | \$4,354 |
| 9/1/2041 | \$1,914 | \$2,026 | \$247 | \$165 | \$4,352 |
| 9/1/2042 | \$2,040 | \$1,909 | \$252 | \$156 | \$4,356 |
| 9/1/2043 | \$2,165 | \$1,784 | \$257 | \$146 | \$4,352 |
| 9/1/2044 | \$2,307 | \$1,651 | \$262 | \$135 | \$4,356 |
| 9/1/2045 | \$2,455 | \$1,510 | \$268 | \$123 | \$4,356 |
| 9/1/2046 | \$2,609 | \$1,360 | \$273 | \$111 | \$4,353 |
| 9/1/2047 | \$2,776 | \$1,200 | \$278 | \$98 | \$4,352 |
| 9/1/2048 | \$2,955 | \$1,030 | \$284 | \$84 | \$4,353 |
| 9/1/2049 | \$3,147 | \$849 | \$290 | \$69 | \$4,355 |
| 9/1/2050 | \$3,349 | \$656 | \$295 | \$54 | \$4,354 |
| 9/1/2051 | \$3,566 | \$451 | \$301 | \$37 | \$4,355 |
| 9/1/2052 | \$3,796 | \$232 | \$307 | \$19 | \$4,355 |
| Total | \$54,151 | \$64,137 | \$7,023 | \$5,308 | \$130,619 |

1 - The 9/1/XX dates represent the bond year end for the Improvement Area #1 Bonds.

2 - Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 5.375% in years 1 through 5 (2023-2027), 5.50% in years 6 through 10 (2028-2032), and 6.125% in years 11 through 30 (2033-2052).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses for year 2023 will be funded with bond proceeds.

4 - Annual Installment does not include any TIRZ Annual Credit Amount.

**Appendix H-3
Improvement Area #1 Assessment Roll by Lot Type**

| | |
|-------------------------------|---------------------------|
| Lot Type | Lot Type 2 (50 Ft) |
| Assessment | \$51,985 |
| Equivalent Unit Factor | 0.96 |

| Year¹ | Principal² | Interest² | Administrative Expenses³ | Additional Interest Reserve | Total Annual Installment⁴ |
|-------------------------|------------------------------|-----------------------------|--|------------------------------------|---|
| 9/1/2023 | \$1,151 | \$2,602 | \$166 | \$260 | \$4,180 |
| 9/30/2023 | \$695 | \$3,061 | \$170 | \$254 | \$4,180 |
| 9/30/2024 | \$731 | \$3,024 | \$173 | \$251 | \$4,178 |
| 9/30/2025 | \$770 | \$2,984 | \$176 | \$247 | \$4,178 |
| 9/30/2026 | \$813 | \$2,943 | \$180 | \$243 | \$4,179 |
| 9/30/2027 | \$858 | \$2,899 | \$183 | \$239 | \$4,180 |
| 9/30/2028 | \$906 | \$2,852 | \$187 | \$235 | \$4,181 |
| 9/30/2029 | \$955 | \$2,802 | \$191 | \$230 | \$4,178 |
| 9/30/2030 | \$1,012 | \$2,750 | \$195 | \$226 | \$4,182 |
| 9/30/2031 | \$1,067 | \$2,694 | \$199 | \$220 | \$4,180 |
| 9/30/2032 | \$1,127 | \$2,635 | \$203 | \$215 | \$4,180 |
| 9/30/2033 | \$1,197 | \$2,566 | \$207 | \$209 | \$4,179 |
| 9/30/2034 | \$1,272 | \$2,493 | \$211 | \$204 | \$4,179 |
| 9/30/2035 | \$1,354 | \$2,415 | \$215 | \$197 | \$4,181 |
| 9/30/2036 | \$1,438 | \$2,332 | \$219 | \$190 | \$4,180 |
| 9/30/2037 | \$1,529 | \$2,244 | \$224 | \$183 | \$4,180 |
| 9/30/2038 | \$1,626 | \$2,150 | \$228 | \$176 | \$4,180 |
| 9/30/2039 | \$1,728 | \$2,051 | \$233 | \$167 | \$4,179 |
| 9/30/2040 | \$1,837 | \$1,945 | \$237 | \$159 | \$4,178 |
| 9/30/2041 | \$1,958 | \$1,833 | \$242 | \$150 | \$4,182 |
| 9/30/2042 | \$2,079 | \$1,713 | \$247 | \$140 | \$4,178 |
| 9/30/2043 | \$2,215 | \$1,585 | \$252 | \$129 | \$4,181 |
| 9/30/2044 | \$2,357 | \$1,450 | \$257 | \$118 | \$4,182 |
| 9/30/2045 | \$2,505 | \$1,305 | \$262 | \$107 | \$4,179 |
| 9/30/2046 | \$2,665 | \$1,152 | \$267 | \$94 | \$4,178 |
| 9/30/2047 | \$2,837 | \$989 | \$273 | \$81 | \$4,179 |
| 9/30/2048 | \$3,022 | \$815 | \$278 | \$67 | \$4,181 |
| 9/30/2049 | \$3,215 | \$630 | \$284 | \$51 | \$4,180 |
| 9/30/2050 | \$3,423 | \$433 | \$289 | \$35 | \$4,181 |
| 9/30/2051 | \$3,644 | \$223 | \$295 | \$18 | \$4,180 |
| Total | \$51,985 | \$61,571 | \$6,742 | \$5,096 | \$125,394 |

1 - The 9/1/XX dates represent the bond year end for the Improvement Area #1 Bonds.

2 - Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 5.375% in years 1 through 5 (2023-2027), 5.50% in years 6 through 10 (2028-2032), and 6.125% in years 11 through 30 (2033-2052).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses for year 2023 will be funded with bond proceeds.

4 - Annual Installment does not include any TIRZ Annual Credit Amount.