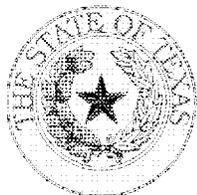


Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2022-0028919

Billable Pages: 66
Number of Pages: 67

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 07/27/2022 at 02:22 PM</p> <p>Document Number: <u>2022-0028919</u></p> <p>Receipt No: <u>22-23242</u></p> <p>Amount: \$ <u>286.00</u></p> <p>Vol/Pg: <u>V:7739 P:350</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: Ashley Kirby, 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:

CAPITOL SERVICES (TX)
206 E. 9TH STREET, SUITE 1300
AUSTIN, TX 78701



CERTIFICATION PERTAINING TO
PASSAGE OF AN ORDINANCE

STATE OF TEXAS §
 §
CITY OF KAUFMAN §

On the 25th day of July, 2022 the City Council of the City of Kaufman, Texas, convened in a regular meeting at the regular meeting place thereof, the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code, as amended; and the roll was called of the duly constituted officers and members of the City Council, which officers and members are as follows:

Jeff Jordan, Mayor	Carole Aga)	
Matthew Phillips, Mayor Pro-Tem	Charles Gillenwater)	Members of
	Lisa Parker)	
	Patty Patterson)	the Council
	Quattro Borders)	

and all of said persons were present except Matthew Phillips, thus constituting a quorum. Whereupon, among other business, a written ordinance bearing the following caption was introduced:

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

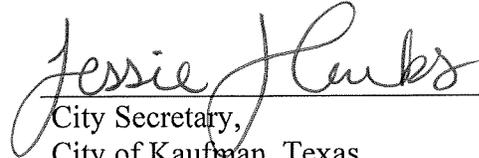
The Ordinance, a full, true and correct copy of which is attached hereto, was read and reviewed by the City Council.

Thereupon, it was duly moved and seconded that the Ordinance be finally passed and adopted.

The Presiding Officer put the motion to a vote of the members of the City Council, and the Ordinance was finally passed and adopted by the following vote:

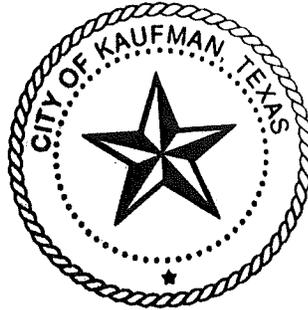
AYES: 6 NAYS: 0 ABSTENTIONS: 0

MINUTES APPROVED AND CERTIFIED TO BE TRUE AND CORRECT, and to correctly reflect the duly constituted officers and members of the City Council of said City, and the attached and following copy of said Ordinance is hereby certified to be a true and correct copy of an official copy thereof on file among the official records of the City, all on this the 25 day of July, 2022.



City Secretary,
City of Kaufman, Texas

[SEAL]



Return Acknowledgement to:

Capitol Services, Inc.
PO Box 1831
Austin, TX 78767
800.345.4647

*Certification for Ordinance
Approving Service and Assessment Plan – Prairie Creek PID*

ORDINANCE NO. O-18-22

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 2 (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kaufman, Texas (the "City") received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "Act") requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Kaufman Public Improvement District No. 2 (the "District"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Kaufman Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on November 22, 2021, the City Council accepted the Petition and called a public hearing for December 20, 2021, on the creation of the Kaufman Public Improvement District No. 2 (the "District") and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City and notice was also mailed to the property owners within the PID in accordance with the in Act; and

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on December 20, 2021; and

WHEREAS, the City Council approved the creation of the District by Resolution No. R-39-21, approved on December 20, 2021 (the "Creation Resolution") and such Resolution was filed in the real property records of Kaufman County; and

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase (each an “Improvement Area”); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within the District (the “Service and Assessment Plan”) and an assessment roll for the District (the “Assessment Roll”) that states the assessment against each parcel of land within the District (the “Assessments”); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice on July 7, 2022 in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 25th day of July, 2022, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City wishes to levy assessments on the property within the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Assessment Roll attached thereto should be approved and that the Assessments should be levied on property within the District as provided in this Ordinance and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Authorized Improvements, the Assessment Roll or the levy of Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements

filed with the District, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

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

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The City Council hereby finds, determined and orders, as follows:

- a. The apportionment of the Costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;
- b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;
- c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.
- d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;
- e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;
- f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Sections 372.013 and 372.014 of the Act;

- g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for the District;
- h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within the District; and
- i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Authorized Improvements within the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

- a. The City Council hereby levies Assessments on each Assessed Property located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as special assessments on the properties within the District as set forth in the Service and Assessment Plan and the Assessment Roll.
- b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.
- c. The collection of the Assessments shall be as described in the Service and Assessment Plan.
- d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.
- e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

- f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.
- g. The Administrative Expenses for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner (the "Owner") of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

- a. Administrator. The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "Administrator") to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such services shall constitute an Administrative Expense.
- b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of

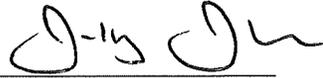
the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. 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 City Council 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 14. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

PASSED AND APPROVED this 25th day of July, 2022.

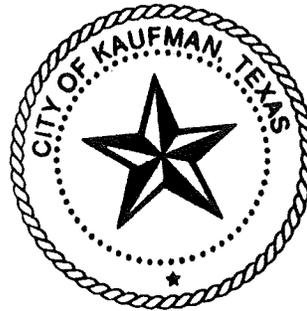
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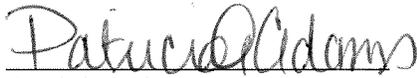
Jeff Jordan
Mayor, City of Kaufman

ATTEST:



Jessie Hanks
City Secretary, City of Kaufman

APPROVED AS TO FORM:



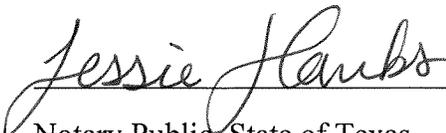
Patricia Adams
City Attorney, City of Kaufman

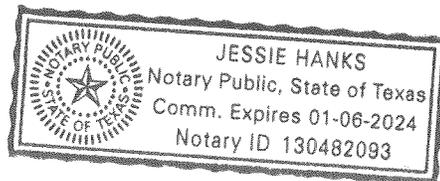
THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

Before me, the undersigned authority, on this day personally appeared Jeff Jordan, Mayor of the City of Kaufman, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this 25th day of July, 2022.



Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A
SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 2

CITY OF KAUFMAN, TEXAS

SERVICE AND ASSESSMENT PLAN

July 25, 2022

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 2

SERVICE AND ASSESSMENT PLAN

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APPENDIX E - PID DISCLOSURE

**APPENDIX F - ASSESSMENT PER LOT, PROJECTED LEVERAGE AND PROJECTED TAX
RATE EQUIVALENTS**

APPENDIX G - ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On December 20, 2021, the City Council of the City of Kaufman, Texas passed and approved Resolution No. R-39-21 approving and authorizing the creation of the Kaufman Public Improvement District No. 2 (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the City limits.

The property in the PID is proposed to be developed in one phase. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Kaufman Public Improvement District No. 2 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 in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Roll for the PID are included as Appendix G 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. 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 and 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, and 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, and (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, permit fees, development fees), insurance premiums and miscellaneous expenses.

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

“Administrative Expenses” means the administrative, organization, maintenance and operation costs associated with, or incidental 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, maintenance, and operation of the PID and the Authorized Improvements, (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) issuing, 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’s reasonable fees and expenses relating to any bonds, (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 any Bonds or any costs of issuance associated with any Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses 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 Roll attached hereto as Appendix G, 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 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 Parcels within 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 the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

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

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

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

“City” means the City of Kaufman, 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 SRP Development, LLC, a Texas limited liability corporation.

“Development Agreement” means a certain development agreement by and between the City and SRP Development, LLC, and related to the Property effective December 20, 2021, and as the same may be amended from time to 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.

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

“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.

“Maximum Assessment Per Lot” means an Assessment per Lot of \$17,555.56.

“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 that is not assessed at the time the Assessments (i)

are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.C.

“Parcel” or “Parcels” means a parcel or parcels within the PID identified by either a tax map identification number assigned by the 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 the County.

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

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

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, 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, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Reimbursement Agreement” means that certain Kaufman Public Improvement District No. 2 Reimbursement Agreement dated as of July 25, 2022 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

“Service and Assessment Plan” or “SAP” 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.

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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 17.48 acres of land. A map of the property within the PID is shown on Appendix A and described in Appendix C to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 63 single-family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots are based upon the proposed development plan.

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

Table II-A
Proposed Development within the PID

Proposed Development	Units
70 Ft Lot	63
Total	63

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

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

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. on the following page and shown in the opinion of probable costs included as Appendix B and on the

diagrams included as Appendix D 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 OF THE AUTHORIZED IMPROVEMENTS

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of units.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs are shown in Table III-A and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID. To the extent that an Authorized Improvement is oversized or otherwise provides special benefit to property outside of the PID, the costs of such oversizing are not included in this SAP.

A description of the Authorized Improvements are as follows:

Roadway Improvements

The roadway improvements within the PID include subgrade stabilization, crushed base, concrete pavement and reinforcing steel, concrete curb and gutters, testing, ADA ramps, sidewalks, landscaping, irrigation, signage, traffic control devices and striping. All related earthwork, excavation, erosion control and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will benefit the 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 within the PID consists of construction and installation of a water main network, waterlines, mains, pipes, valves, trench excavation and embedment, trenching, trench safety, fire hydrant assemblies, service connections testing, construction and maintenance bonds, erosion control, inspection, and appurtenances, necessary for the portion of the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to City standards and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvements within the PID consists of construction and installation of pipes, service lines, manholes, encasements, trenching, trench excavation and embedment, trench safety, testing, related earthwork, excavation, construction and maintenance bonds, erosion control, inspection, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed according to City standards and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvements within the PID consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, trench excavation and embedment, trench safety, trenching, piping, manholes, inlets, headwalls, concrete rip-rap, handrails, testing, construction and maintenance bonds, erosion control, inspection, and all related earthwork and mass grading and appurtenances necessary to provide storm drainage improvements to the 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 and Trail Improvements

The landscaping and trail within the PID consist of subgrade preparation, concrete pavement and reinforcement steel, earthwork, erosion, landscaping, and re-vegetation of distributed areas. The landscaping and trail improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

The soft and miscellaneous costs include costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, district formation costs, legal fees, consultant fees, and other similar costs.

Table III-A
Budgeted Authorized Improvement Costs

Description	Total
Roadway improvements	\$854,993
Water improvements	\$324,899
Sanitary sewer improvements	\$265,377
Storm drainage improvements	\$918,426
Landscaping and trail improvements	\$175,875
Soft and miscellaneous costs	\$670,548
Total Authorized Improvements	\$3,210,118

¹ The above shown Budgeted Costs are provided by Engineering Concepts and Design, L.P. 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. Amounts are rounded to the nearest dollar.

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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 6 months to construct the Authorized Improvements.

The Budgeted Costs for Authorized Improvements and payment of expenses incurred in the establishment, administration, and operation of the PID are \$3,210,118 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

Table IV-A shows the projected sources and uses of funds for the Authorized Improvements.

Table IV-A
Projected Sources and Uses

Sources of Funds	Total
Assessment	\$1,106,000
Other Funding Sources ¹	\$2,104,118
Total Sources	\$3,210,118
Uses of Funds	
<i>Authorized Improvements:</i>	
Roadway improvements	\$854,993
Water improvements	\$324,899
Sanitary sewer improvements	\$265,377
Storm drainage improvements	\$918,426
Landscaping and trail improvements	\$175,875
Soft and miscellaneous costs	\$670,548
<i>Subtotal</i>	<i>\$3,210,118</i>
Total Uses	\$3,210,118

¹ The other funding sources represent project costs of the Authorized Improvements to be paid by the Developer without reimbursement from the City.

B. PROJECTED FIVE-YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness is shown in Table IV-B on the following page. The annual projected costs and indebtedness is subject to revision, and each shall

be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Projected Five Year Service Plan

Year	Annual Projected Cost	Total Projected Indebtedness	Annual Projected Amortization (Principal)	Sources other than Assessments¹	Projected Annual Installments
2022	\$3,210,118	\$1,106,000	\$0	\$2,104,118	\$0
2023	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$18,000	\$0	\$89,809
2025	\$0	\$0	\$19,000	\$0	\$90,312
2026	\$0	\$0	\$19,000	\$0	\$89,773
2027	\$0	\$0	\$20,000	\$0	\$90,242
2028	\$0	\$0	\$21,000	\$0	\$90,671
2029	\$0	\$0	\$22,000	\$0	\$90,659
Total	\$3,210,118	\$1,106,000	\$119,000	\$2,104,118	\$541,466

¹Represent project costs of the Authorized Improvements to be paid by the Developer without reimbursement from the City.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-A, and the costs associated with setting up the PID shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID DISCLOSURE

The PID Act requires that this Service and Assessment Plan, and each Annual Service Plan Update, include a copy of the Notice forms (required by Section 5.014 of the Texas Property Code). The PID disclosure 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.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the Actual Costs of the Authorized 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.

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) 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.

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. Reimbursing 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 and information 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 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);
4. Financing of the costs of the Authorized Improvements through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
5. As a result, the special benefit to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. 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 Authorized Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed by the Developer and reimbursable under the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the projected number of units to be developed within the PID.

Based on the Budgeted Costs of the Authorized Improvements, as set forth in Table III-A, the City Council has determined that the benefit to the Assessed Property of the Authorized Improvements is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro-rata based on the estimated number of Lots subdivided from such Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the estimated number of Lots in the platted Parcel, as calculated and shown in Appendix F using the types, number and average home value of Lots anticipated to be developed on each Parcel.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the 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.

D. ASSESSMENTS

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments will be collected at the time and in the amounts shown on the Assessment Roll subject to any revisions made during an Annual Service Plan Update.

E. 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, attached as Appendix G, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID

The Assessment and Annual Installments for each Assessed Property located within the PID is shown on the 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 the Assessed Property in an amount sufficient to pay (i) principal and interest on the Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel in the PID shall be calculated by taking into consideration any other available funds applicable to the PID.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

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

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

Where the terms have the following meanings:

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

The calculation of the estimated number of Lots 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 number of 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.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment on a Parcel exceeds the applicable Maximum Assessment Per Lot shown 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 Maximum Assessment Per Lot 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.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded through a Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing the Reimbursement Agreement, resulting in excess assessment funds being available to reduce obligations pursuant to the Reimbursement Agreement, and such excess assessment may be used to reduce the obligations under the Reimbursement Agreement for each Parcel of Assessed Property 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 amounts due under the 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 Assessment Revenues being available to reduce the obligations under the Reimbursement Agreement, and such excess Assessment Revenues shall be applied to reduce obligations under the Reimbursement Agreement as provided pursuant to 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 obligations under the Reimbursement Agreement, including interest due under the 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 the estimated number of Lots, 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 pay obligations under the Reimbursement Agreement, including interest due pursuant to the Reimbursement Agreement and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced in a manner determined by the City in an Annual Service Plan Update such that the sum of the resulting reduced principal portion of the obligations under the Reimbursement Agreement is equal to the outstanding principal amount of the Reimbursement Agreement.

E. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the Assessment shall be reduced to zero and the Assessment Roll revised accordingly, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. The Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update. The City shall provide owner with a recordable notice of the termination of the Assessment. The City Manager or their designee is hereby authorized to execute any such notice or other lien release documents, if necessary.
- (d) 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 Roll, as updated as provided for herein, which include interest and Administrative Expenses.

The interest on the unpaid portion of each Assessment shall be paid at a rate set not to exceed five hundred basis points above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.82% for years 1 through 5 and an interest rate of 4.82% thereafter. The interest on the Reimbursement Agreement shall be paid based on an interest rate of 4.82% per annum for years 1 through 5 and an interest rate of 4.82% per annum following the fifth Annual Installment in accordance with the Reimbursement Agreement. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 3.82%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll.

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

F. 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 an updated Assessment Roll 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. 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.

The collection of the first Annual Installment for a Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of a building permit for each Lot, such that Assessments are billed only for Lots for which a building permit has been issued, 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 Assessed Property, such that all Assessments not otherwise being collected, shall begin collection immediately after the expiration of such two year period.

Such first Annual Installment and all subsequent Annual Installments for a Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such 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 property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The City Council has evaluated each Parcel in the PID 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 Authorized Improvements, and other development factors deemed relevant to determine the amount of Assessed Property within the PID.

The Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the \$3,210,118 in special benefit received by the Assessed Property from the Authorized Improvements. The amount of the Reimbursement Agreement is \$1,106,000 which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is \$1,106,000 plus annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements ¹	\$3,210,118
Total Special Benefit	\$3,210,118
Special Benefit:	
Total Special Benefit	\$3,210,118
Projected Assessment	\$1,106,000
Excess Benefit	\$2,104,118

¹See Table III-A for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

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

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify 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.

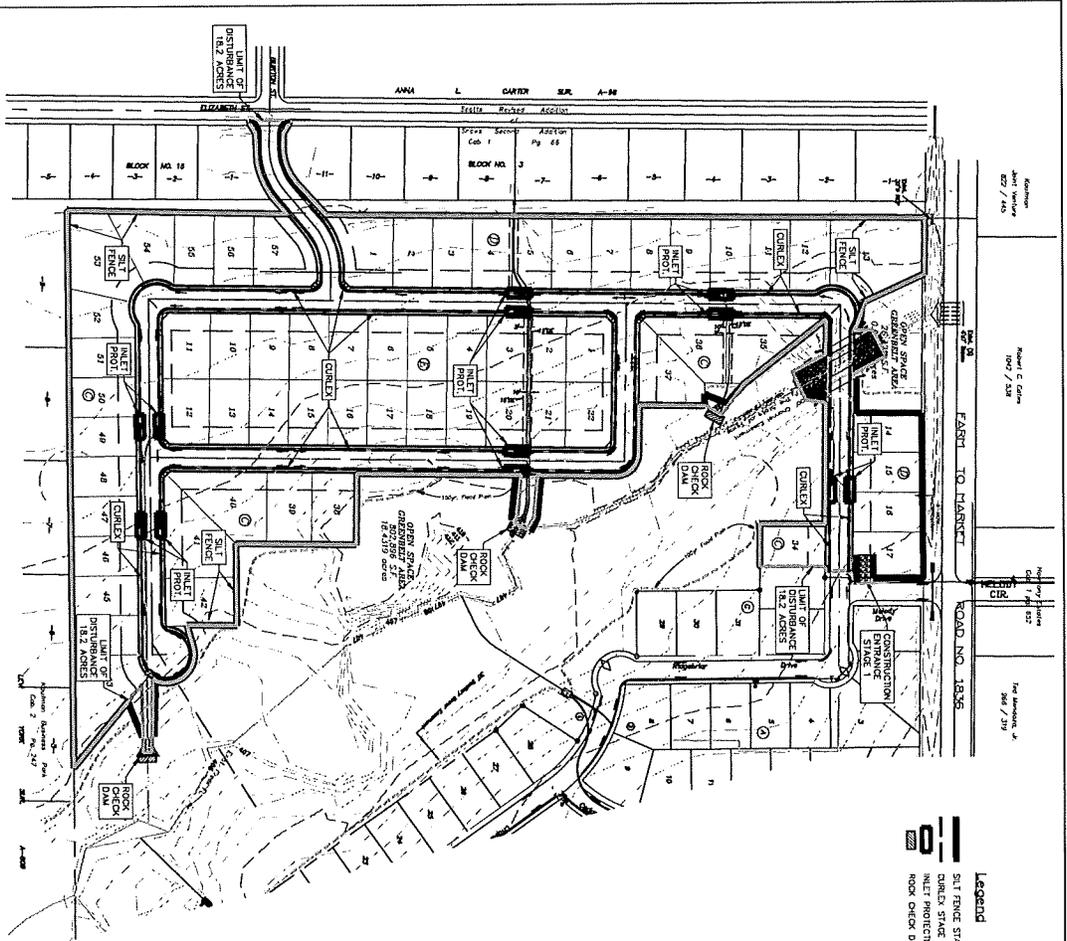
E. SEVERABILITY

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

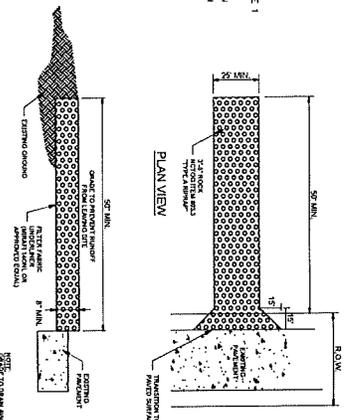


CAUTION !!!
EXISTING UTILITIES
 EXISTING UTILITY LINES AND UNDERGROUND FACILITIES INDICATED ON THIS PLAN ARE THE PROPERTY OF THE UTILITY COMPANY. THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES IS APPROXIMATE. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CONSTRUCTION SITE - SILL FENCE
 1. The sill fence shall be constructed in accordance with the following specifications:
 2. The sill fence shall be constructed of 2x4 lumber, spaced at 4 feet on center.
 3. The sill fence shall be topped with 1/2 inch diameter rebar, spaced at 4 feet on center.
 4. The sill fence shall be braced with 2x4 lumber, spaced at 4 feet on center.
 5. The sill fence shall be installed on a compacted gravel base, 6 inches thick.
 6. The sill fence shall be installed on a slope of 1:1.
 7. The sill fence shall be installed on a slope of 1:1.
 8. The sill fence shall be installed on a slope of 1:1.
 9. The sill fence shall be installed on a slope of 1:1.
 10. The sill fence shall be installed on a slope of 1:1.



Legend
 SILT FENCE STAGE 1
 CURLEX STAGE 3
 INLET PROTECTION
 ROCK CHECK DAM



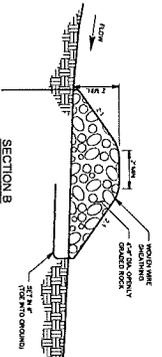
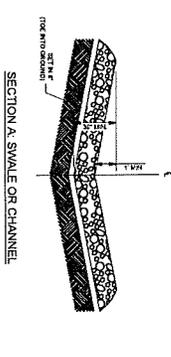
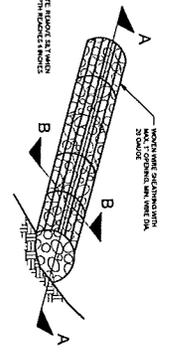
SEDIMENT BARRIER AT INLETS
 1. The sediment barrier shall be constructed in accordance with the following specifications:
 2. The sediment barrier shall be constructed of 2x4 lumber, spaced at 4 feet on center.
 3. The sediment barrier shall be topped with 1/2 inch diameter rebar, spaced at 4 feet on center.
 4. The sediment barrier shall be braced with 2x4 lumber, spaced at 4 feet on center.
 5. The sediment barrier shall be installed on a compacted gravel base, 6 inches thick.
 6. The sediment barrier shall be installed on a slope of 1:1.
 7. The sediment barrier shall be installed on a slope of 1:1.
 8. The sediment barrier shall be installed on a slope of 1:1.

GENERAL NOTES
 1. The contractor shall be responsible for obtaining all necessary permits from the City of Dallas.
 2. The contractor shall be responsible for protecting all existing utilities from damage during construction.
 3. The contractor shall be responsible for maintaining access to all existing utilities throughout the construction period.
 4. The contractor shall be responsible for maintaining access to all existing utilities throughout the construction period.
 5. The contractor shall be responsible for maintaining access to all existing utilities throughout the construction period.

CHANNELS, DITCHES & SLOPES
 1. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 2. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 3. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 4. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 5. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:

NOTE
 1. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 2. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 3. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 4. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 5. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:

PRELIMINARY FOR REVIEW ONLY
 THIS DOCUMENT IS FOR REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION PERIOD.



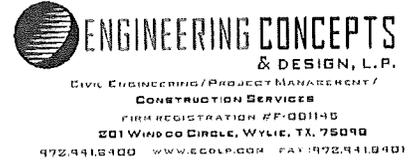
GENERAL NOTES FOR STORM WATER POLLUTION PREVENTION PLAN
 1. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 2. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 3. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 4. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:
 5. The contractor shall be responsible for maintaining all channels, ditches, and slopes in accordance with the following specifications:

EROSION CONTROL PLAN
PRAIRIE CREEK ESTATES PHASE 3
 City of Kaufman, Texas
ENGINEERING
 DATE: 07/27/2022
 SCALE: AS SHOWN
 FILE: 20

NO.	DATE	SCALE	REVISIONS
1	07/27/2022	AS SHOWN	4804
2	07/27/2022	AS SHOWN	4804
3	07/27/2022	AS SHOWN	4804
4	07/27/2022	AS SHOWN	4804
5	07/27/2022	AS SHOWN	4804
6	07/27/2022	AS SHOWN	4804
7	07/27/2022	AS SHOWN	4804
8	07/27/2022	AS SHOWN	4804
9	07/27/2022	AS SHOWN	4804
10	07/27/2022	AS SHOWN	4804
11	07/27/2022	AS SHOWN	4804
12	07/27/2022	AS SHOWN	4804
13	07/27/2022	AS SHOWN	4804
14	07/27/2022	AS SHOWN	4804
15	07/27/2022	AS SHOWN	4804

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Client Name: SRP Development, LLC
 Project Name: Prairie Creek Phase 3
 ECD Project No.: 02150
 Estimate Date: 25-Apr-22



Lots: 63
 Acres: 17.48
 Density: 3.60

AutoCAD file Used/Date: Z:\PROJECTS\02150 - Prairie Creek Estates Ph 3\dwg\Old Tipton Files\4804-FP
 Average Prices Used: All

Engineers Opinion Of Probable Construction Cost

Overall Price Modifier 1.00

Summary

Description	Quantity	Unit	Unit Price	Item Amount
Grading Total				\$144,145
Erosion Control Total				\$53,767
Drainage Total				\$918,426
Water Total				\$324,899
Sanitary Sewer Total				\$265,377
Paving Total				\$765,190
Construction Contingency - On-Site	10%			\$247,180
Bonds	1.5%	LS		\$34,108
Sub-Total On-Site Hard Costs				\$2,753,093

Total All Construction Hard Costs

\$2,753,093

Geotechnical Investigation (Preliminary & Final)		LS	\$10,000	
Waters of the US Determination		LS	\$3,500	
Environmental Site Assessment (ESA)		LS	\$2,500	
Traffic Impact Analysis (TIA)		LS	\$7,000	
Design Survey		LS	\$6,500	
Existing Topo of Project Site		LS	\$30,000	
Tree Survey		LS	\$8,000	
Engineering Final Design	6.0%	LS	\$2,471,804	\$148,308
Flood Study &/or LOMR		LS	\$20,000	
Reimbursable Expenses		LS	\$5,000	
Final Plat & Lot Pinning	63	Lot	\$250	\$15,750
Engineering Design Total				\$164,058

Client Name: SRP Development, LLC
Project Name: Prairie Creek Phase 3
ECD Project No.: 02150
Estimate Date: 25-Apr-22



Lots: 63
Acres: 17.48
Density: 3.60

AutoCAD file Used/Date: Z:\PROJECTS\02150 - Prairie Creek Estates Ph 3\dwg\Old Tipton Files\4804-FP
 Average Prices Used: All

Engineers Opinion Of Probable Construction Cost

Overall Price Modifier 1.00

Summary

Description	Quantity	Unit	Unit Price	Item Amount
Material Testing	3.0%	LS	\$2,418,037	\$72,541
Inspection Fees	3.0%	LS	\$2,273,892	\$68,217
Construction Staking	63	Lot	\$425	\$26,775
ECD Construction Phase Services		Lot	\$500	
As Built Plans		EA	\$3,000	
Construction Administration Total				\$167,533

Landscape/Screening/Planting	375	LF	\$85	\$31,875
Entry Feature		LS	\$30,000	
Street Lights	9	EA	\$1,250	\$11,250
8 Ft concrete Hike and Bike Trail	16000	SF	\$9	\$144,000
City Park Impact Fees		Lot		
City Throughfare Impact Fees		Lot		
Cluster Box Unit Mailboxes (CBU)	63	Lot	\$175	\$11,025
Easement Acquisition		LS	\$5,000	
Franchise Utility Installation		Lot	\$2,500	

Miscellaneous Developer Costs **\$198,150**

PROJECT GRAND TOTAL **\$3,282,834**

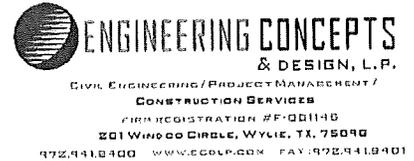
Total Lots = 63
Cost Per Lot = \$52,108
Cost Per Acre = \$187,805

*** This estimate has been completed on limited information and should be used for project evaluation. Prior to making financial commitments based on this estimate, these numbers should be verified by Engineering Concepts & Design L.P.

*** No assumptions have been made for the following items: Contractor Mobilization, Entry Features, Landscaping, Irrigation, Screening Walls, Land Cost, Impact Fees, or Franchise Utilities Including Electric, Cable, Phone, etc.

Due to the extreme market volatility that we are presently experiencing from a lack of cement production and resin shortages it is likely that market prices will be 10%-30% higher than shown in this estimate if construction occurs in 2021. ECD will NOT be responsible for any cost overruns and/or funding shortages.

Client Name: SRP Development, LLC
 Project Name: Prairie Creek Phase 3
 ECD Project No.: 02150
 Estimate Date: 25-Apr-22



Lots: 63
 Acres: 17.48
 Density: 3.60

AutoCAD file Used/Date: Z:\PROJECTS\02150 - Prairie Creek Estates Ph 3\dwg\Old Tipton Files\4804-FP
 Average Prices Used: All

Engineers Opinion Of Probable Construction Cost Grading

Overall Price Modifier 1.00
 Grading Price Modifier 1.00

Description	Quantity	Unit	Unit Price	Item Amount
Grading - Site Work - Clearing & Grubbing	17.48	AC	\$1,000.00	\$17,480
Grading - Site Work - Tree Removal & Disposal	1	LS	\$5,000.00	\$5,000
Grading - Dirt Work - On-site Balanced Cut and Fill (Uncl. Exc.)	24,900	CY	\$1.85	\$46,065
Grading - Dirt Work - Swale and Fine Grade Lots	63	EA	\$100.00	\$6,300
Grading - Dirt Work - Rough Lot Benching	63	EA	\$100.00	\$6,300
Grading - Dirt Work - Moisture Conditioning - 5' Deep	63	EA	\$1,000.00	\$63,000
Grading - Dirt Work - 6 mil Poly Membrane	63	EA		

Grading Total \$144,145
Grading Total Cost per Lot \$2,288

Erosion Control

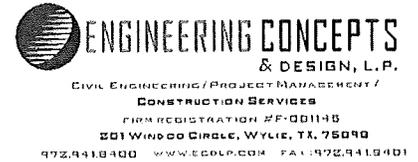
Erosion Control Price Modifier 1.00

Description	Quantity	Unit	Unit Price	Item Amount
Erosion Control - SWPPP - Plan / Permit	1	LS	\$1,100.00	\$1,100
Erosion Control - SWPPP - Inspections - Weekly or Event - Weekly or Event	40	Wk	\$82.00	\$3,280
Erosion Control - SWPPP - Project Sign	1	EA	\$170.00	\$170
Erosion Control - SWPPP - NOI	1	EA	\$410.00	\$410
Erosion Control - Miscellaneous - Stabilized Construction Entrance/Exit	1	EA	\$1,700.00	\$1,700
Erosion Control - Inlets - Curb Inlet Protection -	11	EA	\$160.00	\$1,760
Erosion Control - Drainage - Rock Check Dam - Each	3	EA	\$1,000.00	\$3,000
Erosion Control - Drainage - Silt Fence - NO Wire	7,500	LF	\$1.50	\$11,250
Erosion Control - Drainage - Silt Fence - With Wire Backing	6,400	LF	\$1.70	\$10,880
Erosion Control - Drainage - Curlex - 4'	7,600	LF	\$0.67	\$5,092
Erosion Control - Grassing - Seeding - Square Yard	70,000	SY	\$0.10	\$7,000
Erosion Control - Miscellaneous - Maintenance	63	Lot	\$75.00	\$4,725
Erosion Control - Miscellaneous - Sales Tax	1	LS	\$3,400.00	\$3,400

Erosion Control Total \$53,767
Erosion Control Total Cost per Lot \$853

Client Name: SRP Development, LLC
 Project Name: Prairie Creek Phase 3
 ECD Project No.: 02150
 Estimate Date: 25-Apr-22

Lots: 63
 Acres: 17.48
 Density: 3.60



AutoCAD file Used/Date: Z:\PROJECTS\02150 - Prairie Creek Estates Ph 3\dwg\Old Tipton Files\4804-FP
 Average Prices Used: All

**Engineers Opinion Of Probable Construction Cost
 Drainage**

Overall Price Modifier: 1.00
 Drainage Price Modifier: 1.30

Description	Quantity	Unit	Unit Price	Item Amount
Storm - RCP - Class III - 18"	50	LF	\$65.00	\$3,250
Storm - RCP - Class III - 21"	519	LF	\$72.00	\$37,368
Storm - RCP - Class III - 24"	159	LF	\$80.00	\$12,720
Storm - RCP - Class III - 30"	157	LF	\$100.00	\$15,700
Storm - RCP - Class III - 36"	377	LF	\$150.00	\$56,550
Storm - RCP - Class III - 48"	401	LF	\$250.00	\$100,250
Storm - RCBC - PreCast - 10' x 5' - Sextuple	58	LF	\$6,035.00	\$350,030
Storm - Headwalls - Type A = TxDOT (PW) - 21"	1	EA	\$1,200.00	\$1,200
Storm - Headwalls - Type B - 21"	1	EA	\$1,200.00	\$1,200
Storm - Headwalls - Type B - 30"		EA	\$2,860.00	
Storm - Headwalls - Type B - 36"	1	EA	\$2,200.00	\$2,200
Storm - Headwalls - Type B - 42"		EA	\$3,770.00	
Storm - Headwalls - Type B - 48"	1	EA	\$3,500.00	\$3,500
Storm - Headwalls - RCBC - Type B = TxDOT (SETB-FW-S) - 10' x 5' - Sextuple	2	EA	\$100,000.00	\$200,000
Storm - Inlets - Standard Curb - 10'	12	EA	\$3,200.00	\$38,400
Storm - Inlets - Wye - 5' x 5'	1	EA	\$3,500.00	\$3,500
Storm - General - Grouted Rock Riprap Type "A" - 6"-12" Dia - 12" Thick	197	SY	\$65.00	\$12,805
Storm - General - Grouted Rock Riprap Type "A" - 20" Dia - 18" Thick	901	SY	\$85.00	\$76,621
Storm - General - Trench Safety	1,721	LF	\$1.82	\$3,132

Drainage Total \$918,426
Drainage Total Cost per Lot \$14,578

Client Name: SRP Development, LLC
Project Name: Prairie Creek Phase 3
ECD Project No.: 02150
Estimate Date: 25-Apr-22



Lots: 63
Acres: 17.48
Density: 3.60

AutoCAD file Used/Date: Z:\PROJECTS\02150 - Prairie Creek Estates Ph 3\dwg\Old Tipton Files\4804-FP
 Average Prices Used: All

Engineers Opinion Of Probable Construction Cost
Water

Overall Price Modifier 1.00
Water Price Modifier 1.30

Description	Quantity	Unit	Unit Price	Item Amount
Water - PVC - C 900 - 8"	3,822	LF	\$58.00	\$221,676
Water - Valves - Gate - 8"	10	EA	\$1,300.00	\$13,000
Water - General - Cut Tee into Existing Water Line - 8" - 8" x 6"	1	EA	\$1,500.00	\$1,500
Water - Fittings - Cast Iron Fittings	2.2	TON	\$4,700.00	\$10,340
Water - Fittings - Fire Hydrant Assembly	9	EA	\$4,000.00	\$36,000
Water - General - Services - 1" with Meter Box	63	EA	\$600.00	\$37,800
Water - General - Pressure Test & Disinfection - Linear Foot	3,822	LF	\$0.84	\$3,210
Water - General - Trench Safety (water)	3,822	LF	\$0.10	\$382
Water - General - Remove Plug & Connect to Existing Water	1	EA	\$990.00	\$990
Water Total				\$324,899
Water Total Cost per Lot				\$5,157

Sanitary Sewer

Sanitary Sewer Price Modifier 1.30

Description	Quantity	Unit	Unit Price	Item Amount
Sewer - PVC - SDR 35 - 8"	3,338	LF	\$58.00	\$193,604
Sewer - Manholes & Junction Boxes - Circular - 4' Dia - Standard	9	EA	\$2,500.00	\$22,500
Sewer - Manholes & Junction Boxes - Circular - Extra Depth - 4' Dia	3.47	VF	\$230.00	\$798
Sewer - Fittings - Laterals - 4"	63	EA	\$600.00	\$37,800
Sewer - Fittings - Clean Outs - With Cast Iron Cover - 4"	1	EA	\$680.00	\$680
Sewer - Backfill - Concrete Encasement	20	LF	\$41.00	\$820
Sewer - Miscellaneous - Connections - Existing Manhole	2	EA	\$1,600.00	\$3,200
Sewer - General - Pressure Test - Linear Foot	3,338	LF	\$0.84	\$2,804
Sewer - General - Trench Safety (san. swr.)	3,338	LF	\$0.10	\$334
Sewer - General - Television Inspection	3,338	LF	\$0.85	\$2,837
Sanitary Sewer Total				\$265,377
Sanitary Sewer Total Cost per Lot				\$4,212

Client Name: SRP Development, LLC
Project Name: Prairie Creek Phase 3
ECD Project No.: 02150
Estimate Date: 25-Apr-22

Lots: 63
Acres: 17.48
Density: 3.60



AutoCAD file Used/Date: Z:\PROJECTS\02150 - Prairie Creek Estates Ph 3\dwg\Old Tipton Files\4804-FP
 Average Prices Used: All

Engineers Opinion Of Probable Construction Cost

Overall Price Modifier 1.00

Paving

Paving Price Modifier 1.30

Description	Quantity	Unit	Unit Price	Item Amount
Paving - Concrete - Streets - 6" - 3500 psi	13,630	SY	\$45.00	\$613,350
Paving - Concrete - Sidewalks/Ramps - 4" x 4'	5,549	SF	\$5.00	\$27,745
Paving - Concrete - Sidewalks/Ramps - Barrier Free Ramp - Single	6	EA	\$1,400.00	\$8,400
Paving - Subgrade Prep - 6"	14,480	SY	\$3.50	\$50,680
Paving - Subgrade Prep - Lime Material	261	TON	\$200.00	\$52,200
Paving - Connections - Connect to Existing Street Header	31	LF	\$12.00	\$372
Paving - Connections - Dowel to Existing Concrete	31	LF	\$14.30	\$443
Paving - Signage - Stop Sign (R1-1)	2	EA	\$850.00	\$1,700
Paving - Signage - Street Name Blade (Installed Complete)	14	EA	\$450.00	\$6,300
Paving - Traffic Control - Management (Installation, Maintenance, Reset, & Removal)	1	LS	\$2,400.00	\$2,400
Paving - Traffic Control - Signs, Devices & Barricades for Const.	1	LS	\$1,600.00	\$1,600

Paving Total \$765,190

Paving Total Cost per Lot \$12,146

In providing opinions of probable construction cost, the client understands that the design professional has no control over costs or the price of labor, equipment, materials, or over the contractor's method of pricing, and that the opinions or probable construction costs provided herein are to be made on the basis of the design professional's qualifications and experience. The client should also understand that quantities are based on available preliminary information and can and will change once engineering design is completed. The design professional makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bids or actual costs.

APPENDIX C
LEGAL DESCRIPTION

WHEREAS SRP DEVELOPMENT, LLC, BEING THE OWNER OF 17.480 ACRES IF LAND IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, CITY OF KAUFMAN, KAUFMAN COUNTY, AS DESCRIBED AS FOLLOWS:

TRACT 1

BEING 16.341 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT N0.21, KAUFMAN COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 16.339 ACRE TRACT DESCRIBED AS TRACT III IN WARRANTY DEED WITH VENDOR'S LIEN TO PARKS HOME CONSTRUCTION LLC AND RECORDED IN INSTRUMENT NUMBER 2018-022333, DEED RECORDS. KAUMAN COUNTY. TEXAS (D.R.KC. T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6520" SET IN THESOUTHWEST LINE OF

FARM-TO-MARKET ROAD 1836 (90 RIGHT-OF-WAY) AT THE NORTH CORNER OF THE ABOVE-MENTIONED 16.339 ACRE TRACT;

THENCE SOUTH 45 DEGREES 14 MINUTES 38 SECONDS EAST, WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836. A DISTANCE OF 90.82 FEET TO A 3/8" IRON ROD WITH ORANGE CAP STAMPED "RPLS 5244" FOUND (HEREAFTER CALLED IRON ROD FOUND) AT THE MOST NORTHERLY EAST CORNER OF SAID 16.339 ACRE TRACT AND THE MOST NORTHERLY CORNER OF THE 19.524 ACRE CITY OF KAUFMAN TRACT AS RECORDED IN DOCUMENT NUMBER 2009-00012684 (D.R.K.C.T.);

THENCE ALONG THE SOUTHEAST LINE OF SAID 16339 ACRE TRACT AND THE COMMON NORTHWEST LINE OF THE ABOVE-MENTIONED 19.524 ACRE TRACT THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 56 MINUTES 46 SECONDS WEST, A DISTANCE OF 132.14 PEET TO AN IRON ROD FOUND;
- 2) SOUTH 15 DEGREES 18 MINUTES 18 SECONDS WEST, A DISTANCE OF 62.89 FEET TO AN IRON ROD FOUND;
- 3) SOUTH 07 DEGREES 16 MINUTES 03 SECONDS WEST, A DISTANCE OF 184.44 FEET TO AN IRON ROD FOUND;
- 4) SOUTH 44 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 70.10 FEET TO AN IRON ROD FOUND;
- 5) SOUTH 46 DEGREES 23 MINUTES 03 SECONDS EAST, A DISTANCE OF 39.23 FEET TO AN IRON ROD FOUND;
- 6) SOUTH 43 DEGREES 41 MINUTES 40 SECONDS WEST, A DISTANCE OF 115.07 FEET TO AN IRON ROD FOUND;
- 7) SOUTH 46 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 85.51 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DEL TA ANGLE OF 90 DEGREES 03 MINUTES 59 SECONDS, A RADIUS OF 40.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 56.60 FEET;
- 8) SOUTHERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 62.88 FEET TO AN IRON ROD FOUND;
- 9) SOUTH 44 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 457.07 FEET TO AN IRON ROD FOUND;
- 10) SOUTH 45 DEGREES 05 MINUTES 09 SECONDS EAST, A DISTANCE OF 124.71 FEET TO AN IRON ROD FOUND;

- 11) SOUTH 44 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 214.51 FEET TO AN IRON ROD FOUND;
 - 12) SOUTH 46 DEGREES 23 MINUTES 03 SECONDS EAST, A DISTANCE OF 143.96 FEET TO AN IRON ROD FOUND;
 - 13) SOUTH 43 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 125.37 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DEL TA ANGLE OF 219 DEGREES 52 MINUTES 01 SECONDS, A RADIUS OF 50.00 FEET AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 25 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 94.01 FEET;
 - 14) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 191.87 FEET TO AN IRON ROD FOUND;
 - 15) SOUTH 06 DEGREES 19 MUTES 22 SECONDS EAST, A DISTANCE OF 207.37 FEET TO AN IRON ROD FOUND IN THE NORTHEAST LINE OF KAUFMAN BUSINESS PARK, AN ADDITION TO THE CITY OF KAUFMAN BY PLAT THEREOF RECORDED IN CABINET 2, SLIDE 247, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (P.R.K.C.T.);
- THENCE NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST, ALONG THE NORTHEAST LINE OF KAUFMAN BUSINESS PARK. A DISTANCE OF 980.99 FEET TO A 1 /2" IRON ROD WITH RED CAP STAMPED "ONEAL 6520" SET AT THE WEST CORNER OF SAID 16.339 ACRE TRACT;
- THENCE NORTH 44 DEGREES 57 MINUTES 29 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 16.339 ACRE TRACT, A DISTANCE OP 1515.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.341 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING 1.139 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY. ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 1.138 ACRE TRACT DESCRIBED AS TRACT IV IN WARRANTY DEED WITH VENDOR'S LIEN TO PARKS HOME CONSTRUCTION, LLC AND RECORDED IN INSTRUMENT NUMBER 2018-0021333, DEED RECORDS, KAUFMAN COUNTY, TEXAS (D.R K.C. T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD WITH ORANGE CAP STAMPED "RPLS 5244" FOUND (HEREAFTER CALLED IRON ROD FOUND) AT THE INTERSECTION OF SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836 (90' RIGHT-OF-WAY) WITH THE NORTHWEST LINE OF MELODY DRIVE (50' RIGHT-OF-WAY), SAME BEING THE EAST CORNER OF THE ABOVE-MENTIONED 1.138 ACRE TRACT;

THENCE SOUTH 44 DEGREES 44 MINUTES 36 SECONDS WEST, WITH THE NORTHWEST LINE OF MELODY DRIVE, A DISTANCE OF 175.00 FEET TO AN IRON ROD FOUND IN THE NORTHEAST LINE OF LOT 33, BLOCK C, PRAIRIE CREEK ESTATES, PHASE 2, AN ADDITION TO THE CITY OF KAUFMAN BY PLAT THEREOF RECORDED IN CABINET 2, SLIDE 721, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (P R.K.C. T);

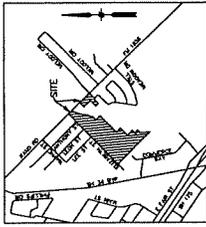
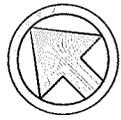
THENCE NORTH 45 DEGREES 14 MINUTES 38 SECONDS WEST, A DISTANCE OF 19.51 FEET TO AN IRON ROD FOUND AT THE NORTH CORNER OF THE ABOVE-MENTIONED LOT 33;

THENCE SOUTH 44 DEGREES 44 MINUTES 36 SECONDS WEST, A DISTANCE OF 114.90 FEET TO AN IRON ROD FOUND IN A NORTHEAST LINE OF THE 19.524 ACRE CITY OF KAUFMAN TRACT AS RECORDED IN DOCUMENT NUMBER 2009-00012684, (D.R.K.C.T.) AT THE WEST CORNER OF SAID LOT 33, SAME BEING THE SOUTH CORNER OF SAID 1.138 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 1.138 ACRE TRACT AND THE ABOVE-MENTIONED 19.524 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES 14 MINUTES 38 SECONDS WEST, A DISTANCE OF 75.00 FEET TO AN IRON ROD FOUND;
- 2) NORTH 44 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 164.96 FEET TO AN IRON ROD FOUND;
- 3) NORTH 45 DEGREES 14 MINUTES 38 SECONDS WEST, A DISTANCE OF 195.69 FEET TO AN IRON ROD FOUND;
- 4) NORTH 44 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 124.44 FEET TO AN IRON ROD FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836; THENCE SOUTH 45 DEGREES 14 MINUTES 38 SECONDS EAST, ALONG THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 1836 AND THE COMMON NORTHEAST LINE OF SAID 1.138 ACRE TRACT, A DISTANCE OF 290.21 TO THE POINT OF BEGINNING AND CONTAINING 1.139 ACRES OF LAND, MORE OR LESS.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



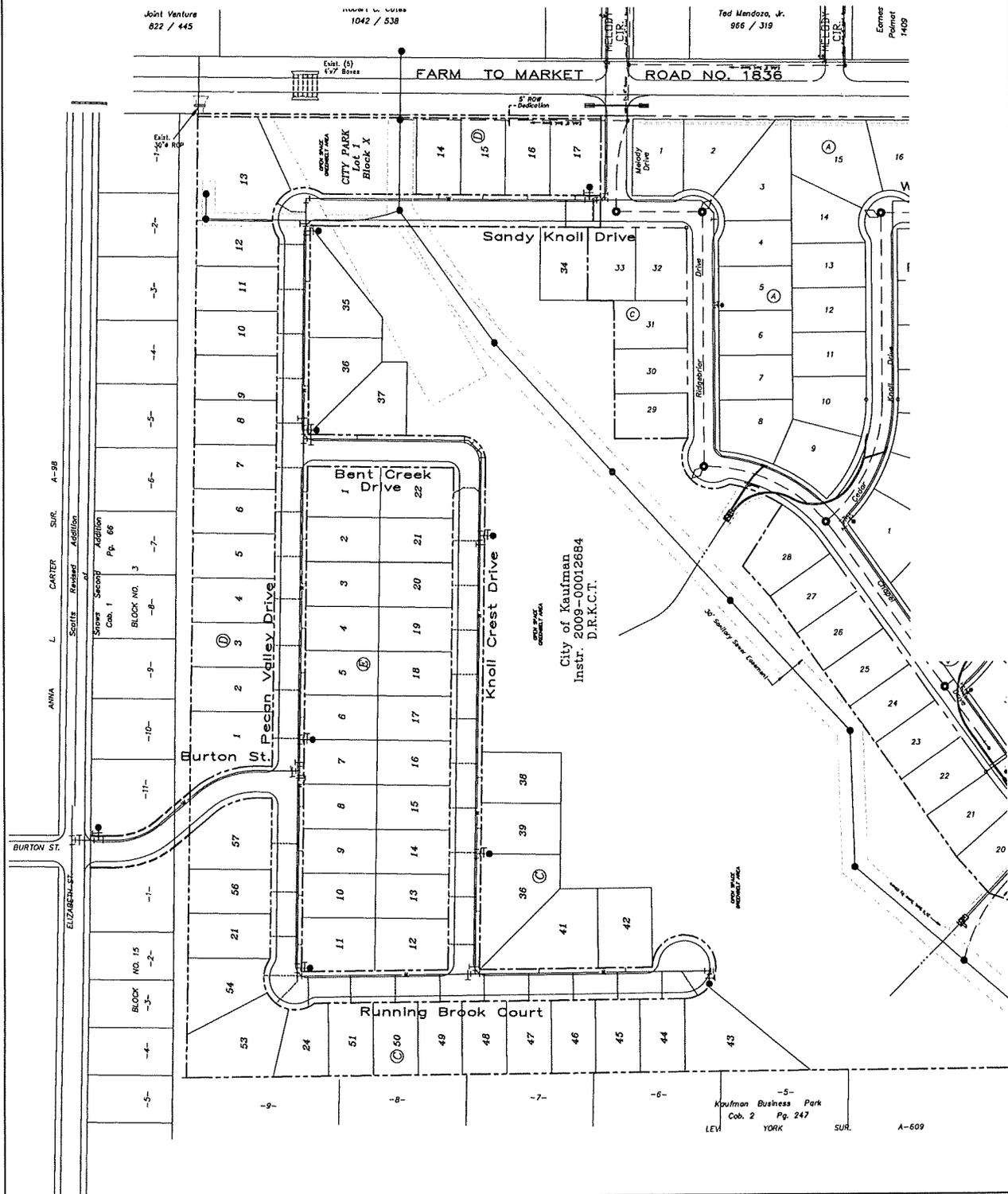
VICINITY MAP
N.T.S.

LEGEND

- W — PUBLIC WATER IMPROVEMENTS
- R.O.W. — R.O.W.

EXHIBIT B

WATER IMPROVEMENTS	
PRAIRIE CREEK ESTATES PHASE 3	
KAUFMAN, TEXAS	
ENGINEERING/PUBLIC WATER/PUBLIC UTILITY CONSTRUCTION SERVICES	
301 WEST BAYLAND, SUITE 200, DALLAS, TEXAS 75201	
DESIGN	DATE
SCALE	NOTES
FILE	NO.
2	2



ANNA L. CARTER SUR. A-88
 SCOTTE BARNES ADDITION
 Swiner - Secord Addition
 Cob. 1 Pg. 66
 BLOCK NO. 3

BURTON ST.
 ELIZABETH ST.
 BLOCK NO. 15
 -1-
 -2-
 -3-
 -4-
 -5-

54 21 56 57
 53 24 51 50 49 48 47 46 45 44 43

Joint Venture 822 / 445
 HUBERT L. COLES 1042 / 538
 Ted Mendoza, Jr. 966 / 319
 Ernest Palmer 1409

FARM TO MARKET ROAD NO. 1836

Sandy Knoll Drive

Bent Creek Drive

Knoll Crest Drive

Running Brook Court

City of Kaufman
 Instr. 2009-00012684
 D.R.K.C.T.

Kaufman Business Park
 Cob. 2 Pg. 247
 YORK SUR. A-609

58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

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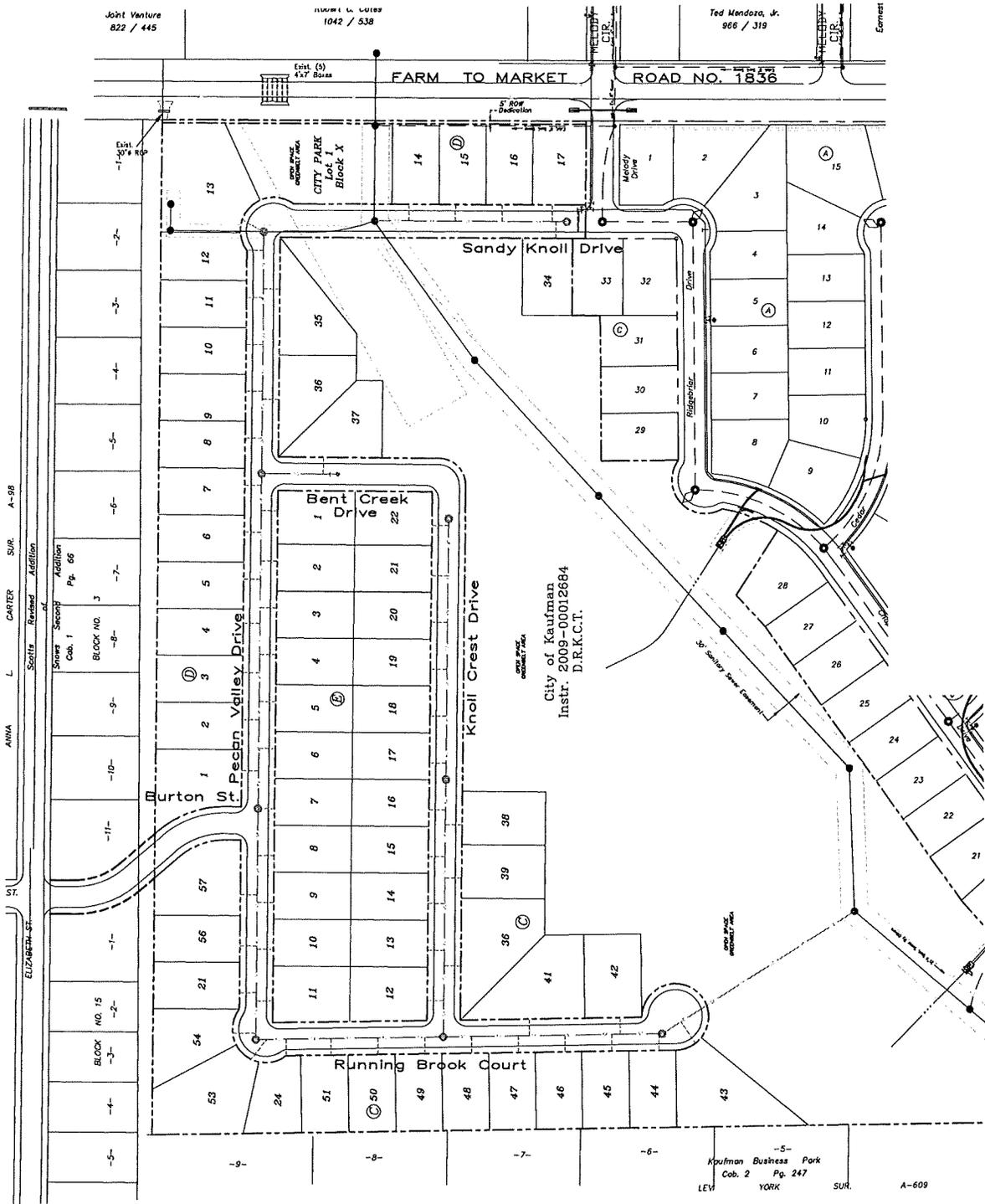
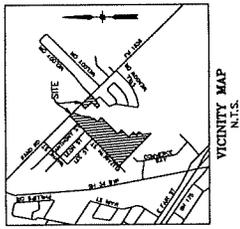
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57



LEGEND
 ——— PROPOSED
 - - - - SANITARY SEWER
 - - - - R.O.W.

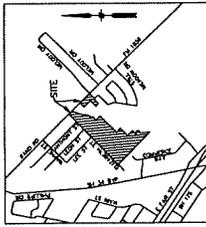
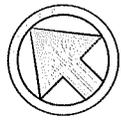
EXHIBIT C

SANITARY SEWER IMPROVEMENTS	
PRAIRIE CREEK ESTATES PHASE 3	
PRAIRIE CREEK KAUFMAN, TEXAS	
PREPARED BY: KAUFMAN ENGINEERING, L.P.	
ENGINEERING/PUBLIC UTILITIES/CONSTRUCTION SERVICES	
201 WOODBRIDGE BLVD., SUITE 200, FORT WORTH, TEXAS 76104	
DESIGN	DATE
DRAWN	SCALE
NOTES	FILE
NO.	REV.
1	1
2	2
3	3

ANWA L CARTER SUR. A-98
 Shows Revised Addition
 Shows Second Addition
 Shows Sub. 1
 BLOCK NO. 3
 Pg. 66

City of Kaufman
 Instr. 2009-00012684
 D.R.K.C.T.

Kaufman Business Park
 Cob. 2 Pg. 247
 LEV YORK SUR. A-609



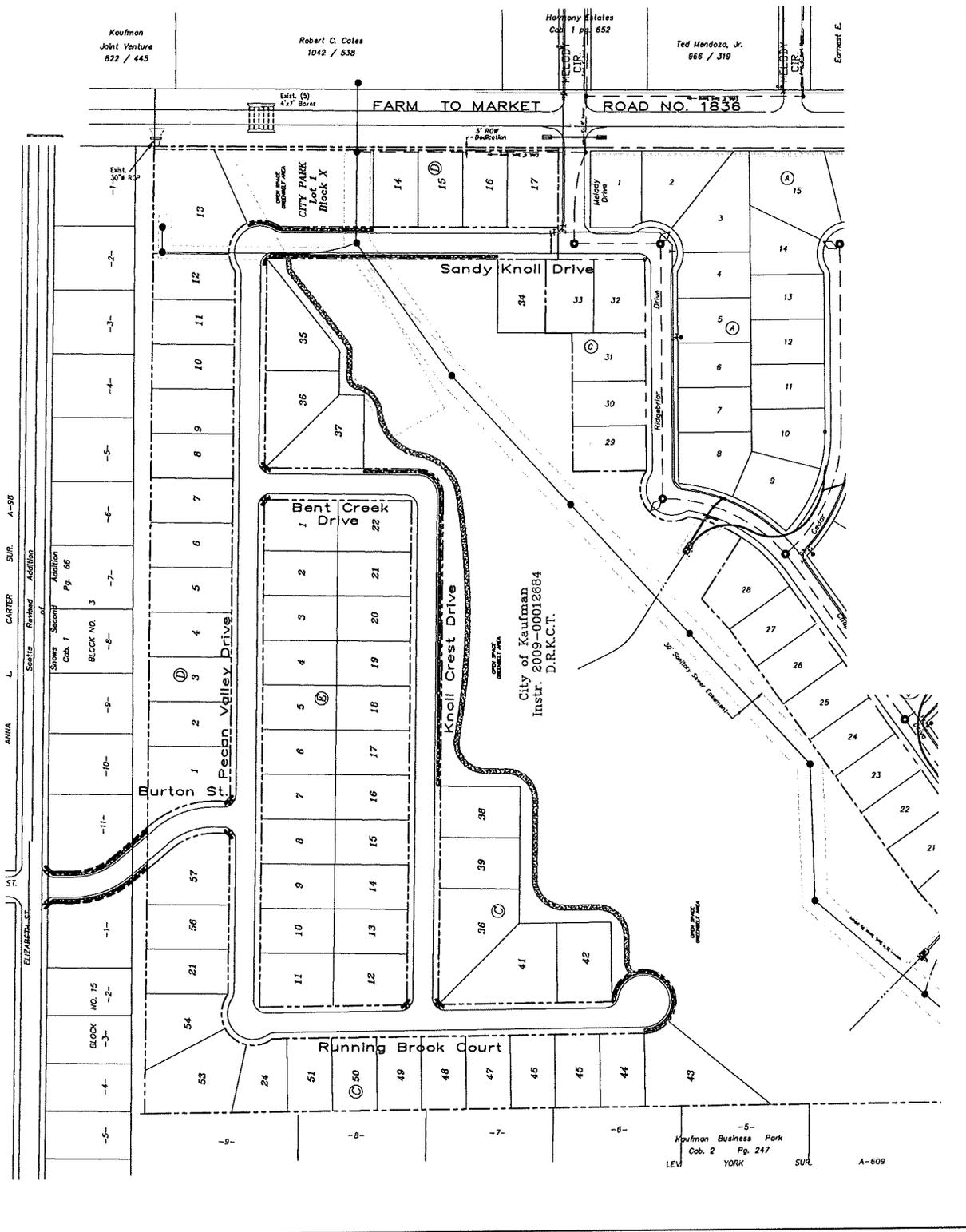
VICINITY MAP
N.T.S.

LEGEND

- 8' HIKE & BIKE TRAIL IMPROVEMENTS
- R.O.W.

EXHIBIT E

PARK AND TRAIL IMPROVEMENTS	
PRAIRIE CREEK ESTATES PHASE 3	
KAUFMAN, TEXAS	
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES	
201 WOODS MILL ROAD, SUITE 200, WOODS BAY, TEXAS 75086	
REVISION	DATE
SCALE	NOTES
FILE	NO.
1	1



ANNA	L	CARTER	SUR.	A-98
Shows Section	Revised	Addition		
Block No. 3				
Page 66				

LEV YORK SUR. A-609
Kaufman Business Park
Cob. 2 Pg. 247

APPENDIX E
PID DISCLOSURE

AFTER RECORDING RETURN TO:

_____]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF KAUFMAN, 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 Kaufman, 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 *Kaufman Public Improvement District No. 2* (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 LOT, 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 three Lot Types.

“Lot Type 1” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 70 feet.

A) Proposed Development

Table F-1 shows the proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID

Description	Proposed Development	
Lot Type 1 (70 Ft)	63	Units
Total	63	Units

B) Allocation of Assessments to Lots within the PID

The total amount of the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within the PID is \$1,106,000 As shown above, there are a total of 63 residential units, resulting in an Assessment per Lot of \$17,555.56 (i.e. $\$1,106,000 \div 63 = \$17,555.56$).

Table F-2 sets forth the Assessment per dwelling unit within the PID.

Table F-2
Assessment Per Unit

Description	Planned No. of Lots	Assessment per Lot		Total Assessments
Lot Type 1 (70 Ft)	63	\$17,555.56	Per Lot	\$1,106,000
Total	63			\$1,106,000

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-3.

Table F-3
Projected Leverage

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Lot	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (70 Ft)	63	\$66,000	\$330,000	\$17,555.56	3.76	18.80

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-4.

Table F-4
Estimated Tax Rate Equivalent per Lot

Description	Planned No. of Lots	Estimated Finished Lot Value per Lot	Projected Home Value per Lot	Projected Average Annual Installment per Lot	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (70 Ft)	63	\$66,000	\$330,000	\$1,432.68	\$2.17	\$0.43

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the 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
ASSESSMENT ROLL

Appendix G-1
Assessment Roll

Parcel	All Parcels
Assessment	\$1,106,000
No. of Lots	63

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$18,000	\$53,309	\$18,500	\$89,809
2	\$19,000	\$52,442	\$18,870	\$90,312
3	\$19,000	\$51,526	\$19,247	\$89,773
4	\$20,000	\$50,610	\$19,632	\$90,242
5	\$21,000	\$49,646	\$20,025	\$90,671
6	\$22,000	\$48,634	\$20,025	\$90,659
7	\$23,000	\$47,573	\$20,025	\$90,598
8	\$24,000	\$46,465	\$20,025	\$90,490
9	\$25,000	\$45,308	\$20,025	\$90,333
10	\$26,000	\$44,103	\$20,025	\$90,128
11	\$28,000	\$42,850	\$20,025	\$90,875
12	\$29,000	\$41,500	\$20,025	\$90,525
13	\$30,000	\$40,102	\$20,025	\$90,127
14	\$32,000	\$38,656	\$20,025	\$90,681
15	\$33,000	\$37,114	\$20,025	\$90,139
16	\$35,000	\$35,523	\$20,025	\$90,548
17	\$36,000	\$33,836	\$20,025	\$89,861
18	\$38,000	\$32,101	\$20,025	\$90,126
19	\$40,000	\$30,270	\$20,025	\$90,295
20	\$42,000	\$28,342	\$20,025	\$90,367
21	\$44,000	\$26,317	\$20,025	\$90,342
22	\$46,000	\$24,196	\$20,025	\$90,221
23	\$48,000	\$21,979	\$20,025	\$90,004
24	\$50,000	\$19,666	\$20,025	\$89,691
25	\$53,000	\$17,256	\$20,025	\$90,281
26	\$55,000	\$14,701	\$20,025	\$89,726
27	\$58,000	\$12,050	\$20,025	\$90,075
28	\$61,000	\$9,254	\$20,025	\$90,279
29	\$64,000	\$6,314	\$20,025	\$90,339
30	\$67,000	\$3,229	\$20,025	\$90,254
Total	\$1,106,000	\$1,004,874	\$596,900	\$2,707,773

1 - The interest amounts are based on an interest rate of 4.82% for years 1 through 5 and an interest rate of 4.82% thereafter and will be updated at the time of levy.

2 - The Administrative Expenses shown include the estimated district administration costs and will be updated in Annual Service Plan Updates.

Appendix G-2
Assessment Roll by Lot Type

Parcel Assessment **Lot Type 1 (70 Ft)**
\$17,555.56

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment
1	\$286	\$846	\$294	\$1,426
2	\$302	\$832	\$300	\$1,434
3	\$302	\$818	\$306	\$1,425
4	\$317	\$803	\$312	\$1,432
5	\$333	\$788	\$318	\$1,439
6	\$349	\$772	\$318	\$1,439
7	\$365	\$755	\$318	\$1,438
8	\$381	\$738	\$318	\$1,436
9	\$397	\$719	\$318	\$1,434
10	\$413	\$700	\$318	\$1,431
11	\$444	\$680	\$318	\$1,442
12	\$460	\$659	\$318	\$1,437
13	\$476	\$637	\$318	\$1,431
14	\$508	\$614	\$318	\$1,439
15	\$524	\$589	\$318	\$1,431
16	\$556	\$564	\$318	\$1,437
17	\$571	\$537	\$318	\$1,426
18	\$603	\$510	\$318	\$1,431
19	\$635	\$480	\$318	\$1,433
20	\$667	\$450	\$318	\$1,434
21	\$698	\$418	\$318	\$1,434
22	\$730	\$384	\$318	\$1,432
23	\$762	\$349	\$318	\$1,429
24	\$794	\$312	\$318	\$1,424
25	\$841	\$274	\$318	\$1,433
26	\$873	\$233	\$318	\$1,424
27	\$921	\$191	\$318	\$1,430
28	\$968	\$147	\$318	\$1,433
29	\$1,016	\$100	\$318	\$1,434
30	\$1,063	\$51	\$318	\$1,433
Total	\$17,556	\$15,950	\$9,475	\$42,981

1 - The interest amounts are based on an interest rate of 4.82% for years 1 through 5 and an interest rate of 4.82% thereafter and will be updated at the time of levy.

2 - The Administrative Expenses shown include the estimated district administration costs and will be updated in Annual Service Plan Updates.