

CROSS CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

June 13, 2023

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

CROSS CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On April 11, 2023 the City Council of the City of Celina, Texas (the “City”) passed and approved Resolution No. 2023-31R approving and authorizing the creation of the Cross Creek Meadows Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, which was located within the corporate limits of the City at the time it was created.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Cross Creek Meadows Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code.” 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 Rolls for the PID are currently included as Appendix G and Appendix H of this Service and Assessment Plan and additional Assessment Rolls may be added to this Service and Assessment Plan in the future. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

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

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

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

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

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

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

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

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

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

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

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

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the 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.

“Assessment Ordinance” means each 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 against the respective Assessed Property.

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

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

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

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

“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 Celina, Texas.

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

“County” means Collin County, Texas.

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

“Developer” means, Taylor Morrison of Texas, Inc., and any of its successors or assigns developing lands within the PID.

“Development Agreement” means that certain Amended and Restated Development Agreement (Tuscany Estates) between the City CCD – Coit Land, LLC, effective August 17, 2021, as partially assigned to TM BTR of Texas, LLC and the Developer and as the same may be amended from time to time.

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

“Future Improvement Area(s)” means Improvement Areas that are fully developed after Improvement Area #1 and the Major Improvement Area BTR Property, as such areas are generally depicted and described in Appendix A.

“Future Improvement Area Bonds” mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Future Improvement Area. In connection with the Future Improvement Area Bonds, Assessments will be levied only on Parcels located within the Future Improvement Area in question.

“Future Improvement Area Improvements” means those Authorized Improvements associated with any Future Improvement Area(s).

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

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

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

“Improvement Area #1” means the initial Improvement Area to be developed and generally shown in Appendix A as Phase #1 and Phase #2, as specifically depicted and described as the sum of all Parcels shown in Appendix H and further described in Appendix C-3.

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

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

“Improvement Area #1 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix H, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #1 Assessments” mean the Assessments levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll.

“Improvement Area #1 Bonds” mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Cross Creek Meadows Public Improvement District Improvement Area #1 Project) that are secured primarily by Improvement Area #1 Assessment Revenues. The term Improvement Area #1 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #1 Projects currently being constructed pursuant to the Improvement Area #1 Reimbursement Agreement and which, if issued, will also be secured by the Improvement Area #1 Assessment Revenues.

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

“Improvement Area #1 Maximum Assessment Per Equivalent Unit” means for Improvement Area #1, an Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows:

- Lot Type 1 (60 Ft Lot) - \$46,068.52
- Lot Type 2 (55 Ft Lot) - \$41,922.36
- Lot Type 3 (40 Ft Lot) - \$27,641.11

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

“Improvement Area #1 Reimbursement Agreement” means that certain Cross Creek Meadows Public Improvement District Improvement Area #1 Reimbursement Agreement dated May 9, 2023 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Improvement Area #1 Projects 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.

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

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

“Major Improvement Area” means the property within the PID, excluding Improvement Area #1, which is to be developed subsequent to Improvement Area #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

“Major Improvement Area Assessed Property” means, for any year, all Parcels within the PID other than (i) Non-Benefited Property, and (ii) Parcels within Improvement Area #1.

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

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

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

“Major Improvement Area Assessments” mean the Assessments levied on the Major Improvement Area as shown on the Major Improvement Area Assessment Roll.

“Major Improvement Area Bonds” mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Cross Creek Meadows Public Improvement District Major Improvement Area Project) that are secured primarily by Major Improvement Area Assessment Revenues.

“Major Improvement Area BTR Property” means the property in the Major Improvement Area to be developed as build to rent (BTR) units as generally shown in Appendix A as Build to Rent and further described as a 24.976 acre tract in Appendix C-2. The Major Improvement Area BTR Property will be assessed exclusively for its proportional share of the Major Improvements, as described in Section V.C. The Budgeted Costs of any direct Authorized Improvement which only benefit the Major Improvement Area BTR Property will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied against the Major Improvement Area BTR Property for Authorized Improvements benefiting only the Major Improvement Area BTR Property.

“Major Improvement Area BTR Property Maximum Assessment Per Equivalent Unit” means for the Major Improvement Area BTR Property, an Assessment per unit related to the Major Improvement Area BTR Property’s share of the Major Improvement Area Projects for each applicable Lot Type as follows:

Lot Type 4 (BTR Lot) - \$7,801.61

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

“Major Improvements” mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

“Maximum Assessment Per Equivalent Unit” means, as applicable, the Improvement Area #1 Maximum Assessment Per Equivalent Unit, the Major Improvement Area BTR Property Maximum Assessment Per Equivalent Unit, or any other Maximum Assessment Per Equivalent Unit 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.

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

to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F.

“Parcel” or “Parcels” means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin 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 Collin 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, Collin County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

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

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

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

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 245.241 acres of land. A map of the property within the PID is shown on Appendix A and further described in Appendix C-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 823 single family residential units and 266 build to rent (BTR) units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
Single-Family - 60 Ft	191	Units
Single-Family - 55 Ft	385	Units
Single-Family - 40 Ft	247	Units
BTR	266	Units
Total	1,089	Units

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 153.038 acres and is projected to consist of 550 single family residential units, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A and further described in Appendix C-3.

The property within Improvement Area #1 is proposed to be developed as shown in Table II-B.

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Single-Family – 60 Ft	138	Units
Single-Family - 55 Ft	229	Units
Single-Family - 40 Ft	183	Units
Total	550	Units

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C. PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA (MAJOR IMPROVEMENT AREA BTR PROPERTY AND FUTURE IMPROVEMENT AREAS)

The Major Improvement Area consists of approximately 92.22 acres and is projected to consist of approximately 273 single family residential units and 266 build to rent (BTR) units, as further described in Section III. A map of the property within the Major Improvement Area is shown in Appendix A and further described in Appendix C-2.

The property within the Major Improvement Area is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Single-Family - 60 Ft	53	Units
Single-Family - 55 Ft	156	Units
Single-Family - 40 Ft	64	Units
BTR	266	Units
Total	539	Units

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursement agreements may be executed for each new Improvement Area. In connection with the issuance of each new Future Improvement Area Bond and/or each related reimbursement agreement, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area as shown for Improvement Area #1 in Section II.B. A map of the projected property within the Future Improvement Area is shown in Appendix A. The Future Improvement Area is shown for illustrative purposes only and is subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G and Appendix H and additional Assessment Rolls may be added to this Service and Assessment Plan as the Future Improvement Area is developed.

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 and III.C and shown in the opinion of probable costs shown in 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 AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major 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 Equivalent Units. Each of Improvement Area #1 and the Major Improvement Area will be proportionally allocated the costs of the Major Improvements, as shown on Table III-A.

The Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Major Improvements 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.

A description of the Major Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Major Improvements consists of the construction of entrance road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which 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 improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, 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 specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, and storm water detention facilities which benefit 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.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Major Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-A
Budgeted Costs – Major Improvements

Authorized Improvements	Total Major Improvement Costs	Improvement Area #1 Allocated Amount¹	Major Improvement Area Allocated Amount¹
Roadway improvements	\$3,174,400	\$1,754,862	\$1,419,538
Water improvements	\$2,000,145	\$1,105,714	\$894,431
Sanitary sewer improvements	\$1,763,987	\$975,162	\$788,825
Storm drainage improvements	\$1,489,957	\$823,673	\$666,284
Other soft and miscellaneous costs	\$1,869,650	\$1,033,574	\$836,076
Total Authorized Improvements	\$10,298,139	\$5,692,985	\$4,605,154

Note: Costs provided by KFM Engineering. 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 Major Improvements amount does not change.

¹Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.

C. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #1 Projects are shown in Table III-B and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

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

Water Improvements

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

Sanitary Sewer Improvements

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

Storm Drainage Improvements

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

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Improvement Area #1 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-B
Budgeted Costs – Improvement Area #1 Projects

Authorized Improvements	Improvement Area #1's Proportional Share of Major Improvements¹	Improvement Area #1 Improvements	Total Improvement Area #1 Projects²
Roadway improvements	\$1,754,862	\$7,115,252	\$8,870,114
Water improvements	\$1,105,714	\$2,365,216	\$3,470,930
Sanitary sewer improvements	\$975,162	\$1,972,944	\$2,948,105
Storm drainage improvements	\$823,673	\$3,530,159	\$4,353,832
Other soft and miscellaneous costs	\$1,033,574	\$749,179	\$1,782,753
Total Authorized Improvements	\$5,692,985	\$15,732,749	\$21,425,734

¹ See Table III-A. Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.

² Costs provided by KFM Engineering. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #1 Projects amount does not change.

D. FUTURE IMPROVEMENT AREAS

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

for the Future Improvement Area Improvements financed within the specific Future Improvement Area being developed.)

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IV. SERVICE PLAN

A. PROJECTED 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 construction of the Major Improvement Area Projects will be completed in the second quarter of 2023. Construction of the Improvement Area #1 Projects benefitting Phase #1 of Improvement Area #1 is complete, and it is anticipated that the construction of the Improvement Area #1 Projects benefitting Phase #2 of Improvement Area #1 will be completed in the third quarter of 2024. At some point after all or a portion of the Major Improvement Area Projects and Improvement Area #1 Projects are constructed, development in Future Improvement Areas will begin, with each Future Improvement Area to be subsequently developed corresponding to the Service and Assessment Plan to be updated with that development.

The Budgeted Costs for Major Improvement Area Projects plus costs related to the issuance of the Major Improvement Area Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Major Improvement Area is \$5,641,125 as shown in Table IV-A. The Budgeted Costs for the Improvement Area #1 Projects plus costs related to the issuance of the Improvement Area #1 Bonds and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #1 are \$24,270,025 as shown in Table IV-B. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

The Budgeted Costs of any direct Authorized Improvement which ***only*** benefit the Major Improvement Area BTR Property will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied against the Major Improvement Area BTR Property for Authorized Improvements benefitting only the Major Improvement Area BTR Property.

As Future Improvement Areas are developed in connection with the issuance of Future Improvement Area Bonds and/or execution of a related reimbursement agreement, this Service and Assessment Plan will be amended (e.g. Table IV-C will be amended to show the sources and uses for the Future Improvement Area Improvements financed within the specific Future Improvement Area being developed, etc.).

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The Major Improvement Area Bonds shown in Table IV-A are being issued in 2023 and will be used to finance the Budgeted Costs of the Major Improvement Area Projects.

Table IV-A
Projected Sources and Uses – Major Improvement Area

Sources of Funds	Major Improvement Area Bonds
Par amount	\$5,645,000
Original issue discount	(\$3,876)
Total Sources	\$5,641,125
Uses of Funds	
<u>Major Improvement Area Projects¹:</u>	
Road improvements	\$1,419,538
Water improvements	\$894,431
Sanitary sewer improvements	\$788,825
Storm drainage improvements	\$666,284
Other soft and miscellaneous costs	\$836,076
<i>Subtotal</i>	<i>\$4,605,154</i>
<u>Bond Issuance Costs:</u>	
Cost of issuance	\$350,132
Capitalized interest	\$47,011
Reserve fund	\$419,478
Administrative Expenses	\$50,000
Underwriters discount	\$169,350
<i>Subtotal</i>	<i>\$1,035,970</i>
Total Uses	\$5,641,125

¹See Table III-A for details.

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The Improvement Area #1 Bonds shown in Table IV-B are being issued in 2023 and will be used to finance a portion of the costs of the Improvement Area #1 Projects. The City and the Developer are entering into the Improvement Area #1 Reimbursement Agreement in 2023 to finance a portion of the Budgeted Costs of the Improvement Area #1 Projects, as shown in Table IV-B.

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

Sources of Funds	Improvement Area #1 Bonds	Improvement Area #1 Reimbursement Agreement	Total
Improvement Area #1 Bonds	\$17,966,000	\$0	\$17,966,000
Original issue discount	(\$149,604)	\$0	(\$149,604)
Improvement Area #1 Reimbursement Agreement	\$0	\$3,050,000	\$3,050,000
Other funding sources ¹	\$0	\$3,403,629	\$3,403,629
Total Sources	\$17,816,396	\$6,453,629	\$24,270,025
Uses of Funds			
<u>Major Improvements²:</u>			
Road improvements	\$1,226,281	\$528,581	\$1,754,862
Water improvements	\$772,663	\$333,051	\$1,105,714
Sanitary sewer improvements	\$681,434	\$293,728	\$975,162
Storm drainage improvements	\$575,575	\$248,098	\$823,673
Other soft and miscellaneous costs	\$722,252	\$311,322	\$1,033,574
<i>Subtotal</i>	<i>\$3,978,206</i>	<i>\$1,714,780</i>	<i>\$5,692,985</i>
<u>Improvement Area #1 Improvements³:</u>			
Road improvements	\$4,972,072	\$2,143,179	\$7,115,252
Water improvements	\$1,652,791	\$712,425	\$2,365,216
Sanitary sewer improvements	\$1,378,675	\$594,269	\$1,972,944
Storm drainage improvements	\$2,466,843	\$1,063,316	\$3,530,159
Other soft and miscellaneous costs	\$523,519	\$225,659	\$749,179
<i>Subtotal</i>	<i>\$10,993,900</i>	<i>\$4,738,849</i>	<i>\$15,732,749</i>
<u>Bond Issuance Costs:</u>			
Cost of issuance	\$865,000	\$0	\$865,000
Capitalized interest	\$133,256	\$0	\$133,256
Reserve fund	\$1,267,055	\$0	\$1,267,055
Administrative Expenses	\$40,000	\$0	\$40,000
Underwriters discount	\$538,980	\$0	\$538,980
<i>Subtotal</i>	<i>\$2,844,291</i>	<i>\$0</i>	<i>\$2,844,291</i>
Total Uses	\$17,816,396	\$6,453,629	\$24,270,025

¹The other funding sources represent Budgeted Costs paid or to be paid by the Developer without reimbursement from the City. Any Actual Costs of Authorized Improvements incurred prior to Bond closing are not required to be deposited and are therefore deducted from any Developer deposit requirement. This deducted amount shall be submitted to the City for full review and approval by the City prior to submitting the first Certification for Payment payable from the project fund.

²See Table III-A for details.

³See Table III-B for details.

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or a reimbursement agreement may be executed to finance the Authorized Improvements required for each new Future Improvement Area.

B. PROJECTED FIVE YEAR SERVICE PLAN

Major Improvement Area

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

Table IV-C
Annual Projected Costs and Annual Projected Indebtedness
Major Improvement Area

Year	Annual Projected Cost¹	Annual Projected Indebtedness	Other Funding Sources	Projected Major Improvement Area Annual Installments
2023 ²	\$5,645,000	\$5,645,000	\$0	\$0
2024	\$0	\$0	\$0	\$498,703
2025	\$0	\$0	\$0	\$499,268
2026	\$0	\$0	\$0	\$498,633
2027	\$0	\$0	\$0	\$498,854
2028	\$0	\$0	\$0	\$498,877
2029	\$0	\$0	\$0	\$498,701
Total	\$5,645,000	\$5,645,000	\$0	\$2,993,034

¹Includes original issue discount.

²Administrative Expenses in year 2023 are being funded with Major Improvement Area Bond proceeds, and interest on the Major Improvement Area Bonds for year 2023 is being funded with capitalized interest.

The annual projected costs shown in Table IV-C are the annual expenditures relating to Major Improvement Area’s proportional share of Major Improvements, referred to as the Major Improvement Area Projects, shown in Table III-A, and the costs associated with setting up the PID allocable to the Major Improvement Area and bond issuance costs including reserves 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.

Improvement Area #1

The annual projected costs and annual projected indebtedness for Improvement Area #1 is shown in Table IV-D. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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

Year	Annual Projected Cost	Annual Projected Indebtedness ¹	Other Funding Sources	Projected Improvement Area #1 Annual Installments
2023 ³	\$24,419,629	\$21,016,000	\$3,403,629	\$0
2024	\$0	\$0	\$0	\$1,597,285
2025	\$0	\$0	\$0	\$1,567,462
2026	\$0	\$0	\$0	\$1,566,476
2027	\$0	\$0	\$0	\$1,567,787
2028	\$0	\$0	\$0	\$1,567,233
2029	\$0	\$0	\$0	\$1,566,867
Total	\$24,419,629	\$21,016,000	\$3,403,629	\$9,433,111

¹Includes amounts to be paid from Improvement Area #1 Assessments related to both the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement. Includes original issue discount.

²The other funding sources represent Budgeted Costs paid or to be paid by the Developer without reimbursement from the City.

³Administrative Expenses in year 2023 are being funded with Improvement Area #1 Bond proceeds, and interest on the Improvement Area #1 Bonds for year 2023 is being funded with capitalized interest. Interest for the amounts anticipated to be paid pursuant to the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

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

C. PID ASSESSMENT NOTICE

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

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V. ASSESSMENT PLAN

A. INTRODUCTION

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

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1 Bonds and the Major Improvement Area Bonds being issued in 2023, subsequent financings may be issued over the upcoming decade as the Future Improvement Areas of the development are gradually constructed.

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

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Major Improvement Area Projects and the Improvement Area #1 Projects shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The costs of the Major Improvements are proportionally allocated to the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property, based on the ratio of Equivalent Units for the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property.
3. The Major Improvement Area Assessed Property's proportional share of the costs for the Major Improvements is allocated to each Parcel within the Major Improvement Area Assessed Property based on the total estimated Equivalent Units for each Parcel.

4. The Improvement Area #1 Projects costs are allocated to each Parcel within the Improvement Area #1 Assessed Property based on the total estimated Equivalent Units for each Parcel within Improvement Area #1.
5. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
6. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.
7. Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

Table V-A provides the estimated allocation of the Budgeted Costs of the Major Improvements between the Major Improvement Area and Improvement Area #1. Table V-B provides the estimated allocation of the Budgeted Costs of the Major Improvement Area Projects between the Major Improvement Area BTR Property and Future Improvement Areas.

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

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

Improvement Area #1 Projects, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or to be levied on the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvement Area Projects and the Improvement Area #1 Projects to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

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

B. SPECIAL BENEFIT

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

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

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

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

Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

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

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

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

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

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

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Budgeted Costs of the Major Improvements must be allocated throughout all Assessed Property in the PID. Table V-A summarizes the allocation of Actual Costs for each type of Major Improvement to Improvement Area #1 and the Major Improvement Area. Table V-B summarizes the allocation of the Actual Costs of the Major Improvement Area Projects to the Major Improvement Area BTR Property and Future Improvement Areas. The Budgeted Costs shown in Table V-A and Table V-B are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 550 single family residential units, and the Major Improvement Area is projected to contain 273 single family residential units and 266 build to rent units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 456.19, and the total projected Equivalent Units for the Major Improvement Area is calculated as 369.02. The total projected Equivalent Units in the PID is, therefore, calculated to be 825.21 (i.e., $456.19 + 369.02 = 825.21$). As a result, 55.28 percent of the Budgeted Costs of the Major Improvements (i.e. $456.19 \div 825.21 = 55.28\%$) are allocated to the Improvement Area #1 Assessed Property, and 44.72 percent of the Budgeted Costs of the Major Improvements (i.e., $369.02 \div 825.21 = 44.72\%$) are allocated to the Major Improvement Area Assessed Property. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property. The Budgeted Costs of any direct Authorized Improvement which only benefit the Major Improvement Area BTR Property will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied against the Major Improvement Area BTR Property for Authorized Improvements benefiting only the Major Improvement Area BTR Property. The Major Improvement Area Bonds will fund the Budgeted Costs of the Major Improvement Area Projects. The Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement will fund the Budgeted Costs of the Improvement Area #1 Projects.

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Table V-A
Allocation of the Budgeted Costs of the Major Improvements

Authorized Improvement	Total
Road improvements	\$3,174,400
Water improvements	\$2,000,145
Offsite sanitary sewer improvements	\$1,763,987
Storm drainage improvements	\$1,489,957
Other soft and miscellaneous costs	\$1,869,650
Total Major Improvements¹	\$10,298,139
Improvement Area #1	
Projected total number of Equivalent Units	456.19
% of total Equivalent Units	55.28%
Proportionate Share of Costs	\$5,692,985
Major Improvement Area	
Projected total number of Equivalent Units	369.02
% of total Equivalent Units	44.72%
Proportionate Share of Costs	\$4,605,154

¹See Table III-A for details.

The Major Improvement Area BTR Property is projected to contain 266 build to rent units, and the Future Improvement Areas are projected to contain 273 single family residential units. As shown in Appendix F, the total projected Equivalent units for Major Improvement Area BTR Property is calculated as 135.66, and the total projected Equivalent Units for the Future Improvement Areas is calculated as 233.36. The total projected Equivalent Units in the Future Improvement Area is, therefore, calculated to be 369.02 (i.e., $135.66 + 233.36 = 369.02$). As a result, 36.76 percent of the Budgeted Costs of the Major Improvement Area Projects (i.e. $135.66 \div 369.02 = 36.76\%$) are allocated to the Major Improvement Area BTR Assessed Property, and 63.24 percent of the Budgeted Costs of the Major Improvement Area Projects (i.e., $233.36 \div 369.02 = 63.24\%$) are allocated to the Future Improvement Areas. Table V-B summarizes the allocation of the Actual Costs of the Major Improvement Area Projects to the Major Improvement Area BTR Property and Future Improvement Areas. The costs shown in Table V-B are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

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Table V-B
Allocation of the Budgeted Costs of the Major Improvement Area Projects

Authorized Improvement	Total
Road improvements	\$1,419,538
Water improvements	\$894,431
Offsite sanitary sewer improvements	\$788,825
Storm drainage improvements	\$666,284
Other soft and miscellaneous costs	\$836,076
Total Major Improvement Area Projects¹	\$4,605,154
Major Improvement Area BTR Property	
Projected total number of Equivalent Units	135.66
% of total Equivalent Units	36.76%
Proportionate Share of Costs	\$1,692,958
Future Improvement Areas	
Projected total number of Equivalent Units	233.36
% of total Equivalent Units	63.24%
Proportionate Share of Costs	\$2,912,197

¹See Table III-A for details.

D. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Major Improvement Area Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Major Improvement Area Projects to be financed with the Major Improvement Area Bonds shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Major Improvement Area Assessment across the Parcels within the Major Improvement Area Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Major Improvement Area Projects, as set forth in Table III-A, the City Council has determined that the benefit to the Major Improvement Area Assessed Property of the Major Improvement Area Projects is at least equal to the Major Improvement Area Assessments levied on the Major Improvement Area 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 Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Major Improvement Area Assessments will be apportioned proportionately among each Parcel based on the ratio of the

estimated number of Equivalent Units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

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

2. *Assessment Methodology for the Improvement Area #1 Projects*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Bonds and by the Developer under the Improvement Area #1 Reimbursement Agreement shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across the Parcels within Improvement Area #1 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

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

Upon subsequent divisions of any Parcel within Improvement Area #1, the Improvement Area #1 Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Improvement Area #1 Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

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

3. *Assessment Methodology for Future Improvement Areas*

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

E. ASSESSMENTS

The Assessments are being levied on each Parcel of Assessed Property within the Major Improvement Area and Improvement Area #1 according to the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, attached hereto as Appendix G and Appendix H, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

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

F. ADMINISTRATIVE EXPENSES

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

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the applicable Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected on any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

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

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

The Annual Installments shall be collected from the Major Improvement Area Assessed Property in an amount sufficient to pay (i) principal and interest on the Major Improvement Area Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) 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 available capitalized interest or any other funds applicable to the Parcel.

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

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

The Annual Installments shall be collected from the Improvement Area #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds, (ii) principal and interest on the Improvement Area #1 Reimbursement Agreement, (iii) to fund the Additional Interest Reserve described in Section V (with respect to the portion of the assessment securing the Improvement Area #1 Bonds), and (iv) to pay Administrative Expenses related to Improvement Area #1. The Annual Installment for each Parcel in Improvement Area #1 Assessed Property shall be calculated by taking into consideration any available capitalized interest or any other funds applicable to the Parcel.

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

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

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D. REALLOCATION OF ASSESSMENTS

1. Subdivision

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

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

Where the terms have the following meanings:

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

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

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

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

E. MANDATORY PREPAYMENT OF ASSESSMENTS

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

2. If at any time the Assessment per Equivalent Unit on a Parcel exceeds the applicable Maximum Assessment Per Equivalent Unit (including the Improvement Area #1 Maximum Assessment Per Equivalent Unit with respect to the Improvement Area #1 Assessed Property and the Major Improvement Area BTR Property Maximum Assessment Per Equivalent Unit with respect to the Major Improvement Area BTR Property within the Major Improvement Area Assessed Property) calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the Improvement Area #1 Maximum Assessment Per Equivalent Unit or Major Improvement Area BTR Property Maximum Assessment Per Equivalent Unit, as applicable, calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

F. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.
2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce

the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

G. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

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

Major Improvement Area

Each Assessment for the Major Improvement Area Assessed Property shall be paid with an interest rate of not more than the actual interest rate paid on the Major Improvement Area Bonds. The Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel within the Major Improvement Area based on an interest rate of 5.000% per annum for years 1 through 8 (2023-2030), and 6.125% per annum for years 9 through 31 (2031-2053) and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Major Improvement Area Bonds may not exceed the amounts shown on the Major Improvement Area Assessment Roll. The Major Improvement Area Assessment Roll is shown as Appendix G.

Improvement Area #1

Each Assessment for the Improvement Area #1 Assessed Property shall be paid with an interest rate of not more than the actual interest paid on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, respectively. Interest on the Improvement Area #1 Bonds is based on based on an interest rate of 4.500% per annum for years 1 through 8 (2023-2030), 5.375% per annum for years 9 through 21 (2031-2043), and 5.500% per annum for years 22 through 31 (2044-2053) and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Interest on the Improvement Area #1 Reimbursement Agreement shall be paid based on an interest rate of 6.020% per annum for years 1 through 5 and 6.020% per annum following the fifth Annual Installment. The interest on the Improvement Area #1 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. 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 4.02%. The City has determined that the Improvement Area #1 Reimbursement Agreement shall bear interest at the interest rate of 6.020% per annum for years 1 through 5 and 6.020% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.020% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.020%. Furthermore, the Annual Installments related to the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement for the Improvement Area #1 Projects may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix H.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Bonds, Major Improvement Area Bonds, and/or Improvement Area #1 Reimbursement Agreement, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

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

H. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. 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.

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.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Improvement Area #1 Bonds, the Improvement Area #1 Reimbursement Agreement, and the Major Improvement Area Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2024 (subject to any offsets from capitalized interest and any other available funds).

I. SURPLUS FUNDS REMAINING IN THE MAJOR IMPROVEMENT AREA BOND ACCOUNT

If proceeds from the Major Improvement Area Bonds still remain after all of the Major Improvement Area Projects are constructed and accepted by the City, and all outstanding payment requests from the Developer have been processed, the proceeds may be utilized in accordance with the applicable Trust Indenture.

J. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA # 1 BOND ACCOUNT

If proceeds from the Improvement Area #1 Bonds remain after all of the Improvement Area #1 Projects are constructed and accepted by the City, and all outstanding requests from the Developer have been processed, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

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

The Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Major Improvement Area Projects. Table VII-A summarizes the \$5,645,000 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, a portion of the costs of the PID formation, and the Major Improvement Area Bond issuance costs. The par amount of the Major Improvement Area Bonds is \$5,645,000, which is less than or equal to the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Assessment to be applied to all the Major Improvement Area Assessed Property is \$5,645,000 plus annual Administrative Expenses. The Assessment for the Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Major Improvement Area Assessment Roll is attached hereto as Appendix G.

Table VII-A
Major Improvement Area
Special Benefit Summary

Special Benefit	Total Cost
Major Improvement Area Projects ¹	\$4,605,154
PID Formation/Bond Costs of Issuance:	
Cost of issuance	\$350,132
Capitalized interest	\$47,011
Reserve fund	\$419,478
Administrative Expense	\$50,000
Underwriters discount	\$169,350
<i>Subtotal</i>	\$1,035,970
Original issue discount	\$3,876
Total Special Benefit	\$5,645,000
Special Benefit:	
Total Special Benefit	\$5,645,000
Projected Special Assessment	\$5,645,000
Excess Benefit	\$0

¹See Table III-A for details.

B. IMPROVEMENT AREA #1 ASSESSMENT ROLL

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

The Improvement Area #1 Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-B summarizes the \$24,419,629 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, and the costs of the PID formation and the Improvement Area #1 Bond issuance costs applicable to Improvement Area #1. The par amount of the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement for the Improvement Area #1 Projects is \$21,016,000, which is less than or equal to the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is \$21,016,000 plus, interest, Additional Interest, and annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix H.

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

Special Benefit	Total Cost
Improvement Area #1 Projects ¹	\$21,425,734
<u>PID Formation/Bond Costs of Issuance:</u>	
Cost of issuance	\$865,000
Capitalized interest	\$133,256
Reserve fund	\$1,267,055
Administrative Expense	\$40,000
Underwriter’s discount	\$538,980
<i>Subtotal</i>	\$2,844,291
Original issue discount	\$149,604
Total Special Benefit	\$24,419,629
<u>Special Benefit:</u>	
Total Special Benefit	\$24,419,629
Projected Assessment	\$21,016,000
Excess Benefit	\$3,403,629

¹See Table III-B for details.

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C. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLLS

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

D. ANNUAL ASSESSMENT ROLL UPDATES

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

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds and/or approval of a reimbursement agreement. This update shall reflect the actual interest on the Bonds and/or due under a related reimbursement agreement on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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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 applicable 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 an 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. Tables in this Service and Assessment Plan may be rounded to the nearest whole number.

E. SEVERABILITY

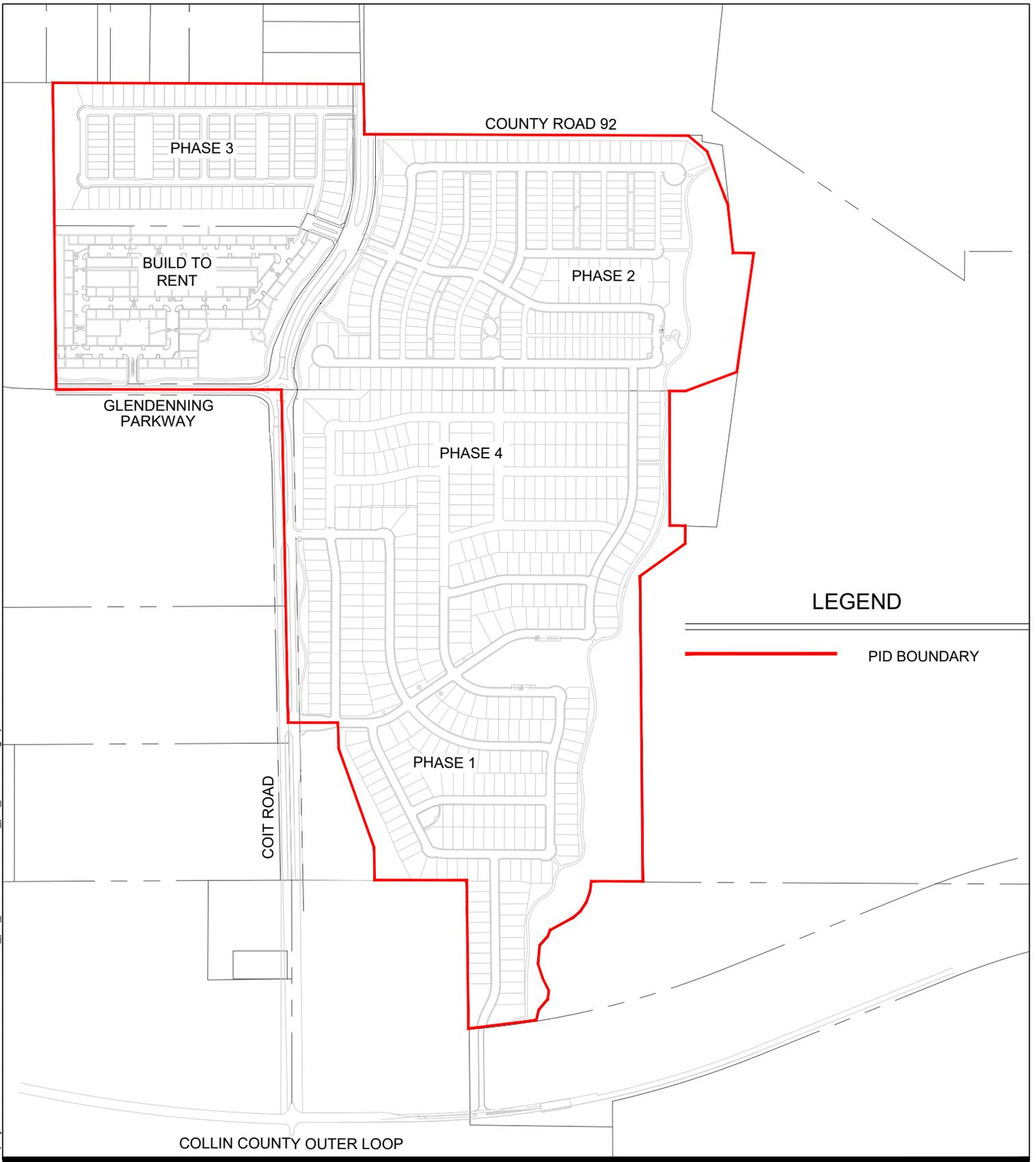
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service 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

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LEGEND

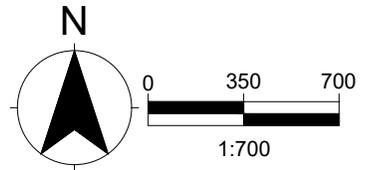
— PID BOUNDARY

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TITLE
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PID EXHIBIT

PROJECT
CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
TAYLOR MORRISON



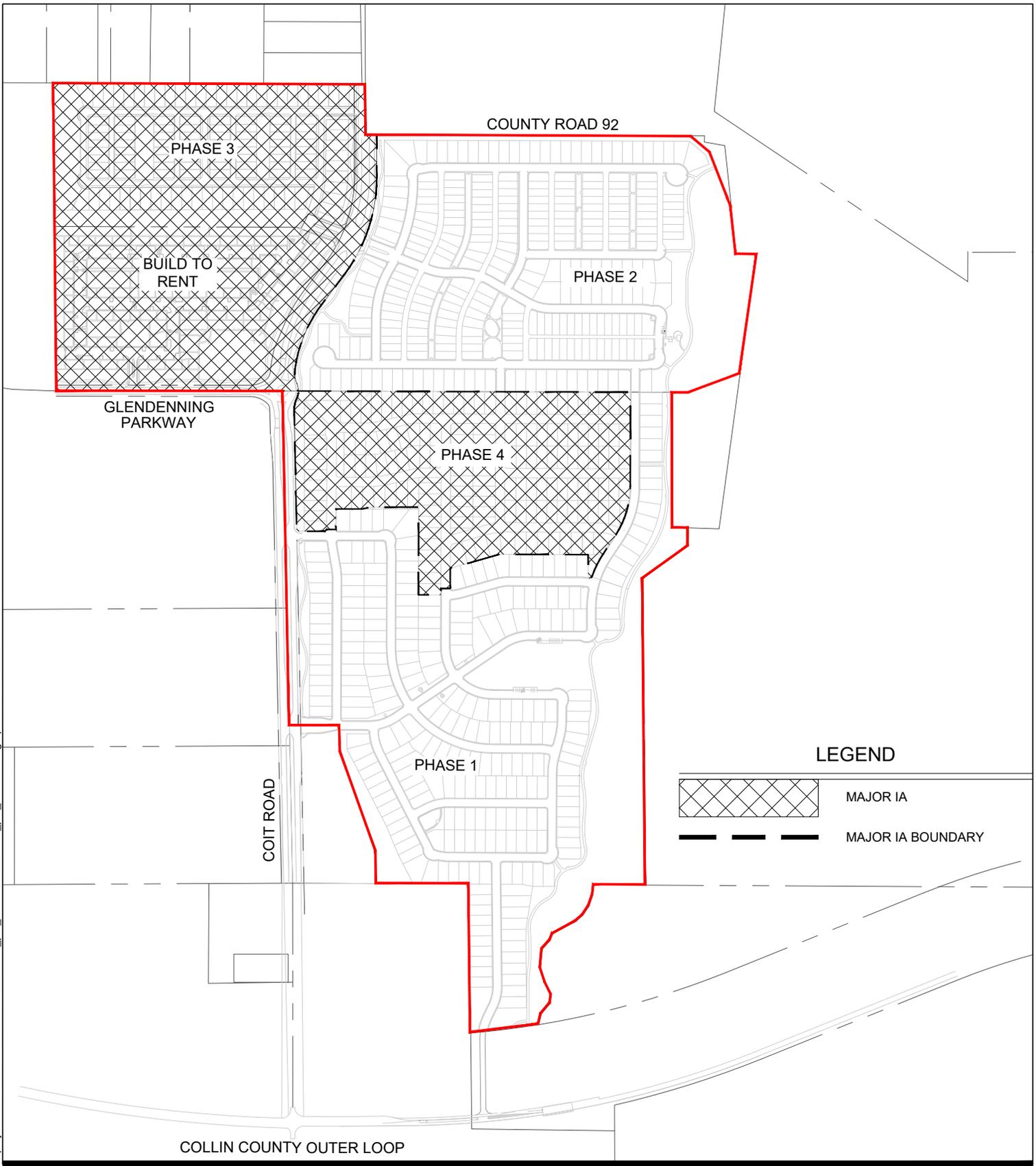
PROJECT NUMBER:
 0100073003/002/001

SHEET:

DATE:
 2022/10/05

EXH 01

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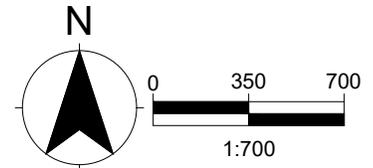


KFM
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 3501 OLYMPUS BLVD, SUITE 100
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 TBPE #: F-20821

TITLE
MAJOR IA BOUNDARY
PID EXHIBIT

PROJECT
CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
TAYLOR MORRISON

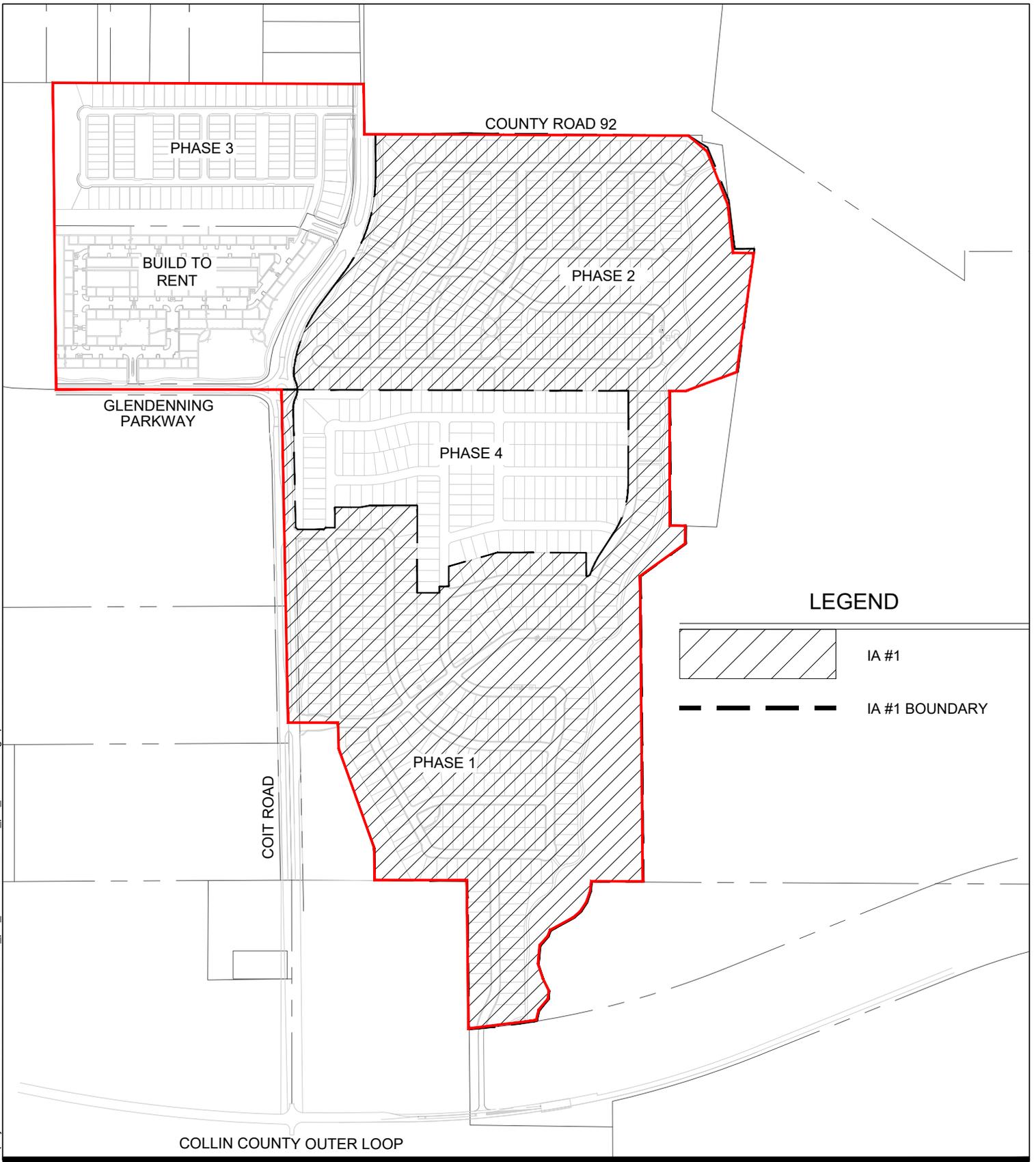


PROJECT NUMBER:
 0100073003/002/001

DATE:
 2022/10/05

SHEET:
EXH 01

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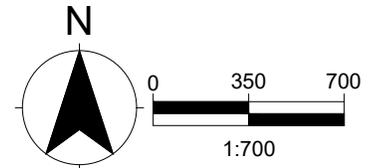


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TITLE
IA #1 BOUNDARY
PID EXHIBIT

PROJECT
CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
TAYLOR MORRISON

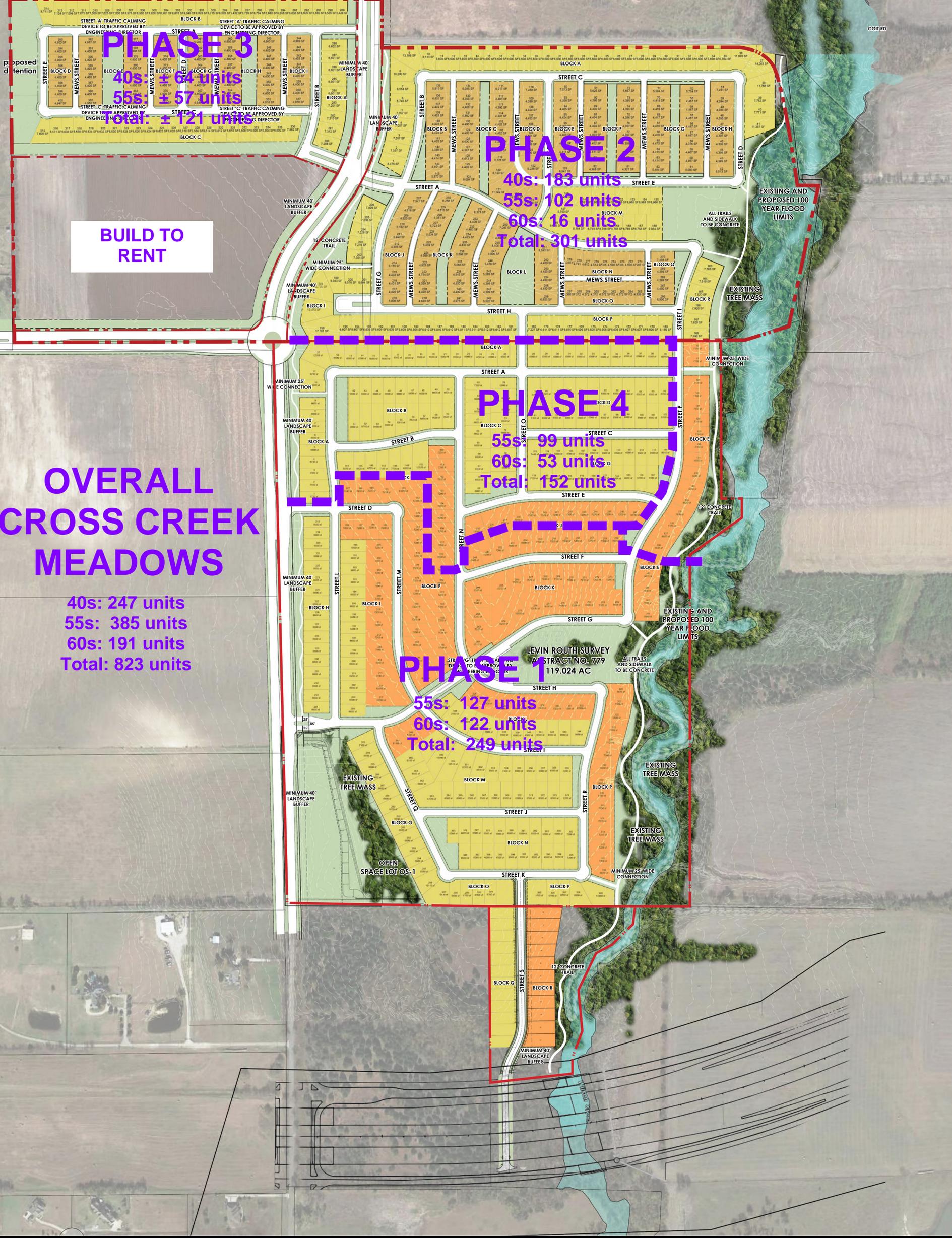


PROJECT NUMBER:
 0100073003/002/001
 DATE:
 2022/10/05

SHEET:
EXH 01

40' x 110'	±247 lots
55' x 120'	±385 lots
60' x 120'	±191 lots
total:	±823 lots

- existing 24" water line
- existing tree preserved
- 100 yr flood hazard zone



APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Project Name: Cross Creek Meadows

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date: January 17, 2023

Project Number: 01.0073.002

PROJECT	PRIVATE TOTAL	PID TOTAL	TOTAL
PHASE 1 SINGLE FAMILY	\$1,530,947.44	\$6,797,982.06	\$8,328,929.50
PHASE 2 SINGLE FAMILY	\$1,755,786.50	\$8,934,766.76	\$10,690,553.25
PHASE 3 SINGLE FAMILY		\$3,756,097.26	\$3,756,097.26
PHASE 4 SINGLE FAMILY		\$3,811,178.68	\$3,811,178.68
MAJOR IMPROVEMENTS		\$10,298,139.44	\$10,298,139.44
TOTAL PID COST	\$3,286,733.94	\$33,598,164.20	\$36,884,898.14

Project Name: Cross Creek Meadows Phase 1

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date:

January 17, 2023

Project Number:

01.0073.001

Water System Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
8" P.V.C. WATER LINE	LF		11,250	\$52.85	\$0.00	\$594,562.50
18" P.V.C. WATER LINE	LF		515	\$260.70	\$0.00	\$134,260.50
8" GATE VALVE & BOX	EA		35	\$1,811.73	\$0.00	\$63,410.55
18" GATE VALVE & BOX	EA		4	\$19,093.22	\$0.00	\$76,372.88
24" GATE VALVE & BOX	EA		2	\$32,534.66	\$0.00	\$65,069.32
1" SINGLE WATER SERVICE	EA	252		\$1,058.81	\$266,820.12	\$0.00
1" IRRIGATION SERVICE	EA		5	\$1,232.88	\$0.00	\$6,164.40
2" IRRIGATION SERVICE	EA		5	\$1,892.72	\$0.00	\$9,463.60
24" X 8" CUT-IN TEE CONNECTION	EA		2	\$11,340.63	\$0.00	\$22,681.26
FIRE HYDRANT ASSEMBLY	EA		32	\$5,507.61	\$0.00	\$176,243.52
2" POST HYDRANT	EA		2	\$7,114.50	\$0.00	\$14,229.00
2000 PSI CONCRETE ENCASEMENT	LF		200	\$298.02	\$0.00	\$59,604.00
TESTING (EXCLUDING GEOTECH.)	LF		11,765	\$1.35	\$0.00	\$15,882.75
TRENCH SAFETY	LF		11,765	\$0.24	\$0.00	\$2,823.60
TOTAL					\$266,820.12	\$1,240,767.88
SUB-TOTAL						\$1,507,588.00

Note: Water lines include all fittings

Wastewater System Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
6" P.V.C. PIPE (0'-10' DEEP)	LF		0			\$0.00
8" SDR 35 PIPE (0'-10' DEEP)	LF		6,169	\$36.74	\$0.00	\$226,649.06
8" SDR 26 PIPE (15'-20' DEEP)	LF		1,139	\$51.66	\$0.00	\$58,840.74
CONCRETE ENCASEMENT	LF		320	\$52.72	\$0.00	\$16,870.40
4' DIA. WW MANHOLE	EA		30	\$8,302.43	\$0.00	\$249,072.90
5' DIA. MANHOLE	EA		3	\$12,797.88	\$0.00	\$38,393.64
5' DIA. DROP MANHOLE	EA		3	\$30,249.01	\$0.00	\$90,747.03
4" SERVICE LINES	EA	251		\$978.62	\$245,633.62	\$0.00
6" SERVICE LINES	EA	1		\$1,942.30	\$1,942.30	\$0.00
DROP CONNECTION LINE WW-A @STA.1+59.23	EA		1	\$1,495.50	\$0.00	\$1,495.50
TESTING (EXCLUDING GEOTECH.)	LF		7,308	\$1.67	\$0.00	\$12,204.36
TRENCH SAFETY	LF		7,308	\$0.65	\$0.00	\$4,750.20
TOTAL					\$247,575.92	\$699,023.83
SUB-TOTAL						\$946,599.75

Project Name: Cross Creek Meadows Phase 1

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date:

January 17, 2023

Project Number:

01.0073.001

Storm Drain System Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
18" R.C.P.	LF		1,773	\$54.83	\$0.00	\$97,213.59
24" R.C.P.	LF		2,509	\$71.93	\$0.00	\$180,472.37
30" R.C.P.	LF		999	\$92.28	\$0.00	\$92,187.72
36" R.C.P.	LF		554	\$125.97	\$0.00	\$69,787.38
42" R.C.P.	LF		675	\$166.21	\$0.00	\$112,191.75
48" R.C.P.	LF		450	\$203.04	\$0.00	\$91,368.00
72" R.C.P.	LF		445	\$434.74	\$0.00	\$193,459.30
10' CURB INLET	EA		46	\$4,950.00	\$0.00	\$227,700.00
4'X4' STORM DRAIN MANHOLE	EA		5	\$4,180.00	\$0.00	\$20,900.00
4'X4' STORM DRAIN MANHOLE W/ DEBRIS SEPARATOR	EA		6	\$5,912.50	\$0.00	\$35,475.00
5'X5' STORM DRAIN MANHOLE	EA		2	\$4,950.00	\$0.00	\$9,900.00
5'X5' STORM DRAIN MANHOLE W/ DEBRIS SEPARATOR	EA		1	\$6,820.00	\$0.00	\$6,820.00
3' x 3' "Y" INLET	EA		1	\$4,015.00	\$0.00	\$4,015.00
30" SLOPED HEADWALL	EA		2	\$7,243.50	\$0.00	\$14,487.00
30" HEADWALL W/ FLARED WINGWALLS	EA		2	\$5,170.00	\$0.00	\$10,340.00
36" SLOPED HEADWALL	EA		1	\$7,700.00	\$0.00	\$7,700.00
48" SLOPED HEADWALL	EA		1	\$8,635.00	\$0.00	\$8,635.00
PARALLEL HEADWALL	EA		2	\$101,832.50	\$0.00	\$203,665.00
FLEXAMAT AT OUTFALL	SY		905	\$123.62	\$0.00	\$111,876.10
GABION MATTRESS	SY		400	\$165.00	\$0.00	\$66,000.00
TESTING & TV INSPECTION	LF		7,405	\$1.65	\$0.00	\$12,218.25
TRENCH SAFETY	LF		7,405	\$0.35	\$0.00	\$2,591.75
				TOTAL	\$0.00	\$1,579,003.21
				SUB-TOTAL		\$1,579,003.21

Earthwork Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
CLEARING AND GRUBBING	AC	74	13	\$1,287.00	\$95,173.65	\$16,795.35
MASS GRADING	CY	126,225	22,275	\$2.71	\$342,069.75	\$60,365.25
ROUGH LOT GRADING	EA	251		\$225.00	\$56,475.00	\$0.00
FINAL LOT GRADING	EA	251		\$150.00	\$37,650.00	\$0.00
3' MOISTURE CONDITIONING	EA	251		\$1,525.00	\$382,775.00	\$0.00
6 MIL POLY ON MOISTURE CONDITIONED PADS	EA	251		\$408.00	\$102,408.00	\$0.00
PROCESS WET UTILITY SPOILS	CY		32,000	\$3.35	\$0.00	\$107,200.00
				TOTAL	\$1,016,551.40	\$184,360.60
				SUB-TOTAL		\$1,200,912.00

Project Name: Cross Creek Meadows Phase 1
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023
 Project Number: 01.0073.001

Erosion Control Cost	ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
			PRIVATE	PID		PRIVATE	PID
	CONSTRUCTION ENTRANCE	EA		1	\$2,100.00	\$0.00	\$2,100.00
	Z-PANEL INLET PROTECTION	EA		49	\$155.00	\$0.00	\$7,595.00
	ROCK CHECK DAM	LF		150	\$30.00	\$0.00	\$4,500.00
	WIRE-REINFORCED SILT FENCE METAL POSTS	LF		5,000	\$1.75	\$0.00	\$8,750.00
	TREE PROTECTION- ORANGE SAFETY FENCE	LF		3,800	\$1.40	\$0.00	\$5,320.00
	8' CURLEX AT BACK OF CURB & SWALE FRONTS	LOT		25,625	\$1.40	\$0.00	\$35,875.00
	E&S MAINTENANCE	EA		251	\$75.00	\$0.00	\$18,825.00
	SEED AND HARROW	AC		40	\$310.00	\$0.00	\$12,400.00
					TOTAL	\$0.00	\$95,365.00
					SUB-TOTAL		\$95,365.00

Roadway & Paving Cost	ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
			PRIVATE	PID		PRIVATE	PID
	7" REINFORCED CONCRETE STREET PVMT.	SY		38,170	\$44.83	\$0.00	\$1,711,161.10
	LIME MAT'L (37#/SY)	TN		799	\$179.58	\$0.00	\$135,403.32
	6" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY		43,171	\$2.95	\$0.00	\$120,236.10
	DEVELOPER SIDEWALK (4" THICK)	SF		60,650	\$6.19	\$0.00	\$375,423.50
	PAVEMENT HEADER	LF		87	\$10.55	\$0.00	\$917.85
	BARRIER FREE RAMPS	EA		43	\$1,889.78	\$0.00	\$81,260.54
	STAMPED & STAINED CROSSWALK	SF		840	\$31.74	\$0.00	\$26,661.60
	REMOVE EX. CONCRETE CURB & GUTTER	LF		95	\$13.08	\$0.00	\$1,242.60
	STREET BARRICADE	EA		3	\$874.50	\$0.00	\$2,623.50
	TRAFFIC HANDLING	LS		1	\$6,500.00	\$0.00	\$6,500.00
	HANDICAP SPACE MARKINGS/WHEEL STOP/SIGN	LS		1	\$3,000.00	\$0.00	\$3,000.00
	STOP SIGN W/ 2 STREET NAME BLADES	EA		17	\$1,512.50	\$0.00	\$25,712.50
	STREET LIGHT	EA		26	\$6,000.00	\$0.00	\$156,000.00
	STRIPING - 4" STRIPE	LF		670	\$1.65	\$0.00	\$1,105.50
	MAINTENANCE BOND	LS		1	\$28,500.00	\$0.00	\$28,500.00
					TOTAL	\$0.00	\$2,675,748.11
					SUB-TOTAL		\$2,675,748.11

SUMMARY

SUM OF PID CONSTRUCTION COSTS		\$6,474,268.63
SOFT COSTS ¹	5%	\$323,713.43
SUM OF PRIVATE CONSTRUCTION COSTS		\$1,530,947.44
TOTAL CONSTRUCTION COST		\$8,328,929.50

Project Name: CROSS CREEK MEADOWS PH2

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date:

January 17, 2023

Project Number:

01.0073.003

Water System Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
8" P.V.C. WATER LINE (W FITTINGS)	LF		12,690	\$59.10	-	\$749,979.00
8" GATE VALVE & BOX	EA		44	\$2,699.75	-	\$118,789.00
1" SINGLE WATER SERVICE	EA	301		\$968.88	\$291,632.88	-
1" IRRIGATION SERVICE	EA		2	\$2,157.39	-	\$4,314.78
1.5" IRRIGATION SERVICE	EA		1	\$2,091.15	-	\$2,091.15
2" IRRIGATION SERVICE	EA		4	\$2,377.15	-	\$9,508.60
REMOVE PLUG CONN. TO EX. 8" WL	EA		3	\$500.00	-	\$1,500.00
FIRE HYDRANT ASSEMBLY	EA		30	\$6,990.43	-	\$209,712.90
TESTING (EXCLUDING GEOTECH)	LF		12690	\$2.00	-	\$25,380.00
TRENCH SAFETY	LF		12690	\$0.25	-	\$3,172.50
				TOTAL	\$291,632.88	\$1,124,447.93
				SUB-TOTAL		\$1,416,080.81

Wastewater System Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
8" SDR 35 PIPE (0'-12' DEEP)	LF		7,880	\$62.00	-	\$488,560.00
8" SDR 26 PIPE (12'-20' DEEP)	LF		2,760	\$81.00	-	\$223,560.00
15" SDR 35 PIPE (0'-10' DEEP)	LF		1,150	\$100.00	-	\$115,000.00
2000 PSI CONCRETE ENCASEMENT	LF		418	\$60.00	-	\$25,080.00
4' DIA. MANHOLE	EA		51	\$7,139.41	-	\$364,109.91
5' DIA. MANHOLE	EA		1	\$9,187.31	-	\$9,187.31
ADDITIONAL MH DEPTH (>8')	VF		160	\$100.00	-	\$16,000.00
4" SERVICE LINES	EA	301		\$1,105.07	\$332,626.07	-
TESTING (EXCLUDING GEOTECH.)	LF		11,790	\$2.50	-	\$29,475.00
TRENCH SAFETY	LF		11,790	\$0.25	-	\$2,947.50
MAINTENANCE BOND	LS	1		\$62,000.00	\$62,000.00	-
				TOTAL	\$394,626.07	\$1,273,919.72
				SUB-TOTAL		\$1,668,545.79

Project Name: CROSS CREEK MEADOWS PH2

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date:

January 17, 2023

Project Number:

01.0073.003

Storm Drain System Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
18" R.C.P.	LF		2,373	\$87.60	-	\$207,874.80
24" R.C.P.	LF		1,841	\$104.10	-	\$191,648.10
30" R.C.P.	LF		1,610	\$123.40	-	\$198,674.00
36" R.C.P.	LF		1,356	\$152.20	-	\$206,383.20
42" R.C.P.	LF		832	\$189.50	-	\$157,664.00
48" R.C.P.	LF		863	\$221.00	-	\$190,723.00
60" R.C.P.	LF		170	\$340.90	-	\$57,953.00
3'X2' RCB	LF		54	\$236.10	-	\$12,749.40
4'X4' RCB	LF		211	\$320.80	-	\$67,688.80
2'X2' GRATE INLET	EA		3	\$4,200.00	-	\$12,600.00
4'X4' GRATE INLET	EA		5	\$7,950.00	-	\$39,750.00
10' CURB INLET	EA		37	\$6,400.00	-	\$236,800.00
4'X4' STORM DRAIN MANHOLE	EA		13	\$7,000.00	-	\$91,000.00
5'X5' STORM DRAIN MANHOLE	EA		7	\$8,000.00	-	\$56,000.00
6'X10' DEBRIS SEPARATOR	EA		4	\$39,900.00	-	\$159,600.00
30" SLOPED HEADWALL	EA		1	\$5,500.00	-	\$5,500.00
48" SLOPED HEADWALL	EA		2	\$6,600.00	-	\$13,200.00
60" SLOPED HEADWALL	EA		1	\$7,300.00	-	\$7,300.00
FLEXAMAT AT OUTFALL	SY		90	\$170.00	-	\$15,300.00
TESTING & TV INSPECTION	LF		9,099	\$2.25	-	\$20,472.75
TRENCH SAFETY	LF		9,099	\$0.25	-	\$2,274.75
TOTAL					\$0.00	\$1,951,155.80
SUB-TOTAL						\$1,951,155.80

Earthwork Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
CLEARING AND GRUBBING	AC	47	11	\$700.00	\$32,886.00	\$7,714.00
UNCLASSIFIED EXCAVATION	CY	51,912	12,177	\$3.85	\$199,861.55	\$46,881.10
MOISTURE CONDITION PAD - 3" BELOW FP	EA	301		\$1,775.00	\$534,275.00	-
INSTALL 6-MIL POLY	EA	301		\$565.00	\$170,065.00	-
ROUGH LOT BENCHING	EA	301		\$130.00	\$39,130.00	-
FINAL LOT BENCHING	EA	301		\$310.00	\$93,310.00	-
PROCESS AND PLACE UTILITY SPOILS, HAULING BY OTHERS	CY		20,000	\$4.25	-	\$85,000.00
TOTAL					\$1,069,527.55	\$139,595.10
SUB-TOTAL						\$1,209,122.65

Project Name: CROSS CREEK MEADOWS PH2
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023
 Project Number: 01.0073.003

Erosion Control Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
CONSTRUCTION ENTRANCE	EA		1	\$2,200.00	-	\$2,200.00
INLET PROTECTION	EA		49	\$155.00	-	\$7,595.00
ROCK FILTER DAM	LF		155	\$30.00	-	\$4,650.00
SILT FENCE	LF		7,735	\$1.80	-	\$13,923.00
TREE PROTECTION	LF		1,910	\$1.45	-	\$2,769.50
CURLEX AT BACK OF CURB	LF		33,900	\$1.45	-	\$49,155.00
E&S MAINTENANCE	LT		301	\$75.00	-	\$22,575.00
SEED AND HARROW	AC		38	\$310.00	-	\$11,780.00
				TOTAL	\$0.00	\$114,647.50
				SUB-TOTAL		\$114,647.50

Roadway & Paving Cost

ITEM	UNIT	QUANTITY		UNIT PRICE	TOTAL	
		PRIVATE	PID		PRIVATE	PID
7" REINFORCED CONCRETE STREET PVMT.	SY		42,050	\$56.65	-	\$2,382,132.50
6" LIME-STABILIZED SUBGRADE	SY		47,824	\$3.61	-	\$172,644.64
HYDRATED LIME (36 LB/SY)	TN		861	\$236.88	-	\$203,953.68
DEVELOPER SIDEWALK (4" THICK)	SF		117,550	\$7.62	-	\$895,731.00
PAVEMENT HEADER	LF		28	\$12.20	-	\$341.60
BARRIER FREE RAMPS	EA		55	\$2,323.98	-	\$127,818.90
STAMPED & STAINED CROSSWALK	SF		900	\$22.31	-	\$20,079.00
CONNECT TO EXISTING STREET HEADER	LF		88	\$15.05	-	\$1,324.40
STREET BARRICADE	EA		1	\$1,002.40	-	\$1,002.40
TRAFFIC HANDLING	LS		1	\$5,000.00	-	\$5,000.00
PARKING/ HANDICAP STRIPING	LS		1	\$2,750.00	-	\$2,750.00
STOP SIGN W/ 2 STREET NAME BLADES	EA		8	\$1,540.00	-	\$12,320.00
STREET SIGN W/ 2 STREET NAME BLADES	EA		20	\$1,288.00	-	\$25,760.00
7" TRAFFIC CIRCLE (STAMPED AND COLORED)	SF		255	\$30.50	-	\$7,777.50
6" MEDIAN NOSE PVMT (STAMPED AND COLORED)	SF		120	\$57.50	-	\$6,900.00
MAINTENANCE BOND	LS		1	\$40,000.00	-	\$40,000.00
				TOTAL	\$0.00	\$3,905,535.62
				SUB-TOTAL		\$3,905,535.62

SUMMARY

SUM OF PID CONSTRUCTION COSTS		\$8,509,301.67
SOFT COSTS ¹	5%	\$425,465.08
SUM OF PRIVATE CONSTRUCTION COSTS		\$1,755,786.50
TOTAL CONSTRUCTION COST		\$10,690,553.25

¹ Includes design, engineering, surveying, mobilization, district formation costs, construction management and other soft costs.

Project Name: Cross Creek Meadows Phase 3

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date: January 17, 2023

Project Number:

Water System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. WATER LINE (W FITTINGS)	LF	5,500	\$59.10	\$325,050.00
8" GATE VALVE & BOX	EA	20	\$2,699.75	\$53,995.00
FIRE HYDRANT ASSEMBLY	EA	10	\$6,990.43	\$69,904.30
24" X 8" CUT-IN TEE CONNECTION	EA	1	\$11,340.00	\$11,340.00
CONNECT TO EX. 8" WL	EA	1	\$500.00	\$500.00
TESTING (EXCLUDING GEOTECH.)	LF	5,500	\$2.00	\$11,000.00
TRENCH SAFETY	LF	5,500	\$0.25	\$1,375.00
SUB-TOTAL				\$473,164.30

Wastewater System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" SDR 35 PIPE (0'-12' DEEP)	LF	4,500	\$62.00	\$279,000.00
4' DIA. MANHOLE	EA	16	\$7,139.41	\$114,230.56
2000 PSI CONCRETE ENCASEMENT	LF	240	\$60.00	\$14,400.00
TESTING (EXCLUDING GEOTECH.)	LF	4,500	\$2.50	\$11,250.00
TRENCH SAFETY	LF	4,500	\$0.25	\$1,125.00
SUB-TOTAL				\$420,005.56

Storm Drain System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
18" R.C.P.	LF	300	\$87.60	\$26,280.00
24" R.C.P.	LF	1,400	\$104.10	\$145,740.00
30" R.C.P.	LF	750	\$123.40	\$92,550.00
36" R.C.P.	LF	700	\$152.20	\$106,540.00
10' CURB INLET	EA	16	\$6,400.00	\$102,400.00
4'X4' STORM DRAIN MANHOLE	EA	6	\$7,000.00	\$42,000.00
6'X10' DEBRIS SEPARATOR	EA	2	\$39,900.00	\$79,800.00
4' x 4' "Y" INLET	EA	2	\$7,950.00	\$15,900.00
36" SLOPED HEADWALL	EA	2	\$6,000.00	\$12,000.00
FLEXAMAT AT OUTFALL	SY	60	\$170.00	\$10,200.00
DETENTION POND	ACRE	1.75	\$80,000.00	\$140,000.00
TESTING (EXCLUDING GEOTECH)	LF	3,150	\$2.25	\$7,087.50
TRENCH SAFETY	LF	3,150	\$0.25	\$787.50
SUB-TOTAL				\$781,285.00

Project Name: Cross Creek Meadows Phase 3

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date: January 17, 2023

Project Number:

Earthwork Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CLEARING AND GRUBBING	AC	5.5	\$700.00	\$3,850.00
UNCLASSIFIED EXCAVATION	CY	17,747	\$3.85	\$68,324.67
PROCESS AND PLACE UTILITY SPOILS, HAULING BY OTHERS	CY	8,000	\$4.25	\$34,000.00
SUB-TOTAL				\$106,174.67

Erosion Control Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONSTRUCTION ENTRANCE	EA	1	\$2,000.00	\$2,000.00
INLET PROTECTION	EA	16	\$175.00	\$2,800.00
ROCK CHECK DAM	EA	2	\$150.00	\$300.00
SILT FENCE	LF	2,300	\$1.35	\$3,105.00
REVEGETATE	SF	240,000	\$0.02	\$4,800.00
SUB-TOTAL				\$13,005.00

Roadway and Paving Cost

ITEM	UNIT	QUANTITY	SUB-TOTAL	TOTAL
7" REINFORCED CONCRETE STREET PVMT.	SY	16,790	\$56.65	\$951,153.50
6" LIME-STABILIZED SUBGRADE	SY	18,133	\$3.61	\$65,460.85
HYDRATED LIME	TN	326	\$236.88	\$77,317.06
DEVELOPER SIDEWALK (4" THICK)	SF	32,700	\$7.62	\$249,174.00
BARRIER FREE RAMPS	EA	20	\$2,323.98	\$46,479.60
STOP SIGN W/ 2 STREET NAME BLADES	EA	6	\$1,540.00	\$9,240.00
STREET SIGN W/ 2 STREET NAME BLADES	EA	10	\$1,288.00	\$12,880.00
TRAFFIC HANDLING	LS	1	\$5,000.00	\$5,000.00
SUB-TOTAL				\$1,416,705.02

SUMMARY

SUM OF CONSTRUCTION COSTS		\$3,210,339.54
SOFT COSTS ¹	5%	\$160,516.98
CONTINGENCY	12%	\$385,240.75
TOTAL CONSTRUCTION COST		\$3,756,097.26

Project Name: Cross Creek Meadows Phase 4
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023
 Project Number:

Water System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. WATER LINE (W FITTINGS)	LF	5,900	\$59.10	\$348,690.00
8" GATE VALVE & BOX	EA	16	\$2,699.75	\$43,196.00
FIRE HYDRANT ASSEMBLY	EA	8	\$6,990.43	\$55,923.44
CONNECT TO EX. 8" WL	EA	5	\$500.00	\$2,500.00
TESTING (EXCLUDING GEOTECH)	LF	5,900	\$2.00	\$11,800.00
TRENCH SAFETY	LF	5,900	\$0.25	\$1,475.00
SUB-TOTAL				\$463,584.44

Wastewater System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" SDR 35 PIPE (0'-12' DEEP)	LF	5,600	\$62.00	\$347,200.00
4' DIA. MANHOLE	EA	15	\$7,139.41	\$107,091.15
2000 PSI CONCRETE ENCASEMENT	LF	160	\$60.00	\$9,600.00
TESTING (EXCLUDING GEOTECH.)	LF	5,600	\$2.00	\$11,200.00
TRENCH SAFETY	LF	5,600	\$0.25	\$1,400.00
SUB-TOTAL				\$476,491.15

Storm Drain System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
18" R.C.P.	LF	2,000	\$87.60	\$175,200.00
24" R.C.P.	LF	1,050	\$104.10	\$109,305.00
36" R.C.P.	LF	980	\$152.20	\$149,156.00
10' CURB INLET	EA	30	\$6,400.00	\$192,000.00
4'X4' STORM DRAIN MANHOLE	EA	6	\$7,000.00	\$42,000.00
TESTING & TV INSPECTION	LF	4,030	\$2.25	\$9,067.50
TRENCH SAFETY	LF	4,030	\$2.00	\$8,060.00
SUB-TOTAL				\$684,788.50

Project Name: Cross Creek Meadows Phase 4
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023
 Project Number:

Earthwork Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CLEARING AND GRUBBING	ACRE	7.0	\$700.00	\$4,900.00
UNCLASSIFIED EXCAVATION	CY	28,233	\$3.85	\$108,698.33
PROCESS AND PLACE UTILITY SPOILS, HAULING BY OTHERS	CY	10,000	\$4.25	\$42,500.00
			SUB-TOTAL	\$156,098.33

Erosion Control Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONSTRUCTION ENTRANCE	EA	1	\$2,000.00	\$2,000.00
INLET PROTECTION	EA	30	\$175.00	\$5,250.00
SILT FENCE	LF	3,200	\$1.35	\$4,320.00
REVEGETATE	SF	54,800	\$0.02	\$1,096.00
			SUB-TOTAL	\$12,666.00

Roadway and Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
7" REINFORCED CONCRETE STREET PVMT.	SY	19,600	\$56.65	\$1,110,340.00
6" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY	21,168	\$3.61	\$76,416.48
HYDRATED LIME	TN	381	\$236.88	\$90,256.97
CONNECT TO EXISTING STREET HEADER	LF	145	\$15.05	\$2,182.25
DEVELOPER SIDEWALK (4" THICK)	SF	14,500	\$7.62	\$110,490.00
BARRIER FREE RAMPS	EA	22	\$2,323.98	\$51,127.56
STOP SIGN W/ 2 STREET NAME BLADES	EA	10	\$1,540.00	\$15,400.00
STREET SIGN W/ 2 STREET NAME BLADES	EA	2	\$1,288.00	\$2,576.00
TRAFFIC HANDLING	LS	1	\$5,000.00	\$5,000.00
			SUB-TOTAL	\$1,463,789.26

SUMMARY

SUM OF CONSTRUCTION COSTS		\$3,257,417.68
SOFT COSTS ¹	5%	\$162,870.88
CONTINGENCY	12%	\$390,890.12
TOTAL CONSTRUCTION COST		\$3,811,178.68

¹ Includes design, engineering, surveying, mobilization, district formation costs, construction management and other soft costs.

Project Name: Major Improvements
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023

Project Name: Coit Rd & Glendenning Pkwy Phase 1
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023
 Project Number: 01.0073.002

Water System Cost

ITEM	UNIT	PID QUANTITY	UNIT PRICE	PID TOTAL
24" PVC WATERLINE	LF	3,000	\$340.00	\$1,020,000.00
8" PVC WATERLINE	LF	140	\$180.00	\$25,200.00
12" STEEL ENCASEMENT	LF	102	\$255.00	\$26,010.00
36" STEEL ENCASEMENT	LF	286	\$410.00	\$117,260.00
CUT AND RESTORE	SY	50	\$175.00	\$8,750.00
24" BUTTERFLY VALVE	EA	11	\$27,000.00	\$297,000.00
8" GATE VALVE	EA	2	\$4,500.00	\$9,000.00
FIRE HYDRANT WITH 6" GATE VALVE	EA	8	\$12,000.00	\$96,000.00
2" AIR VALVE	EA	5	\$15,000.00	\$75,000.00
24" WET CONNECTION	EA	2	\$13,000.00	\$26,000.00
REMOVE 24" WATERLINE	LF	1,953	\$25.00	\$48,825.00
REMOVE AND SALVAGE HYDRANT	EA	4	\$2,500.00	\$10,000.00
RELOCATE HYDRANT	EA	1	\$10,000.00	\$10,000.00
SUB-TOTAL				\$1,769,045.00

Wastewater System Cost

ITEM	UNIT	PID QUANTITY	UNIT PRICE	PID TOTAL
15" PVC SEWER	LF	1,431	\$140.00	\$200,340.00
CUT AND RESTORE	SY	12	\$175.00	\$2,100.00
24" STEEL ENCASEMENT	LF	184	\$380.00	\$69,920.00
CONNECT TO EX. WW MH	EA	1	\$2,994.38	\$2,994.38
60" MANHOLE	EA	7	\$15,000.00	\$105,000.00
SUB-TOTAL				\$380,354.38

Storm Drain System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
TRENCH SAFETY	LF	4,582	\$1.00	\$4,582.00
REMOVE PIPE	LF	114	\$50.00	\$5,700.00
18" CLASS III RCP	LF	832	\$160.00	\$133,120.00
24" CLASS III RCP	LF	572	\$110.00	\$62,920.00
30" CLASS III RCP	LF	1012	\$125.00	\$126,500.00
36" CLASS III RCP	LF	1,600	\$150.00	\$240,000.00
4'X2' RCB	LF	260	\$250.00	\$65,000.00

Project Name: Major Improvements

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date: January 17, 2023

6'X3' RCB	LF	306	\$410.00	\$125,460.00
12" GABION MATTRESS	SF	260	\$30.00	\$7,800.00
WINGWALL (FW-0)(HW=3FT)	EA	2	\$22,500.00	\$45,000.00
WINGWALL (PW-20)(HW=5FT)	EA	2	\$15,000.00	\$30,000.00
48" MANHOLE	EA	10	\$6,500.00	\$65,000.00
60" MANHOLE	EA	5	\$7,500.00	\$37,500.00
15' CURB INLET	EA	13	\$7,500.00	\$97,500.00
20' CURB INLET	EA	1	\$9,000.00	\$9,000.00
SUB-TOTAL				\$1,055,082.00

Earthwork Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
REMOVE EXIST ASPHALT PAVEMENT	SY	13,562	\$3.00	\$40,686.00
TOPSOIL (4")	SY	18,406	\$1.00	\$18,406.00
EXCAVATION	CY	4,500	\$10.00	\$45,000.00
EMBANKMENT	CY	15,614	\$16.00	\$249,824.00
SUB-TOTAL				\$353,916.00

Erosion Control Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONSTRUCTION ENTRANCE	EA	2	\$2,200.00	\$4,400.00
Z-PANEL INLET PROTECTION	EA	14	\$155.00	\$2,170.00
ROCK CHECK DAM	LF	30	\$30.00	\$900.00
WIRE-REINFORCED SILT FENCE METAL POSTS	LF	13,100	\$1.80	\$23,580.00
E&S MAINTENANCE	EA	1	\$8,150.00	\$8,150.00
SEED AND HARROW	AC	5	\$310.00	\$1,550.00
SUB-TOTAL				\$40,750.00

Roadway & Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
ASPHALT TANSITION WITH 8" FLEXBASE	SY	1,105	\$85.00	\$93,925.00
6" CONCRETE PAVEMENT	SY	514	\$80.00	\$41,120.00
9" REINFORCED CONCRETE PAVEMENT	SY	4,652	\$70.00	\$325,640.00
10" REINFORCED CONCRETE PAVEMENT	SY	15,223	\$76.00	\$1,156,948.00
8" LIME TREATED SUBGRADE	SY	17,471	\$6.00	\$104,826.00
6" LIME TREATED SUBGRADE	SY	5280	\$5.00	\$26,400.00
HYDRATED LIME	TON	491	\$220.00	\$108,020.00
MOISTURE BARRIER	SY	6,365	\$5.00	\$31,825.00
13" COLORED TEXTURED TRUCK APRON	SY	364	\$250.00	\$91,000.00

Project Name: Major Improvements

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date: January 17, 2023

10' TRAIL	SF	3,790	\$7.00	\$26,530.00
5' BIKE RAMP	EA	2	\$3,500.00	\$7,000.00
STREET HEADER	LF	150	\$20.00	\$3,000.00
CONNECT TO EXIST ASPHALT	LF	175	\$50.00	\$8,750.00
REMOVE AND RELOCATE SIGNS	EA	5	\$500.00	\$2,500.00
SIGNS	EA	21	\$500.00	\$10,500.00
DEAD END BARRICADE	LF	45	\$45.00	\$2,025.00
PAVEMENT MARKING	LS	1	\$25,500.00	\$25,500.00
SUB-TOTAL				\$2,065,509.00

Project Name: Coit Rd & Glendenning Pkwy Phase 2

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date: January 17, 2023

Project Number:

Water System Cost

ITEM	UNIT	PID QUANTITY	UNIT PRICE	PID TOTAL
24" PVC WATERLINE	LF	400	\$340.00	\$136,000.00
8" PVC WATERLINE	LF	20	\$180.00	\$3,600.00
24" BUTTERFLY VALVE	EA	1	\$27,000.00	\$27,000.00
8" GATE VALVE	EA	1	\$4,500.00	\$4,500.00
FIRE HYDRANT WITH 6" GATE VALVE	EA	1	\$12,000.00	\$12,000.00
2" AIR VALVE	EA	1	\$15,000.00	\$15,000.00
24" WET CONNECTION	EA	1	\$13,000.00	\$13,000.00
RELOCATE HYDRANT	EA	2	\$10,000.00	\$20,000.00
SUB-TOTAL				\$231,100.00

Project Name: Major Improvements

Client Name: Taylor Morrison

City: Celina, TX

County: Collin

Date: January 17, 2023

Storm Drain System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
TRENCH SAFETY	LF	580	\$1.00	\$580.00
REMOVE PIPE	LF	114	\$50.00	\$5,700.00
18" CLASS III RCP	LF	120	\$160.00	\$19,200.00
24" CLASS III RCP	LF	200	\$110.00	\$22,000.00
4X2 RCBC	LF	260	\$250.00	\$65,000.00
12" GABION MATTRESS	SF	120	\$30.00	\$3,600.00
WINGWALL (PW-20)(HW=5FT)	EA	2	\$15,000.00	\$30,000.00
4'X4' STORM DRAIN MANHOLE	EA	2	\$6,500.00	\$13,000.00
15' CURB INLET	EA	4	\$7,500.00	\$30,000.00
SUB-TOTAL				\$189,080.00

Earthwork Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
REMOVE EXIST ASPHALT PAVEMENT	SY	4,600	\$3.00	\$13,800.00
TOPSOIL (4")	SY	5,060	\$1.00	\$5,060.00
EXCAVATION	CY	9,200	\$10.00	\$92,000.00
EMBANKMENT	CY	9,200	\$16.00	\$147,200.00
SUB-TOTAL				\$258,060.00

Erosion Control Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CONSTRUCTION ENTRANCE	EA	2	\$2,200.00	\$4,400.00
Z-PANEL INLET PROTECTION	EA	4	\$155.00	\$620.00
ROCK CHECK DAM	LF	2	\$30.00	\$60.00
WIRE-REINFORCED SILT FENCE METAL POSTS	LF	1,650	\$1.80	\$2,970.00
E&S MAINTENANCE	EA	1	\$8,150.00	\$8,150.00
SEED AND HARROW	AC	5	\$310.00	\$1,550.00
SUB-TOTAL				\$17,750.00

Roadway & Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
10" REINFORCED CONCRETE PAVEMENT	SY	4,767	\$76.00	\$362,266.67
8" LIME TREATED SUBGRADE	SY	5,243	\$6.00	\$31,460.00
HYDRATED LIME	TON	94	\$220.00	\$20,763.60
CONNECT TO EXISTING STREET HEADER	LF	58	\$50.00	\$2,900.00
REMOVE AND RELOCATE SIGNS	EA	4	\$500.00	\$2,000.00
SIGNS	EA	10	\$500.00	\$5,000.00
DEAD END BARRICADE	LF	45	\$45.00	\$2,025.00
PAVEMENT MARKING	LS	1	\$12,000.00	\$12,000.00
SUB-TOTAL				\$438,415.27

Project Name: Major Improvements
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023

Project Name: Build to Rent/Phase 1
 Client Name: Taylor Morrison
 City: Celina, TX
 County: Collin

Date: January 17, 2023
 Project Number: 01.0073.003/.002/.001

Detention Pond Cost

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
6' CONCRETE PILOT CHANNEL	SY	280	\$79.00	\$22,120.00
DETENTION POND OUTFALL STRUCTURE	EA	1	\$59,675.00	\$59,675.00
RETAINING WALL	FF	4,960	\$25.00	\$124,000.00
DETENTION OUTFALL JUNCTION BOX	EA	1	\$40,000.00	\$40,000.00
			SUB-TOTAL	\$245,795.00

Wastewater System Cost

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" SDR26 P.V.C. SEWER LINE	LF	2,350	\$81.00	\$190,363.77
4' DIA. MANHOLE (PHASE 1)	EA	1	\$8,302.43	\$8,302.43
5' DIA. MANHOLE (PHASE 1)	EA	30	\$12,797.88	\$383,936.40
5' DIA. MANHOLE (PHASE 2)	EA	5	\$9,187.31	\$45,936.55
5' DIA. MANHOLE (BTR)	EA	9	\$17,936.84	\$161,431.56
15" SDR 35 PIPE (0'-10' DEEP)	LF	3,913	\$74.55	\$291,714.15
STEEL ENCASEMENT	LF	410	\$210.62	\$86,354.20
15" SDR 26 PIPE (15'-20' DEEP)	LF	1,607	\$126.19	\$202,787.33
TESTING (EXCLUDING GEOTECH.)	LF	5,520	\$1.67	\$9,218.40
TRENCH SAFETY	LF	5,520	\$0.65	\$3,588.00
			SUB-TOTAL	\$1,383,632.79

SUMMARY

SUBTOTAL CONSTRUCTION COST	\$8,428,489.44
SOFT COSTS ¹	\$1,869,650.00
TOTAL IMPROVEMENTS	\$10,298,139.44

¹ Includes design, engineering, surveying, mobilization, district formation costs, construction management and other soft costs.



**PUBLIC
IMPROVEMENT
DISTRICT
ENGINEER'S
REPORT**

CROSS CREEK MEADOWS

City of Celina, TX

prepared for:
Taylor Morrison

prepared by:
KFM Engineering & Design
TBPE #: F-20821
David Pitcher, P.E.

March 2023

A. INTRODUCTION

Cross Creek Meadows is a proposed residential development consisting of 823 single-family units and a 266-unit multifamily development on approximately 245 acres of land. This development is generally located north of the Collin County Outer Loop at the intersection of Coit Road and Glendenning Parkway in the City of Celina, Collin County, Texas. The development will include an amenity center, walking trails, open space areas, and detention ponds that serve the site as well as public amenities. Cross Creek Meadows is to be constructed in four phases and is anticipated to take 4-5 years to complete full buildout. Improvement Area No. 1 consists of Phase 1 and Phase 2.

The BTR development is located at the northwest corner of Glendenning Parkway and Coit Road. This development is served with water, wastewater, drainage, and access by the proposed Major Improvements in Glendenning Parkway and Coit Road. The BTR development does not receive any benefit from any of the direct improvements, and is part of the Major Improvement area.

This report includes the supporting documentation for the formation of the PID and the issuance of the Major Infrastructure and Improvement Area No. 1 bonds by the city. The bonds are to be used to finance the public infrastructure items listed below that are necessary for buildout of the development.

B. DEVELOPMENT COSTS

An Engineer's Opinion of Probable Cost has been prepared for the Master Infrastructure and Improvement Area No. 1 Improvements described above and is included as the Public Improvement District Cost Estimate. The Opinion of Probable Cost is based on contractor pricing and our reasonable professional judgement and experience and does not constitute a warranty, expressed, or implied, that the actual cost will not vary

C. DEVELOPMENT AND CONSTRUCTION SCHEDULE

1. Phase 1
 - a. Begin Construction Q1 2021
 - b. Finish Construction Q2 2022
2. Major Infrastructure
 - a. Begin Construction Q2 2021
 - b. Finish Construction Q2 2022
3. Phase 2
 - a. Begin Construction Q3 2021
 - b. Finish Construction Q3 2022
4. Build-to-Rent (Multifamily)
 - a. Begin Construction Q3 2021
 - b. Finish Construction Q3 2022
5. Phase 3
 - a. Begin Construction Q4 2023
 - b. Finish Construction Q1 2025
6. Phase 4
 - a. Begin Construction Q4 2025
 - b. Finish Construction Q1 2027

APPENDIX C-1
LEGAL DESCRIPTION – PID
(CONSISTING OF A 245.241 ACRE TRACT)



LEGAL DESCRIPTION

Being a 245.241 acre tract or parcel of land situated in Charles P. Rice Survey, Abstract No. 771 and the Levin Routh Survey, Abstract No. 779, Collin County, Texas, being all of a called 37.695 acre tract of land, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894830, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), all of a called 24.976 acre tract of land, conveyed to BTR at Cross Creek Meadows LLC, recorded in Instrument No. 2022000068013, O.P.R.C.C.T., a part of a called 62.140 acre tract of land, described as Tract 2, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894830, O.P.R.C.C.T., a part of a called 111.844 acre tract of land, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894820, O.P.R.C.C.T., a part of a called 8.37 acre tract of land, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20211117002353340, O.P.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod found at the Northwest corner of said 37.695 acre tract of land, at the common Northeast corner of a called 41.549 acre tract of land, conveyed to Celina Independent School District, recorded in Instrument No. 2022000112652, O.P.R.C.C.T., and in the common South line of a called 6.09 acre tract of land, conveyed to Trivedi Properties, LLC, recorded in Instrument No. 20170313000320580, O.P.R.C.C.T.;

THENCE South 89° 48' 38" East, a distance of 517.04 feet to a 1/2-inch iron rod found for angle point in the North line of said 37.695 acre tract, at the Southeast corner of Lot 3, Owens Development (An Addition in Collin County, Texas), recorded in Instrument No. 2006-115, Plat Records of Collin County, Texas (P.R.C.C.T.), and the common Southwest corner of a called 5.006 acre tract of land, conveyed to Harris M. & Gwen Samel, recorded in Volume 94, Page 0040885, O.P.R.C.C.T.;

THENCE South 89° 58' 46" East, passing a 3/4-inch iron rod found at the Southeast corner of Lot 6, Block A, D.R. Hunn Addition (An Addition in Collin County, Texas), recorded in Cabinet A, Page 155, P.R.C.C.T., a distance of 26.94 feet, continuing for a total distance of 1151.28 feet;

THENCE South 00° 19' 11" East, a distance of 270.54 feet to a mag nail found in the Southwest corner of a called 539.914 acre tract of land, conveyed to The Parks at Wilson Creek, LP, recorded in Instrument No. 20130830001229380, O.P.R.C.C.T., and the common Northwest corner of said 62.140 acre tract;

THENCE South 89° 54' 49" East, a distance of 60.00 feet to found Mag Nail;

THENCE North 89° 24' 36" East, with the North line of said 62.140 acre tract of land and the westerly line of said 539.914 acre tract of land, a distance of 517.05 feet to a mag nail found for angle point in the North line of said 62.140 acre tract of land, and being the West corner of that certain called 0.690 of an acre tract of land described in Exhibit 'B' by deed to W. R. Sandford, Jr., Trustee, recorded in Volume 840, Page 685, Deed Records, Collin County, Texas;



THENCE with the North line of said 62.140 acre tract of land and the South line of said 0.690 of an acre tract of land, the following Three (3) courses and distances:

1. South 89° 32' 47" East, a distance of 1,161.89 feet to a mag nail with washer stamped "Landpoint" set for angle point;
2. South 57° 30' 33" East, a distance of 120.22 feet to a mag nail with washer stamped "Landpoint" set for angle point;
3. South 21° 55' 03" East, a distance of 307.82 feet to a mag nail with washer stamped "Peiser & Mankin" found in the easterly line of said 62.140 acre tract of land, and being the South corner of said 0.690 of an acre tract of land, and being in the westerly line of said 539.914 acre tract of land, from which a 1/2-inch iron rod with plastic cap stamped "Peiser & Mankin" found bears North 06°56'20"W, a distance of 321.23 feet;

THENCE with the easterly line of said 62.140 acre tract of land the westerly line of said 539.914 acre tract of land, the following Four (4) courses and distances:

1. South 06° 56' 20" East, a distance of 259.12 feet to a 1/2-inch iron rod with plastic cap stamped "Peiser & Mankin" found for angle point;
2. South 89° 54' 49" East, a distance of 106.67 feet to a 1/2-inch iron rod with plastic cap (illegible) found for angle point;
3. South 08° 33' 37" West, a distance of 22.71 feet to a mag nail with washer stamped "Peiser & Mankin" found for angle point;
4. South 07° 30' 31" West, a distance of 643.94 feet to a capped iron rod set for the Southeast corner of said 62.140 acre tract of land;

THENCE with the southerly line of said 62.140 acre tract of land and the North line of a remainder tract of land conveyed to Bennie G. Cox, recorded in Document No. 98-0023884, Official Public Records, Collin County, Texas, the following Two (2) courses and distances:

1. South 69° 28' 40" West, a distance of 294.43 feet to a point for corner from which a 1/2-inch rod found bears North 00° 03' 23" East, a distance of 1.47 feet;
2. North 89° 55' 09" West, a distance of 86.35 feet to a 1/2-inch rod found at the Northeast corner of said 111.844 acre tract of land and the Northwest corner of said remainder tract of land;

THENCE South 00° 17' 13" East, with the East line of said 111.844 acre tract of land and the West line of said remainder tract of land, a distance of 722.50 feet to a 1/2-inch rod found for an interior ell corner of said 111.844 acre tract of land and the Southwest corner of said remainder tract of land;

THENCE South 88° 21' 21" East, with the South line of said remainder tract of land, a distance of 82.77 feet to a point for corner, being in the westerly line of said 539.914 acre tract of land, from which a 1/2-inch rod found bears South 88° 21' 21" East, a distance of 15.83 feet;



THENCE with the easterly line of said 111.844 acre tract of land and the westerly line of said 539.914 acre tract of land, the following Three (3) courses and distances:

1. South 00° 30' 04" West, a distance of 96.46 feet to a 1/2-inch rod with plastic cap (illegible) found for angle point;
2. South 54° 14' 21" West, a distance of 296.98 feet to a 1/2-inch rod found for angle point;
3. South 00° 38' 08" East, a distance of 1641.53 feet to a capped iron rod found for corner in a South line of said 111.844 acre tract, same being the North line of a called 18.68 acre tract of land described in the deed to Belknap FP, LTD, as recorded in Vol. 4288, Page 162, Official Public Records, Collin County, Texas.

THENCE North 89° 47' 43" West, with the South line of said 111.844-acre tract, and the North line of said 18.68 acre tract a distance of 276.63 feet to a capped iron rod set for the northwest corner of said 18.68 acre tract, same being the northeast corner of said 8.37 acre tract, and in the center of a creek;

THENCE with the East line of said 8.37 acre tract and the West line of said 18.68 acre tract, and in said creek, the following Thirteen (13) courses:

1. South 06° 02' 26" West, a distance of 53.86 feet to a capped iron rod found for corner;
2. South 19° 07' 11" West, a distance of 64.03 feet to a capped iron rod found for corner;
3. South 33° 39' 52" East, a distance of 58.70 feet to a capped iron rod found for corner;
4. South 48° 50' 02" West, a distance of 49.50 feet to a capped iron rod found for corner;
5. South 61° 18' 45" East, a distance of 140.62 feet to a capped iron rod found for corner;
6. South 21° 47' 28" West, a distance of 37.63 feet to a capped iron rod found for corner;
7. South 41° 58' 57" West, a distance of 62.56 feet to a capped iron rod found for corner;
8. South 05° 20' 22" West, a distance of 100.51 feet to a capped iron rod found for corner;
9. South 17° 57' 34" West, a distance of 83.17 feet to a capped iron rod found for corner;
10. South 26° 30' 46" West, a distance of 72.88 feet to a capped iron rod found for corner;
11. South 06° 00' 09" West, a distance of 44.42 feet to a capped iron rod found for corner;
12. South 40°01'05" West, a distance of 76.01 feet to a capped iron rod found for corner;
13. South 13° 40' 20" West, a distance of 59.01 feet to a capped iron rod found for corner, in the north line of a Collin County Outer Loop variable width right-of-way described in the deed to Collin County, as recorded in Instrument No. 20191003001242960, O.P.R.C.C.T.;

With said right-of-way and a tangent curve to the right, having a radius of 4720.50 feet, and arc length of 366.43 feet, a delta angle of 04° 26' 51" and a chord which bears, South 82° 50' 06" West, a distance of 366.33 feet to a point of tangency, in the East line of a called 28.731 acre tract of land, conveyed to Celina Stone, LLC, recorded in Instrument No. 20160916001237420, O.P.R.C.C.T.;

THENCE North 00°43'46"W, with the East line of said 28.731 acre tract of land, a distance of 796.73 feet to a capped iron rod found for the Northeast corner of said 28.731 acre tract of land;



THENCE North 89°47'43"W, with the North line of said 28.731 acre tract of land, a distance of 495.46 feet to a capped iron rod found for corner, same being the Southeast corner of a 7.00 acre remainder of said 118.904 acre tract of land, conveyed to CCD-COIT Land, LLC, recorded in Instrument No. 20210430000881680, O.P.R.C.C.T.;

THENCE with the East line of said 7.00 acre remainder tract and the West line of said 118.904 acre tract, the following Three (3) courses:

1. North 00° 49' 50" West, a distance of 170.95 feet to a capped iron rod found for corner;
2. North 19° 53' 53" West, a distance of 572.39 feet to a capped iron rod found for corner;
3. North 00° 21' 18" West, a distance of 135.00 feet to the Northeast corner of said 7.00 acre tract;

THENCE West, with the North line of said 7.00 acre tract, a distance of 268.68 feet, from which a 1/2-inch capped iron rod stamped "RPLS 4613" found at the Northeast corner of a called 25.000 acre tract of land, conveyed to Balaji Texas Properties, LLC, recorded in Instrument No. 20160610000729930, O.P.R.C.C.T., and the common Southeast corner of a called 28.006 acre tract of land, conveyed to Celina Progressive Associates LLC, recorded in Instrument No. 20191213001588210, O.P.R.C.C.T., bears South 89° 45' 52" West, a distance of 50.00 feet;

THENCE North 01° 18' 07" West, with the West line of said 111.844 acre tract and the common East line of said 28.006 acre tract, passing a Mag nail found in the West line of said 111.844 acre tract, in the right of way of County Road 87 (Variable Width right-of-way), a distance of 629.33 feet, continuing for a total distance of 1790.41 feet to a Mag nail found at the Northwest corner of said 111.844 acre tract of land, in the common South line of said 37.695 acre tract of land, in the right of way of County Road 87 (Variable Width right-of-way) and County Road 90 (Variable Width right-of-way);

THENCE South 89° 57' 13" West, with the South line of said 37.695 acre tract of land, a distance of 1208.90 feet to a 1/4-inch iron rod found in the West line of said 37.695 acre tract, and the common East line of said 41.549 acre tract;

THENCE North 00° 41' 13" West, with the East line of said 41.585 acre tract, a distance of 1646.29 feet to the **POINT OF BEGINNING** and containing 245.241 acres and 10,682,708 sq. ft. of land, more or less.

APPENDIX C-2
LEGAL DESCRIPTION – MAJOR IMPROVEMENT AREA
(CONSISTING OF A 33.880 ACRE TRACT, A 33.364 ACRE TRACT, AND A 24.976 ACRE
TRACT)



LEGAL DESCRIPTION

Being a 33.880 acre tract or parcel of land situated in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas, being a part of a called 37.695 acre tract of land, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894830, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod found at the Northwest corner of said 37.695 acre tract of land, at the common Northeast corner of a called 41.549 acre tract of land, conveyed to Celina Independent School District, recorded in Instrument No. 2022000112652, O.P.R.C.C.T., and in the common South line of a called 6.09 acre tract of land, conveyed to Trivedi Properties, LLC, recorded in Instrument No. 20170313000320580, O.P.R.C.C.T.;

THENCE South 89° 48' 38" East, a distance of 517.04 feet to a 1/2-inch iron rod found for angle point in the North line of said 37.695 acre tract, at the Southeast corner of Lot 3, Owens Development (An Addition in Collin County, Texas), recorded in Instrument No. 2006-115, Plat Records of Collin County, Texas (P.R.C.C.T.), and the common Southwest corner of a called 5.006 acre tract of land, conveyed to Harris M. & Gwen Samel, recorded in Volume 94, Page 0040885, O.P.R.C.C.T.;

THENCE South 89° 58' 46" East, passing a 3/4-inch iron rod found at the Southeast corner of Lot 6, Block A, D.R. Hunn Addition (An Addition in Collin County, Texas), recorded in Cabinet A, Page 155, P.R.C.C.T., a distance of 26.94 feet, continuing for a total distance of 1151.28 feet;

THENCE South 00° 19' 11" East, a distance of 270.54 feet to a mag nail found in the Southwest corner of a called 539.914 acre tract of land, conveyed to The Parks at Wilson Creek, LP, recorded in Instrument No. 20130830001229380, O.P.R.C.C.T., and the common Northwest corner of said 62.140 acre tract;

THENCE South 89° 54' 49" East, a distance of 60.00 feet to found Mag Nail;

THENCE South 00° 03' 56" East, a distance of 231.81 feet to a 5/8-inch iron rod with red cap stamped "Landpoint" found (hereinafter referred to as a capped iron rod found);

With a curve to the right, having an arc length of 555.36 feet, a central angle of 37° 00' 00", a radius of 860.00 feet and a chord that bears South 18° 26' 04" West, a distance of 545.76 feet to a capped iron rod found;

THENCE South 36° 56' 04" West, a distance of 200.15 feet to a capped iron rod found;

With a curve to the left, having an arc length of 378.92 feet, a central angle of 29° 20' 18", a radius of 740.00 feet and a chord that bears South 22° 15' 55" West, a distance of 374.79 feet to a capped iron rod found;

LANDPOINT

With a non-tangent curve to the left, having an arc length of 80.00 feet, a central angle of 30° 33' 26", a radius of 150.00 feet and a chord that bears South 07° 40' 57" East, a distance of 79.05 feet to a capped iron rod found;

With a non-tangent curve to the right, having an arc length of 38.85 feet, a central angle of 23° 03' 51", a radius of 96.50 feet and a chord that bears South 11° 25' 45" East, a distance of 38.58 feet to a capped iron rod found in the South line of said 37.695 acre tract of land;

THENCE North 89° 55' 09" West, with the South line of said 37.695 acre tract of land, a distance of 84.82 feet to a Mag nail found at the Northwest corner of a called 111.844 acre tract of land, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894820, O.P.R.C.C.T., in the common South line of said 37.695 acre tract of land, and in the right of way of County Road 87 (Variable Width right-of-way) and County Road 90 (Variable Width right-of-way);

THENCE South 89° 57' 13" West, with the South line of said 37.695 acre tract of land, a distance of 1208.90 feet to a 1/4-inch iron rod found in the West line of said 37.695 acre tract;

THENCE North 00° 41' 13" West, with the West line of said 37.695 acre tract of land, a distance of 30.00 feet to the Southwest corner of a called 24.976 acre tract of land, conveyed to BTR at Cross Creek Meadows LLC, recorded in Instrument No. 2022000068013, O.P.R.C.C.T.;

THENCE North 89° 57' 13" East, with the South line of said 24.976 acre tract of land, a distance of 1034.60 feet to the East line of said 24.976 acre tract of land;

THENCE with the East line of said 24.976 acre tract the following Seven (7) courses and distances:

1. With a curve to the left, having an arc length of 100.73 feet, a central angle of 41° 49' 17", a radius of 138.00 feet and a chord that bears North 69° 02' 35" East, a distance of 98.51 feet;
2. With a non-tangent curve to the left, with said common line, having an arc length of 37.43 feet, a central angle of 42° 53' 15", a radius of 50.00 feet and a chord that bears North 26° 41' 20" East, a distance of 36.56 feet;
3. With a non-tangent curve to the right, with said common line, having an arc length of 132.08 feet, a central angle of 08° 41' 54", a radius of 870.00 feet and a chord that bears North 09° 35' 39" East, a distance of 131.95 feet to a point at the end of said curve;
4. North 22° 42' 33" East, a distance of 149.29 feet;
5. With a non-tangent curve to the right, having an arc length of 196.82 feet, a central angle of 13° 06' 46", a radius of 860.00 feet and a chord that bears North 30° 22' 42" East, a distance of 196.39 feet;
6. North 36° 56' 04" East, a distance of 200.15 feet;

LANDPOINT!

7. With a curve to the left, having an arc length of 115.58 feet, a central angle of $08^{\circ} 56' 56''$, a radius of 740.00 feet and a chord that bears North $32^{\circ} 27' 36''$ East, a distance of 115.46 feet to the Northeast corner of said 24.976 acre tract;

THENCE with the North line of said 24.976 acre tract the following Two (2) courses and distances:

1. North $69^{\circ} 16' 57''$ West, a distance of 236.91 feet;
2. South $89^{\circ} 46' 08''$ West, a distance of 1292.70 feet to the Northwest corner of said 24.976 acre tract and an angle point in the West line of said 35.695 acre tract, in the common East line of said 41.585 acre tract;

THENCE North $00^{\circ} 41' 13''$ West, with the West line of said 37.695 acre tract and the common East line of said 41.585 acre tract, a distance of 774.24 feet to the POINT OF BEGINNING and containing 33.880 acres and 1,475,823 sq. ft. of land, more or less.



LEGAL DESCRIPTION

Being a 33.365 acre tract or parcel of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas, being a part of a called 111.844 acre tract of land, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894820, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red cap stamped "LANDPOINT" found (hereinafter referred to as a capped iron rod found) in the North line of said 111.844 acre tract and the common South line of said a called 37.695 acre tract of land, conveyed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894830, O.P.R.C.C.T.;

THENCE South 89° 55' 09" East, with the North line of said 111.844 acre tract of land, a distance of 1775.23 feet to a capped iron rod found for corner;

THENCE over and across said 111.844 acre tract the following Twenty-Six (26) courses and distances:

1. South 00° 04' 51" West, a distance of 505.11 feet to a capped iron rod found for corner;
2. With a curve to the right, having an arc length of 274.82 feet, a central angle of 33° 08' 57", a radius of 475.00 feet and a chord that bears South 16° 39' 19" West, a distance of 271.00 feet to a capped iron rod found for corner;
3. South 33° 13' 48" West, a distance of 123.23 feet to a capped iron rod found for corner;
4. With a curve to the left, having an arc length of 133.70 feet, a central angle of 14° 35' 28", a radius of 525.00 feet and a chord that bears South 25° 56' 04" West, a distance of 133.34 feet to a capped iron rod found for corner;
5. South 60° 17' 09" West, a distance of 14.82 feet;
6. With a non-tangent curve to the left, having an arc length of 7.77 feet, a central angle of 01° 37' 10", a radius of 275.00 feet and a chord that bears North 79° 22' 23" West, a distance of 7.77 feet;
7. North 00° 04' 51" East, a distance of 123.96 feet to a capped iron rod found for corner;
8. North 89° 55' 09" West, a distance of 474.28 feet to a capped iron rod found for corner;
9. South 74° 09' 11" West, a distance of 272.85 feet to a capped iron rod found for corner;
10. South 00° 04' 51" West, a distance of 108.58 feet to a capped iron rod found for corner;
11. North 89° 55' 09" West, a distance of 50.00 feet to a capped iron rod found for corner;
12. South 00° 04' 51" West, a distance of 34.38 feet to a capped iron rod found for corner;
13. North 89° 55' 09" West, a distance of 120.00 feet to a capped iron rod found for corner;
14. North 00° 04' 51" East, a distance of 447.83 feet to an angle point;

LANDPOINT!

15. North 00° 04' 50" East, a distance of 20.57 feet to a capped iron rod found for corner;
16. North 89° 55' 09" West, a distance of 247.47 feet to a capped iron rod found for corner;
17. South 80° 05' 21" West, a distance of 60.92 feet to a capped iron rod found for corner;
18. North 89° 55' 09" West, a distance of 133.92 feet to a capped iron rod found for corner;
19. South 00° 04' 51" West, a distance of 110.14 feet to a capped iron rod found for corner;
20. North 89° 45' 52" West, a distance of 50.00 feet to a capped iron rod found for corner;
21. South 45° 04' 51" West, a distance of 14.14 feet to a capped iron rod found for corner;
22. North 89° 55' 09" West, a distance of 140.22 feet to a capped iron rod found for corner;
23. North 45° 36' 38" West, a distance of 14.31 feet to a capped iron rod found for corner;
24. North 01° 18' 07" West, a distance of 634.58 feet;
25. With a curve to the right, having an arc length of 67.45 feet, a central angle of 25° 45' 51", a radius of 150.00 feet and a chord that bears North 11° 34' 49" East, a distance of 66.88 feet;
26. With a curve to the left, having an arc length of 41.03 feet, a central angle of 24° 21' 33", a radius of 96.50 feet and a chord that bears North 12° 16' 58" East, a distance of 40.72 feet to the **POINT OF BEGINNING** and containing 33.365 acres and 1,453,392 sq. ft. of land, more or less.

Legal Description

BEING all that certain tract of land situated in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas, and being a part of a called 103.44 acre tract of land called Fifth Tract described in the deed to Albertie Malone, recorded in Volume 423, Page 402, Deed of Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) for the Southwest corner of said 103.44 acre tract of land, from which a 1/4-inch iron rod found for an angle point on a tract of land called 44.25 acres in deed to Celina Independent School District, recorded in Instrument No. 2019092331175910, Official Public Records of Collin County, Texas, bears S00°41'13"E, a distance of 30.00 feet;

THENCE N00°41'13"W, with the West line of said 103.44 acre tract of land, same being the Easterly line of a tract of land called 41.549 acre tract of land conveyed to Joseph A. Miller, recorded in Instrument No. 20160506000552620, Official Public Records of Collin County, Texas, a distance of 842.05 feet to a capped iron rod set;

THENCE severing said 103.44 acre tract of land following Nine (9) courses:

1. N89°46'08"E, a distance of 1292.70 feet to a capped iron rod set;
2. S69°16'57"E, a distance of 236.91 feet to a capped iron rod set;
3. Along a curve to the right, having a radius of 740.00 feet, an arc length of 115.58 feet, a delta angle of 08°56'56", and a chord which bears S32°27'36"W a distance of 115.46 feet to a capped iron set for a point of tangency;
4. S36°56'04"W, a distance of 200.15 feet to a capped iron rod set for a point of curvature;
5. Along a curve to the right, having a radius of 860.00 feet, an arc length of 196.82 feet, a delta angle of 13°06'46", and a chord which bears S30°22'42"W a distance of 196.39 feet to a capped iron set for a point of tangency;
6. S22°42'33"W, a distance of 149.29 feet to a capped iron rod set for a point of curvature;
7. Along a curve to the left, having a radius of 870.00 feet, an arc length of 132.08 feet, a delta angle of 08°41'54", and a chord which bears S09°35'39"W a distance of 131.95 feet to a capped iron set for a point of curvature;
8. Along a curve to the right, having a radius of 50.00 feet, an arc length of 37.43 feet, a delta angle of 42°53'15", and a chord which bears S26°41'20"W a distance of 36.56 feet to a capped iron set for a point of curvature;

9. Along a curve to the right, having a radius of 138.00 feet, an arc length of 100.73 feet, a delta angle of $41^{\circ}49'17''$, and a chord which bears $S69^{\circ}02'35''W$ a distance of 98.51 feet to a capped iron set for a point of tangency;

THENCE $S89^{\circ}57'13''W$, along the Southerly line of said 103.44 acre tract of land, also being the Northerly line of County Road 90, a distance of 1034.60 feet to the POINT OF BEGINNING containing 24.976 acres of land, more or less.

APPENDIX C-3
LEGAL DESCRIPTION – IMPROVEMENT AREA #1
(CONSISTING OF AN 80.472 ACRE TRACT, AND A 72.566 ACRE TRACT)



LEGAL DESCRIPTION

Being a 87.472 tract of parcel of land situated in Levin Routh Survey, Abstract No. 779, Collin County, Texas, being a part of a called 111.844 acre tract of land described in the deed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20210916001894820, Official Public Records of Collin County, Texas, a part of a called 8.37 acre tract of land described in the deed to VPTM Cross Creek LB LLC, recorded in Instrument No. 20211117002353340, said Official Public Records, and a part of a called 7.00 acre tract of land described in the deed to CCD-Coit Land, LLC, recorded in Instrument No. 202110430000881680, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found for corner the northwest corner of said 111.844 acre tract, and the Northeast corner of a called 44.25 acre tract of land described in the deed to Celina Independent School District, as recorded in Instrument No. 2019092331175910, Official Public Records of Collin County, Texas;

THENCE S89°55'09"E, with the north line of said 111.844 acre tract, a distance of 84.82 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint set (herein referred to as capped iron rod set) for corner in the north line of said 111.844-acre tract and for the Northernmost Northeast corner of the tract being described herein, and at the beginning of a non-tangential curve to the right;

THENCE severing said 111.844-acre tract of land, the following Twenty-Five (25) courses:

1. With said non-tangential curve to the right having a radius of 96.50 feet, a delta angle of 24°21'34", an arc length of 41.03 feet, a chord bearing of S12°16'58" W, and chord distance of 40.72 feet to a capped iron rod set at the beginning of a reverse curve;
2. With said reverse curve having a radius of 150.00 feet, a delta angle of 25°45'51", an arc length of 67.45 feet, a chord bearing of S11°34'49" W, and chord distance of 66.88 feet to a capped iron rod set;
3. S01°18'07"E, a distance of 740.22 feet to a capped iron rod set for corner;
4. S45°36'38"E, a distance of 14.31 feet to a capped iron rod set for corner;
5. S89°55'09"E, a distance of 140.22 feet to a capped iron rod set for corner;
6. N45°04'51"E, a distance of 14.14 feet to a capped iron rod set for corner;
7. S89°45'52"E, a distance of 50.00 feet to a capped iron rod set for corner;
8. N00°04'51"E, a distance of 110.14 feet to a capped iron rod set for corner;
9. S89°55'09"E, a distance of 133.92 feet to a capped iron rod set for corner;
10. N80°05'21"E, a distance of 60.92 feet to a capped iron rod set for corner;
11. S89°55'09"E, a distance of 247.47 feet to a capped iron rod set for corner;
12. S00°04'51"W, a distance of 468.40 feet to a capped iron rod set for corner;
13. S89°55'09"E, a distance of 120.00 feet to a capped iron rod set for corner;



14. N00°04'50"E, a distance of 34.38 feet to a capped iron rod set for corner;
15. S89°55'09"E, a distance of 50.00 feet to a capped iron rod set for corner;
16. N00°04'51"E, a distance of 108.58 feet to a capped iron rod set for corner;
17. N74°09'11"E, a distance of 272.85 feet to a capped iron rod set for corner;
18. S89°55'09"E, a distance of 474.28 feet to a capped iron rod set for corner;
19. S00°04'51"W, a distance of 123.96 feet to a capped iron rod set for corner and the beginning of a tangential curve to the left;
20. Along a tangential curve to the left, having a radius of 275.00 feet, and arc length of 7.77 feet, a delta angle of 01°37'10" and a chord which bears, S79°22'23"E, a distance of 7.77 feet to a 5/8-inch iron rod with aluminum cap stamped for a point of tangency;
21. N60°17'09"E, a distance of 14.82 feet to a capped iron rod set for corner;
22. S70°08'36"E, a distance of 50.01 feet to a capped iron rod set for corner;
23. S71°29'22"E, a distance of 120.00 feet to a capped iron rod set for corner;
24. N90°00'00"E, a distance of 113.13 feet to a capped iron rod set for corner;
25. S00°38'08"E, a distance of 1593.90 feet to a capped iron rod set for corner in a South line of said 111.844-acre tract, same being the North line of a called 18.68 acre tract of land described in the deed to Belknap FP, LTD, as recorded in Vol. 4288, Page 162, Official Public Records, Collin County, Texas.

THENCE N89°47'43"W, with the South line of said 111.844-acre tract, and the North line of said 18.68 acre tract a distance of 276.63 feet to a capped iron rod set for the northwest corner of said 18.68 acre tract, same being the northeast corner of said 8.37 acre tract, and in the center of a creek;

THENCE with the East line of said 8.37 acre tract and the West line of said 18.68 acre tract, and in said creek, the following Thirteen (13) courses:

1. S06°02'26"W, a distance of 53.86 feet to a capped iron rod set for corner;
2. S19°07'11"W, a distance of 64.03 feet to a capped iron rod set for corner;
3. S33°39'52"E, a distance of 58.70 feet to a capped iron rod set for corner;
4. S48°50'02"W, a distance of 49.50 feet to a capped iron rod set for corner;
5. S61°18'45"E, a distance of 140.62 feet to a capped iron rod set for corner;
6. S21°47'28"W, a distance of 37.63 feet to a capped iron rod set for corner;
7. S41°58'57"W, a distance of 62.56 feet to a capped iron rod set for corner;
8. S05°20'22"W, a distance of 100.51 feet to a capped iron rod set for corner;
9. S17°57'34"W, a distance of 83.17 feet to a capped iron rod set for corner;



10. S26°30'46"W, a distance of 72.88 feet to a capped iron rod set for corner;
11. S06°00'09"W, a distance of 44.42 feet to a capped iron rod set for corner;
12. S40°01'05"W, a distance of 76.01 feet to a capped iron rod set for corner;
13. S13°40'20" W, a distance of 59.01 feet to a capped iron rod set for corner and the beginning of a tangential curve to the right same being the north line of a Collin County Outer Loop variable width right-of-way described in the deed to Collin County, as recorded in Instrument No. 20191003001242960, Official Public Records of Collin County, Texas;

THENCE Along said right-of-way and said tangential curve to the right, having a radius of 4720.50 feet, and arc length of 366.43 feet, a delta angle of 04°26'51" and a chord which bears, S82°50'06"W, a distance of 366.33 feet to a point of tangency;

THENCE N00°43'46"W, a distance of 796.73 feet to a capped iron rod set for corner;

THENCE N89°47'43"W, a distance of 943.13 feet to a Mag Nail found for corner in the Southwest corner of said 111.844 acre tract, same being the southeast corner of a called 25.00 acre tract of land described in deed to Balaji Texas properties, LLC, as recorded in Instrument No. 20160610000729930, Official Public Records, Collin County, Texas;

THENCE N01°18'07"W, a distance of 2633.17 feet to the **POINT OF BEGINNING** and containing 87.472 acres of land.

SAVE AND EXCEPT

A 7.00 acre remainder of a called 118.904 acre tract of land , conveyed to CCD-Coit Land, LLC, recorded in Instrument No. 202110430000881680, Official Public Records of Collin County, Texas.



Metes and Bounds:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CHARLES P. RICE SURVEY, ABSTRACT NO. 771, AND THE LEVIN ROUTH SURVEY, ABSTRACT NO. 779, COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 62.140 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 BY SPECIAL WARRANTY DEED TO VPTM CROSS CREEK LB LLC, RECORDED IN INSTRUMENT NO. 20210916001894830, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 37.695 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 BY SAID SPECIAL WARRANTY DEED TO VPTM CROSS CREEK LB LLC, AND BEING A PORTION OF THAT CERTAIN CALLED 111.844 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO VPTM CROSS CREEK LB LLC, RECORDED IN INSTRUMENT NO. 20210916001894820, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "LANDPOINT" (hereinafter referred to as a capped iron rod) set for the beginning of a curve to the left, from which a mag nail found at the intersection of County Road 90 and County Road 87, and being the Northeast corner of that certain called 44.25 acre tract of land described in the deed to Celina Independent School District, recorded in Instrument No. 2019092331175910, Official Public Records, Collin County, Texas, bears $N89^{\circ}55'09''W$, a distance of 84.82 feet;

THENCE an arc length of 38.85 feet along said curve to the left, having a radius of 96.50 feet, a central angle of $23^{\circ}03'51''$, and a long chord which bears $N11^{\circ}25'45''W$, a chord distance of 38.58 feet to a capped iron rod set for a point of reverse curve;

THENCE an arc length of 80.00 feet along a curve to the right, having a radius of 150.00 feet, a central angle of $30^{\circ}33'26''$, and a long chord which bears $N07^{\circ}40'57''W$, a chord distance of 79.05 feet to a capped iron rod set for a point of compound curve;

THENCE an arc length of 378.92 feet along a curve to the right, having a radius of 740.00 feet, a delta angle of $29^{\circ}20'18''$, and a long chord which bears $N22^{\circ}15'55''E$, a chord distance of 374.79 feet to a capped iron rod set for the end of said curve;

THENCE $N36^{\circ}56'04''E$, a distance of 200.15 feet to a capped iron rod set for the beginning of a curve to the left;

LANDPOINT!

THENCE an arc length of 555.36 feet along said curve to the left, having a radius of 860.00 feet, a central angle of $37^{\circ}00'00''$, and a long chord which bears $N18^{\circ}26'04''E$, a chord distance of 545.76 feet to a capped iron rod set for the end of said curve;

THENCE $N00^{\circ}03'56''W$, a distance of 231.81 feet to a mag nail with washer stamped "LANDPOINT" set for corner in the westerly line of that certain called 539.914 acre tract of land described by deed to The Parks at Wilson Creek, L.P., recorded in Instrument No. 20130830001229380, Official Public Records, Collin County, Texas, from which a mag nail found for the Northwest corner of said 62.140 acre tract of land and an angle point in the westerly line of said 539.914 acre tract of land bears $N89^{\circ}55'12''W$, a distance of 60.00 feet;

THENCE $N89^{\circ}24'36''E$, with the North line of said 62.140 acre tract of land and the westerly line of said 539.914 acre tract of land, a distance of 517.05 feet to a mag nail found for angle point in the North line of said 62.140 acre tract of land, and being the West corner of that certain called 0.690 of an acre tract of land described in Exhibit 'B' by deed to W. R. Sandford, Jr., Trustee, recorded in Volume 840, Page 685, Deed Records, Collin County, Texas;

THENCE with the North line of said 62.140 acre tract of land and the South line of said 0.690 of an acre tract of land, the following Three (3) courses and distances:

1. $S89^{\circ}32'47''E$, a distance of 1,161.89 feet to a mag nail with washer stamped "Landpoint" set for angle point;
2. $S57^{\circ}30'33''E$, a distance of 120.22 feet to a mag nail with washer stamped "Landpoint" set for angle point;
3. $S21^{\circ}55'03''E$, a distance of 307.82 feet to a mag nail with washer stamped "Peiser & Mankin" found in the easterly line of said 62.140 acre tract of land, and being the South corner of said 0.690 of an acre tract of land, and being in the westerly line of said 539.914 acre tract of land, from which a 1/2-inch iron rod with plastic cap stamped "Peiser & Mankin" found bears $N06^{\circ}56'20''W$, a distance of 321.23 feet;

THENCE with the easterly line of said 62.140 acre tract of land the westerly line of said 539.914 acre tract of land, the following Four (4) courses and distances:

1. $S06^{\circ}56'20''E$, a distance of 259.12 feet to a 1/2-inch iron rod with plastic cap stamped "Peiser & Mankin" found for angle point;
2. $S89^{\circ}54'49''E$, a distance of 106.67 feet to a 1/2-inch iron rod with plastic cap (illegible) found for angle point;
3. $S08^{\circ}33'37''W$, a distance of 22.71 feet to a mag nail with washer stamped "Peiser & Mankin" found for angle point;
4. $S07^{\circ}30'31''W$, a distance of 643.94 feet to a capped iron rod set for the Southeast corner of said 62.140 acre tract of land;



THENCE with the southerly line of said 62.140 acre tract of land and the North line of a remainder tract of land conveyed to Bennie G. Cox, recorded in Document No. 98-0023884, Official Public Records, Collin County, Texas, the following Two (2) courses and distances:

1. S69°28'40"W, a distance of 294.43 feet to a point for corner from which a 1/2-inch rod found bears N00°03'23"E, a distance of 1.47 feet;
2. N89°55'09"W, a distance of 86.35 feet to a 1/2-inch rod found at the Northeast corner of said 111.844 acre tract of land and the Northwest corner of said remainder tract of land;

THENCE S00°17'13"E, with the East line of said 111.844 acre tract of land and the West line of said remainder tract of land, a distance of 722.50 feet to a 1/2-inch rod found for an interior ell corner of said 111.844 acre tract of land and the Southwest corner of said remainder tract of land;

THENCE S88°21'21"E, with the South line of said remainder tract of land, a distance of 82.77 feet to a point for corner, being in the westerly line of said 539.914 acre tract of land, from which a 1/2-inch rod found bears S88°21'21"E, a distance of 15.83 feet;

THENCE with the easterly line of said 111.844 acre tract of land and the westerly line of said 539.914 acre tract of land, the following Three (3) courses and distances:

1. S00°30'04"W, a distance of 96.46 feet to a 1/2-inch rod with plastic cap (illegible) found for angle point;
2. S54°14'21"W, a distance of 296.98 feet to a 1/2-inch rod found for angle point;
3. S00°38'08"E, a distance of 47.63 feet to a 1/2-inch rod found for corner;

THENCE severing said 111.844 acre tract of land, the following Seven (7) courses and distances:

1. S89°50'16"W, a distance of 112.18 feet to a capped iron rod set for corner;
2. N71°29'22"W, a distance of 121.00 feet to a capped iron rod set for corner;
3. N70°08'36"W, a distance of 50.01 feet to a capped iron rod set for corner, and being the beginning of a curve to the right;
4. an arc length of 133.70 feet with said curve to the right, having a radius of 525.00 feet, a central angle of 14°35'28", and a long chord which bears N25°56'04"E, a chord distance of 133.34 feet to a capped iron rod set for a point of tangency;
5. N33°13'48"E, a distance of 123.23 feet to a capped iron rod set for the beginning of a curve to the left;
6. an arc length of 274.82 feet along said curve to the left, having a radius of 475.00 feet, a central angle of 33°08'57", and a long chord which bears N16°39'19"E, a chord distance of 271.00 feet to a capped iron rod set for a point of tangency;



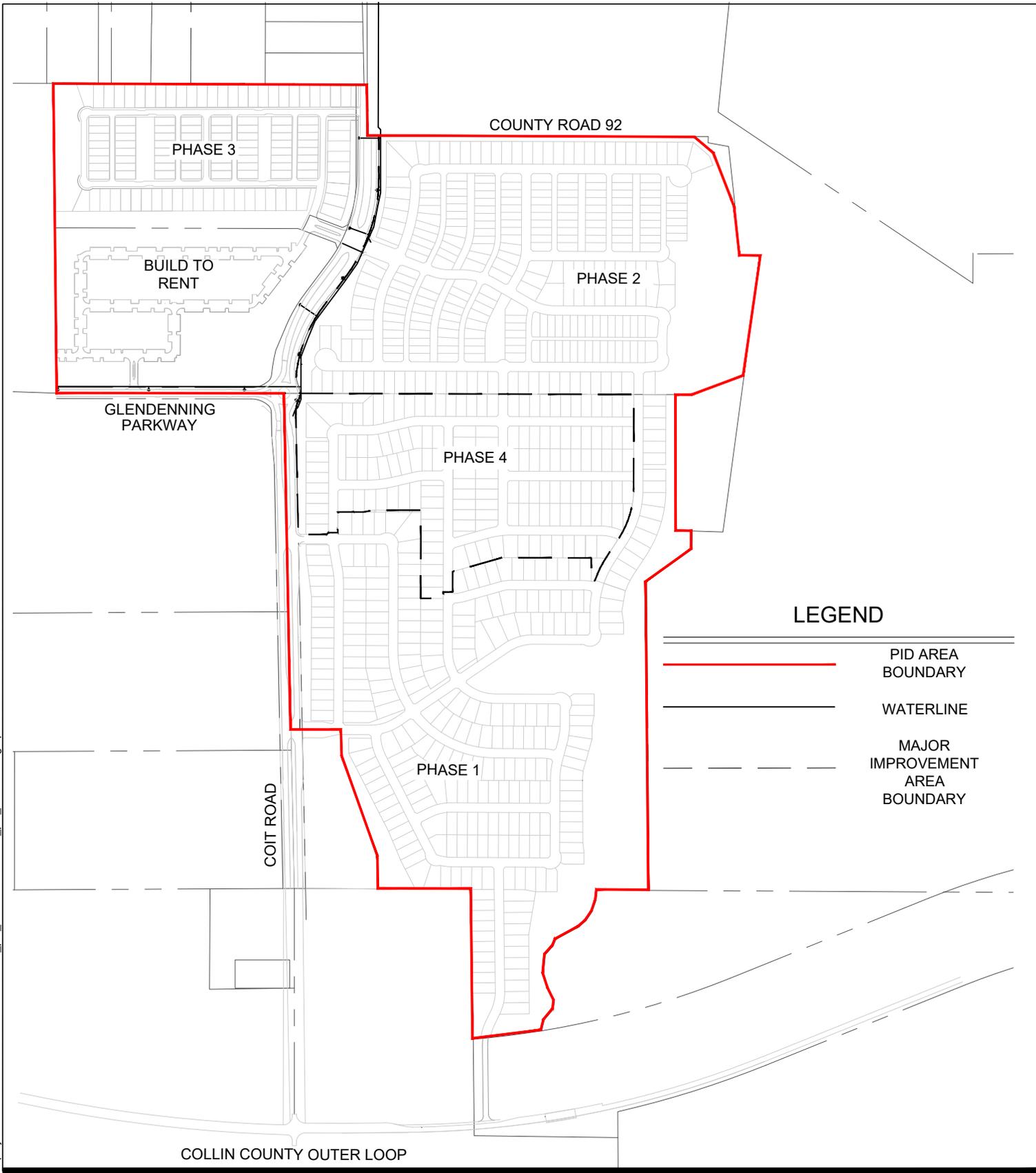
7. N00°04'51"E, a distance of 505.11 feet to a capped iron rod set for an interior ell corner, being in the South line of said 62.140 acre tract of land and the North line of said 111.844 acre tract of land;

THENCE N89°55'09"W, with the South line of said 62.140 acre tract of land and the North line of said 62.140 acre tract of land, a distance of 1,775.23 feet to the **POINT OF BEGINNING** and containing 72.566 acres of land, more or less.

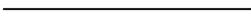
The herein referenced tract is referenced to State Plane Coordinates, Texas North Central Zone, 4202.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

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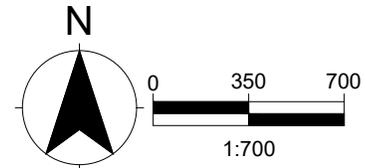
-  PID AREA BOUNDARY
-  WATERLINE
-  MAJOR IMPROVEMENT AREA BOUNDARY

KFM
ENGINEERING & DESIGN
 3501 OLYMPUS BLVD, SUITE 100
 DALLAS, TEXAS 75019
 PHONE: (469) 899-0536
 WWW.KFM-LLC.COM
 TBPE #: F-20821

TITLE
**MAJOR IMPROVEMENT AREA WATER
 PID EXHIBIT**

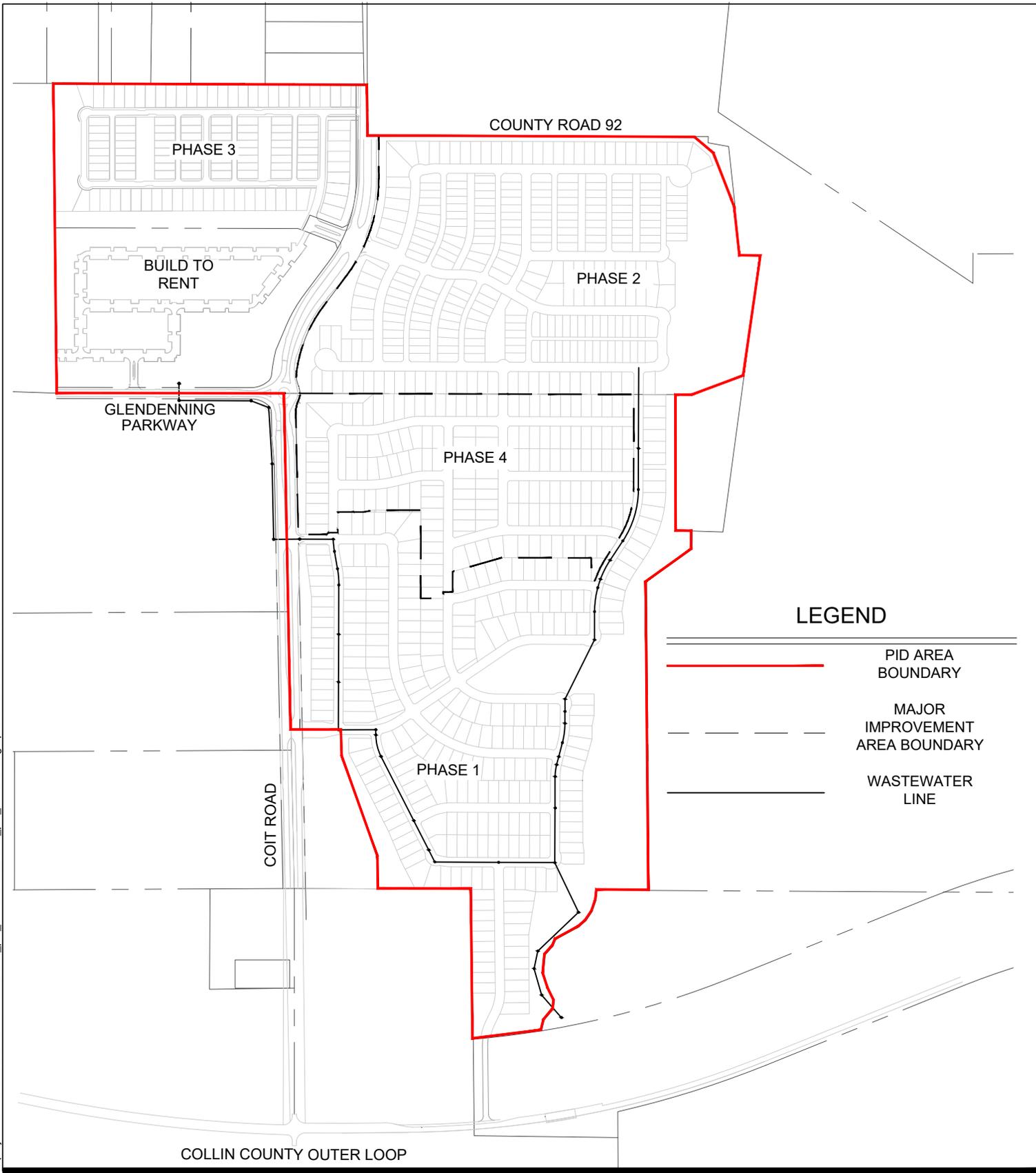
PROJECT
 CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
 TAYLOR MORRISON



PROJECT NUMBER: 0100073003/002/001 SHEET:
 DATE: 2022/10/05 EXH 01

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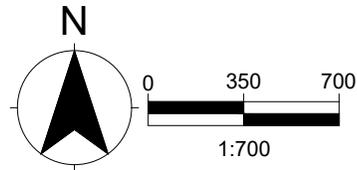


3501 OLYMPUS BLVD, SUITE 100
 DALLAS, TEXAS 75019
 PHONE: (469) 899-0536
 WWW.KFM-LLC.COM
 TBPE #: F-20821

TITLE
MAJOR IMPROVEMENT AREA WASTEWATER
PID EXHIBIT

PROJECT
 CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
 TAYLOR MORRISON



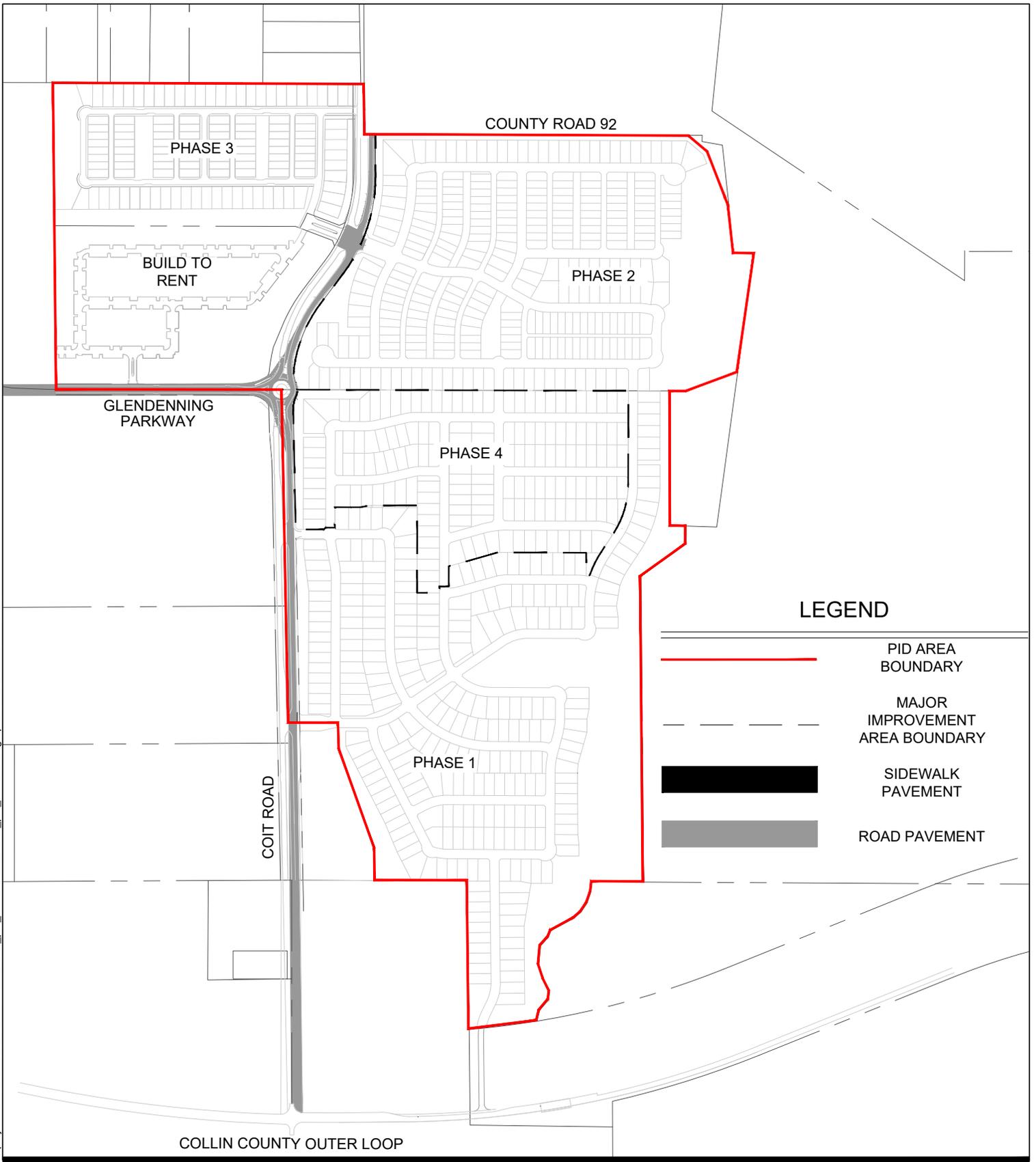
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 2022/10/05

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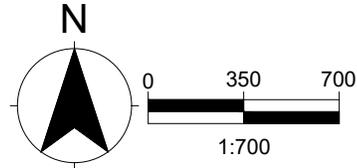
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-  MAJOR IMPROVEMENT AREA BOUNDARY
-  SIDEWALK PAVEMENT
-  ROAD PAVEMENT

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TITLE
MAJOR IMPROVEMENT AREA PAVING
PID EXHIBIT

PROJECT
CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
TAYLOR MORRISON

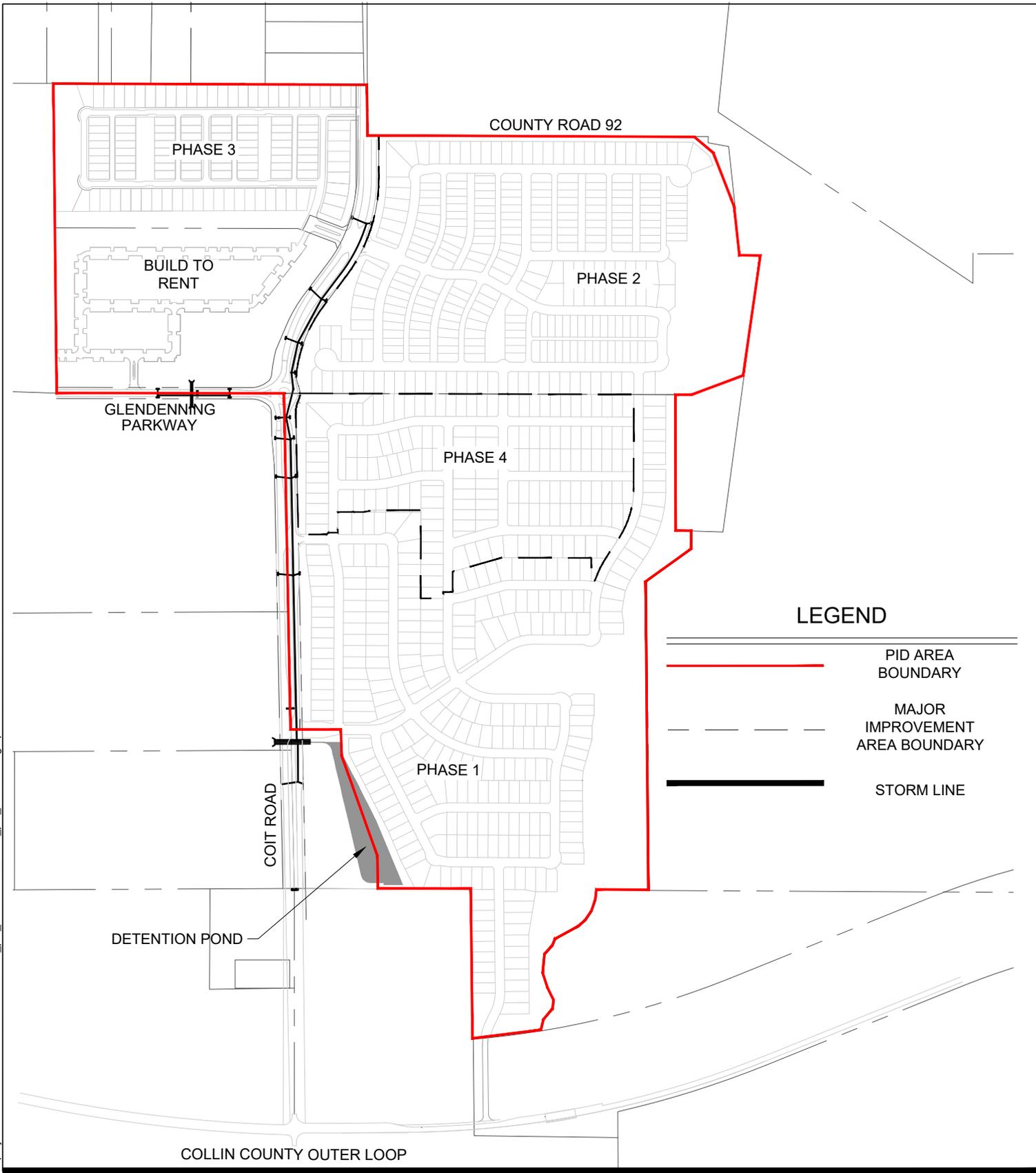


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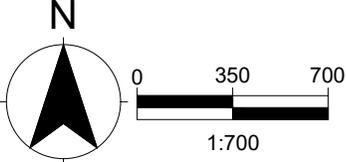
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-  MAJOR IMPROVEMENT AREA BOUNDARY
-  STORM LINE

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TITLE
**MAJOR IMPROVEMENT AREA STORM
 PID EXHIBIT**

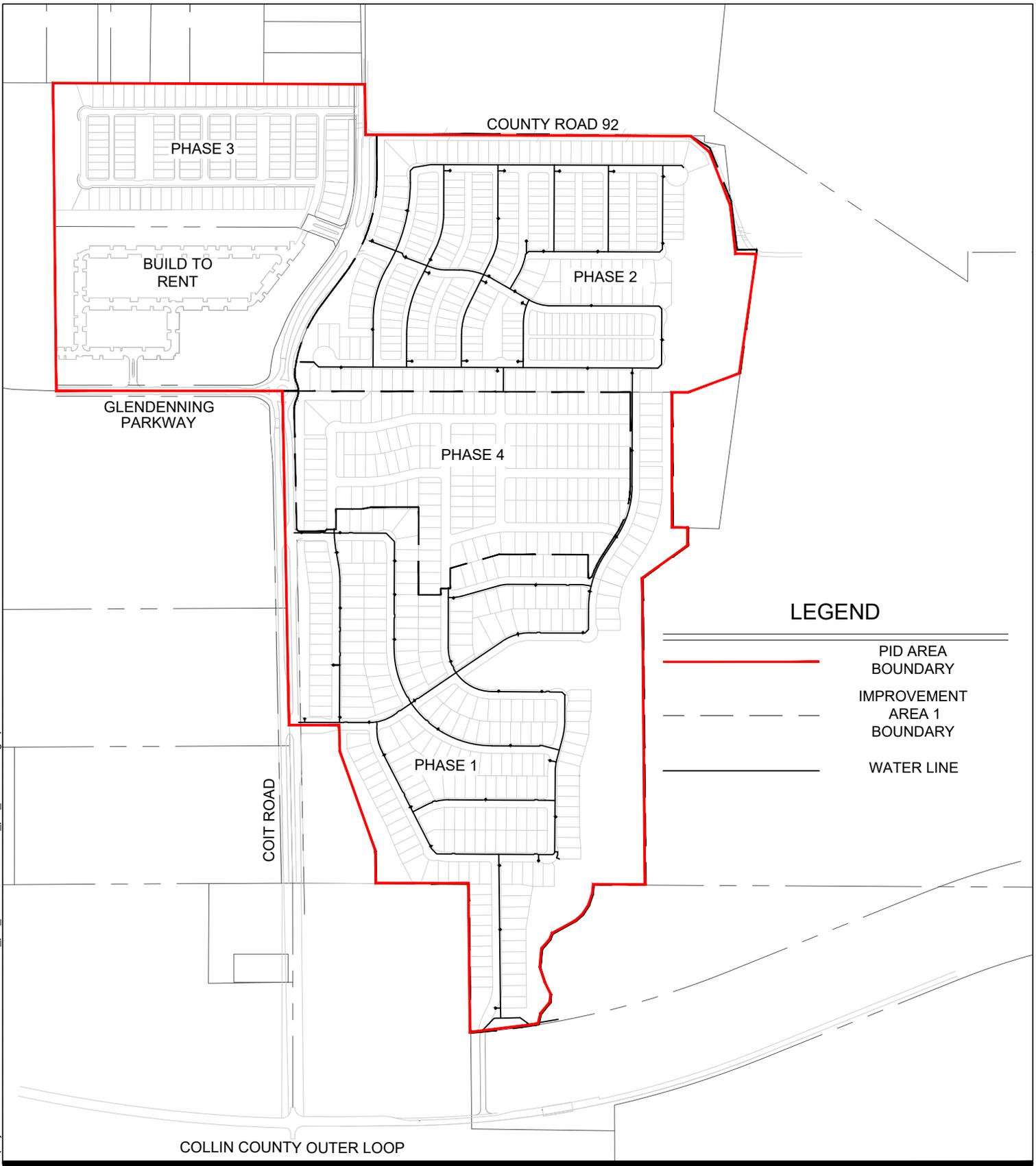
PROJECT
 CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
 TAYLOR MORRISON



PROJECT NUMBER: 0100073003/002/001 SHEET:
 DATE: 2022/10/05 EXH 01

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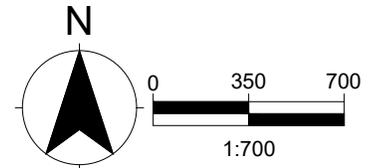


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 WWW.KFM-LLC.COM
 TBPE #: F-20821

TITLE
IMPROVEMENT AREA 1 WATER
PID EXHIBIT

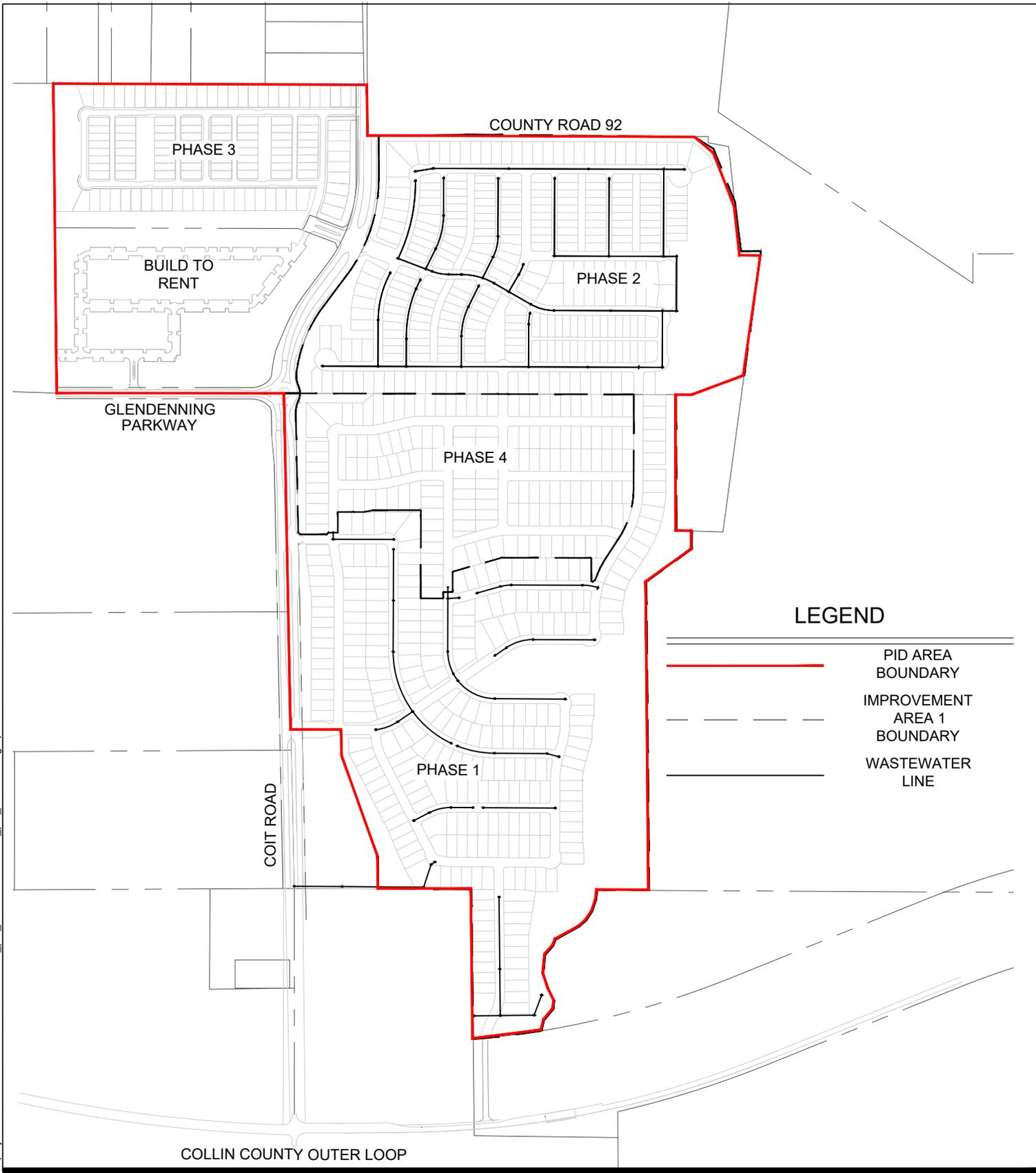
PROJECT
 CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
 TAYLOR MORRISON



PROJECT NUMBER: 0100073003/002/001 SHEET:
 DATE: 2022/10/05 EXH 01

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 DALLAS, TEXAS 75019
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 WWW.KFM-LLC.COM
 TBPE #: F-20821

TITLE
IMPROVEMENT AREA 1 WASTEWATER
PID EXHIBIT

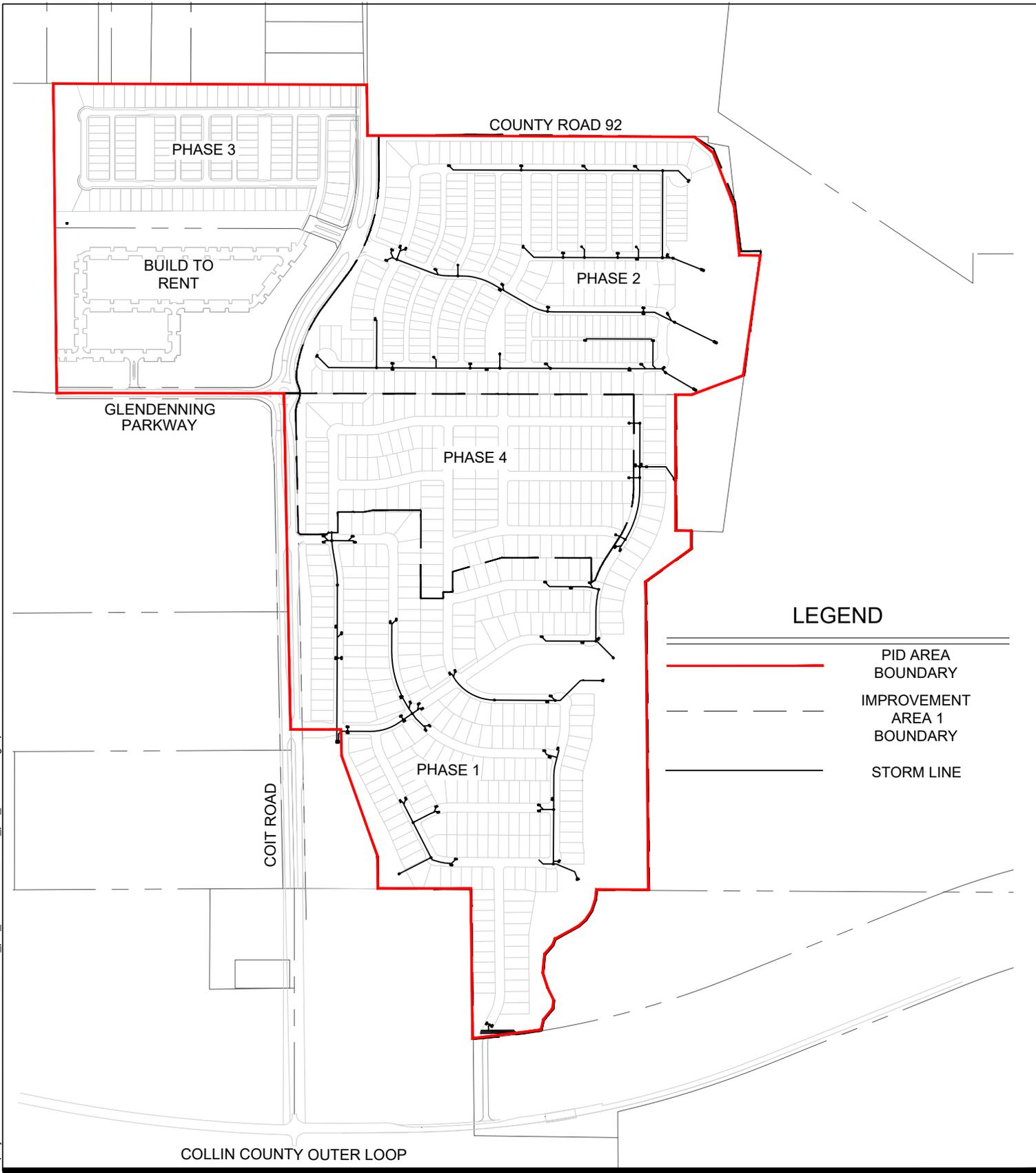
PROJECT
 CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
 TAYLOR MORRISON



PROJECT NUMBER: 0100073003/002/001 SHEET:
 DATE: 2022/10/05 EXH 01

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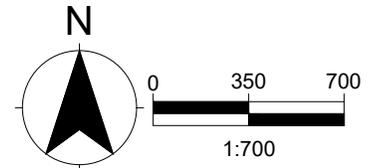
-  PID AREA BOUNDARY
-  IMPROVEMENT AREA 1 BOUNDARY
-  STORM LINE

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 PHONE: (469) 899-0536
 WWW.KFM-LLC.COM
 TBPE #: F-20821

TITLE
IMPROVEMENT AREA 1 STORM
PID EXHIBIT

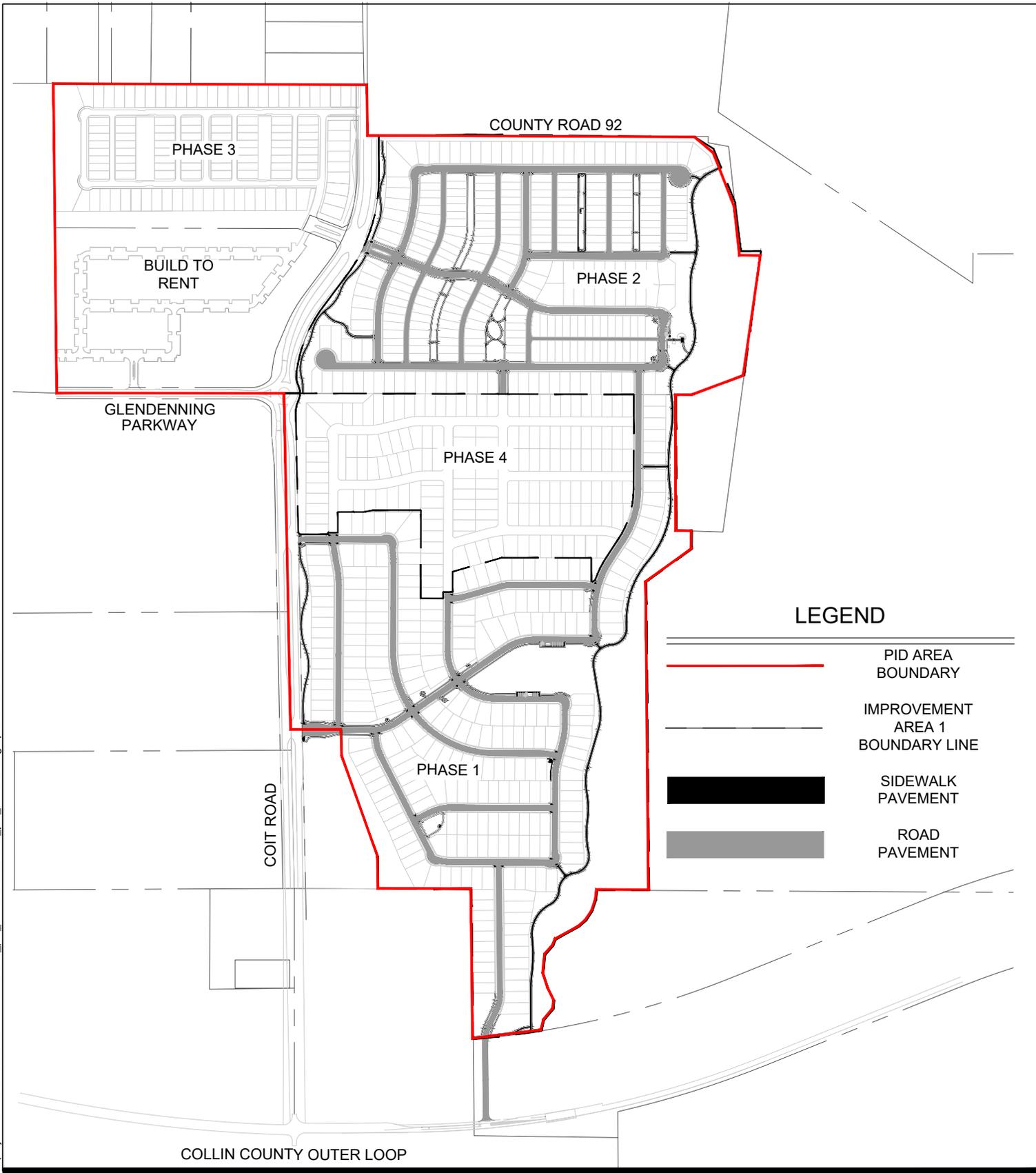
PROJECT
 CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
 TAYLOR MORRISON

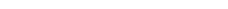


PROJECT NUMBER: 0100073003/002/001 SHEET:
 DATE: 2022/10/05 **EXH 01**

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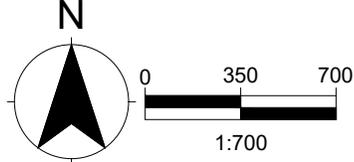
-  PID AREA BOUNDARY
-  IMPROVEMENT AREA 1 BOUNDARY LINE
-  SIDEWALK PAVEMENT
-  ROAD PAVEMENT

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ENGINEERING & DESIGN
 3501 OLYMPUS BLVD, SUITE 100
 DALLAS, TEXAS 75019
 PHONE: (469) 899-0536
 WWW.KFM-LLC.COM
 TBPE #: F-20821

TITLE
IMPROVEMENT AREA 1 PAVING
PID EXHIBIT

PROJECT
CROSS CREEK MEADOWS
 CELINA, TX

CLIENT
TAYLOR MORRISON



PROJECT NUMBER:
 0100073003/002/001
 DATE:
 2022/10/05

SHEET:

EXH 01

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, 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 Celina, 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 ***Cross Creek Meadows Public Improvement District*** (the “District”) created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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 Collin 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 COLLIN

§

§

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 Collin County.

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

Appendix F

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

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

“**Lot Type 2**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 55 feet, provided by the Development Agreement.

“**Lot Type 3**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 40 feet, provided by the Development Agreement.

“**Lot Type 4**” means lots identified as such on the Assessment Rolls, being build to rent (BTR) units as provided by the Development Agreement.

A) Proposed Development

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

Table F-A.1
Proposed Development within the PID

Lot Type	Proposed Development	
Lot Type 1 (60 Ft Lot)	191	Units
Lot Type 2 (55 Ft Lot)	385	Units
Lot Type 3 (40 Ft Lot)	247	Units
Lot Type 4 (BTR Lot)	266	Units
Total	1,089	Units

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

Table F-A.2
Proposed Development – Improvement Area #1

Lot Type	Proposed Development	
Lot Type 1 (60 Ft Lot)	138	Units
Lot Type 2 (55 Ft Lot)	229	Units
Lot Type 3 (40 Ft Lot)	183	Units
Total	550	Units

Table F-A.3 shows the proposed residential units within the Major Improvement Area.

Table F-A.3
Proposed Development – Major Improvement Area

Lot Type	Proposed Development	
Lot Type 1 (60 Ft Lot)	53	Units
Lot Type 2 (55 Ft Lot)	156	Units
Lot Type 3 (40 Ft Lot)	64	Units
Lot Type 4 (BTR Lot)	266	Units
Total	539	Units

Table F-A.4 shows the proposed residential units within Major Improvement Area BTR Property.

Table F-A.4
Proposed Development – Major Improvement Area BTR Property

Lot Type	Proposed Development	
Lot Type 4 (BTR Lot)	266	Units
Total	266	Units

B) Calculation of Equivalent Units

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects and the Major Improvement Area Projects to be financed with (i) the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement and (ii) the Major Improvement Area Bonds, respectively, shall be allocated to the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property by spreading the entire Improvement Area #1 Assessment and Major Improvement Area Assessment across the Parcels within Improvement Area #1 and the Major Improvement Area, respectively, based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Improvement Area #1 Assessed Property and Major Improvement Area Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft, 55 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications from Lot Type 1 (60 Ft Lot) representing the highest value to Lot Type 4 (BTR Lot) representing the lowest value for residential lots are set forth in Table F-B.1. Assessments

are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (60 Ft Lot) to 1.0.

Table F-B.1
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (60 Ft Lot)	\$640,000	1.00	per dwelling unit
Lot Type 2 (55 Ft Lot)	\$580,000	0.91	per dwelling unit
Lot Type 3 (40 Ft Lot)	\$385,000	0.60	per dwelling unit
Lot Type 4 (BTR Lot)	\$324,500	0.51	per dwelling unit

The total estimated Equivalent Units for the Major Improvement Area are shown in Table F-B.2 as calculated based on the Equivalent Unit factors shown in Table F-B.1, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-B.2
Estimated Equivalent Units – Major Improvement Area

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	53	1.00	53.00
Lot Type 2 (55 Ft Lot)	156	0.91	141.96
Lot Type 3 (40 Ft Lot)	64	0.60	38.40
Lot Type 4 (BTR Lot)	266	0.51	135.66
Total Equivalent Units	539		369.02

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-B.3 as calculated based on the Equivalent Unit factors shown in Table F-B.1, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

Table F-B.3
Estimated Equivalent Units – Improvement Area #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	138	1.00	138.00
Lot Type 2 (55 Ft Lot)	229	0.91	208.39
Lot Type 3 (40 Ft Lot)	183	0.60	109.80
Total Equivalent Units	550		456.19

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

Table F-B.4
Estimated Equivalent Units – Major Improvement Area BTR Property

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 4 (BTR Lot)	266	0.51	135.66
Total Equivalent Units	266		135.66

C) Allocation of Assessments to Lots within the Major Improvement Area

As shown in Section IV of this Service and Assessment Plan, the total amount of the Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area, is \$5,645,000. As shown in Table F-B.2, there are a total of 369.02 estimated Equivalent Units in the Major Improvement Area, resulting in an Assessment per Equivalent Unit of \$15,297.27.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$15,297.27 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$15,297.27 (i.e. \$15,297.27 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is \$13,920.52 (i.e. \$15,297.27 x 0.91). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is \$9,178.36 (i.e. \$15,297.27 x 0.60). The Assessment for a Lot Type 4 (BTR Lot) dwelling unit is \$7,801.61 (i.e. \$15,297.27 x 0.51). Table F-C.1 sets forth the Assessment per dwelling unit for each Lot Type in the Major Improvement Area.

Table F-C.1
Assessment Per Unit – Major Improvement Area

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (60 Ft Lot)	53	\$15,297.27	1.00	\$15,297.27 per dwelling unit	\$810,756
Lot Type 2 (55 Ft Lot)	156	\$15,297.27	0.91	\$13,920.52 per dwelling unit	\$2,171,601
Lot Type 3 (40 Ft Lot)	64	\$15,297.27	0.60	\$9,178.36 per dwelling unit	\$587,415
Lot Type 4 (BTR Lot)	266	\$15,297.27	0.51	\$7,801.61 per dwelling unit	\$2,075,228
Total	539				\$5,645,000

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-C.2.

Table F-C.2
Projected Leverage – Major Improvement Area

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (60 Ft Lot)	53	\$90,000	\$640,000	\$15,297.27	5.88	41.84
Lot Type 2 (55 Ft Lot)	156	\$82,000	\$580,000	\$13,920.52	5.89	41.67
Lot Type 3 (40 Ft Lot)	64	\$60,000	\$385,000	\$9,178.36	6.54	41.95
Lot Type 4 (BTR Lot)	266	\$47,000	\$324,500	\$7,801.61	6.02	41.59

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-C.3.

Table F-C.3
Estimated Tax Rate Equivalent per unit – Major Improvement Area

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (60 Ft Lot)	53	\$90,000	\$640,000	\$1,351.91	\$1.502	\$0.211
Lot Type 2 (55 Ft Lot)	156	\$82,000	\$580,000	\$1,230.23	\$1.500	\$0.212
Lot Type 3 (40 Ft Lot)	64	\$60,000	\$385,000	\$811.14	\$1.352	\$0.211
Lot Type 4 (BTR Lot)	266	\$47,000	\$324,500	\$689.47	\$1.467	\$0.212

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

D) Allocation of Assessments to Lots within Major Improvement Area BTR Property

As described in Section V, the Major Improvement Area Projects are allocated to the Major Improvement Area BTR Property and Future Improvement Areas. The total amount of the Major Improvement Area Bonds applicable to the Major Improvement Area BTR Property, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area BTR Property, is \$2,075,228. As shown in Table F-B.4, there are a total of 135.66 estimated Equivalent Units in the Major Improvement Area BTR Property, resulting in an Assessment per Equivalent Unit of \$15,297.27.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$15,297.27 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 4 (BTR Lot) dwelling unit is \$7,801.61 (i.e. \$15,297.27 x 0.51). Table F-D.1 sets forth

the Assessment per dwelling unit for each Lot Type in the Major Improvement Area BTR Property.

Table F- D.1
Assessment Per Unit – Major Improvement Area BTR Property

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 4 (BTR Lot)	266	\$15,297.27	0.51	\$7,801.61 per dwelling unit	\$2,075,228
Total	266				\$2,075,228

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F- D.2.

Table F- D.2
Projected Leverage – Major Improvement Area BTR Property

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (BTR Lot)	266	\$47,000	\$324,500	\$7,801.61	6.02	41.59

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-D.3.

Table F- D.3
Estimated Tax Rate Equivalent per unit – Major Improvement Area BTR Property

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 4 (BTR Lot)	266	\$47,000	\$324,500	\$689.47	\$1.467	\$0.212

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area BTR Property is attached as Appendix G-2 of the Major Improvement Area Assessment Roll, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

E) Allocation of Assessments to Lots within Improvement Area #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement applicable to the Improvement Area #1, which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is \$21,016,000. As shown in Table F-B.3, there are a total of 456.19 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of \$46,068.52.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$46,068.52 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$46,068.52 (i.e. \$46,068.52 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is \$41,922.36 (i.e. \$46,068.52 x 0.86). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is \$27,641.11 (i.e. \$46,068.52 x 0.61). Table F-E.1 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-E.1
Assessment Per Unit – Improvement Area #1

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (60 Ft Lot)	138	\$46,068.52	1.00	\$46,068.52	per dwelling unit	\$6,357,456
Lot Type 2 (55 Ft Lot)	229	\$46,068.52	0.91	\$41,922.36	per dwelling unit	\$9,600,220
Lot Type 3 (40 Ft Lot)	183	\$46,068.52	0.60	\$27,641.11	per dwelling unit	\$5,058,324
Total	550					\$21,016,000

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-E.2

Table F-E.2
Projected Leverage – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (60 Ft Lot)	138	\$90,000	\$640,000	\$46,068.52	1.95	13.89
Lot Type 2 (55 Ft Lot)	229	\$82,000	\$580,000	\$41,922.36	1.96	13.84
Lot Type 3 (40 Ft Lot)	183	\$60,000	\$385,000	\$27,641.11	2.17	13.93

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-E.3.

Table F-E.3
Estimated Tax Rate Equivalent per unit – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (60 Ft Lot)	138	\$90,000	\$640,000	\$3,437.66	\$3.820	\$0.537
Lot Type 2 (55 Ft Lot)	229	\$82,000	\$580,000	\$3,128.27	\$3.815	\$0.539
Lot Type 3 (40 Ft Lot)	183	\$60,000	\$385,000	\$2,062.59	\$3.438	\$0.536

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

APPENDIX G
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix G-1
Major Improvement Area Assessment Roll

Parcel
Equivalent Units
Assessment

1011586, 2841668, part of 2841799
369.02
\$5,645,000

Year¹	Principal²	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$47,011	\$0	\$0	(\$47,011)	\$0
9/1/24	\$81,000	\$338,478	\$51,000	\$28,225	\$0	\$498,703
9/1/25	\$85,000	\$334,428	\$52,020	\$27,820	\$0	\$499,268
9/1/26	\$88,000	\$330,178	\$53,060	\$27,395	\$0	\$498,633
9/1/27	\$92,000	\$325,778	\$54,122	\$26,955	\$0	\$498,854
9/1/28	\$96,000	\$321,178	\$55,204	\$26,495	\$0	\$498,877
9/1/29	\$100,000	\$316,378	\$56,308	\$26,015	\$0	\$498,701
9/1/30	\$105,000	\$311,378	\$57,434	\$25,515	\$0	\$499,327
9/1/31	\$109,000	\$306,128	\$58,583	\$24,990	\$0	\$498,700
9/1/32	\$115,000	\$299,451	\$59,755	\$24,445	\$0	\$498,651
9/1/33	\$122,000	\$292,408	\$60,950	\$23,870	\$0	\$499,227
9/1/34	\$128,000	\$284,935	\$62,169	\$23,260	\$0	\$498,364
9/1/35	\$136,000	\$277,095	\$63,412	\$22,620	\$0	\$499,127
9/1/36	\$143,000	\$268,765	\$64,680	\$21,940	\$0	\$498,385
9/1/37	\$152,000	\$260,006	\$65,974	\$21,225	\$0	\$499,205
9/1/38	\$160,000	\$250,696	\$67,293	\$20,465	\$0	\$498,455
9/1/39	\$170,000	\$240,896	\$68,639	\$19,665	\$0	\$499,201
9/1/40	\$180,000	\$230,484	\$70,012	\$18,815	\$0	\$499,311
9/1/41	\$190,000	\$219,459	\$71,412	\$17,915	\$0	\$498,786
9/1/42	\$201,000	\$207,821	\$72,841	\$16,965	\$0	\$498,627
9/1/43	\$213,000	\$195,510	\$74,297	\$15,960	\$0	\$498,767
9/1/44	\$226,000	\$182,464	\$75,783	\$14,895	\$0	\$499,142
9/1/45	\$239,000	\$168,621	\$77,299	\$13,765	\$0	\$498,685
9/1/46	\$254,000	\$153,983	\$78,845	\$12,570	\$0	\$499,397
9/1/47	\$269,000	\$138,425	\$80,422	\$11,300	\$0	\$499,147
9/1/48	\$285,000	\$121,949	\$82,030	\$9,955	\$0	\$498,934
9/1/49	\$302,000	\$104,493	\$83,671	\$8,530	\$0	\$498,693
9/1/50	\$320,000	\$85,995	\$85,344	\$7,020	\$0	\$498,359
9/1/51	\$340,000	\$66,395	\$87,051	\$5,420	\$0	\$498,866
9/1/52	\$361,000	\$45,570	\$88,792	\$3,720	\$0	\$499,082
9/1/53	\$383,000	\$23,459	\$90,568	\$1,915	\$0	\$498,942
Total	\$5,645,000	\$6,749,810	\$2,068,972	\$549,645	(\$47,011)	\$14,966,416

¹The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

²Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.000% per annum for years 1 through 8 (2023-2030), and 6.125% per annum for years 9 through 31 (2031-2053),

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Major Improvement Area Bond proceeds.

Appendix G-2
Major Improvement Area Assessment Roll by Parcel
(Major Improvement Area BTR Property)

Parcel	1011586
Equivalent Units	135.66
Assessment	\$2,075,228

Year ¹	Principal ²	Interest ²	Administrative Expenses ³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$17,282	\$0	\$0	(\$17,282)	\$0
9/1/24	\$29,777	\$124,432	\$18,749	\$10,376	\$0	\$183,334
9/1/25	\$31,248	\$122,943	\$19,124	\$10,227	\$0	\$183,542
9/1/26	\$32,351	\$121,381	\$19,506	\$10,071	\$0	\$183,309
9/1/27	\$33,821	\$119,763	\$19,896	\$9,909	\$0	\$183,390
9/1/28	\$35,292	\$118,072	\$20,294	\$9,740	\$0	\$183,398
9/1/29	\$36,762	\$116,307	\$20,700	\$9,564	\$0	\$183,333
9/1/30	\$38,600	\$114,469	\$21,114	\$9,380	\$0	\$183,564
9/1/31	\$40,071	\$112,539	\$21,536	\$9,187	\$0	\$183,333
9/1/32	\$42,277	\$110,085	\$21,967	\$8,987	\$0	\$183,315
9/1/33	\$44,850	\$107,496	\$22,406	\$8,775	\$0	\$183,527
9/1/34	\$47,056	\$104,748	\$22,855	\$8,551	\$0	\$183,210
9/1/35	\$49,997	\$101,866	\$23,312	\$8,316	\$0	\$183,490
9/1/36	\$52,570	\$98,804	\$23,778	\$8,066	\$0	\$183,218
9/1/37	\$55,879	\$95,584	\$24,253	\$7,803	\$0	\$183,519
9/1/38	\$58,820	\$92,162	\$24,739	\$7,523	\$0	\$183,243
9/1/39	\$62,496	\$88,559	\$25,233	\$7,229	\$0	\$183,517
9/1/40	\$66,172	\$84,731	\$25,738	\$6,917	\$0	\$183,558
9/1/41	\$69,848	\$80,678	\$26,253	\$6,586	\$0	\$183,365
9/1/42	\$73,892	\$76,400	\$26,778	\$6,237	\$0	\$183,306
9/1/43	\$78,304	\$71,874	\$27,313	\$5,867	\$0	\$183,358
9/1/44	\$83,083	\$67,078	\$27,860	\$5,476	\$0	\$183,496
9/1/45	\$87,862	\$61,989	\$28,417	\$5,060	\$0	\$183,328
9/1/46	\$93,376	\$56,607	\$28,985	\$4,621	\$0	\$183,590
9/1/47	\$98,890	\$50,888	\$29,565	\$4,154	\$0	\$183,498
9/1/48	\$104,772	\$44,831	\$30,156	\$3,660	\$0	\$183,419
9/1/49	\$111,022	\$38,414	\$30,759	\$3,136	\$0	\$183,331
9/1/50	\$117,639	\$31,614	\$31,374	\$2,581	\$0	\$183,208
9/1/51	\$124,992	\$24,408	\$32,002	\$1,993	\$0	\$183,394
9/1/52	\$132,712	\$16,753	\$32,642	\$1,368	\$0	\$183,474
9/1/53	\$140,799	\$8,624	\$33,295	\$704	\$0	\$183,422
Total	\$2,075,228	\$2,481,381	\$760,600	\$202,062	(\$17,282)	\$5,501,989

¹The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

²Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.000% per annum for years 1 through 8 (2023-2030), and 6.125% per annum for years 9 through 31 (2031-2053).

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Major Improvement Area Bond proceeds.

Appendix G-3
Major Improvement Area Assessment Roll by Lot Type

Lot Type
Equivalent Units
Assessment

Lot Type 1 (60 Ft Lot)
1.00
\$15,297.27

Year¹	Principal²	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$127	\$0	\$0	(\$127)	\$0
9/1/24	\$220	\$917	\$138	\$76	\$0	\$1,351
9/1/25	\$230	\$906	\$141	\$75	\$0	\$1,353
9/1/26	\$238	\$895	\$144	\$74	\$0	\$1,351
9/1/27	\$249	\$883	\$147	\$73	\$0	\$1,352
9/1/28	\$260	\$870	\$150	\$72	\$0	\$1,352
9/1/29	\$271	\$857	\$153	\$70	\$0	\$1,351
9/1/30	\$285	\$844	\$156	\$69	\$0	\$1,353
9/1/31	\$295	\$830	\$159	\$68	\$0	\$1,351
9/1/32	\$312	\$811	\$162	\$66	\$0	\$1,351
9/1/33	\$331	\$792	\$165	\$65	\$0	\$1,353
9/1/34	\$347	\$772	\$168	\$63	\$0	\$1,351
9/1/35	\$369	\$751	\$172	\$61	\$0	\$1,353
9/1/36	\$388	\$728	\$175	\$59	\$0	\$1,351
9/1/37	\$412	\$705	\$179	\$58	\$0	\$1,353
9/1/38	\$434	\$679	\$182	\$55	\$0	\$1,351
9/1/39	\$461	\$653	\$186	\$53	\$0	\$1,353
9/1/40	\$488	\$625	\$190	\$51	\$0	\$1,353
9/1/41	\$515	\$595	\$194	\$49	\$0	\$1,352
9/1/42	\$545	\$563	\$197	\$46	\$0	\$1,351
9/1/43	\$577	\$530	\$201	\$43	\$0	\$1,352
9/1/44	\$612	\$494	\$205	\$40	\$0	\$1,353
9/1/45	\$648	\$457	\$209	\$37	\$0	\$1,351
9/1/46	\$688	\$417	\$214	\$34	\$0	\$1,353
9/1/47	\$729	\$375	\$218	\$31	\$0	\$1,353
9/1/48	\$772	\$330	\$222	\$27	\$0	\$1,352
9/1/49	\$818	\$283	\$227	\$23	\$0	\$1,351
9/1/50	\$867	\$233	\$231	\$19	\$0	\$1,350
9/1/51	\$921	\$180	\$236	\$15	\$0	\$1,352
9/1/52	\$978	\$123	\$241	\$10	\$0	\$1,352
9/1/53	\$1,038	\$64	\$245	\$5	\$0	\$1,352
Total	\$15,297	\$18,291	\$5,607	\$1,489	(\$127)	\$40,557

¹The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

²Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.000% per annum for years 1 through 8 (2023-2030), and 6.125% per annum for years 9 through 31 (2031-2053),

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Major Improvement Area Bond proceeds.

Appendix G-4
Major Improvement Area Assessment Roll by Lot Type

Lot Type
Equivalent Units
Assessment

Lot Type 2 (55 Ft Lot)
0.91
\$13,920.52

Year¹	Principal²	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$116	\$0	\$0	(\$116)	\$0
9/1/24	\$200	\$835	\$126	\$70	\$0	\$1,230
9/1/25	\$210	\$825	\$128	\$69	\$0	\$1,231
9/1/26	\$217	\$814	\$131	\$68	\$0	\$1,230
9/1/27	\$227	\$803	\$133	\$66	\$0	\$1,230
9/1/28	\$237	\$792	\$136	\$65	\$0	\$1,230
9/1/29	\$247	\$780	\$139	\$64	\$0	\$1,230
9/1/30	\$259	\$768	\$142	\$63	\$0	\$1,231
9/1/31	\$269	\$755	\$144	\$62	\$0	\$1,230
9/1/32	\$284	\$738	\$147	\$60	\$0	\$1,230
9/1/33	\$301	\$721	\$150	\$59	\$0	\$1,231
9/1/34	\$316	\$703	\$153	\$57	\$0	\$1,229
9/1/35	\$335	\$683	\$156	\$56	\$0	\$1,231
9/1/36	\$353	\$663	\$160	\$54	\$0	\$1,229
9/1/37	\$375	\$641	\$163	\$52	\$0	\$1,231
9/1/38	\$395	\$618	\$166	\$50	\$0	\$1,229
9/1/39	\$419	\$594	\$169	\$48	\$0	\$1,231
9/1/40	\$444	\$568	\$173	\$46	\$0	\$1,231
9/1/41	\$469	\$541	\$176	\$44	\$0	\$1,230
9/1/42	\$496	\$512	\$180	\$42	\$0	\$1,230
9/1/43	\$525	\$482	\$183	\$39	\$0	\$1,230
9/1/44	\$557	\$450	\$187	\$37	\$0	\$1,231
9/1/45	\$589	\$416	\$191	\$34	\$0	\$1,230
9/1/46	\$626	\$380	\$194	\$31	\$0	\$1,232
9/1/47	\$663	\$341	\$198	\$28	\$0	\$1,231
9/1/48	\$703	\$301	\$202	\$25	\$0	\$1,230
9/1/49	\$745	\$258	\$206	\$21	\$0	\$1,230
9/1/50	\$789	\$212	\$210	\$17	\$0	\$1,229
9/1/51	\$838	\$164	\$215	\$13	\$0	\$1,230
9/1/52	\$890	\$112	\$219	\$9	\$0	\$1,231
9/1/53	\$944	\$58	\$223	\$5	\$0	\$1,230
Total	\$13,921	\$16,645	\$5,102	\$1,355	(\$116)	\$36,907

¹The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

²Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.000% per annum for years 1 through 8 (2023-2030), and 6.125% per annum for years 9 through 31 (2031-2053),

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Major Improvement Area Bond proceeds.

Appendix G-5
Major Improvement Area Assessment Roll by Lot Type

Lot Type
Equivalent Units
Assessment

Lot Type 3 (40 Ft Lot)
0.60
\$9,178.36

Year¹	Principal²	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$76	\$0	\$0	(\$76)	\$0
9/1/24	\$132	\$550	\$83	\$46	\$0	\$811
9/1/25	\$138	\$544	\$85	\$45	\$0	\$812
9/1/26	\$143	\$537	\$86	\$45	\$0	\$811
9/1/27	\$150	\$530	\$88	\$44	\$0	\$811
9/1/28	\$156	\$522	\$90	\$43	\$0	\$811
9/1/29	\$163	\$514	\$92	\$42	\$0	\$811
9/1/30	\$171	\$506	\$93	\$41	\$0	\$812
9/1/31	\$177	\$498	\$95	\$41	\$0	\$811
9/1/32	\$187	\$487	\$97	\$40	\$0	\$811
9/1/33	\$198	\$475	\$99	\$39	\$0	\$812
9/1/34	\$208	\$463	\$101	\$38	\$0	\$810
9/1/35	\$221	\$451	\$103	\$37	\$0	\$812
9/1/36	\$233	\$437	\$105	\$36	\$0	\$810
9/1/37	\$247	\$423	\$107	\$35	\$0	\$812
9/1/38	\$260	\$408	\$109	\$33	\$0	\$810
9/1/39	\$276	\$392	\$112	\$32	\$0	\$812
9/1/40	\$293	\$375	\$114	\$31	\$0	\$812
9/1/41	\$309	\$357	\$116	\$29	\$0	\$811
9/1/42	\$327	\$338	\$118	\$28	\$0	\$811
9/1/43	\$346	\$318	\$121	\$26	\$0	\$811
9/1/44	\$367	\$297	\$123	\$24	\$0	\$812
9/1/45	\$389	\$274	\$126	\$22	\$0	\$811
9/1/46	\$413	\$250	\$128	\$20	\$0	\$812
9/1/47	\$437	\$225	\$131	\$18	\$0	\$812
9/1/48	\$463	\$198	\$133	\$16	\$0	\$811
9/1/49	\$491	\$170	\$136	\$14	\$0	\$811
9/1/50	\$520	\$140	\$139	\$11	\$0	\$810
9/1/51	\$553	\$108	\$142	\$9	\$0	\$811
9/1/52	\$587	\$74	\$144	\$6	\$0	\$811
9/1/53	\$623	\$38	\$147	\$3	\$0	\$811
Total	\$9,178	\$10,975	\$3,364	\$894	(\$76)	\$24,334

¹The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

²Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.000% per annum for years 1 through 8 (2023-2030), and 6.125% per annum for years 9 through 31 (2031-2053),

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Major Improvement Area Bond proceeds.

Appendix G-6
Major Improvement Area Assessment Roll by Lot Type

Lot Type
Equivalent Units
Assessment

Lot Type 4 (BTR Lot)
0.51
\$7,801.61

Year¹	Principal²	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$65	\$0	\$0	(\$65)	\$0
9/1/24	\$112	\$468	\$70	\$39	\$0	\$689
9/1/25	\$117	\$462	\$72	\$38	\$0	\$690
9/1/26	\$122	\$456	\$73	\$38	\$0	\$689
9/1/27	\$127	\$450	\$75	\$37	\$0	\$689
9/1/28	\$133	\$444	\$76	\$37	\$0	\$689
9/1/29	\$138	\$437	\$78	\$36	\$0	\$689
9/1/30	\$145	\$430	\$79	\$35	\$0	\$690
9/1/31	\$151	\$423	\$81	\$35	\$0	\$689
9/1/32	\$159	\$414	\$83	\$34	\$0	\$689
9/1/33	\$169	\$404	\$84	\$33	\$0	\$690
9/1/34	\$177	\$394	\$86	\$32	\$0	\$689
9/1/35	\$188	\$383	\$88	\$31	\$0	\$690
9/1/36	\$198	\$371	\$89	\$30	\$0	\$689
9/1/37	\$210	\$359	\$91	\$29	\$0	\$690
9/1/38	\$221	\$346	\$93	\$28	\$0	\$689
9/1/39	\$235	\$333	\$95	\$27	\$0	\$690
9/1/40	\$249	\$319	\$97	\$26	\$0	\$690
9/1/41	\$263	\$303	\$99	\$25	\$0	\$689
9/1/42	\$278	\$287	\$101	\$23	\$0	\$689
9/1/43	\$294	\$270	\$103	\$22	\$0	\$689
9/1/44	\$312	\$252	\$105	\$21	\$0	\$690
9/1/45	\$330	\$233	\$107	\$19	\$0	\$689
9/1/46	\$351	\$213	\$109	\$17	\$0	\$690
9/1/47	\$372	\$191	\$111	\$16	\$0	\$690
9/1/48	\$394	\$169	\$113	\$14	\$0	\$690
9/1/49	\$417	\$144	\$116	\$12	\$0	\$689
9/1/50	\$442	\$119	\$118	\$10	\$0	\$689
9/1/51	\$470	\$92	\$120	\$7	\$0	\$689
9/1/52	\$499	\$63	\$123	\$5	\$0	\$690
9/1/53	\$529	\$32	\$125	\$3	\$0	\$690
Total	\$7,802	\$9,328	\$2,859	\$760	(\$65)	\$20,684

¹The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

²Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.000% per annum for years 1 through 8 (2023-2030), and 6.125% per annum for years 9 through 31 (2031-2053),

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Major Improvement Area Bond proceeds.

APPENDIX H
IMPROVEMENT AREA #1 ASSESSMENT ROLL

**Appendix H-1
Improvement Area #1 Assessment Roll**

**Parcel
Equivalent Units
Assessment**

**1011602, 2850100, part of 2841779
456.19
\$21,016,000**

Year¹	Principal²	Interest²	Principal³	Interest³	Administrative Expenses⁴	Additional Interest⁵	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$133,256	\$0	\$0	\$0	\$0	(\$133,256)	\$0
9/1/24	\$255,000	\$959,444	\$38,000	\$214,212	\$40,800	\$89,830	\$0	\$1,597,285
9/1/25	\$267,000	\$947,969	\$41,000	\$181,322	\$41,616	\$88,555	\$0	\$1,567,462
9/1/26	\$279,000	\$935,954	\$43,000	\$178,854	\$42,448	\$87,220	\$0	\$1,566,476
9/1/27	\$293,000	\$923,399	\$46,000	\$176,266	\$43,297	\$85,825	\$0	\$1,567,787
9/1/28	\$306,000	\$910,214	\$49,000	\$173,496	\$44,163	\$84,360	\$0	\$1,567,233
9/1/29	\$321,000	\$896,444	\$51,000	\$170,547	\$45,046	\$82,830	\$0	\$1,566,867
9/1/30	\$336,000	\$881,999	\$55,000	\$167,476	\$45,947	\$81,225	\$0	\$1,567,648
9/1/31	\$352,000	\$866,879	\$58,000	\$164,165	\$46,866	\$79,545	\$0	\$1,567,456
9/1/32	\$372,000	\$847,959	\$61,000	\$160,674	\$47,804	\$77,785	\$0	\$1,567,221
9/1/33	\$392,000	\$827,964	\$65,000	\$157,002	\$48,760	\$75,925	\$0	\$1,566,650
9/1/34	\$414,000	\$806,894	\$69,000	\$153,089	\$49,735	\$73,965	\$0	\$1,566,682
9/1/35	\$438,000	\$784,641	\$73,000	\$148,935	\$50,730	\$71,895	\$0	\$1,567,201
9/1/36	\$463,000	\$761,099	\$78,000	\$144,540	\$51,744	\$69,705	\$0	\$1,568,088
9/1/37	\$489,000	\$736,213	\$82,000	\$139,845	\$52,779	\$67,390	\$0	\$1,567,226
9/1/38	\$516,000	\$709,929	\$87,000	\$134,908	\$53,835	\$64,945	\$0	\$1,566,617
9/1/39	\$546,000	\$682,194	\$92,000	\$129,671	\$54,911	\$62,365	\$0	\$1,567,141
9/1/40	\$577,000	\$652,846	\$98,000	\$124,132	\$56,010	\$59,635	\$0	\$1,567,623
9/1/41	\$609,000	\$621,833	\$104,000	\$118,233	\$57,130	\$56,750	\$0	\$1,566,945
9/1/42	\$644,000	\$589,099	\$110,000	\$111,972	\$58,272	\$53,705	\$0	\$1,567,048
9/1/43	\$681,000	\$554,484	\$117,000	\$105,350	\$59,438	\$50,485	\$0	\$1,567,757
9/1/44	\$719,000	\$517,880	\$124,000	\$98,307	\$60,627	\$47,080	\$0	\$1,566,893
9/1/45	\$761,000	\$478,335	\$131,000	\$90,842	\$61,839	\$43,485	\$0	\$1,566,501
9/1/46	\$806,000	\$436,480	\$139,000	\$82,956	\$63,076	\$39,680	\$0	\$1,567,192
9/1/47	\$853,000	\$392,150	\$147,000	\$74,588	\$64,337	\$35,650	\$0	\$1,566,725
9/1/48	\$903,000	\$345,235	\$156,000	\$65,738	\$65,624	\$31,385	\$0	\$1,566,983
9/1/49	\$956,000	\$295,570	\$166,000	\$56,347	\$66,937	\$26,870	\$0	\$1,567,724
9/1/50	\$1,012,000	\$242,990	\$176,000	\$46,354	\$68,275	\$22,090	\$0	\$1,567,709
9/1/51	\$1,071,000	\$187,330	\$186,000	\$35,759	\$69,641	\$17,030	\$0	\$1,566,760
9/1/52	\$1,134,000	\$128,425	\$198,000	\$24,562	\$71,034	\$11,675	\$0	\$1,567,695
9/1/53	\$1,201,000	\$66,055	\$210,000	\$12,642	\$72,454	\$6,005	\$0	\$1,568,156
Total	\$17,966,000	\$19,121,159	\$3,050,000	\$3,642,782	\$1,655,178	\$1,744,890	(\$133,256)	\$47,046,752

¹The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.
²Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.500% per annum for years 1 through 8 (2023-2030), 5.375% per annum for years 9 through 21 (2031-2043), and 5.500% per annum for years 22 through 31 (2044-2053)
³Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.020%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.
⁴Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Improvement Area #1 Bond proceeds.
⁵Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

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

Lot Type
Equivalent Units
Assessment

Lot Type 1 (60 Ft Lot)
1.00
\$46,068.52

Year¹	Principal²	Interest²	Principal³	Interest³	Administrative Expenses⁴	Additional Interest⁵	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$292	\$0	\$0	\$0	\$0	(\$292)	\$0
9/1/24	\$559	\$2,103	\$83	\$470	\$89	\$197	\$0	\$3,501
9/1/25	\$585	\$2,078	\$90	\$397	\$91	\$194	\$0	\$3,436
9/1/26	\$612	\$2,052	\$94	\$392	\$93	\$191	\$0	\$3,434
9/1/27	\$642	\$2,024	\$101	\$386	\$95	\$188	\$0	\$3,437
9/1/28	\$671	\$1,995	\$107	\$380	\$97	\$185	\$0	\$3,435
9/1/29	\$704	\$1,965	\$112	\$374	\$99	\$182	\$0	\$3,435
9/1/30	\$737	\$1,933	\$121	\$367	\$101	\$178	\$0	\$3,436
9/1/31	\$772	\$1,900	\$127	\$360	\$103	\$174	\$0	\$3,436
9/1/32	\$815	\$1,859	\$134	\$352	\$105	\$171	\$0	\$3,435
9/1/33	\$859	\$1,815	\$142	\$344	\$107	\$166	\$0	\$3,434
9/1/34	\$908	\$1,769	\$151	\$336	\$109	\$162	\$0	\$3,434
9/1/35	\$960	\$1,720	\$160	\$326	\$111	\$158	\$0	\$3,435
9/1/36	\$1,015	\$1,668	\$171	\$317	\$113	\$153	\$0	\$3,437
9/1/37	\$1,072	\$1,614	\$180	\$307	\$116	\$148	\$0	\$3,435
9/1/38	\$1,131	\$1,556	\$191	\$296	\$118	\$142	\$0	\$3,434
9/1/39	\$1,197	\$1,495	\$202	\$284	\$120	\$137	\$0	\$3,435
9/1/40	\$1,265	\$1,431	\$215	\$272	\$123	\$131	\$0	\$3,436
9/1/41	\$1,335	\$1,363	\$228	\$259	\$125	\$124	\$0	\$3,435
9/1/42	\$1,412	\$1,291	\$241	\$245	\$128	\$118	\$0	\$3,435
9/1/43	\$1,493	\$1,215	\$256	\$231	\$130	\$111	\$0	\$3,437
9/1/44	\$1,576	\$1,135	\$272	\$215	\$133	\$103	\$0	\$3,435
9/1/45	\$1,668	\$1,049	\$287	\$199	\$136	\$95	\$0	\$3,434
9/1/46	\$1,767	\$957	\$305	\$182	\$138	\$87	\$0	\$3,435
9/1/47	\$1,870	\$860	\$322	\$164	\$141	\$78	\$0	\$3,434
9/1/48	\$1,979	\$757	\$342	\$144	\$144	\$69	\$0	\$3,435
9/1/49	\$2,096	\$648	\$364	\$124	\$147	\$59	\$0	\$3,437
9/1/50	\$2,218	\$533	\$386	\$102	\$150	\$48	\$0	\$3,437
9/1/51	\$2,348	\$411	\$408	\$78	\$153	\$37	\$0	\$3,434
9/1/52	\$2,486	\$282	\$434	\$54	\$156	\$26	\$0	\$3,436
9/1/53	\$2,633	\$145	\$460	\$28	\$159	\$13	\$0	\$3,438
Total	\$39,383	\$41,915	\$6,686	\$7,985	\$3,628	\$3,825	(\$292)	\$103,130

¹The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

²Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.500% per annum for years 1 through 8 (2023-2030), 5.375% per annum for years 9 through 21 (2031-2043), and 5.500% per annum for years 22 through 31 (2044-2053)

³Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.020%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

⁴Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Improvement Area #1 Bond proceeds.

⁵Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

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

Lot Type
Equivalent Units
Assessment

Lot Type 2 (55 Ft Lot)
0.91
\$41,922.36

Year¹	Principal²	Interest²	Principal³	Interest³	Administrative Expenses⁴	Additional Interest⁵	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$266	\$0	\$0	\$0	\$0	(\$266)	\$0
9/1/24	\$509	\$1,914	\$76	\$427	\$81	\$179	\$0	\$3,186
9/1/25	\$533	\$1,891	\$82	\$362	\$83	\$177	\$0	\$3,127
9/1/26	\$557	\$1,867	\$86	\$357	\$85	\$174	\$0	\$3,125
9/1/27	\$584	\$1,842	\$92	\$352	\$86	\$171	\$0	\$3,127
9/1/28	\$610	\$1,816	\$98	\$346	\$88	\$168	\$0	\$3,126
9/1/29	\$640	\$1,788	\$102	\$340	\$90	\$165	\$0	\$3,126
9/1/30	\$670	\$1,759	\$110	\$334	\$92	\$162	\$0	\$3,127
9/1/31	\$702	\$1,729	\$116	\$327	\$93	\$159	\$0	\$3,127
9/1/32	\$742	\$1,691	\$122	\$321	\$95	\$155	\$0	\$3,126
9/1/33	\$782	\$1,652	\$130	\$313	\$97	\$151	\$0	\$3,125
9/1/34	\$826	\$1,610	\$138	\$305	\$99	\$148	\$0	\$3,125
9/1/35	\$874	\$1,565	\$146	\$297	\$101	\$143	\$0	\$3,126
9/1/36	\$924	\$1,518	\$156	\$288	\$103	\$139	\$0	\$3,128
9/1/37	\$975	\$1,469	\$164	\$279	\$105	\$134	\$0	\$3,126
9/1/38	\$1,029	\$1,416	\$174	\$269	\$107	\$130	\$0	\$3,125
9/1/39	\$1,089	\$1,361	\$184	\$259	\$110	\$124	\$0	\$3,126
9/1/40	\$1,151	\$1,302	\$195	\$248	\$112	\$119	\$0	\$3,127
9/1/41	\$1,215	\$1,240	\$207	\$236	\$114	\$113	\$0	\$3,126
9/1/42	\$1,285	\$1,175	\$219	\$223	\$116	\$107	\$0	\$3,126
9/1/43	\$1,358	\$1,106	\$233	\$210	\$119	\$101	\$0	\$3,127
9/1/44	\$1,434	\$1,033	\$247	\$196	\$121	\$94	\$0	\$3,126
9/1/45	\$1,518	\$954	\$261	\$181	\$123	\$87	\$0	\$3,125
9/1/46	\$1,608	\$871	\$277	\$165	\$126	\$79	\$0	\$3,126
9/1/47	\$1,702	\$782	\$293	\$149	\$128	\$71	\$0	\$3,125
9/1/48	\$1,801	\$689	\$311	\$131	\$131	\$63	\$0	\$3,126
9/1/49	\$1,907	\$590	\$331	\$112	\$134	\$54	\$0	\$3,127
9/1/50	\$2,019	\$485	\$351	\$92	\$136	\$44	\$0	\$3,127
9/1/51	\$2,136	\$374	\$371	\$71	\$139	\$34	\$0	\$3,125
9/1/52	\$2,262	\$256	\$395	\$49	\$142	\$23	\$0	\$3,127
9/1/53	\$2,396	\$132	\$419	\$25	\$145	\$12	\$0	\$3,128
Total	\$35,838	\$38,143	\$6,084	\$7,267	\$3,302	\$3,481	(\$266)	\$93,848

¹The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

²Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.500% per annum for years 1 through 8 (2023-2030), 5.375% per annum for years 9 through 21 (2031-2043), and 5.500% per annum for years 22 through 31 (2044-2053)

³Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.020%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

⁴Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Improvement Area #1 Bond proceeds.

⁵Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

Appendix H-4
Improvement Area #1 Assessment Roll by Lot Type

Lot Type
Equivalent Units
Assessment

Lot Type 3 (40 Ft Lot)
0.60
\$27,641.11

Year¹	Principal²	Interest²	Principal³	Interest³	Administrative Expenses⁴	Additional Interest⁵	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$175	\$0	\$0	\$0	\$0	(\$175)	\$0
9/1/24	\$335	\$1,262	\$50	\$282	\$54	\$118	\$0	\$2,101
9/1/25	\$351	\$1,247	\$54	\$238	\$55	\$116	\$0	\$2,062
9/1/26	\$367	\$1,231	\$57	\$235	\$56	\$115	\$0	\$2,060
9/1/27	\$385	\$1,214	\$61	\$232	\$57	\$113	\$0	\$2,062
9/1/28	\$402	\$1,197	\$64	\$228	\$58	\$111	\$0	\$2,061
9/1/29	\$422	\$1,179	\$67	\$224	\$59	\$109	\$0	\$2,061
9/1/30	\$442	\$1,160	\$72	\$220	\$60	\$107	\$0	\$2,062
9/1/31	\$463	\$1,140	\$76	\$216	\$62	\$105	\$0	\$2,062
9/1/32	\$489	\$1,115	\$80	\$211	\$63	\$102	\$0	\$2,061
9/1/33	\$516	\$1,089	\$85	\$206	\$64	\$100	\$0	\$2,061
9/1/34	\$545	\$1,061	\$91	\$201	\$65	\$97	\$0	\$2,061
9/1/35	\$576	\$1,032	\$96	\$196	\$67	\$95	\$0	\$2,061
9/1/36	\$609	\$1,001	\$103	\$190	\$68	\$92	\$0	\$2,062
9/1/37	\$643	\$968	\$108	\$184	\$69	\$89	\$0	\$2,061
9/1/38	\$679	\$934	\$114	\$177	\$71	\$85	\$0	\$2,060
9/1/39	\$718	\$897	\$121	\$171	\$72	\$82	\$0	\$2,061
9/1/40	\$759	\$859	\$129	\$163	\$74	\$78	\$0	\$2,062
9/1/41	\$801	\$818	\$137	\$156	\$75	\$75	\$0	\$2,061
9/1/42	\$847	\$775	\$145	\$147	\$77	\$71	\$0	\$2,061
9/1/43	\$896	\$729	\$154	\$139	\$78	\$66	\$0	\$2,062
9/1/44	\$946	\$681	\$163	\$129	\$80	\$62	\$0	\$2,061
9/1/45	\$1,001	\$629	\$172	\$119	\$81	\$57	\$0	\$2,060
9/1/46	\$1,060	\$574	\$183	\$109	\$83	\$52	\$0	\$2,061
9/1/47	\$1,122	\$516	\$193	\$98	\$85	\$47	\$0	\$2,061
9/1/48	\$1,188	\$454	\$205	\$86	\$86	\$41	\$0	\$2,061
9/1/49	\$1,257	\$389	\$218	\$74	\$88	\$35	\$0	\$2,062
9/1/50	\$1,331	\$320	\$231	\$61	\$90	\$29	\$0	\$2,062
9/1/51	\$1,409	\$246	\$245	\$47	\$92	\$22	\$0	\$2,061
9/1/52	\$1,491	\$169	\$260	\$32	\$93	\$15	\$0	\$2,062
9/1/53	\$1,580	\$87	\$276	\$17	\$95	\$8	\$0	\$2,063
Total	\$23,630	\$25,149	\$4,011	\$4,791	\$2,177	\$2,295	(\$175)	\$61,878

¹The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

²Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.500% per annum for years 1 through 8 (2023-2030), 5.375% per annum for years 9 through 21 (2031-2043), and 5.500% per annum for years 22 through 31 (2044-2053)

³Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.020%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

⁴Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Improvement Area #1 Bond proceeds.

⁵Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.