

CERTIFICATE FOR ORDER

THE STATE OF TEXAS §

COUNTY OF COLLIN §

I, the undersigned Secretary of the Board of Directors of North Parkway Municipal Management District No. 1, hereby certify as follows:

1. The Board of Directors (the "Board") of North Parkway Municipal Management District No. 1 (the "District") met in special session, which was open to the public, at 1800 Valley View Lane, Suite 315, Farmers Branch, Texas 75234, on August 18, 2025 and the roll was called of the members of the Board, to-wit:

Steve Mitchell	President
Mike Regan	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Mike Regan	Assistant Secretary

And all of the persons were present. Whereupon, among other business, the following was transacted at the Meeting:

**AN ORDER OF THE NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 ACCEPTING AND APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED, AND THE DISTRICT LEGISLATION; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

was duly introduced for the consideration of the Board. It was then duly moved and seconded that the Order be passed; and, after due discussion, said motion carrying with it the passage of the Order, prevailed and carried by the following vote:

"Aye": 5 "No": 0.

A true, full and correct copy of the Order passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Order has been duly recorded in the District's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the District's minutes of the Meeting pertaining to the passage of the Order; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officials as indicated therein; that each of the elected officials and members of the Board was duly and sufficiently notified, officially and personally, in advance, of the time, place and purpose of the Meeting, and that the Order would be introduced and considered for

passage at the Meeting, and each of the elected officials and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Government Code, as amended.

2. The Board has approved the aforementioned attached Order and the President and the Secretary of the District have duly signed the Order; and that the Secretary hereby declares that the attached Order is a true and correct copy of the Order for all purposes.

*[Remainder of this page intentionally left blank]*

SIGNED AND SEALED this 18<sup>th</sup> day of August, 2025.



A handwritten signature in black ink, consisting of several fluid, overlapping strokes, positioned above a horizontal line.

Secretary  
North Parkway Municipal Management District No. 1

**AN ORDER OF THE NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 ACCEPTING AND APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED, AND THE DISTRICT LEGISLATION; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the District was created in 2019 by the Texas Legislature as a municipal management district pursuant to Chapter 3986, Texas Special District Local Laws Code (the “District Legislation”), under the authority provided in Sections 52 and 52-a, Article III, Texas Constitution, and Section 59, Article XVI, Texas Constitution, and operates in accordance with (i) the District Legislation and (ii) Chapter 375, Texas Local Government Code (except as otherwise provided by the District Legislation) (the “MMD Act”);

WHEREAS, pursuant to the District Legislation, the District was originally created as the North Celina Municipal Management District No. 3, and pursuant to an order adopted by the Texas Commission on Environmental Quality, has changed its name to North Parkway Municipal Management District No. 1;

WHEREAS, pursuant to Section 3986.0302(a) of the District Legislation, the District has the power to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance any improvement project authorized under the District Legislation and the MMD Act;

WHEREAS, pursuant to the Act, the District has the power to impose or levy and collect assessments on any area within the District for any authorized purpose of the District, and pursuant to Section 3986.0504(b) of the District Legislation, may issue bonds payable from such assessments to finance improvements that will serve a majority of the District;

WHEREAS, pursuant to Section 3986.0504(c) of the District Legislation, the District may issue bonds payable from such assessments in the manner provided by Chapter 372, Texas Local Government Code (the “PID Act”, collectively with the District Legislation and the MMD Act, the “Act”) if the improvements to be financed thereby will be conveyed to a city pursuant to a contract entered into by the city and the District before issuance of the bonds;

WHEREAS, on August 2, 2021, the Board of Directors acknowledged receipt of a petition (the “Initial Request”), in the form and manner required for a petition under Section 3986.0401 of the District Legislation, Section 375.114 of the MMD Act and Section 372.005 of the PID Act, from the owner of a majority of lands in the District by acreage and value to consider the advisability of the improvement projects and services described in the Initial Request, and by resolution called a public hearing on the advisability of the improvement projects and services described in the Initial Request as required by Section 375.115 of the MMD Act and Section 372.009 of the PID Act;

WHEREAS, on September 13, 2021, after due notice, the Board of Directors held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the Initial Request, and the Board of Directors made the findings required by Section 375.116 of the MMD Act and Section 372.009(b) of the PID Act, and by order dated September 13, 2021 (the "Initial Order"), passed and approved by a majority of the members of the Board of Directors, authorized, in accordance with its findings, the advisability of the improvement projects and services to be provided by the District;

WHEREAS, the District's Initial Order regarding the advisability of the improvement projects and services to be provided by the District was filed with the County Clerk of Collin County no later than the 7th day after the order's adoption on September 13, 2021;

WHEREAS, on October 6, 2021, the District subsequently (i) approved a Service and Assessment Plan (the "Service and Assessment Plan") dated October 6, 2021; and (ii) levied assessments on certain parcels within the District to finance the Initial Major Improvements that would serve development within the District as set forth in the Service and Assessment Plan, including the Initial Major Improvements Assessment Roll related to the Initial Major Improvements Assessed Property (the "Initial Major Improvements Assessment Roll"), all in conformity with the requirements of the PID Act and the District Legislation;

WHEREAS, on June 27, 2022, the Board of Directors acknowledged receipt of an additional petition (the "Request"), in the form and manner required for a petition under Section 3986.0401 of the District Legislation, Section 375.114 of the MMD Act and Section 372.005 of the PID Act, from the owner of a majority of lands in the District by acreage and value to consider the advisability of the improvement projects and services described in the Request, and by resolution called a public hearing on the advisability of the improvement projects and services described in the Request as required by Section 375.115 of the MMD Act and Section 372.009 of the PID Act;

WHEREAS, on August 1, 2022, after due notice, the Board of Directors held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the Request, and the Board of Directors made the findings required by Section 375.116 of the MMD Act and Section 372.009(b) of the PID Act, and by resolution dated August 1, 2022, passed and approved by a majority of the members of the Board of Directors, authorized, in accordance with its findings, the advisability of the improvement projects and services to be provided by the District;

WHEREAS, the District's resolution regarding the advisability of the improvement projects and services to be provided by the District was filed with the County Clerk of Collin County no later than the 7<sup>th</sup> day after the resolution's adoption;

WHEREAS, on August 15, 2022, the District subsequently (i) approved an amendment to the Service and Assessment Plan (the "Amended Service and Assessment Plan") dated August 15, 2022; and (ii) levied assessments on certain parcels within the District to finance the 2022 Major Improvements that would serve the development within the District as set forth in the Amended Service and Assessment Plan, including the 2022 Major Improvements Assessment

Roll related to the 2022 Major Improvements Assessed Property (the “2022 Major Improvements Assessment Roll” and together with the Initial Major Improvements Assessment Roll, the “Assessment Rolls”), all in conformity with the requirements of the PID Act and the District Legislation;

WHEREAS, the Amended Service and Assessment Plan and Assessment Rolls are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit “A”, including the Assessment Rolls attached thereto, update the Amended Service and Assessment Plan and the Assessment Rolls to reflect prepayments, property divisions and changes to the budget allocation for the District that occur during the year, if any; and

WHEREAS, the Board of Directors desires and finds it to be in the public interest to adopt this Order approving and adopting the Annual Service Plan Update and the updated Assessment Rolls attached thereto, in compliance with the PID Act and the District Legislation.

**NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 THAT:**

Section 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. The North Parkway Municipal Management District No. 1 Annual Service Plan Update, attached hereto as Exhibit “A”: and incorporated herein by reference, inclusive of the updated Assessment Rolls contained therein and made a part thereof, are hereby accepted and approved.

Section 3. The attorney for the District is hereby directed to file a copy of the Annual Service Plan Update with the county clerk of Collin County, such filing to occur no later than the 7<sup>th</sup> day after the date of adoption of this Order.

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

Section 5. This Order shall take effect, and the provisions and terms of the Annual Service Plan Update shall be and become effective upon passage and execution thereof.

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PASSED AND APPROVED this 18<sup>th</sup> day of August, 2025.



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President, North Parkway Municipal  
Management District No. 1

ATTEST:



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Secretary, North Parkway Municipal  
Management District No. 1



THE STATE OF TEXAS

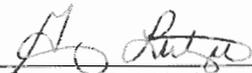
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COUNTY OF COLLIN

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Before me, the undersigned authority, on this day personally appeared Steve Mitchell, President, and Robert Klarer, Secretary, of North Parkway Municipal Management District No. 1, a political subdivision of the State of Texas, each known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity herein stated and as the act and deed of said District.

Give under my hand and seal of office on this 16<sup>th</sup> day of August, 2025.

  
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Notary Public in and for the State of Texas

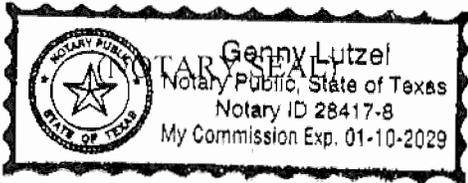


EXHIBIT A  
ANNUAL SERVICE PLAN UPDATE

**NORTH PARKWAY  
MUNICIPAL MANAGEMENT  
DISTRICT No. 1**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/16/25 - 9/15/26)**

**AS APPROVED BY THE DISTRICT BOARD ON:  
AUGUST 18, 2025**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1

## ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/16/25 – 9/15/26)

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## ***I. INTRODUCTION***

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The 86th Texas Legislature passed House Bill 4706 approving and authorizing the creation of North Celina Municipal Management District No. 3, subsequently renamed North Parkway Municipal Management District No. 1 (the “District”) to finance the costs of certain public improvements for the benefit of property in the District, all of which is located within the corporate boundaries of the City of Celina (the “City”).

On October 6, 2021, the North Parkway Municipal Management District No. 1 Board of Directors (the “District Board”) approved an order for the issuance of the North Parkway Municipal Management District No. 1, Special Assessment Revenue Bonds, Series 2021 (Major Improvements Project) (the “Initial Major Improvement Bonds”) in the aggregate principal amount of \$81,175,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the Initial Major Improvements provided for the benefit of the property in the District. In addition, on August 15, 2022, the District Board approved an order for the issuance of the North Parkway Municipal Management District No. 1, Special Assessment Revenue Bonds, Series 2022 (Major Improvements Project #2) (the “Additional Major Improvement Bonds”) in the aggregate principal amount of \$32,225,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the Additional Major Improvements provided for the benefit of the property in the District.

A service and assessment plan dated October 6, 2021 and updated for the Additional Major Improvements on August 15, 2022 (the “Amended and Restated Service and Assessment Plan”) was prepared at the direction of the District Board identifying the public improvements (the “Authorized Improvements”) to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The District Board also adopted an assessment roll for the PID attached as Appendix I to the Amended and Restated Service and Assessment Plan (the “Assessment Roll”) identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan.

Effective September 1, 2021, the Texas Legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through an ordinance or order, as applicable, to be filed with the county clerk of each county in which all or part of the District is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “District Assessment Notice”) as disclosure of the obligation to pay District Assessments. As a result, this Annual Service Plan Update includes a copy of the District Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in

each county in which all or a part of the District is located not later than seven (7) days after the date the governing body of the District approves this Annual Service Plan Update.

Section 372 of the Texas Local Government Code, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the District, except in certain situation described in Section 372, shall first give to the purchaser of the property a copy of the completed District Assessment Notice. The District Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in Section 372, is entitled to terminate the contract.

The District Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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## ***II. UPDATE OF THE SERVICE PLAN***

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### **A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS**

#### ***Initial Major Improvement Bonds Sources and Uses***

Pursuant to the original Service and Assessment Plan adopted on October 6, 2021, the initial total estimated costs of the Initial Major Improvements were equal to \$61,623,686. As described in the Supplemental Annual Service and Assessment Plan Updated approved on March 3, 2025, the updated costs of the Initial Major Improvements financed by the Initial Major Improvements Bonds were equal to \$62,492,559.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Initial Major Improvements, (2) establish the District, and (3) issue Initial Major Improvement Bonds. The actual costs spent to date of the Initial Major Improvements were provided by the Developer for Requisition #43 as of July 7, 2025.

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**Table II-A-1**  
**Updated Sources and Uses of Funds – Initial Major Improvements**

<b>Sources of Funds</b>	<b>Initial Major Improvement Bonds Budget<sup>1</sup></b>	<b>Budget Revisions<sup>2</sup></b>	<b>Updated Budget<sup>2</sup></b>	<b>Spent to Date<sup>3</sup></b>	<b>Remaining to be Spent<sup>3</sup></b>
Par amount	\$81,175,000	\$0	\$81,175,000	\$76,728,904	\$4,446,096
Bond Premium	\$161,830	\$0	\$161,830	\$0	\$161,830
Other funding sources <sup>4</sup>	\$0	\$868,873	\$868,873	\$0	\$868,873
<b>Total Sources</b>	<b>\$81,336,830</b>	<b>\$0</b>	<b>\$82,205,703</b>	<b>\$76,728,904</b>	<b>\$5,476,798</b>
<b>Uses of Funds</b>					
<i>Major Improvements:</i>					
Road Improvements	\$18,397,552	\$1,558,664	\$19,956,216	\$16,834,361	\$3,121,855
Water Improvements	\$11,293,804	(\$1,214,791)	\$10,079,013	\$8,423,581	\$1,655,432
Sanitary Sewer Improvements	\$5,383,166	\$0	\$5,383,166	\$5,105,417	\$277,749
Storm Drainage Improvements	\$5,848,115	\$0	\$5,848,115	\$5,495,148	\$352,967
Other soft and miscellaneous costs:					
Right of way acquisition	\$5,000,000	(\$166,820)	\$4,833,180	\$4,833,180	\$0
District formation costs	\$3,050,000	(\$60,000)	\$2,990,000	\$2,990,000	\$0
WWTP & water pump station contribution	\$7,500,000	\$0	\$7,500,000	\$7,500,000	\$0
Engineering fees, survey fees, and bonds	\$5,151,049	\$751,820	\$5,902,869	\$5,834,074	\$68,795
<i>Subtotal</i>	<i>\$61,623,686</i>	<i>\$868,873</i>	<i>\$62,492,559</i>	<i>\$57,015,760</i>	<i>\$5,476,798</i>
<i>Bond Issuance Costs:</i>					
Cost of Issuance	\$4,584,939	\$0	\$4,584,939	\$4,584,939	\$0
Capitalized interest	\$7,735,555	\$0	\$7,735,555	\$7,735,555	\$0
Reserve Fund	\$5,589,150	\$0	\$5,589,150	\$5,589,150	\$0
Administrative Expense	\$120,000	\$0	\$120,000	\$120,000	\$0
Underwriters Discount	\$1,683,500	\$0	\$1,683,500	\$1,683,500	\$0
<i>Subtotal</i>	<i>\$19,713,144</i>	<i>\$0</i>	<i>\$19,713,144</i>	<i>\$19,713,144</i>	<i>\$0</i>
<b>Total</b>	<b>\$81,336,830</b>	<b>\$868,874</b>	<b>\$82,205,703</b>	<b>\$76,728,904</b>	<b>\$5,476,798</b>

1 – According to the Amended and Restated Service and Assessment Plan approved on August 15, 2022.

2 – According to the Supplemental Annual Service and Assessment Plan Updated approved on March 3, 2025, and Requisition #43.

3 - According to Requisition #43 dated as of July 7, 2025.

4 – Other funding sources include interest earned in the Improvement Account of the Project Fund.

**Initial Major Improvement Cost Variances**

As stated in Table II-A-1 above, there are variances between the initial estimated budget and the updated budget for the Initial Major Improvement Bonds. Budget increases are anticipated to be funded using interest earnings in the Project Fund trust accounts.

*Additional Major Improvement Bonds Sources and Uses*

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Additional Major Improvements and the Additional Major Improvement Bonds allocated to the Initial Major Improvements were equal to \$23,115,190. As described in the Supplemental Annual Service and Assessment Plan Updated approved on March 3, 2025, the updated costs of the Additional Major Improvements and the Additional Major Improvement Bonds allocated to the Initial Major Improvements were equal to \$23,192,499.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Additional Major Improvements and the Additional Major Improvement Bonds allocated to the Initial Major Improvements, (2) establish the District, and (3) issue Additional Major Improvement Bonds. The actual costs spent to date of the Additional Major Improvements allocated proportional costs of the Initial Major Improvements and the Additional Major Improvements were provided by the Developer for Requisition #42 dated as of June 11, 2025, and Requisition #28, dated as of May 13, 2025.

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**Table II-A-2**  
**Updated Sources and Uses of Funds – Additional Major Improvement Bonds**

<b>Sources of Funds</b>	<b>Original Budget<sup>1</sup></b>	<b>Budget Revisions<sup>2</sup></b>	<b>Updated Budget<sup>2</sup></b>	<b>Spent to Date<sup>2</sup></b>	<b>Remaining to be Spent</b>
Par amount	\$32,225,000	\$0	\$32,225,000	\$32,225,000	\$0
Original Issue Discount	(\$434,000)	\$0	(\$434,000)	(\$434,000)	\$0
Other funding sources <sup>3</sup>	\$0	\$77,309	\$77,309	\$77,309	\$0
<b>Total Sources</b>	<b>\$31,791,000</b>	<b>\$77,309</b>	<b>\$31,868,309</b>	<b>\$31,868,309</b>	<b>\$0</b>
<b>Uses of Funds</b>					
<i>Initial Major Improvements:</i>					
Road Improvements	\$900,653	\$0	\$900,653	\$900,653	\$0
Water Improvements	\$1,365,000	\$1,893,300	\$3,258,300	\$3,258,300	\$0
Sanitary Sewer improvements	\$1,835,097	\$0	\$1,835,097	\$1,835,097	\$0
Storm Drainage improvements	\$1,365,319	\$77,309	\$1,442,628	\$1,442,628	\$0
Other soft and miscellaneous costs:					
Right of way acquisition	\$325,000	(\$240,000)	\$85,000	\$85,000	\$0
District formation costs	\$3,114,369	(\$1,694,117)	\$1,420,252	\$1,420,252	\$0
Engineering fees, survey fees, and bonds	\$714,196	\$0	\$714,196	\$714,196	\$0
Contingency	\$0	\$40,818	\$40,818	\$40,818	\$0
<i>Subtotal</i>	<i>\$9,619,634</i>	<i>\$77,309</i>	<i>\$9,696,943</i>	<i>\$9,696,943</i>	<i>\$0</i>
<i>Additional Major Improvements:</i>					
Road improvements	\$3,090,351	\$0	\$3,995,695	\$3,995,695	\$0
Water improvements	\$2,744,198	\$0	\$4,788,043	\$4,788,043	\$0
Sanitary sewer improvements	\$2,056,962	\$0	\$2,370,609	\$2,370,609	\$0
Storm drainage improvements	\$3,160,938	\$0	\$1,379,649	\$1,379,649	\$0
Soft and miscellaneous costs	\$2,443,107	\$0	\$961,560	\$961,560	\$0
<i>Subtotal</i>	<i>\$13,495,556</i>	<i>\$0</i>	<i>\$13,495,556</i>	<i>\$13,495,556</i>	<i>\$0</i>
<i>Bond Issuance Costs:</i>					
Cost of issuance	\$2,196,625	\$0	\$2,196,625	\$2,196,625	\$0
Capitalized interest	\$3,753,004	\$0	\$3,753,004	\$3,753,004	\$0
Reserve fund	\$2,333,231	\$0	\$2,333,231	\$2,333,231	\$0
Administrative Expense	\$70,700	\$0	\$70,700	\$70,700	\$0
Underwriter's discount	\$322,250	\$0	\$322,250	\$322,250	\$0
<i>Subtotal</i>	<i>\$8,675,810</i>	<i>\$0</i>	<i>\$8,675,810</i>	<i>\$8,675,810</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$31,791,000</b>	<b>\$77,309</b>	<b>\$31,868,309</b>	<b>\$31,868,309</b>	<b>\$0</b>

1 – According to the Amended and Restated Service and Assessment Plan approved on August 15, 2022.

2 - According to Requisition #42 dated as of June 11, 2025, for the Initial Major Improvements and Requisition #28 dated as of May 13, 2025, for the Additional Major Improvements.

3 – Other funding sources include interest earned in the Improvements Accounts of the respective Project Funds.

Additional Major Improvement Bonds Cost Variances

As stated in Table II-A-2 on the previous page, there are variances between the initial estimated budget and the actual amount spent for the Additional Major Improvement Bonds. Budget increases are anticipated to be funded using interest earnings in the Project Fund trust accounts.

**B. FIVE YEAR SERVICE PLAN**

According to the PID Act, a service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are shown in Section II.A of this report, and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

**Table II-B-1**  
**Annual Projected Costs and Annual Projected Indebtedness**  
**Assessment Years 2022 through 2031<sup>1</sup>**

Assessment Year Ending 9/15	Initial Major Improvement Bonds Projected Annual Installments	Additional Major Improvement Bonds Projected Annual Installments
2022-2025	\$11,632,058	\$2,525,795
2026	\$5,828,218	\$2,525,795
2027	\$5,829,085	\$2,525,466
2028	\$5,828,402	\$2,522,624
2029	\$5,828,305	\$2,517,997
2030	\$5,828,604	\$2,516,585
2031	\$5,829,111	\$2,518,089
<b>Total</b>	<b>\$46,603,783</b>	<b>\$17,652,352</b>

<sup>1</sup>Assessment years ending 2022 through 2026 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

**C. STATUS OF DEVELOPMENT**

See Table II-C-1 on the following page for information on the number of completed homes completed in the District based on certificate of occupancy information provided by the City as of June 1, 2025.

**Table II-C-1**  
**Completed Homes**

Status	Cumulative as of September 30, 2024	Cumulative as of June 1, 2025
Completed Homes <sup>1</sup>	13	215

1 - According to the City report of certificates of occupancy issued as of June 1, 2025.

#### **D. ANNUAL BUDGET – INITIAL MAJOR IMPROVEMENT BONDS**

##### *Initial Major Improvement Bonds - Annual Installments – 2025-26*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Initial Major Improvement Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Initial Major Improvement Bonds commencing with the issuance of the Initial Major Improvement Bonds. The effective interest rate on the Initial Major Improvement Bonds is 4.81 percent per annum. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Initial Major Improvement Bonds (4.81 percent) plus an additional interest of one-half of one percent (to be used for funding the Additional Interest Reserve) equals 5.31 percent and is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the District in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the District as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the District.

##### *Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on the Initial Major Improvement Bonds from the collection of the Annual Installments on the assessed property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Additional Interest Reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

Initial Major Improvement Bonds Annual Installments to be Collected for 2025-26

The budget for Initial Major Improvement Bonds will be paid from the collection of Annual Installments of the Assessments on the assessed property collected for 2025-26 as shown in Table II-D-1 below.

**Table II-D-1**  
**Budget for the Initial Major Improvement Bonds Annual Installments to be Collected for 2025-26**

Descriptions	<b><u>Initial Major Improvement Bonds</u></b>
Interest payment on March 15, 2026	\$1,881,018
Interest payment on September 15, 2026	\$1,881,018
Principal payment on September 15, 2026	\$1,545,000
<i>Subtotal debt service on bonds</i>	<i>\$5,307,036</i>
Administrative Expenses	\$299,350
Excess interest for prepayment and delinquency reserves	\$391,290
<i>Subtotal Expenses</i>	<i>\$5,997,676</i>
Available Reserve Fund income	(\$169,458)
Available Capitalized Interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$169,458)</i>
<i>Developer Funded District Administrative Expenses</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$5,828,218</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 15, 2026, in the amount of \$1,881,018 and on September 15, 2026 in the amount of \$1,881,018, which equal interest on the outstanding Initial Major Improvement Bonds Assessments balance of \$79,258,000 for six months each and an effective interest rate of 4.81 percent. Annual Installments to be collected on the Initial Major Improvement Bonds include a principal amount of \$1,545,000 due on September 15, 2026. As a result, the total amount to be collected for the Initial Major Improvement Bonds in 2025-26 is estimated to be equal to \$5,307,036.

Administrative Expenses

Administrative Expenses include accounting services, Administrator fees, audit fees, courier services, District Board director's fees, insurance, legal fees, District Board membership dues,

office supplies and Trustee fees. As shown in Table II-D-2 below, the total Administrative Expenses to be collected for the Initial Major Improvement Bonds for 2025-26 are estimated to be \$299,350.

**Table II-D-2**  
**Initial Major Improvement Bonds Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/15/2025-9/15/2026)
Accounting services	\$29,126
Administrator	\$60,679
Audit Fees	\$24,272
Courier services	\$162
Director's fees	\$14,563
Insurance	\$4,386
Legal Fees	\$145,630
Membership dues	\$3,438
Office supplies	\$121
Trustee	\$9,720
Contingency	\$7,252
<b>Total</b>	<b>\$299,350</b>

Available Reserve Fund Income

As of May 31, 2025, the balance in the Reserve Fund was \$5,666,466 which includes the Bond Reserve Requirement of \$5,589,150. A portion of the excess in the Reserve Fund in the amount of \$169,458 is anticipated to be available to pay a portion of the Initial Major Improvement Bonds debt service in 2025-26.

Available Capitalized Interest Account

In accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds were fully expended by September 15, 2024. As a result, there is no credit to reduce the Initial Major Improvement Bonds 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, there were \$183,606 in available funds to pay Initial Major Improvement Bonds Administrative Expenses. Such funds are anticipated to be used until January 31, 2026. As a result, there is no credit to reduce the 2025-26 Annual Installment.

**E. ANNUAL INSTALLMENTS PER UNIT – INITIAL MAJOR IMPROVEMENT BONDS**

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Initial Major Improvement Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses related to the Initial Major Improvement Bonds.

According to the Amended Refunding SAP, 6,882 units, representing 5,556.33 total Equivalent Units, were estimated to be built within the District. According to Knight, Fowler, Millsap (the “Project Engineer”) as of August 2025, 6,922 units, representing 5,610.42 Equivalent Units, are anticipated to be built within the District. As of June 1, 2025, no lots have prepaid their Initial Major Improvement Assessments. As a result, the outstanding Equivalent Units for the District are 5,610.42 (5,610.42 – 0.00 = 5,610.42). The Initial Major Improvement Annual Installment to be collected from each Parcel within the District for 2025-26 is shown in Table II-E-1 below.

**Table II-E-1**  
**Annual Installment Per Equivalent Unit – Initial Major Improvements**

<b>Budget Item</b>	<b>Net Budget Amount</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>
Principal	\$1,545,000	\$275.38
Interest	\$3,983,868	\$710.08
Administrative Expenses	\$299,350	\$53.36
<b>Total</b>	<b>\$5,828,218</b>	<b>\$1,038.82</b>

1 – Annual Installments per Equivalent Unit are based on outstanding Equivalent Units of 5,610.42.

The Initial Major Improvement Annual Installment due to be collected from each Lot Type in the District for 2025-26 is shown in Table II-E-2 below.

**Table II-E-2**  
**Annual Installment Per Lot Type – Initial Major Improvements**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment</b>
Lot Type 1 (60 Ft)	\$1,038.82	1.00	\$1,038.82
Lot Type 2 (50 Ft)	\$1,038.82	0.83	\$865.68
Lot Type 3 (40 Ft)	\$1,038.82	0.67	\$692.55
Lot Type 4 (65 Ft)	\$1,038.82	1.08	\$1,125.39

The list of Parcels within the District, the estimated number of units to be developed on the current residential Parcels, the total Initial Major Improvement Bonds Assessment, the Initial Major Improvement Bonds Annual Assessment, the Administrative Expenses and the Annual Installment

to be collected for the Initial Major Improvement Bonds for 2025-26 are shown in the Initial Major Improvement Bonds Assessment Roll summary attached hereto as Appendix C.

#### **F. ANNUAL BUDGET – ADDITIONAL MAJOR IMPROVEMENT BONDS**

##### *Additional Major Improvement Bonds - Annual Installments to be Collected for 2025-26*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Additional Major Improvement Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Additional Major Improvement Bonds commencing with the issuance of the Additional Major Improvement Bonds. The effective interest rate on the Additional Major Improvement Bonds is 5.68 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Additional Major Improvement Bonds (5.68 percent) plus an additional interest of one-half of one percent (to be used for funding the Additional Interest Reserve) equals 6.18 percent and is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the District in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the District.

##### *Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on the Additional Major Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

##### *Additional Major Improvement Bonds Annual Installments to be collected for 2025-26*

The budget for the Additional Major Improvement Bonds will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-F-1 on the following page.

**Table II-F-1**  
**Budget for the Additional Major Improvement Bonds**  
**Annual Installments to be Collected for 2025-26**

Descriptions	<b><u>Additional Major Improvement Bonds</u></b>
Interest payment on March 15, 2026	\$900,378
Interest payment on September 15, 2026	\$900,378
Principal payment on September 15, 2026	\$530,000
<i>Subtotal debt service on bonds</i>	<i>\$2,330,756</i>
Administrative Expenses	\$85,598
Excess interest for prepayment and delinquency reserves	\$158,625
<i>Subtotal Expenses</i>	<i>\$2,574,980</i>
Available Reserve Fund Income	(\$49,184)
Available Capitalized Interest Funds	\$0
Available Administrative Expense Funds	\$0
<i>Subtotal funds available</i>	<i>(\$49,184)</i>
<b>Annual Installments</b>	<b>\$2,525,795</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest include interest due on March 15, 2026, in the amount of \$900,378 and on September 15, 2026, in the amount of \$900,378 which equal interest on the outstanding Additional Major Improvement Bonds Assessments balance of \$31,725,000 for six months each and an effective interest rate of 5.68 percent. Annual Installments to be collected on the Additional Major Improvement Bonds include a principal amount of \$530,000 due on September 15, 2026. As a result, total principal and interest to be collected for the Additional Major Improvement Bonds in 2025-26 is estimated to be equal to \$2,330,756.

*Administrative Expenses*

Administrative Expenses include accounting services, Administrator fees, audit fees, courier services, District Board director's fees, insurance, legal fees, District Board membership dues, office supplies and Trustee fees. As shown in Table II-F-2 on the following page, the total Administrative Expenses to be collected for the Additional Major Improvement Bonds for 2025-26 are estimated to be \$85,598.

**Table II-F-2****Additional Major Improvement Bonds Administrative Budget Breakdown**

<b>Description</b>	<b>2025-26 Estimated Budget (9/16/2025-9/15/2026)</b>
Accounting services	\$8,328
Administrator	\$17,351
Audit Fees	\$6,940
Courier services	\$46
Director's fees	\$4,164
Insurance	\$1,254
Legal Fees	\$41,642
Membership dues	\$983
Office supplies	\$35
Trustee	\$2,780
Contingency	\$2,074
<b>Total</b>	<b>\$85,598</b>

**Available Reserve Fund Income**

As of May 31, 2025, the balance in the Reserve Fund was \$2,366,316 which includes the Bond Reserve Requirement of \$2,333,231. A portion of the excess in the Reserve Fund in the amount of \$49,184 is anticipated to be available to pay Additional Major Improvement Bonds debt service in 2025-26.

**Available Capitalized Interest Account**

In accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds was fully expended by September 15, 2024. As a result, there is no credit to reduce the Additional Major Improvement Bonds 2025-26 Annual Installment.

**Available Administrative Expense Account**

As of May 31, 2025, there was \$60,110 in available funds to pay Additional Major Improvement Bonds Administrative Expenses. Such funds are anticipated to be used until January 31, 2026. As a result, there is no credit to reduce the 2025-26 Annual Installment.

**G. ANNUAL INSTALLMENTS PER UNIT – ADDITIONAL MAJOR IMPROVEMENT BONDS**

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Additional Major Improvement Area, and (ii) to cover Administrative Expenses related to the Additional Major Improvement Bonds.

According to the Amended Refunding SAP, 6,882 units, representing 5,556.33 total Equivalent Units, were estimated to be built within the District. According to the Project Engineer as of August 2025, 6,922 units, representing 5,610.42 Equivalent Units, are anticipated to be built within the District. As of June 1, 2025, no lots have prepaid their Additional Major Improvement Assessments. As a result, the outstanding Equivalent Units for the District are 5,610.42 (5,610.42 – 0.00 = 5,610.42). The Additional Major Improvement Annual Installment to be collected from each Parcel within the District for 2025-26 is shown in Table II-G-1 below.

**Table II-G-1**  
**Annual Installment Per Equivalent Unit – Additional Major Improvements**

<b>Budget Item</b>	<b>Net Budget Amount</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>
Principal	\$530,000	\$94.47
Interest	\$1,910,197	\$340.47
Administrative Expenses	\$85,598	\$15.26
<b>Total</b>	<b>\$2,525,795</b>	<b>\$450.20</b>

1 – Annual Installments per Equivalent Unit are based on outstanding Equivalent Units of 5,610.42.

The Additional Major Improvement Annual Installment due to be collected from each Lot Type in the District for 2025-26 is shown in Table II-G-2 below.

**Table II-G-2**  
**Annual Installment Per Lot Type – Additional Major Improvements**

<b>Land Use Class</b>	<b>Annual Installment Per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment</b>
Lot Type 1 (60 Ft)	\$450.20	1.00	\$450.20
Lot Type 2 (50 Ft)	\$450.20	0.83	\$375.16
Lot Type 3 (40 Ft)	\$450.20	0.67	\$300.13
Lot Type 4 (65 Ft)	\$450.20	1.08	\$487.71

The list of Parcels within the District, the estimated number of units to be developed on the current residential Parcels, the total Additional Major Improvement Bonds Assessment, the Additional Major Improvement Bonds Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for the Additional Major Improvement Bonds for 2025-26 are shown in the Additional Major Improvement Bonds Assessment Roll summary attached hereto as Appendix D.

## H. BOND REDEMPTION RELATED UPDATES

### Initial Major Improvement Bonds

The Initial Major Improvement Bonds were issued in 2021. Pursuant to Section 4.3 of Trust Indenture for the Initial Major Improvement Bonds, the District reserves the right and option to redeem the Initial Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 15, 2031**, such redemption date or dates to be fixed by the District, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Initial Major Improvement Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the District accordingly.

### Additional Major Improvement Bonds

The Additional Major Improvement Bonds were issued in 2022. Pursuant to Section 4.3 of Trust Indenture for the Initial Major Improvement Bonds, the District reserves the right and option to redeem the Initial Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 15, 2028**, such redemption date or dates to be fixed by the District, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Additional Major Improvement Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the District accordingly.

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### ***III. UPDATE OF THE ASSESSMENT PLAN***

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The Amended and Restated Service and Assessment Plan adopted by the District provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

#### ***Assessment Methodology***

According to the Amended and Restated Service and Assessment Plan, the following Lot Types were defined as follows:

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

**“Lot Type 4”** means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 65 feet.

The definitions for Lot Type 3 and Lot Type 4 are updated as follows:

**“Lot Type 3”** means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet or less.

**“Lot Type 4”** means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 65 feet or greater.

With the exception of the update above, the method of assessing property, as updated, has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

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## ***IV. UPDATE OF THE ASSESSMENT ROLL***

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Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (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 VII of this Amended and Restated Service and Assessment Plan.

The updated Assessment Rolls are shown in Appendix C and D of this report. Each Parcel in the District is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

### **A. PARCEL UPDATES**

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessments for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

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

Where the terms have the following meanings:

- A = the Assessment Part B for the new subdivided Lot
- B = the Assessment Part B for the Lot prior to subdivision
- C = the Equivalent Units of the new divided Lot
- D = the sum of the Equivalent Units for all of the new divided Lots

Prior to the recording of a subdivision plat, the Developer shall provide the District and the Administrator an estimated average home value by Lot Type as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact the average home value and any other information available to the Developer. The calculation of the Equivalent Units for a Lot shall be performed by the Administrator and confirmed by the District Board based on information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records Collin County, Texas regarding the Lot.

According to the Project Engineer and Collin Central Appraisal District records, 175 residential lots in the Enclave Phase 1 were subdivided from Parcels 2840565 and 2840566 as shown in the plat recorded on February 21, 2024. The Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds have been allocated proportionally as shown in the 2024-25 Annual Service and Assessment Plan Update.

According to the Project Engineer and Collin Central Appraisal District records, 269 residential lots in Del Webb Addition Phase 1A were subdivided from Parcel 2855708 as shown in the plat recorded on January 31, 2024. The Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds have been allocated proportionally as shown in the 2024-25 Annual Service and Assessment Plan Update.

According to the Project Engineer and Collin Central Appraisal District records, 470 residential lots in the Rise at Legacy Hills Phase 1A, Rise at Legacy Hills Phase 1B, and Rise at Legacy Hills Phase 2 were subdivided from Parcels 2840562 and 2840563 as shown in the plats recorded on May 24, 2024 (Rise at Legacy Hills Phase 1A), September 17, 2024 (Rise at Legacy Hills Phase 1B), and January 22, 2025 (Rise at Legacy Hills Phase 2). The Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds have been allocated proportionally as shown in shown in Table IV-A below.

**Table IV-A**

**Subdivision of Rise at Legacy Hills Phase 1A, Rise at Legacy Hills Phase 1B, and Rise at Legacy Hills Phase 2**

Prior to subdivision				After Subdivision						
Parent Parcel	Projected No. of Units	Total Equivalent Units	Total Assessment	New Parcels	Lot Size	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Assessment
284056 2 & 284056 3	464	406.50	\$8,327,835	Various	Lot Type 1 (60 Ft)	80	1.00	80.00	\$19,603	\$1,568,269
				Various	Lot Type 2 (50 Ft)	384	0.83	320.00	\$17,279	\$6,634,972
				Various	Lot Type 3 (40 Ft)	0	0.67	0.00	\$14,954	\$0
				Various	Lot Type 4 (65 Ft)	6	1.08	6.50	\$20,766	\$124,594
<b>Total</b>	<b>464</b>	<b>406.50</b>	<b>\$8,327,835</b>			<b>464</b>		<b>406.50</b>		<b>\$8,327,835</b>

According to the Project Engineer and Collin Central Appraisal District records, 422 residential lots in Lilybrook at Legacy Hills Section 1 were subdivided from Parcels 2840552, 2840553, 2840554, and 2840555 as shown in the plat recorded on September 18, 2024. The Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds have been allocated proportionally as shown in shown in Table IV-B on the following page.

**Table IV-B**  
**Subdivision of Lilybrook at Legacy Hills Section 1**

Prior to subdivision				After Subdivision						
Parent Parcel	Projected No. of Units	Total Equivalent Units	Total Assessment	New Parcels	Lot Size	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Assessment
2840552, 2840553, 2840554, & 2840555	1217	968.33	\$20,388,709	Various	Lot Type 1 (60 Ft)	110	1.00	110.00	\$19,603	\$2,156,369
				Various	Lot Type 2 (50 Ft)	194	0.83	161.67	\$17,279	\$3,352,043
				Various	Lot Type 3 (40 Ft)	118	0.67	78.67	\$14,954	\$1,764,547
				2840552, 2840553,	Lot Type 1 (60 Ft)	98	1.00	98.00	\$19,603	\$1,921,129
				2840554, & 2840555	Lot Type 2 (50 Ft)	332	0.83	276.67	\$17,279	\$5,736,487
					Lot Type 3 (40 Ft)	365	0.67	243.33	\$14,954	\$5,458,134
<b>Total</b>	<b>1217</b>	<b>968.33</b>	<b>\$20,388,709</b>			<b>1217</b>		<b>968.33</b>		<b>\$20,388,709</b>

According to the Project Engineer and Collin Central Appraisal District records, the Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds for Parcels 2840348, 989700, 990967, and 993054 have been reallocated to Parcels 2928127, 2928129, 990967, and 2928130 as shown as shown in Table IV-C below.

**Table IV-C**  
**Reallocation of MM Celina 3200 Parcels**

Prior to subdivision							After Subdivision						
Parent Parcel <sup>1</sup>	Lot Size	No. of Units	EU Factor	Total EU	Assessment per Unit	Total Assessment	New Parcels <sup>1</sup>	Lot Size	No. of Units	EU Factor	Total EU	Assessment per Unit	Total Assessment
2840348, 989700, 990967, & 993054	Lot Type 1 (60 Ft)	108	1.00	108.00	\$19,603	\$2,117,163	2928127, 2928129, 990967, & 2928130	Lot Type 1 (60 Ft)	108	1.00	108.00	\$19,603	\$2,117,163
	Lot Type 2 (50 Ft)	586	0.83	488.33	\$17,279	\$10,125,244		Lot Type 2 (50 Ft)	586	0.83	488.33	\$17,279	\$10,125,244
	Lot Type 3 (40 Ft)	557	0.67	371.33	\$14,954	\$8,329,262		Lot Type 3 (40 Ft)	557	0.67	371.33	\$14,954	\$8,329,262
	Lot Type 4 (65 Ft)	127	1.08	137.58	\$20,766	\$2,637,250		Lot Type 4 (65 Ft)	127	1.08	137.58	\$20,766	\$2,637,250
<b>Total</b>		<b>1378</b>		<b>1105.25</b>		<b>\$23,208,919</b>			<b>1378</b>		<b>1105.25</b>		<b>\$23,208,919</b>

<sup>1</sup> – Assessments for parent parcels are provisionally allocated base on acreage.

According to the Project Engineer and Collin Central Appraisal District records, 510 residential lots in Pulte Phase 1A, Pulte Phase 1B, and Del Webb Addition Phase 1B were subdivided from Parcels 2855706, 2855707, and 2855708 as shown in the plats recorded on May 9, 2024 (Pulte Phase 1A), February 18, 2025 (Pulte Phase 1B), and February 18, 2025 (Del Webb Addition Phase 1B). The Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds have been allocated proportionally as shown in shown in Table IV-D on the following page.

**Table IV-D****Subdivision of Pulte Phase 1A, Pulte Phase 1B, and Del Webb Addition Phase 1B**

Prior to subdivision				After Subdivision						
Parent Parcel	Projected No. of Units	Total Equivalent Units	Total Assessment	New Parcels	Lot Size	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Assessment
2855706, 2855707, & 2855708	510	407.33	\$8,565,646	Various	Lot Type 1 (60 Ft)	52	1.00	52.00	\$19,603	\$1,019,375
				Various	Lot Type 2 (50 Ft)	250	0.83	208.33	\$17,279	\$4,319,644
				Various	Lot Type 3 (40 Ft)	188	0.67	125.33	\$14,954	\$2,811,313
				Various	Lot Type 4 (65 Ft)	20	1.08	21.67	\$20,766	\$415,315
<b>Total</b>	<b>510</b>	<b>407.33</b>	<b>\$8,565,646</b>			<b>510</b>		<b>407.33</b>		<b>\$8,565,646</b>

According to the Project Engineer and Collin Central Appraisal District records, 341 residential lots in Brookshire at Legacy Hills were subdivided from Parcel 2864586 as shown in the plat recorded on August 8, 2024. The Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds have been allocated proportionally as shown in shown in Table IV-E below.

**Table IV-E****Subdivision of Brookshire at Legacy Hills**

Prior to subdivision				After Subdivision						
Parent Parcel	Projected No. of Units	Total Equivalent Units	Total Assessment	New Parcels	Lot Size	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Assessment
2864586	341	269.08	\$5,681,601	Various	Lot Type 1 (60 Ft)	22	1.00	22.00	\$19,603	\$431,274
				Various	Lot Type 2 (50 Ft)	194	0.83	161.67	\$17,279	\$3,352,043
				Various	Lot Type 3 (40 Ft)	120	0.67	80.00	\$14,954	\$1,794,455
				Various	Lot Type 4 (65 Ft)	5	1.08	5.42	\$20,766	\$103,829
<b>Total</b>	<b>341</b>	<b>269.08</b>	<b>\$5,681,601</b>			<b>341</b>		<b>269.08</b>		<b>\$5,681,601</b>

According to the Project Engineer and Collin Central Appraisal District records, 199 residential lots in the Arbors at Legacy Hills were subdivided from Parcel 2840569 as shown in the plat recorded on June 17, 2024. The Assessments for the Initial Major Improvement Bonds and the Additional Major Improvement Bonds have been allocated proportionally as shown in shown in Table IV-F on the following page.

**Table IV-E**  
**Subdivision of Arbors at Legacy Hills**

Prior to subdivision				After Subdivision						
Parent Parcel	Projected No. of Units	Total Equivalent Units	Total Assessment	New Parcels	Lot Size	No. of Units	Equivalent Unit Factor	Total Equivalent Units	Assessment per Unit	Total Assessment
2840569	199	158.50	\$3,336,146	Various	Lot Type 1 (60 Ft)	31	1.00	31.00	\$19,603	\$607,704
				Various	Lot Type 2 (50 Ft)	88	0.83	73.33	\$17,279	\$1,520,515
				Various	Lot Type 3 (40 Ft)	78	0.67	52.00	\$14,954	\$1,166,396
				Various	Lot Type 4 (65 Ft)	2	1.08	2.17	\$20,766	\$41,531
<b>Total</b>	<b>199</b>	<b>158.50</b>	<b>\$3,336,146</b>			<b>199</b>		<b>158.50</b>		<b>\$3,336,146</b>

### B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2025, there have been no prepayments within the District.

The complete Assessment Rolls are available for review with the District Board, located at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201.

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**APPENDIX A**  
**DISTRICT MAP**



**APPENDIX B**  
**PREPAID PARCELS**

**Appendix B**  
**LIST OF PREPAID PARCELS**

*There have been no prepayments within the District as of June 30, 2025.*

**APPENDIX C**  
**INITIAL MAJOR IMPROVEMENT BONDS ASSESSMENT**  
**ROLL SUMMARY – 2025-26**

**Appendix C**  
**Initial Major Improvement Bonds**  
**Assessment Roll Summary - 2025-26**

Parcels	Lot Type	Equivalent Units	Assessment	Annual Principal	Annual Interest	Annual Additional Interest	Annual Administrative Expenses	2025-26 Annual Installment
2840565, 2840566	Various	229.33	\$3,198,901	\$63,153.95	\$146,851.48	\$15,994.51	\$12,236.32	\$238,236.26
2840567, 2840568	Various	439.33	\$6,128,127	\$120,983.88	\$281,323.04	\$30,640.64	\$23,441.09	\$456,388.65
2847782, 2847783	Various	220.50	\$3,075,688	\$60,721.43	\$141,195.14	\$15,378.44	\$11,765.01	\$229,060.01
2856750, 2856753, 2856754, 2856755	Various	594.67	\$8,294,825	\$163,759.67	\$380,789.30	\$41,474.12	\$31,729.06	\$617,752.16
2840552, 2840553, 2840554, 2840555	Various	618.00	\$8,620,295	\$170,185.22	\$395,730.59	\$43,101.47	\$32,974.04	\$641,991.32
2928127, 2928129, 990967, 2928130	Various	1105.25	\$15,416,797	\$304,364.43	\$707,736.62	\$77,083.98	\$58,971.77	\$1,148,156.81
984938, 2840595, 2840596	Various	128.00	\$1,785,433	\$35,248.72	\$81,963.62	\$8,927.17	\$6,829.57	\$132,969.08
2840569	Various	315.33	\$4,398,489	\$86,836.69	\$201,920.79	\$21,992.45	\$16,824.94	\$327,574.86
2907602	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907603	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907604	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907605	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907606	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907607	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907608	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907609	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907610	60	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907611	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907612	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907613	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907614	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907615	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907616	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907617	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907618	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907619	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907620	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907621	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907622	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907623	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907624	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907625	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907626	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907627	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907628	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907629	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907630	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907631	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907632	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907633	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907634	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907635	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907636	60	1.00	\$13,949	\$275.38	\$640.34	\$69.74	\$53.36	\$1,038.82
2907637	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907638	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907639	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907640	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907641	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907642	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907643	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907644	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907645	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907646	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907647	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907648	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907649	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907650	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907651	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907652	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907653	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907654	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907655	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907656	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907657	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907658	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907659	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907660	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907661	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907662	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907663	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907664	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907665	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907666	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907667	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907668	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907669	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907670	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907671	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907672	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907673	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907674	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907675	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907687	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907688	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907689	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907690	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907691	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907692	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907693	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907694	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2907695	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68



















































Parcels	Lot Type	Equivalent Units	Assessment	Annual Principal	Annual Interest	Annual Additional Interest	Annual Administrative Expenses	2025-26 Annual Installment
2936978	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936979	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936980	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936981	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936982	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936983	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936984	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936985	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936986	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936987	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936988	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936989	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936990	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936991	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936992	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936993	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936994	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936995	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936996	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936997	50	0.83	\$11,624	\$229.48	\$533.62	\$58.12	\$44.46	\$865.68
2936998	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2936999	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937000	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937001	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937002	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937003	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937004	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>5610.42</b>	<b>\$78,258,000</b>	<b>\$1,545,000.00</b>	<b>\$3,592,578.47</b>	<b>\$391,290.00</b>	<b>\$299,349.65</b>	<b>\$5,828,218.12</b>

**APPENDIX D**  
**ADDITIONAL MAJOR IMPROVEMENT BONDS ASSESSMENT**  
**ROLL SUMMARY – 2025-26**

**Appendix D**  
**Additional Major Improvement Bonds**  
**Assessment Roll Summary - 2025-26**

Parcels	Lot Type	Equivalent Units	Assessment	Annual Principal	Annual Interest	Annual Additional Interest	Annual Administrative Expenses	2025-26 Annual Installment
2840565, 2840566	Various	229.33	\$1,296,802	\$21,664.46	\$71,597.86	\$6,484.01	\$3,498.95	\$103,245.28
2840567, 2840568	Various	439.33	\$2,484,281	\$41,502.56	\$137,159.85	\$12,421.40	\$6,702.93	\$197,786.75
2847782, 2847783	Various	220.50	\$1,246,853	\$20,830.00	\$68,840.09	\$6,234.26	\$3,364.18	\$99,268.54
2856750, 2856753, 2856754, 2856755	Various	594.67	\$3,362,638	\$56,176.46	\$185,654.92	\$16,813.19	\$9,072.85	\$267,717.42
2840552, 2840553, 2840554, 2840555	Various	618.00	\$3,494,580	\$58,380.69	\$192,939.58	\$17,472.90	\$9,428.85	\$278,222.02
2928127, 2928129, 990967, 2928130	Various	1105.25	\$6,249,813	\$104,409.80	\$345,059.02	\$31,249.07	\$16,862.84	\$497,580.73
984938, 2840595, 2840596	Various	128.00	\$723,797	\$12,091.79	\$39,961.60	\$3,618.98	\$1,952.90	\$57,625.27
2840569	Various	315.33	\$1,783,103	\$29,788.64	\$98,447.06	\$8,915.51	\$4,811.05	\$141,962.26
2907602	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907603	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907604	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907605	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907606	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907607	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907608	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907609	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907610	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907611	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907612	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907613	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907614	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907615	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907616	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907617	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907618	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907619	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907620	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907621	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907622	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907623	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907624	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907625	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907626	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907627	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907628	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907629	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907630	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907631	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907632	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907633	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907634	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907635	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907636	60	1.00	\$5,655	\$94.47	\$312.20	\$28.27	\$15.26	\$450.20
2907637	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907638	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907639	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907640	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907641	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907642	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907643	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907644	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907645	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907646	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907647	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907648	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907649	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907650	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907651	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907652	Open Space	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2907653	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907654	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907655	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907656	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907657	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907658	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907659	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907660	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907661	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907662	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907663	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907664	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907665	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907666	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907667	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907668	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907669	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907670	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907671	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907672	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907673	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907674	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907675	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907687	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907688	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907689	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907690	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907691	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907692	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907693	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907694	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2907695	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16



















































Parcels	Lot Type	Equivalent Units	Assessment	Annual Principal	Annual Interest	Annual Additional Interest	Annual Administrative Expenses	2025-26 Annual Installment
2936978	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936979	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936980	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936981	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936982	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936983	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936984	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936985	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936986	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936987	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936988	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936989	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936990	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936991	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936992	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936993	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936994	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936995	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936996	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936997	50	0.83	\$4,712	\$78.72	\$260.17	\$23.56	\$12.71	\$375.16
2936998	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2936999	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937000	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937001	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937002	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937003	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2937004	HOA	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>5610.42</b>	<b>\$31,725,000</b>	<b>\$530,000.00</b>	<b>\$1,751,571.91</b>	<b>\$158,625.00</b>	<b>\$85,598.35</b>	<b>\$2,525,795.26</b>

**APPENDIX E**  
**DISTRICT ASSESSMENT NOTICE**

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, that you are about to purchase is located within the boundaries of NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1, a political subdivision of the State of Texas created and operating under the provisions of Chapter 3986, Texas Special District Local Laws Code; Chapters 372 and 375, Texas Local Government Code; and Chapters 49 and 54, Texas Water Code, all as amended (the "District") and may be subject to District taxes or assessments. The District was originally created as the North Celina Municipal Management District No. 3, but on June 2, 2021, a Notice of Name Change was filed renaming the District. The District may, subject to voter approval, impose taxes and bonds. The District may impose an unlimited rate of tax in payment of such bonds. In addition, on February 13, 2023, the Board of Directors of the District (the "Board") approved the creation of the District Single Family Defined Area No. 1 (the "SF Defined Area No. 1") pursuant to a Resolution and Section 54.804-54.812 of the Texas Water Code in order to apply separately, differently, equitably, and specifically the District's taxing power and lien authority to SF Defined Area No. 1. The District may exercise its authority without holding an election on the matter. Any unpaid taxes are personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property.

Voters of the SF Defined Area No. 1 of the District have authorized the following principal amount of bonds to be issued by the District:

<u>Election Date</u>	<u>Purpose</u>	<u>Amount Authorized</u>	<u>Issued to Date</u>	<u>Remaining Unissued</u>
5/6/2023	Utility Bonds	\$194,327,781	-	\$194,327,781
5/6/2023	Utility Bonds Refunding	\$242,909,762	-	\$242,909,762
5/6/2023	Road Bonds	\$246,277,730	\$3,105,000	\$243,172,730
5/6/2023	Road Bonds Refunding	\$307,847,162	-	\$307,847,162

The current total rate of the District property tax is \$0.408000 on each \$100 of assessed valuation, which is comprised of: (i) a property tax rate of \$0.00 on each \$100 of assessed valuation on all property in the District, and (ii) a property tax rate of \$0.408000 on each \$100 of assessed valuation on property within SF Defined Area No. 1 of the District.

The District also has assessment authority separate from any other taxing or assessment authority and may levy special assessments for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the District created under Subchapter A, Chapter 372, Local Government Code. The amount of the District assessment on the real property that you are about to purchase is generally equivalent to a tax rate of \$0.3021 on each \$100 of assessed valuation, which is comprised of: (i) an "Assessment Part A" of \$0.2119 on each \$100 of assessed valuation, and (ii) an "Assessment Part B" of \$0.0902 on each \$100 of assessed valuation. 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.

The District has previously issued the following: (i) \$81,175,000 Special Assessment Revenue Bonds, Series 2021 (Major Improvement Project); (ii) \$13,300,000 Contract Revenue Bonds, Series 2021 (Legacy Hills Public Improvement District Phase #1A-1B Improvements); and (iii) \$32,225,000 Special Assessment Revenue Bonds, Series 2022 (Major Improvement Project #2).

AN ASSESSMENT AND TAX HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS. THE ASSESSMENT PORTION 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 District. The exact amount of each annual installment will be approved each year by the Board 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 District or MuniCap, Inc., the District Administrator, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto:txpid@municap.com).

The District is located wholly within the corporate boundaries of the City of Celina, Texas (the "City"). The City and the District overlap, but may not provide duplicate services or improvements. Property located in the City and the District is subject to taxation by the City and the District.

The purpose of this District is to provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under Chapter 3986, Special District Local Laws Code and to accomplish the public purposes set out in Sections 52 and 52-A, Article III and Section 59, Article XVI, Texas Constitution and other powers granted under Chapter 3986, Special District Local Laws Code. The cost of District facilities are not included in the purchase price of your property. The legal description of the property which you are acquiring is as follows:

\_\_\_\_\_  
\_\_\_\_\_

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

[SIGNATURE PAGE TO FOLLOW]

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Seller

STATE OF TEXAS                    §  
  §  
COUNTY OF \_\_\_\_\_         §

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Signature of Purchaser

STATE OF TEXAS                    §  
  §  
COUNTY OF \_\_\_\_\_         §

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000104943

eRecording - Real Property

ORDER

Recorded On: August 19, 2025 10:11 AM

Number of Pages: 98

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**" Examined and Charged as Follows: "**

Total Recording: \$409.25

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000104943  
Receipt Number: 20250819000021  
Recorded Date/Time: August 19, 2025 10:11 AM  
User: Sheila P  
Station: Workstation cck089

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX