

289  
67 (3)

**ORDINANCE NO. 3670**

**AN ORDINANCE OF THE CITY OF WAXAHACHIE APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL[S] FOR THE WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, on April 16, 2007, the City Council of the City of Waxahachie, Texas (“City”) approved Resolution No. 1087 establishing the Waxahachie Public Improvement District No. 1 (“the PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

**WHEREAS**, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2413 which ordinance also approved the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of June 18, 2007 (the “Service and Assessment Plan and Phase #1 Assessment Roll”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Phase #2 of the PID, which approved the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of April 13, 2016 (the “Service and Assessment Plan and Phase #2 Assessment Roll”) and, together with the Service and Assessment Plan and Phase #1 Assessment Roll, (the “Service and Assessment Plan and Assessment Rolls”); and

**WHEREAS**, the City has also heretofore levied assessments against property within Phase #3 of the PID, which also approved the Waxahachie Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll related to Phase #3, dated as of June 7, 2021 (the “Service and Assessment Plan and Phase #3 Assessment Roll”) and, together with the Service and Assessment Plan and Phase #1 Assessment Roll and Phase #2 Assessment Roll, (the “Service and Assessment Plan and Assessment Rolls”); and

**WHEREAS**, the Service and Assessment Plan and Assessment Roll[s] is 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 Phase #1 Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll[s] to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2531429 FILING DATE/TIME: SEP 19, 2025 @ 09:13:00 AM

**WHEREAS**, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, 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 Waxahachie Public Improvement District No. 1 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Phase #1 Assessment Roll, Phase #2 Assessment Roll, and Phase #3 Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

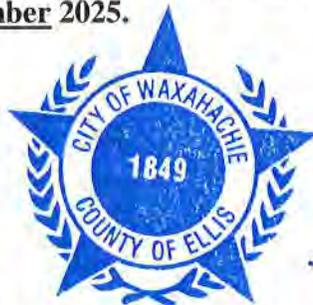
**SECTION 3.** The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

**SECTION 5.** This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, ON THE 15<sup>th</sup> OF September 2025.**

ATTEST:



APPROVED:

Amber Villanreal  
City Secretary

Billie Weese  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**WAXAHACHIE  
PUBLIC IMPROVEMENT DISTRICT NO. 1**

**CITY OF WAXAHACHIE, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 8/15/25 – 8/14/26)**

**AS APPROVED BY CITY COUNCIL ON:  
SEPTEMBER 15, 2025**

**PREPARED BY:**

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

# WAXAHACHIE PUBLIC IMPROVEMENT DISTRICT NO. 1

## ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 8/15/25 – 8/14/26)

### TABLE OF CONTENTS

<b>I. INTRODUCTION.....</b>	<b>1</b>
<b>II. UPDATE OF THE SERVICE PLAN .....</b>	<b>3</b>
<b>A. DISTRICT IMPROVEMENTS.....</b>	<b>3</b>
<b>B. DISTRICT IMPROVEMENTS AND BUDGET - PHASE ONE .....</b>	<b>4</b>
<b>C. DISTRICT IMPROVEMENTS AND BUDGET - PHASE TWO .....</b>	<b>8</b>
<b>D. DISTRICT IMPROVEMENTS AND BUDGET - PHASE THREE .....</b>	<b>10</b>
<b>E. ASSESSMENT METHODOLOGY .....</b>	<b>13</b>
<b>F. ANNUAL BUDGET – PHASE ONE.....</b>	<b>16</b>
<b>G. ANNUAL INSTALLMENT PER UNIT – PHASE ONE .....</b>	<b>18</b>
<b>H. ANNUAL BUDGET – PHASE TWO.....</b>	<b>20</b>
<b>I. ANNUAL INSTALLMENT PER UNIT – PHASE TWO.....</b>	<b>22</b>
<b>J. ANNUAL BUDGET – PHASE THREE .....</b>	<b>24</b>
<b>K. ANNUAL INSTALLMENT PER UNIT – PHASE THREE .....</b>	<b>26</b>
<b>L. BOND REFUNDING RELATED UPDATES .....</b>	<b>27</b>
<b>III. UPDATE OF THE ASSESSMENT PLAN.....</b>	<b>29</b>
<b>IV. UPDATE OF THE ASSESSMENT ROLL .....</b>	<b>30</b>
<b>A. PARCEL UPDATES.....</b>	<b>30</b>
<b>B. PREPAYMENT OF ASSESSMENTS .....</b>	<b>31</b>
<b>V. UPDATES OF MISCELLANEOUS PROVISIONS .....</b>	<b>32</b>
<b>APPENDIX A - PID MAPS</b>	
<b>APPENDIX B - ESTIMATED COSTS OF DISTRICT IMPROVEMENTS</b>	
<b>APPENDIX C - PREPAYMENTS</b>	
<b>APPENDIX D - PHASE ONE 2025-26 ASSESSMENT ROLL SUMMARY</b>	
<b>APPENDIX E - PHASE TWO 2025-26 ASSESSMENT ROLL SUMMARY</b>	
<b>APPENDIX F - PHASE THREE 2025-26 ASSESSMENT ROLL SUMMARY</b>	
<b>APPENDIX G – PID ASSESSMENT NOTICE</b>	

---

---

## *I. INTRODUCTION*

---

---

The Waxahachie Public Improvement District No. 1 (the “PID”) was created pursuant to the petition, notice, and public hearing requirements of the Act and Resolution No. 1087 approved and adopted by the City Council of the City of Waxahachie, Ellis County, Texas (the “City”) on April 16, 2007 to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (defined in the Service and Assessment Plan as the “District Improvements”) for Phase #1 (the “Phase One District Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The original Service and Assessment Plan was approved and adopted by the City Council pursuant to Ordinance No. 2413 on June 18, 2007. The Service and Assessment Plan was updated for Phase Two (the “Phase Two District Improvements”) on April 13, 2016 to levy the Phase #2 Assessments under a Reimbursement Agreement and updated to execute the Phase #2 Reimbursement Agreement (the “Phase #2 Reimbursement Agreement”) and execute the Phase #3 Reimbursement Agreement (the “Phase #3 Reimbursement Agreement”) for Phase Three improvements (the Phase #3 District Improvements) on June 7, 2021 (the “Updated Service and Assessment Plan”). Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The City had an assessment roll (defined in the Updated Service and Assessment Plan as the “Assessment Roll”) prepared identifying the assessments on each Parcel, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also explains the update of the Assessment Roll for 2025-26.

The City Council intends for the obligations, covenants and burdens on the owner of the Assessed Property, including without limitation such owner’s obligations related to the payment of the Assessments, to constitute a covenant running with the land. The Assessments are binding upon the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns. The Assessments have lien priority as specified in the Act.

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 City ordinance or order to be filed with the county clerk of each county in which all or part of the PID 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 “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G 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 PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID 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 the PID act, is entitled to terminate the contract.

The PID 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 not defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan.

*(remainder of this page is intentionally left blank)*

---

---

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

---

---

### **A. DISTRICT IMPROVEMENTS**

Section 372.003 of the Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

#### 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; and
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

## **B. DISTRICT IMPROVEMENTS AND BUDGET - PHASE ONE**

### *Phase One District Improvements*

The portions of the District Improvements benefiting the property within Phase One of the PID are identified below (the “Phase One District Improvements”). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase One street grading and paving improvements include the construction of the residential streets that provide access to the Phase One lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6” reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase One water distribution system improvements include the construction of 8” PVC water lines, valves, fire hydrants and service lines to the Phase One lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase One wastewater distribution system improvements include the construction of 8” PVC sewer lines, manholes and service lines to the Phase One lots and a sewer trunk line that runs through Phase One. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase One storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected costs of the Phase One Improvements are estimated to be \$1,340,000, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase One District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of

the costs of the District Improvements for the Assessed Property other than the Phase One Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase One District Improvements from the revised budget for the estimated costs of the District Improvements.

Phase One Budget

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase One District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase One of PID. A summary of the actual costs of the Phase One District Improvements funded with the Phase One Bonds is shown in Table II-B-1 below.

**Table II-B-1**  
**Phase One District Improvements**

<b>Phase One District Improvement</b>	<b>Total Actual Cost<sup>1</sup></b>
Phase 1 - Street Grading and Paving	\$328,742
Phase 1 - Onsite Water Distribution System	\$132,078
Phase 1- Onsite Wastewater Management System	\$120,149
Phase 1- Storm Drainage Management System	\$147,931
Phase 1 - Engineering	\$106,916
Phase 1 - Bond Financing Costs	\$504,183
<b>Total Phase One Costs of District Improvements</b>	<b>\$1,340,000</b>

1- According to the final official statement issued for the Series 2011 Bonds.

As shown by Table II-B-2 on the following page, the City has incurred indebtedness in the total amount of \$1,340,000 in the form of its Special Assessment Bonds, Series 2011 (Waxahachie Public Improvement District No. 1 Phase One Project) (the “Series 2011 Bonds”), which are to be repaid from Assessments levied against the Parcels in Phase One, and the Developer has funded the balance of the costs of the Phase One District Improvements as shown in Table II-B-2 on the following page.

*(remainder of page left intentionally blank)*

**Table II-B-2**  
**Sources and Uses of Funds**  
**Phase One District Improvements**

<b>Sources of Funds</b>	<b>Total<sup>1</sup></b>
Bond proceeds	\$1,340,000
Other private funds	\$50,000
<b>Total Sources of Funds</b>	<b>\$1,390,000</b>
<b>Uses of Funds</b>	
Phase One District Improvements	\$835,817
Capitalized Interest Account	\$54,558
Cost of Issuance	\$297,095
Reserve Account	\$131,093
Prepayment Reserve Account	\$1,437
Developer's Reserve Account	\$50,000
Collection Costs Account	\$20,000
<b>Total Uses of Funds</b>	<b>\$1,390,000</b>

1- According to the final official statement issued for the Series 2011 Bonds.

A service plan must cover a period of five years. According to the Final Official Statement for the Series 2011 Bonds, all of the Phase One District Improvements have been completed.

A schedule of the cost of the Phase One District Improvements undertaken is set forth in Table II-B-3 below.

**Table II-B-3**  
**Phase One District Improvements**

<b>Year which Cost Expended</b>	<b>Total</b>
2010-2025	\$1,340,000
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

A schedule showing the indebtedness undertaken to pay for the Phase One District Improvements is set forth in Table II-B-4 on the following page.

**Table II-B-4**  
**Phase One Indebtedness**

Year Indebtedness Undertaken	Total
2010-2025	\$1,340,000
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

Table II-B-5 below sets forth the sources and uses of the Series 2011 Bond proceeds for the Phase One District Improvements.

**Table II-B-5**  
**Sources and Uses of Bond Proceeds (Phase One)**

Sources of Bond Proceeds	Total
Series 2011 Bonds	\$1,340,000
<b>Total Sources of Bond Proceeds</b>	<b>\$1,340,000</b>
Uses of Bond Proceeds	
Debt Service Reserve Fund	\$131,093
Capitalized Interest	\$54,558
Bond Counsel	\$26,860
Underwriters Counsel	\$5,000
Developers Financial Advisor	\$28,430
City Financial Advisor	\$13,430
Underwriters Fee	\$26,800
Interest from Dev. Fund	\$0
Developers Counsel	\$25,000
Assessment Consultant	\$6,715
Other Administrative Costs	\$186,297
<i>Subtotal</i>	<i>\$504,183</i>
Deposit to Project Fund	\$835,817
<b>Total Uses of Funds</b>	<b>\$1,340,000</b>

*(remainder of page left intentionally blank)*

## **C. DISTRICT IMPROVEMENTS AND BUDGET - PHASE TWO**

### ***Phase Two District Improvements***

The portions of the District Improvements benefiting the property within Phase Two of the PID are identified below. These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase Two street grading and paving improvements include the construction of the residential streets that provide access to the Phase Two lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6” reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design convey storm water to the storm drainage system.

The Phase Two water distribution system improvements include the construction of 8” PVC water lines, valves, fire hydrants and service lines to the Phase Two lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Two wastewater distribution system improvements include the construction of 8” PVC sewer lines, manholes and service lines to the Phase Two lots and a sewer trunk line that runs through Phase Two. The wastewater infrastructure constructed is connected to the City wastewater collection system.

The Phase Two storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock rip rap and erosion control items.

The total projected costs of the District Improvements are estimated to be \$1,782,157, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase Two District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the costs of the District Improvements for the Assessed Property other than the Phase Two Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase Two District Improvements from the revised budget for the estimated costs of the District Improvements.

### ***Phase Two Budget***

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase Two District Improvements as described in Appendix B should be undertaken by

the City for the benefit of the property within Phase Two of the PID. A summary of the actual costs of the Phase Two District Improvements is shown in Table II-C-1 below.

**Table II-C-1**  
**Phase Two District Improvements**

<b>Phase Two District Improvement</b>	<b>Actual Costs<sup>1</sup></b>
Phase 2 - Street Grading and Paving	\$936,493
Phase 2 - Onsite Water Distribution System	\$275,351
Phase 2- Onsite Wastewater Management System	\$278,831
Phase 2- Storm Drainage Management System	\$107,796
Phase 2 - Engineering	\$183,686
<b>Total Phase Two Costs of District Improvements</b>	<b>\$1,782,157</b>

1- According to information provided by the Developer on 9/30/2020.

As shown by Table II-C-2 below, the City has incurred indebtedness in the total amount of \$749,059 in the form of the Phase Two Reimbursement Agreement which are to be repaid from Assessments levied against the Parcels in Phase Two (“Phase Two Assessments”), and the Developer has funded the balance of the costs of the Phase Two District Improvements.

**Table II-C-2**  
**Sources and Uses of Funds**  
**Phase Two District Improvements**

<b>Sources of Funds</b>	<b>Total<sup>1</sup></b>
Phase Two Assessments	\$749,059
Other private funds	\$1,033,098
<b>Total Sources of Funds</b>	<b>\$1,782,157</b>
<b>Uses of Funds</b>	
Phase Two District Improvements	\$1,782,157
<b>Total Uses of Funds</b>	<b>\$1,782,157</b>

1- According to information provided by the Developer as of April 14, 2020.

A service plan must cover a period of five years. According to the Developer, all of the Phase Two District Improvements have been completed.

A schedule of the cost of the Phase Two District Improvements undertaken is set forth in Table II-C-3 on the following page.

**Table II-C-3**  
**Phase Two District Improvements**

<b>Year which Cost Expended</b>	<b>Total</b>
2010-2025	\$1,782,157
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

1- According to Developer report as of April 14, 2020.

A schedule showing the indebtedness undertaken to pay for the Phase Two District Improvements is set forth in Table II-C-4 below.

**Table II-C-4**  
**Phase Two Indebtedness**

<b>Year Indebtedness Undertaken</b>	<b>Total</b>
2010-2025	\$749,059
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

1- According to information provided by the Developer as of April 14, 2020.

**D. DISTRICT IMPROVEMENTS AND BUDGET - PHASE THREE**

*Phase Three District Improvements*

The portions of the District Improvements benefiting the property within Phase Three of the PID are identified below (the “Phase Three District Improvements”). These improvements include street grading and paving improvements, water distribution system improvements, wastewater collection system improvements and storm drainage system improvements.

The Phase Three street grading and paving improvements include the construction of the residential streets that provide access to the Phase Three lots. The construction consists of the excavation of the streets and rights-of-way, lime stabilized subgrade and 6” reinforced concrete pavement. The streets are curb and gutter construction and measure 30 feet back of curb to back of curb. The curb and gutter design conveys storm water to the storm drainage system.

The Phase Three water distribution system improvements include the construction of 8” PVC water lines, valves, fire hydrants and service lines to the Phase Three lots. The water infrastructure constructed is connected to the City water distribution system.

The Phase Three wastewater distribution system improvements include the construction of 8” PVC sewer lines, manholes and service lines to the Phase Three lots and a sewer trunk line that runs through Phase Three. The wastewater infrastructure constructed is connected to the City wastewater collection system.

Phase Three storm drainage system improvements include curb inlets and reinforced concrete pipe to convey storm water through the developed area. The storm drainage system discharges into water courses adjacent to the development and includes headwalls, rock riprap and erosion control items.

The total projected costs of the District Improvements are estimated to be \$7,455,027, which remains the same as the budget for estimated costs of the District Improvements included in the Updated Service and Assessment Plan. There are some budget line item amount revisions for the costs of the District Improvements as reported by the Developer. The original budget for the costs of the District Improvements, the revised budget for the estimated costs of the District Improvements and the budget for the Phase Three District Improvements provided by the developer are shown in Appendix B attached to this Annual Service Plan Update. The estimated budget of the costs of the District Improvements for the Assessed Property other than the Phase Three Assessed Property is also shown in Appendix B attached hereto as calculated by subtracting the estimated costs of the Phase Three District Improvements from the revised budget for the estimated costs of the District Improvements.

Phase Three Budget

After analyzing the public improvement projects authorized by the Act, the City has determined that the Phase Three District Improvements as described in Appendix B should be undertaken by the City for the benefit of the property within Phase Three of the PID. A summary of the estimated costs of the Phase Three District Improvements is shown in Table II-D-1 below.

**Table II-D-1**  
**Phase Three District Improvements**

<b>Phase Three District Improvements</b>	<b>Actual Cost<sup>1</sup></b>
Phase 3 - Street Grading and Paving	\$2,949,600
Phase 3 – Utility Improvements	\$3,730,087
Phase 3 - Onsite Wastewater Management System	\$0
Phase 3 - Storm Drainage Management System	\$0
Phase 3 - Engineering	\$775,340
<b>Total Phase Three Costs of District Improvements</b>	<b>\$7,455,027</b>

1 - According to Information provided by the Developer as of April 2022.

As shown by Table II-D-2 below, the City has incurred indebtedness in the total amount of \$1,453,485 in the form the Phase Three Reimbursement Agreement which are to be repaid from Assessments levied against the Parcels in Phase Three (“Phase Three Assessments”), and the Developer has funded the balance of the costs of the Phase Three District Improvements.

**Table II-D-2**  
**Sources and Uses of Funds**  
**Phase Three District Improvements**

<b>Sources of Funds</b>	<b>Total<sup>1</sup></b>
Phase Three Assessments	\$1,453,485
Other private funds	\$6,001,542
<b>Total Sources of Funds</b>	<b>\$7,455,027</b>
<b>Uses of Funds</b>	
Phase Three District Improvements	\$7,455,027
<b>Total Uses of Funds</b>	<b>\$7,455,027</b>

1 - According to Information provided by the Developer as of April 2022.

A service plan must cover a period of five years. According to the Developer, the updated actual costs of the Phase Three District Improvements are \$7,455,027 as of April 2022.

A schedule of the cost of the Phase Three District Improvements undertaken is set forth in Table II-D-3 below.

**Table II-D-3**  
**Phase Three District Improvements**

<b>Year which Cost Expended</b>	<b>Total</b>
2010-2025	\$7,455,027
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

A schedule showing the indebtedness undertaken to pay for the Phase Three District Improvements is set forth in Table II-D-4 on the following page.

*(remainder of page left intentionally blank)*

**Table II-D-4**  
**Phase Three Indebtedness**

Year Indebtedness Undertaken	Total
2010-2025	\$1,453,485
2026	\$0
2027	\$0
2028	\$0
2029	\$0
2030	\$0
2031	\$0

**E. ASSESSMENT METHODOLOGY**

Pursuant to the Updated Service and Assessment Plan, the cost of the District 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 District Improvements equals or exceeds the Assessments on the Assessed Property. The Cost may be assessed by using any methodology that results in the imposition of equal shares of the Cost on Assessed Property similarly benefited.

The City Council has determined that the cost of the District Improvements shall be allocated to the Assessed Property on the basis of the relative value of Parcels after undertaking the District Improvements and that such method of allocation will result in the imposition of equal shares of the Cost on Parcels similarly situated. The City Council has determined that allocating the cost of the District Improvements among Parcels based on value after undertaking the District Improvements is best accomplished (and most easily illustrated) by creating a hierarchy of benefited Parcels based on the “Lot Types” defined in Section I.B of the Updated Service and Assessment Plan. This hierarchy of value (from Lot Type 1 representing the highest value to Lot Type 3 representing the lowest value) is set forth in Table II-E-1 on the following page for the Phase One lots. Table II-E-2 on the following page illustrates that the City Council has determined: (i) that a Lot Type 1 dwelling unit receives the greatest benefit from the District Improvements, which benefit is given an “Equivalent Unit” value of 1.0 per dwelling unit; (ii) that a Lot Type 2 dwelling unit receives a smaller benefit; namely, 84% of the benefit received by a Type 1 Lot dwelling unit (hence the Equivalent Unit value of 0.84 per dwelling unit); and (iii) that a Lot Type 3 dwelling unit receives an even smaller benefit; namely, 75% of the benefit received by a Type 1 dwelling unit (hence the Equivalent Unit value of 0.75 per dwelling unit).

*(remainder of page left intentionally blank)*

**Table II-E-1**  
**Equivalent Unit Factor - Phase One**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Equivalent Units</b>
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	43 dwelling units	43.00
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	88 dwelling units	73.92
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	78 dwelling units	58.50
Total Equivalent Units			175.42
Total Phase One Assessments			\$1,340,000
Original Assessment Per Equivalent Unit			\$7,639

The total Assessments for the Phase One Parcels are allocated among 175.42 Equivalent Units resulting in a cost per Equivalent Unit of \$7,639. The Phase One Assessment per dwelling unit is calculated as the product of (i) \$7,639 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-2 below sets forth the Phase One Assessment per dwelling unit.

**Table II-E-2**  
**Phase One Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase One Assessment per Dwelling Unit</b>
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	\$7,639 per dwelling unit
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	\$6,417 per dwelling unit
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$5,729 per dwelling unit

Table II-E-3 below shows the Equivalent Units for Phase Two.

**Table II-E-3**  
**Equivalent Unit Factor - Phase Two**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Equivalent Units</b>
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	17 dwelling units	17.00
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	31 dwelling units	26.04
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	73 dwelling units	54.75
Total Equivalent Units			97.79
Total Phase Two Assessments			\$749,059
Original Assessment Per Equivalent Unit			\$7,660

The total Assessments for the Phase Two Parcels are allocated among 97.79 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Two Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-4 below sets forth the Phase Two Assessment per dwelling unit.

**Table II-E-4**  
**Phase Two Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase Two Assessment per Dwelling Unit</b>
Lot Type 1 (90 ft Lots)	1.00 per dwelling unit	\$7,660 per dwelling unit
Lot Type 2 (70 ft Lots)	0.84 per dwelling unit	\$6,434 per dwelling unit
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$5,745 per dwelling unit

There have been no changes to the Assessment methodology shown above.

Table II-E-5 below shows the Equivalent Units for Phase Three.

**Table II-E-5**  
**Equivalent Unit Factor - Phase Three**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Total Number of Dwelling Units</b>	<b>Total Equivalent Units</b>
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	253 dwelling units	189.75
Total Equivalent Units			189.75
Total Phase Three Assessments			\$1,453,485
Updated Assessment Per Equivalent Unit			\$7,660

The total Assessments for the Phase Three Parcels are allocated among 189.75 Equivalent Units resulting in a cost per Equivalent Unit of \$7,660. The Phase Three Assessment per dwelling unit is calculated as the product of (i) \$7,660 multiplied times (ii) the applicable Equivalent Unit value for each Lot Type. Table II-E-6 below sets forth the Phase Three Assessment per dwelling unit.

**Table II-E-6**  
**Phase Three Assessment per Lot Type**

<b>Lot Type</b>	<b>Equivalent Units</b>	<b>Phase Three Assessment per Dwelling Unit</b>
Lot Type 3 (60 ft Lots)	0.75 per dwelling unit	\$7,649 per dwelling unit

## **F. ANNUAL BUDGET – PHASE ONE**

### Annual Installments

The Assessment imposed on any Phase One Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in twenty-eight annual installments of principal and interest beginning with the tax year following the issuance of the Series 2011 Bonds, of which thirteen (13) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at one-half of one percent above than the actual interest rate paid on the public debt used to finance the District Improvements. The interest rate on the Series 2011 Bonds is 7.15 percent per annum for 2025-26. 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 (0.5 percent) higher than the actual interest rate paid on the debt. Accordingly, the interest rate of 7.65 percent per annum is used as the interest on the Assessments for the Phase One Parcels. These payments, the “Phase One Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the 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 Bond Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the Trustee.

### Annual Budget for the Repayment of Indebtedness

Debt service is to be paid on the Series 2011 Bonds from the collection of the Phase One Annual Installments. The interest rate to be calculated on the Assessments for the Phase One Parcels is 7.65 percent per annum. In addition, “Collection Costs” are to be collected with the Phase One Annual Installments to pay expenses related to the collection of the Phase One Annual Installments.

The budget for Phase One of the PID to be paid from the collection of Phase One Annual Installments for 2025-26 is shown in Table II-F-1 on the following page.

*(remainder of page left intentionally blank)*

**Table II-F-1**  
**Budget for the Phase One Annual Installments**  
**to be Collected for 2025-26**

Descriptions	Total
Interest payment on February 15, 2026	\$35,909
Principal payment on February 15, 2026	\$45,000
Interest payment on August 15, 2026	\$34,300
<i>Subtotal Debt Service on Bonds</i>	<i>\$115,209</i>
Annual Collection Costs	\$19,000
Excess interest for prepayment and delinquency reserves	\$4,910
<i>Subtotal Expenses</i>	<i>\$139,119</i>
Available Collection Costs Account	(\$3,000)
<i>Subtotal Funds Available</i>	<i>(\$3,000)</i>
<b>Annual Installment to be Collected</b>	<b>\$136,119</b>

Debt Service Payments

Annual Installments are to be collected for principal and interest in the amount of \$115,209. This equals 7.15 percent interest on the outstanding Phase One Assessments balance of \$1,004,450 prior to the February 15, 2026, principal payment (August 15, 2025 - February 15, 2026) and 7.15 percent interest on the outstanding Phase One Assessments balance of \$959,450 after the February 15, 2026, principal payment of \$45,000 (February 16, 2026 - August 14, 2026).

Annual Collection Costs

Annual collection costs include the Trustee, Administrator, and contingency fees. As shown in Table II-F-2 below, the total Phase One administrative expenses to be collected for 2025-26 are estimated to be \$19,000.

**Table II-F-2**  
**Phase One Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (8/15/25- 8/14/26)
PID Administrator	\$13,000
Trustee	\$4,000
Contingency	\$2,000
<b>Total</b>	<b>\$19,000</b>

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$4,910. This equals 0.5 percent interest on the outstanding Phase One Assessments balance of \$1,004,450 prior to the February 15, 2026 principal payment (August 15, 2025 - February 15, 2026) and 0.5 percent interest on the outstanding Phase One Assessments balance of \$959,450 after the February 15, 2026, principal payment (February 16, 2026 - August 14, 2026).

Available Reserve Fund Income

As of July 31, 2025, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to pay a portion of the Phase One Bonds debt service.

Available Administrative Expense Account

As of July 31, 2025, the balance in the Administrative Expense Fund was \$81,515. There is \$3,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase One 2025-26 Annual Installment.

**G. ANNUAL INSTALLMENT PER UNIT – PHASE ONE**

The total Equivalent Units is shown as 175.42 in Table II-E-1 on page 14 of this report. As of July 31, 2025, there were seven total prepayments consisting of five prepayments of Assessment for Lot Type 2 (Parcels 240972, 240967, 240940, 240921, and 240900) and two prepayments of Assessment for Lot Type 3 (Parcels 240880 and 240836) resulting in a total of 169.72 outstanding Equivalent Units ( $175.42 - 5.70 = 169.72$ ) subject to the Assessments in Phase One. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-G-1 below.

**Table II-G-1**  
**Annual Installment Per Equivalent Unit – Phase One**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$45,000.00	\$265.14
Interest	\$70,209.44	\$413.68
Annual Collection Costs	\$16,000.00	\$94.27
Excess Interest Reserves	\$4,909.75	\$28.93
<b>Total</b>	<b>\$136,119.19</b>	<b>\$802.02</b>

1 – Refer to Table II-F-1 of this report for additional budget details.

2 – Based on the current outstanding 169.72 Equivalent Units.

The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2025-26 are shown in Table II-G-2 below.

**Table II-G-2**  
**Interest Due on Phase One Assessments  
to be Collected for 2025-26**

Land Use Class	Assessment per EU <sup>1</sup>	EU	Assessment per Unit	Assessment Interest Rate	Interest Due per Unit
Lot Type 1	\$5,918	1.00	\$5,918	7.4786%	\$442.61
Lot Type 2	\$5,918	0.84	\$4,971	7.4786%	\$371.79
Lot Type 3	\$5,918	0.75	\$4,439	7.4786%	\$331.95

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due to be collected from each Lot Type in Phase One for 2025-26 is shown in Table II-G-3 below.

**Table II-G-3**  
**Phase One Assessment Due  
to be Collected for 2025-26**

Land Use Class	Assessment per Unit	Percentage	Assessment Due per Unit
Lot Type 1	\$5,918	4.4801%	\$265.14
Lot Type 2	\$4,971	4.4801%	\$222.72
Lot Type 3	\$4,439	4.4801%	\$198.86

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs to be collected from each Parcel in Phase One for 2025-26 are shown in Table II-G-4 below.

**Table II-G-4**  
**Phase One Annual Collection Costs due for Assessments  
to be Collected for 2025-26**

Land Use Class	Assessment per Unit <sup>1</sup>	Percentage	Annual Collection Costs per Unit
Lot Type 1	\$5,918	1.5929%	\$94.27
Lot Type 2	\$4,971	1.5929%	\$79.19
Lot Type 3	\$4,439	1.5929%	\$70.70

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase One Annual Installment to be collected from each Parcel in Phase One for 2025-26, which includes the interest due, Phase One Assessment due and Annual Collection Costs is shown in Table II-G-5 on the following page.

**Table II-G-5  
Phase One Annual Installments  
to be Collected for 2025-26**

<b>Land Use Class</b>	<b>Interest Due per Unit</b>	<b>Assessment Due per Unit</b>	<b>Annual Collection Costs per Unit</b>	<b>Annual Installment per Unit</b>
Lot Type 1	\$442.61	\$265.14	\$94.27	\$802.02
Lot Type 2	\$371.79	\$222.72	\$79.19	\$673.70
Lot Type 3	\$331.95	\$198.86	\$70.70	\$601.52

**H. ANNUAL BUDGET – PHASE TWO**

*Annual Installments*

The Assessment imposed on any Phase Two Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in thirty annual installments of principal and interest beginning September 1, 2017, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest 5.77 percent per annum. Accordingly, the interest rate of 5.77 percent per annum is used as the interest on the Assessments for the Phase Two Parcels. These payments, the “Phase Two Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the 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 and interest earnings on any account balances and by any other funds available to the Trustee.

*Annual Budget for the Repayment of Indebtedness*

Costs of the Phase Two District Improvements including interest are to be paid from the collection of the Phase Two Annual Installments. The interest rate to be calculated on the Assessments for the Phase Two Parcels is 7.00 percent per annum for years 1 through 5 and 5.77 percent per annum following the fifth Annual Installment. In addition, “Collection Costs” are to be collected with the Phase Two Annual Installments to pay expenses related to the collection of the Phase Two Annual Installments.

The budget for Phase Two of the PID to be paid from the collection of Phase Two Annual Installments for 2025-26 is shown in Table II-H-1 on the following page.

**Table II-H-1**  
**Budget for the Phase Two Annual Installments**  
**to be Collected for 2025-26**

Descriptions	Total
Interest on Phase Two Assessments	\$38,806
Phase Two Assessments due in 2025-26	\$9,000
<i>Subtotal Debt Service on Reimbursement Agreement</i>	<i>\$47,806</i>
Annual Collection Costs	\$8,500
Excess interest for prepayment and delinquency reserves	\$0
<i>Subtotal Expenses</i>	<i>\$56,306</i>
Available Collection Costs Account	(\$3,000)
<i>Subtotal Funds Available</i>	<i>(\$3,000)</i>
<b>Annual Installment to be Collected</b>	<b>\$53,306</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for the period ending September 1, 2026 in the amount of \$38,806, which equal interest on the outstanding Phase Two Assessments balance of \$672,551 and an effective interest rate of 5.77 percent. Annual Installments to be collected include a principal amount of \$9,000 due on September 1, 2026. As a result, total Annual Installments to be collected in 2025-26 for principal and interest is estimated to be equal to \$47,806.

Annual Collection Costs

Annual collection costs include the Administrator and contingency fees. As shown in Table II-H-2 below, the total Phase Two administrative expenses to be collected for 2025-26 are estimated to be \$8,500.

**Table II-H-2**  
**Phase Two Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25- 8/31/26)
PID Administrator	\$7,000
Contingency	\$1,500
<b>Total</b>	<b>\$8,500</b>

Available Administrative Expense Credit

As of July 31, 2025, the balance in the Administrative Expense Fund was \$81,515. There is \$3,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase Two Annual Installment for 2025-26.

**I. ANNUAL INSTALLMENT PER UNIT – PHASE TWO**

The total Equivalent Units is shown as 97.79 in Table II-E-3 on page 14 of this report. As of July 31, 2025, there have been seven total prepayments. Including two prepayments of Assessments for Lot Type 1 (Parcels 264943 and 264934), two prepayments for Lot Type 2 Parcel (Parcels 264367 and 264366) and three prepayments of Assessments for Lot Type 3 Parcels (264008, 264011 and 264062) resulting in a total of 91.86 outstanding Equivalent Units ( $97.79 - 5.93 = 91.86$ ) subject to the Assessments within Phase Two of the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-I-1 below.

**Table II-I-1**  
**Annual Installment Per Equivalent Unit – Phase Two**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$9,000.00	\$97.98
Interest	\$38,806.17	\$422.45
Annual Collection Costs	\$5,500.00	\$59.87
<b>Total</b>	<b>\$53,306.17</b>	<b>\$580.30</b>

1 – Refer to Table II-H-1 of this report for additional budget details.

2 – Based on the current outstanding 91.86 Equivalent Units.

The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2025-26 are shown in Table II-I-2 below.

**Table II-I-2**  
**Interest Due on Phase Two Assessments  
to be Collected for 2025-26**

<b>Land Use Class</b>	<b>Assessment per EU</b>	<b>EU</b>	<b>Assessment per Unit</b>	<b>Assessment Interest Rate</b>	<b>Interest Due per Unit</b>
Lot Type 1	\$7,321	1.00	\$7,321	5.7700%	\$422.45
Lot Type 2	\$7,321	0.84	\$6,150	5.7700%	\$354.86
Lot Type 3	\$7,321	0.75	\$5,491	5.7700%	\$316.84

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due to be collected from each Lot Type in Phase Two for 2025-26 is shown in Table II-I-3 below.

**Table II-I-3**  
**Phase Two Assessment Due  
to be Collected for 2025-26**

<b>Land Use Class</b>	<b>Assessment per Unit</b>	<b>Percentage</b>	<b>Assessment Due per Unit</b>
Lot Type 1	\$7,321	1.3382%	\$97.98
Lot Type 2	\$6,150	1.3382%	\$82.30
Lot Type 3	\$5,491	1.3382%	\$73.48

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs to be collected from each Parcel in Phase Two for 2025-26 are shown in Table II-I-4 below.

**Table II-I-4**  
**Phase Two Annual Collection Costs due for Assessments  
to be Collected for 2025-26**

<b>Land Use Class</b>	<b>Assessment per Unit</b>	<b>Percentage</b>	<b>Annual Collection Costs per Unit</b>
Lot Type 1	\$7,321	0.8178%	\$59.87
Lot Type 2	\$6,150	0.8178%	\$50.29
Lot Type 3	\$5,491	0.8178%	\$44.91

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase Two Annual Installment to be collected from each Parcel in Phase Two for 2025-26, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table II-I-5 below.

**Table II-I-5**  
**Phase Two Annual Installments  
to be Collected for 2025-26**

<b>Land Use Class</b>	<b>Interest Due per Unit</b>	<b>Assessment Due per Unit</b>	<b>Annual Collection Costs per Unit</b>	<b>Annual Installment per Unit</b>
Lot Type 1	\$422.45	\$97.98	\$59.87	\$580.30
Lot Type 2	\$354.86	\$82.30	\$50.29	\$487.45
Lot Type 3	\$316.84	\$73.48	\$44.91	\$435.22

## **J. ANNUAL BUDGET – PHASE THREE**

### *Annual Installments*

The Assessment imposed on any Phase Three Parcel may be paid in full at any time. If not paid in full, such Assessment shall be payable in thirty annual installments of principal and interest beginning September 1, 2022, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest 7.64 percent per annum for years 1 through 5 and 4.64 percent per annum following the fifth Annual Installment. Accordingly, the interest rate of 7.64 percent per annum is used as the interest on the Assessments for the Phase Three Parcels. These payments, the “Phase Three Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the 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 and interest earnings on any account balances and by any other funds available to the Trustee.

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

Costs of the Phase Three District Improvements including interest are to be paid from the collection of the Phase Three Annual Installments. The interest rate to be calculated on the Assessments for the Phase Three Parcels is 7.64 percent per annum for years 1 through 5 and 4.64 percent per annum following the fifth Annual Installment. In addition, “Collection Costs” are to be collected with the Phase Three Annual Installments to pay expenses related to the collection of the Phase Three Annual Installments.

The budget for Phase Three of the PID to be paid from the collection of Phase Three Annual Installments for 2025-26 is shown in Table II-J-1 on the following page.

*(remainder of page left intentionally blank)*

**Table II-J-1**  
**Budget for the Phase Three Annual Installments**  
**to be Collected for 2025-26**

Descriptions	Total
Interest on Phase Three Assessments	\$110,301
Phase Three Assessments due in 2025-26	\$1,000
<i>Subtotal Debt Service on Reimbursement Agreement</i>	<i>\$111,301</i>
Annual Collection Costs	\$17,000
Excess interest for prepayment and delinquency reserves	\$0
<i>Subtotal Expenses</i>	<i>\$128,301</i>
Available Collection Costs Account	(\$4,000)
<i>Subtotal Funds Available</i>	<i>(\$4,000)</i>
<b>Annual Installment to be Collected</b>	<b>\$124,301</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for the period ending September 1, 2026 in the amount of \$110,301, which equal interest on the outstanding Phase Three Assessments balance of \$1,443,728 and an effective interest rate of 7.64 percent. Annual Installments to be collected include a principal amount of \$1,000 due on September 1, 2026. As a result, total Annual Installments to be collected in 2025-26 for principal and interest is estimated to be equal to \$111,301.

Annual Collection Costs

Annual collection costs include the Administrator and contingency fees. As shown in Table II-J-2 below, the total Phase Three administrative expenses to be collected for 2025-26 are estimated to be \$17,000.

**Table II-J-2**  
**Phase Three Administrative Budget Breakdown**

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
PID Administrator	\$14,000
Contingency	\$3,000
<b>Total</b>	<b>\$17,000</b>

Available Administrative Expense Credit

As of July 31, 2025, the balance in the Administrative Expense Fund was \$81,515. There is \$4,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase Three Annual Installment for 2025-26.

**K. ANNUAL INSTALLMENT PER UNIT – PHASE THREE**

The total Equivalent Units is shown as 189.75 in Table II-E-5 on page 15 of this report. As of July 31, 2025, there has been one prepayment of Assessments. Including one prepayment for Lot Type 3 (Parcel 288507) resulting in a total of 189.00 outstanding Equivalent Units (189.75 – 0.75 = 189.00) subject to the Assessments within Phase Three of the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-K-1 below.

**Table II-K-1**  
**Annual Installment Per Equivalent Unit – Phase Three**

<b>Budget Item</b>	<b>Net Budget Amount<sup>1</sup></b>	<b>Annual Installment per Equivalent Unit<sup>2</sup></b>
Principal	\$1,000.00	\$5.29
Interest	\$110,300.83	\$583.60
Administrative Expenses	\$13,000.00	\$68.78
<b>Total</b>	<b>\$124,300.83</b>	<b>\$657.68</b>

1 – Refer to Table II-J-1 of this report for additional budget details.  
2 – Based on the current outstanding 189.00 Equivalent Units.

The Assessment applicable for each Lot Type, which is calculated by multiplying the Assessment per Equivalent Units by the Equivalent Units of each Lot Type, and the interest on the Assessment due to be collected for 2025-26 are shown in Table II-K-2 below.

**Table II-K-2**  
**Interest Due on Phase Three Assessments to be Collected for 2025-26**

<b>Lot Type</b>	<b>Assessment per EU</b>	<b>EU</b>	<b>Assessment per Unit</b>	<b>Assessment Interest Rate</b>	<b>Interest Due per Unit</b>
Lot Type 3	\$7,639	0.75	\$5,729	7.6400%	\$437.70

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Assessment due to be collected from each Lot Type in Phase Three for 2025-26 is shown in Table II-K-3 on the following page.

**Table II-K-3**  
**Phase Three Assessment Due**  
**to be Collected for 2025-26**

<b>Lot Type</b>	<b>Assessment per Unit</b>	<b>Percentage</b>	<b>Assessment Due per Unit</b>
Lot Type 3	\$5,729	0.0693%	\$3.97

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

The Annual Collection Costs to be collected from each Parcel in Phase Three for 2025-26 are shown in Table II-K-4 below.

**Table II-K-4**  
**Phase Three Annual Collection Costs due for Assessments**  
**to be Collected for 2025-26**

<b>Lot Type</b>	<b>Assessment per Unit</b>	<b>Percentage</b>	<b>Annual Collection Costs per Unit</b>
Lot Type 3	\$5,729	0.9004%	\$51.59

1 – The amounts shown are rounded to the nearest dollar, whereas the calculations are to the cent.

In summary, the Phase Three Annual Installment to be collected from each Parcel in Phase Three for 2025-26, which includes the interest due, principal Assessment due, and Annual Collection Costs is shown in Table II-K-5 below.

**Table II-K-5**  
**Phase Three Annual Installments**  
**to be Collected for 2025-26**

<b>Lot Type</b>	<b>Interest Due per Unit</b>	<b>Assessment Due per Unit</b>	<b>Annual Collection Costs per Unit</b>	<b>Annual Installment per Unit</b>
Lot Type 3	\$437.70	\$3.97	\$51.59	\$493.26

*(remainder of page left intentionally blank)*

## **L. BOND REFUNDING RELATED UPDATES**

The Series 2011 Bonds were issued in December 2010. Pursuant to Section 6.1 of the Trust Indenture, the City reserves the right and option to redeem the Series 2011 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **February 15, 2022**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

Preliminary efforts are currently underway to refinance the Series 2011 Bonds and refunding bonds are anticipated to be issued in the near future depending on the viability of available refunding opportunities. Any required updates related to the anticipated refinancing will be reflected in an amended Service and Assessment Plan or as part of the next Annual Service Plan Update for 2025-26.

*(remainder of page left intentionally blank)*

---

---

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

---

---

The Updated Service and Assessment Plan provided for the “Assessed Property” to be classified into one of three categories for purpose of allocating the Assessments, as follows:

- (i) Lot Type 1,
- (ii) Lot Type 2, and
- (iii) Lot Type 3.

Lot Type 1 consists of 90 foot residential dwelling units. Lot Type 2 consists of 70 foot residential dwelling units. Lot Type 3 consists of 60 foot residential dwelling.

The Updated Service and Assessment Plan identified Equivalent Units for each lot in each Lot Type as follows:

Lot Type 1 Lots	1.00 per dwelling unit
Lot Type 2 Lots	0.84 per dwelling unit
Lot Type 2 Lots	0.75 per dwelling unit

The Equivalent Unit factors are the ratio of the Assessments as allocated to each lot in each property class. These Equivalent Unit factors were based on the relative value of the average unit in each class. This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

*(remainder of page left intentionally blank)*

---

---

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

---

---

The Assessment Roll is to be updated each year to reflect:

(i) The identification of each Assessed Parcel in the PID (including, if available, the tax parcel identification number for such Parcel), (ii) the Assessments, including any adjustments as provided for in this Updated Service and Assessment Plan; (iii) the Annual Installment for the relevant year (if such Assessment is payable) for each Parcel; (iv) prepayments of the Assessments as provided for in the Updated Service and Assessment Plan and (B) any other changes helpful to the administration of the PID and permitted by law.

The Assessment Roll summaries for the Parcels in Phase One, Phase Two, and Phase Three are shown in Appendix D, E, and F, respectively. Each Parcel in Phase One and Phase Two of the PID is identified, along with the respective Assessment on each Parcel and the respective Annual Installments to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

### **A. PARCEL UPDATES**

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision 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 the new subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated As-Built Assessed Value of all new subdivided Lots with same Lot Type

D = the sum of the estimated As-Built Assessed Value for all of the new subdivided Lots excluding Non-Benefitted Property

The calculation of the estimated number of 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 units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and the Ellis Central Appraisal District (the "ECAD") online records, Phase #3 of the PID was completely subdivided and final plats recorded as of April 15, 2021. According to the ECAD online records, Parcel 262511 and Parcel 189842 were subdivided into two hundred and fifty-three (253) residential parcels. As a result, the Phase #3 Assessments were allocated proportionally to each Lot Type and officially recognized in the Ellis County roll for 2022.

## **B. PREPAYMENT OF ASSESSMENTS**

### *Phase One*

As of July 31, 2025, five Lot Type 2 Parcels (Parcels 240972, 240967, 240940, 240921, and 240900) and two Lot Type 3 Parcels (Parcel 240880 and 240836) were prepaid in full within Phase One of the PID.

### *Phase Two*

As of July 31, 2025, two Lot Type 1 Parcels (Parcels 264943 and 264934), two Lot Type 2 Parcels (Parcels 264367 and 264366) and three Lot Type 3 Parcels (Parcels 264008, 264011 and 264062) were prepaid in full within Phase Two of the PID.

### *Phase Three*

As of July 31, 2025, one Lot Type 3 Parcel (288507) has prepaid in full within Phase Three of the PID.

See Appendix C of this report for a summary of the Assessment prepayments.

The complete Assessment Rolls updated as described herein is available at the City of Waxahachie, 408 S. Rogers Street, Waxahachie, Texas 75165.

*(remainder of page left intentionally blank)*

---

---

## ***V. UPDATES OF MISCELLANEOUS PROVISIONS***

---

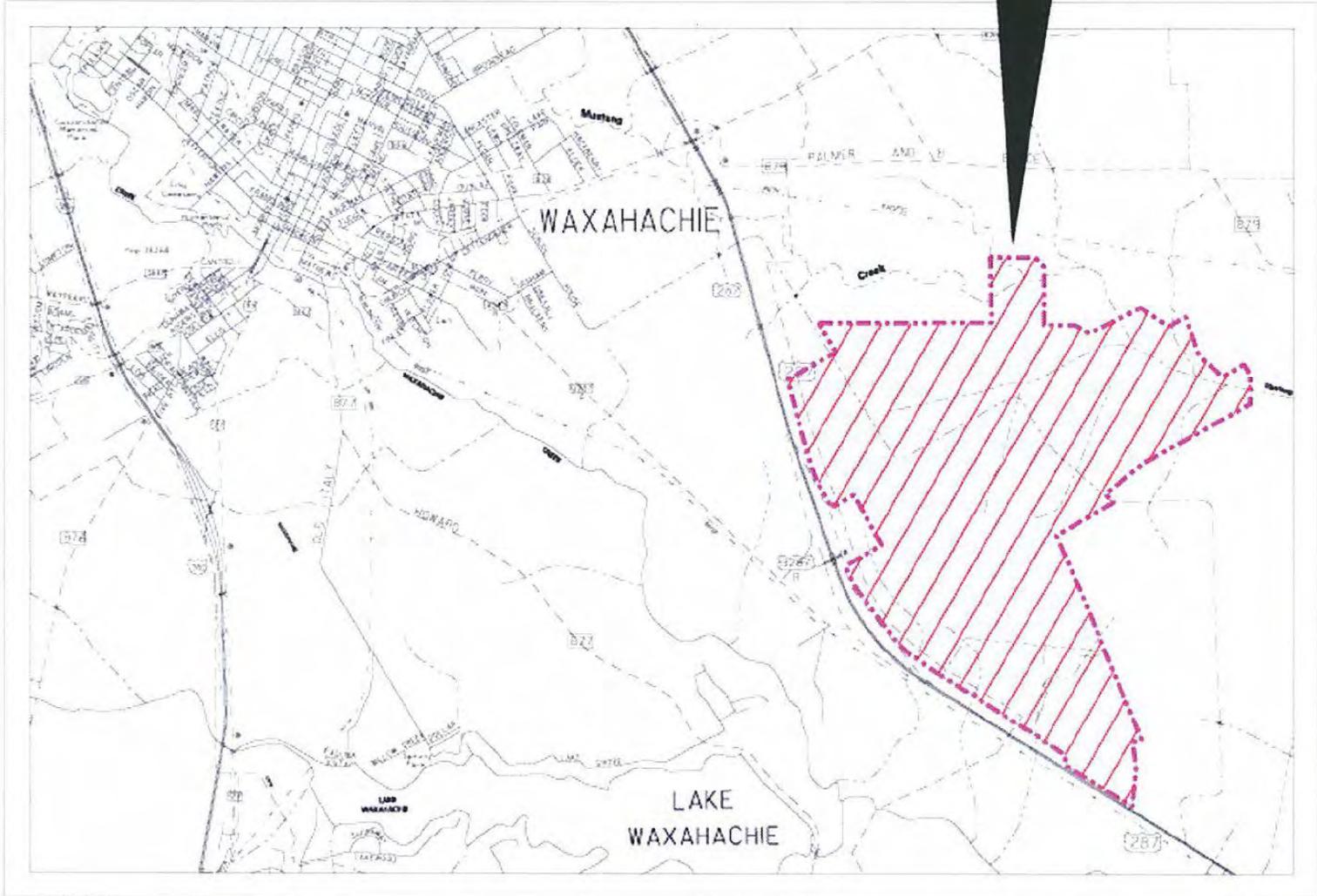
---

There are no additional updates to be included in the Annual Service Plan update for 2025-26.

*(remainder of page left intentionally blank)*

**APPENDIX A**  
**PID MAPS**

**PROJECT  
LOCATION**





Phase Two



PHASE	SF-1	SF-2	ACRES	TOTAL
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
PHASE CTW-1	42	0	11.7	42
PHASE CTW-2	34	9	11.8	43
PHASE 2B	60	33	22.6	93
TOTAL	348	42	99.5	390

Phase 1B-1(2)	606	23	
706	31		
899	11		
7068	121		

**BUILDER DEED EXHIBIT**

**SADDLEBROOK - PHASE 2**

Waxahachie, Texas

October 2018

10/18/2018 10:00 AM 10/18/2018 10:00 AM 10/18/2018 10:00 AM 10/18/2018 10:00 AM

**JACOBS**

0 500 1000 2000

NOTE: This plan is diagrammatic only and is intended to show general relationships. The plan is only intended to be used as a guide and should not be used as a basis for any construction or other activity. Jacobs, its affiliates, consultants, and its licensors do not warrant, make, or assume any liability for the accuracy, completeness, or timeliness of the information provided herein.



Phase Three

PHASE	SF-1	SF-2	ACRES	TOTAL
PHASE 2A-1	100	0	25.9	100
PHASE 2A-2	112	0	25.5	112
PHASE CTW-1	42	0	13.7	42
PHASE CTW-2	50	9	11.9	59
PHASE 2B	60	33	22.6	93
TOTAL	348	42	99.5	390

Phase 1B-1/2/3	
60s	73
70s	31
80s	12
Total	116

**BUILDER DEED EXHIBIT**

**SADDLEBROOK - PHASE 2**

Waxahachie, Texas

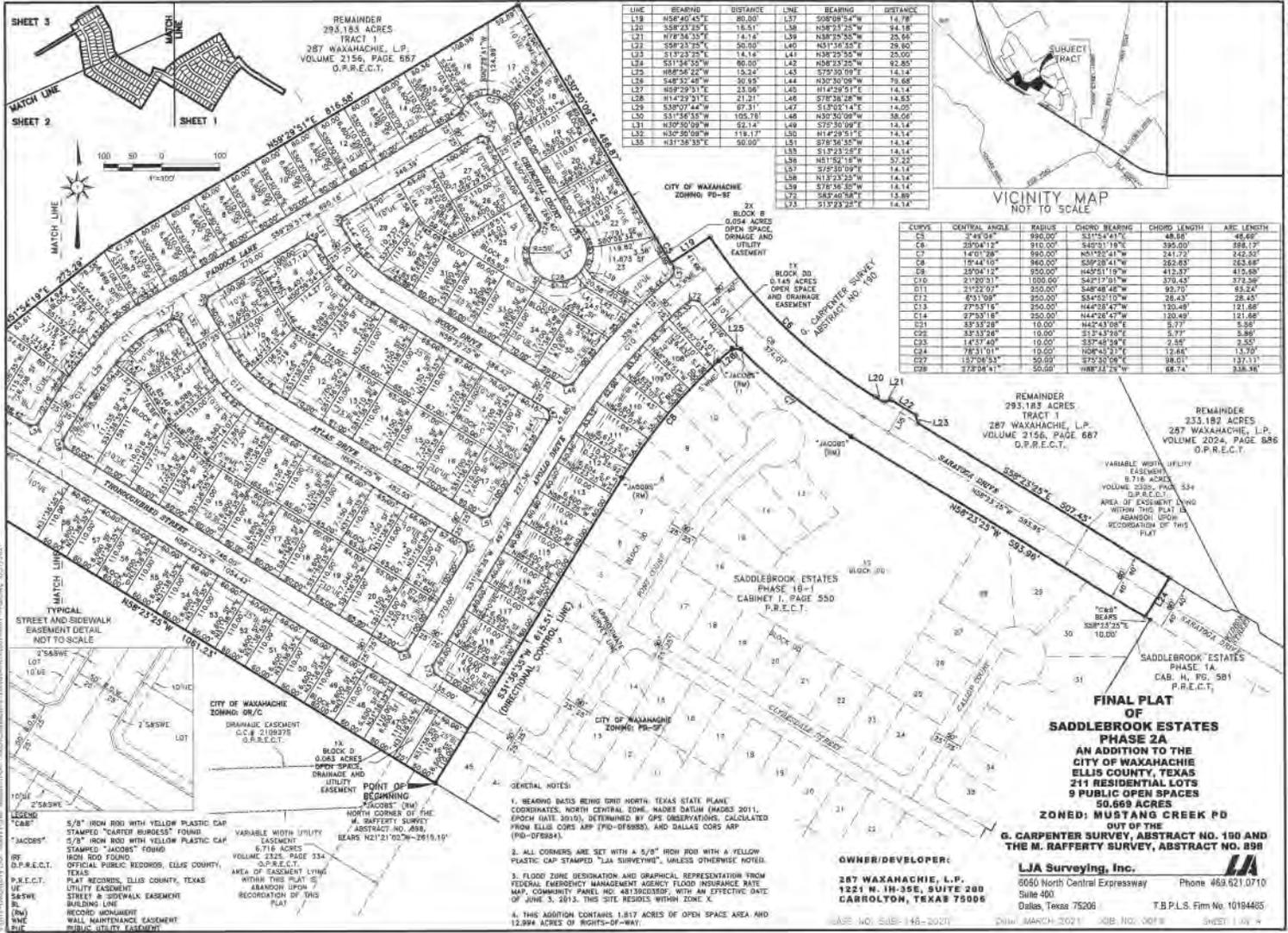
October 2018

Building Name: SADDLEBROOK (20180110) 700 COND/700 OFFICE/18-10 Saddlebrook Office/18-1019  
 Subdivided - Homebridge (2018) Inc  
 Printed on: 06/19/2018 4:02 PM



NOTE: This plan is a representation only and is intended to show general configuration. This plan is only intended to be used as a guide and should not be used for any construction or other legal purposes. The plan is subject to change without notice. The plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose.

ORIGINAL FILED



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L19	N86°40'45"E	80.00'	L37	S08°08'54"W	14.78'
L20	S89°23'25"E	18.51'	L38	N84°17'55"W	14.18'
L21	N77°34'33"E	14.14'	L39	N38°29'53"W	25.60'
L22	S58°23'25"E	50.50'	L40	N51°36'55"E	28.80'
L23	S13°23'25"E	14.14'	L41	N38°29'53"W	25.60'
L24	S31°34'33"W	60.50'	L42	N58°23'25"W	82.80'
L25	N89°56'22"W	15.24'	L43	S70°30'00"E	14.14'
L26	S49°25'48"W	30.85'	L44	N30°30'00"W	78.66'
L27	N59°29'51"E	23.00'	L45	N14°29'51"E	14.14'
L28	N14°29'51"E	21.21'	L46	S78°36'35"W	14.14'
L29	S39°01'44"W	67.91'	L47	S13°23'25"E	14.14'
L30	S31°34'33"W	105.76'	L48	N30°30'00"W	38.00'
L31	N30°30'00"W	57.71'	L49	S50°30'00"E	14.14'
L32	N50°30'00"W	118.17'	L50	N14°29'51"E	14.14'
L33	N31°36'35"E	50.00'	L51	S78°36'35"W	14.14'
			L52	S13°23'25"E	14.14'
			L53	N31°36'35"W	57.22'
			L54	S78°36'35"W	14.14'
			L55	N13°23'25"W	14.14'
			L56	S78°36'35"W	14.14'
			L57	S69°40'45"W	12.89'
			L58	S13°23'25"E	14.14'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°49'01"	890.00'	S11°54'41"W	48.50'	48.46'
C2	20°04'12"	310.00'	S49°51'19"E	259.00'	278.17'
C3	14°01'28"	990.00'	N01°23'41"W	241.72'	242.52'
C4	18°44'03"	960.00'	S39°28'41"W	262.83'	263.88'
C5	29°04'12"	900.00'	N43°51'19"E	412.92'	415.00'
C10	21°20'51"	1000.00'	S42°17'01"W	376.45'	378.59'
C11	21°22'51"	250.00'	S48°48'00"W	99.70'	65.24'
C12	6°51'09"	250.00'	S54°52'10"W	28.43'	28.43'
C13	27°55'18"	250.00'	N44°08'47"W	120.48'	121.88'
C14	27°53'18"	250.00'	N44°08'47"W	120.48'	121.48'
C51	33°53'28"	10.00'	N42°43'08"E	5.77'	5.88'
C52	33°53'28"	10.00'	S12°43'38"E	5.77'	5.88'
C53	14°53'48"	10.00'	S37°48'08"E	2.48'	2.52'
C24	78°31'01"	10.00'	N06°43'37"E	12.88'	13.70'
C27	137°08'54"	50.00'	S72°50'28"E	38.01'	137.11'
C28	174°04'41"	50.00'	N88°22'37"W	66.74'	238.38'

VICINITY MAP NOT TO SCALE

REMAINDER 293.183 ACRES TRACT 1 287 WAXAHACHIE, L.P. VOLUME 2156, PAGE 687 D.P.R.E.C.T.

REMAINDER 233.182 ACRES TRACT 2 287 WAXAHACHIE, L.P. VOLUME 2024, PAGE 686 D.P.R.E.C.T.

**FINAL PLAT OF SADDLEBROOK ESTATES PHASE 2A**

AN ADDITION TO THE CITY OF WAXAHACHIE ELLIS COUNTY, TEXAS 211 RESIDENTIAL LOTS 9 PUBLIC OPEN SPACES 50.669 ACRES ZONED: MUSTANG CREEK PD OUT OF THE G. CARPENTER SURVEY, ABSTRACT NO. 150 AND N. RAFFERTY SURVEY, ABSTRACT NO. 898

**OWNER/DEVELOPER:** 287 WAXAHACHIE, L.P. 1221 N. IH-35E, SUITE 200 CARROLLTON, TEXAS 75006

**LJA Surveying, Inc.** 8060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.L.S. Firm No. 10194465

- GENERAL NOTES:**
1. BEARING DATA BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (EPOCH 2011), EPOCH (DATE 2015), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ELLIS CORS APP (PD-058885), AND DALLAS CORS APP (PD-07804).
  2. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
  3. FLOOD ZONE DESIGNATION AND GRAPHICAL REPRESENTATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4813830303, WITH AN EFFECTIVE DATE OF JUNE 3, 2013. THIS SITE RESIDES WITHIN ZONE X.
  4. THIS ADDITION CONTAINS 1,817 ACRES OF OPEN SPACE AREA AND 12.994 ACRES OF RIGHTS-OF-WAY.

**LEGEND:**

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARPENTER SURVEY"
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
- IRON ROD FOUND
- OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- UTILITY EASEMENT
- STREET & SIDEWALK EASEMENT
- BUILDING LINE
- RECORD MORTGAGE
- WALL MAINTENANCE EASEMENT
- PUBLIC UTILITY EASEMENT

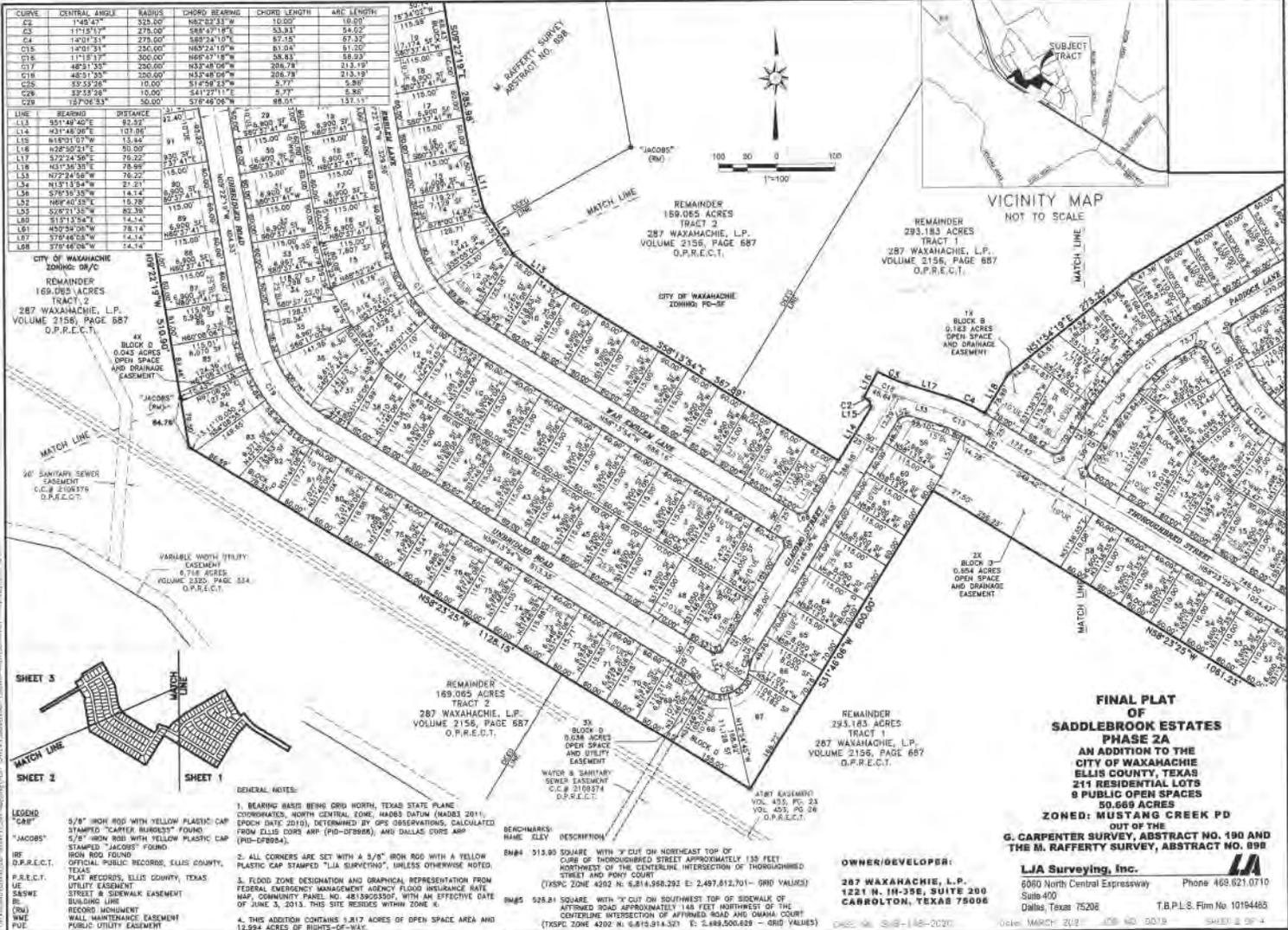
**VARIABLE WIDTH UTILITY EASEMENT**  
6.716 ACRES  
VOLUME 2322, PAGE 234  
D.P.R.E.C.T.

**AREA OF EASEMENT LYING WITHIN THIS PLAT IS ABANDONED UPON RECORDATION OF THIS PLAT**

**POINT OF BEGINNING**  
"JACOBS" (RM)  
NORTH CORNER OF THE N. RAFFERTY SURVEY  
ABSTRACT NO. 898  
BEARS N21°21'02"W - 2919.10'

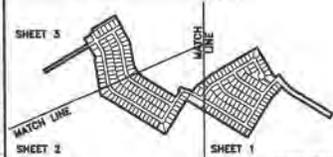
SADDLEBROOK ESTATES, PHASE 2A

WAXAHACHIE, TEXAS



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	149.43°	325.00'	N67°22'33" W	10.00'	10.00'
C2	117°15'17"	278.00'	S88°47'19" E	53.83'	54.62'
C3	140°15'17"	278.00'	S88°47'19" E	53.83'	54.62'
C15	140°15'31"	256.00'	N69°24'19" W	81.04'	81.00'
C16	117°15'17"	300.00'	N69°47'19" W	58.83'	58.90'
C17	48°11'55"	230.00'	N52°48'04" W	206.78'	213.19'
C18	48°11'55"	230.00'	N52°48'04" W	206.78'	213.19'
C25	19°42'28"	10.00'	S17°52'23" E	2.77'	2.86'
C29	187°06'53"	10.00'	S11°17'11" E	9.77'	9.86'
C29	187°06'53"	50.00'	S76°48'06" W	88.01'	137.11'

LINE	BEARING	DISTANCE
L11	S57°48'40"E	82.33'
L14	N31°48'06"E	107.06'
L15	N18°01'07"W	13.44'
L16	N20°50'21"E	83.00'
L17	S72°24'56"E	78.22'
L18	N47°36'38"E	78.89'
L33	N72°24'56"W	78.22'
L34	N19°13'54"W	21.21'
L36	S76°30'35"W	114.14'
L37	N69°46'01"E	15.28'
L38	S26°17'33"W	82.30'
L40	S17°17'24"E	14.13'
L61	N50°25'08"W	78.14'
L68	S76°48'06"W	14.14'
L68	S76°48'06"W	14.14'



**LEGEND**

"CMT" 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND

"JACOBS" 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND

"R" RECORDS, ELLIS COUNTY, TEXAS

"P.R.E.C.T." OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS

"UE" UTILITY EASEMENT

"SE" STREET & SIDEWALK EASEMENT

"BL" BUILDING LINE

"RM" RECORD HOUSING

"ME" WALL MAINTENANCE EASEMENT

"PUE" PUBLIC UTILITY EASEMENT

**GENERAL NOTES:**

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (MARS 2011) EPOCH DATE 2010.1, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ELLIS CO. ARS (PID-DF888), AND DALLAS CO. ARS (PID-DF804).
2. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
3. FLOOD ZONE DESIGNATION AND GRAPHICAL REPRESENTATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48139C0500, WITH AN EFFECTIVE DATE OF JUNE 3, 2013. THIS SITE RESIDES WITHIN ZONE X.
4. THIS ADDITION CONTAINS 1,817 ACRES OF OPEN SPACE AREA AND 12.894 ACRES OF RIGHTS-OF-WAY.

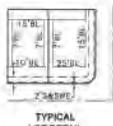
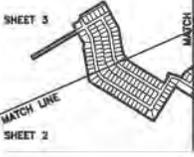
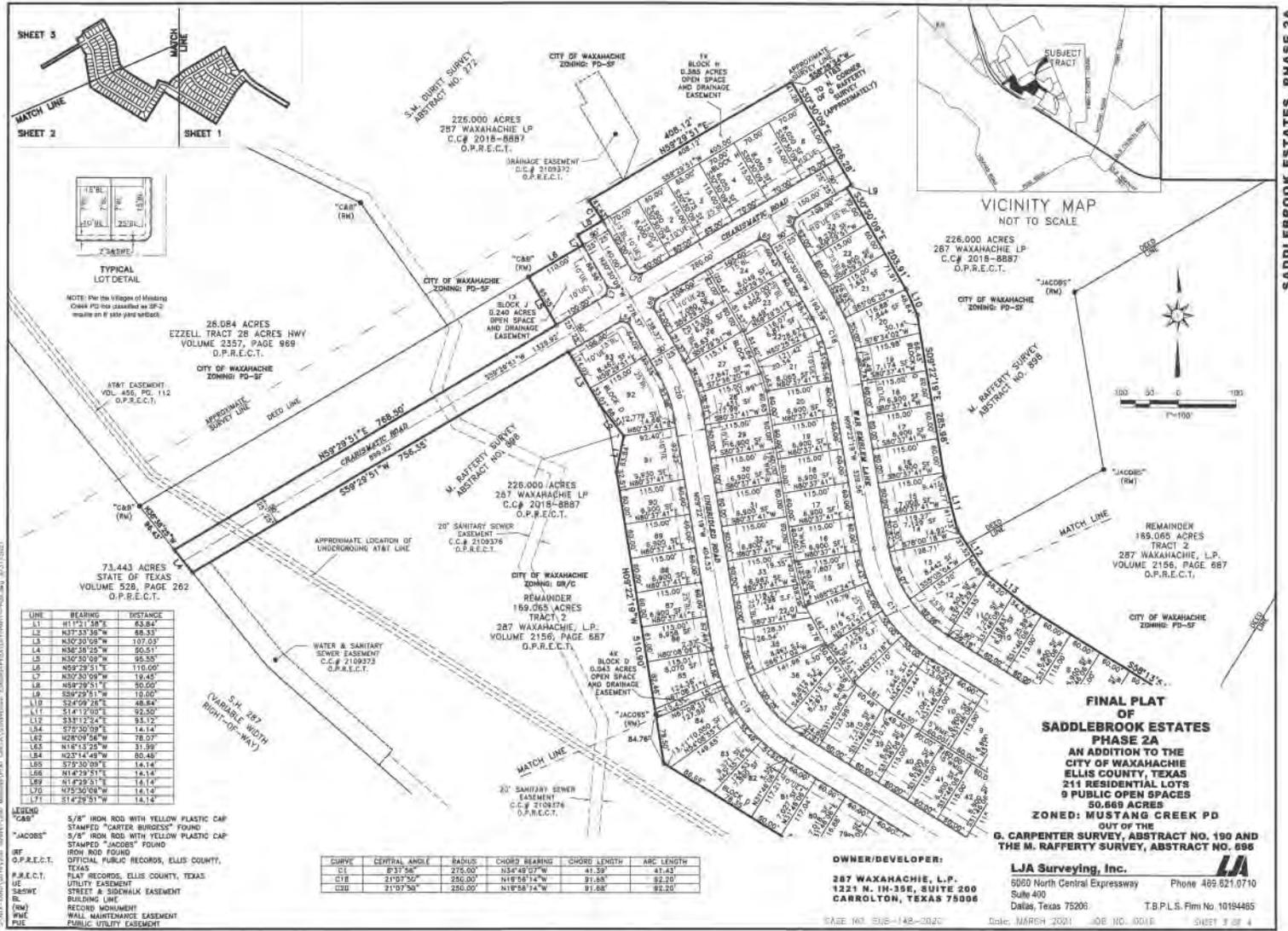
**BERCHMARKS:**

NAME	ELEV.	DESCRIPTION
BM#4	313.93	SQUARE WITH 7" CUT ON NORTHEAST TOP OF CURB OF THORNBURGH STREET APPROXIMATELY 135 FEET NORTHWEST OF THE CENTERLINE INTERSECTION OF THORNBURGH STREET AND PONY COURT (TKSPC ZONE 4202 N: 6,814,968.292 E: 2,497,612.701 - GRID VALUES)
BM#5	528.21	SQUARE WITH 7" CUT ON SOUTHWEST TOP OF SIDEWALK OF AFFIRMED ROAD APPROXIMATELY 143 FEET NORTHWEST OF THE CENTERLINE INTERSECTION OF AFFIRMED ROAD AND OMAHA COURT (TKSPC ZONE 4202 N: 6,819,914.321 E: 2,498,500.429 - GRID VALUES)

**OWNER/DEVELOPER:**  
**287 WAXAHACHIE, L.P.**  
 1221 N. IN-35E, SUITE 200  
 CARROLLTON, TEXAS 75006

**FINAL PLAT OF SADDLEBROOK ESTATES PHASE 2A**  
 AN ADDITION TO THE CITY OF WAXAHACHIE ELLIS COUNTY, TEXAS  
 211 RESIDENTIAL LOTS  
 8 PUBLIC OPEN SPACES  
 50,669 ACRES  
 ZONED: MUSTANG CREEK PD  
 OUT OF THE G. CARPENTER SURVEY, ABSTRACT NO. 190 AND THE M. RAFFERTY SURVEY, ABSTRACT NO. 898

**LJA Surveying, Inc.**  
 6060 North Central Expressway  
 Suite 400  
 Dallas, Texas 75206  
 Phone: 469.621.0710  
 T.B.P.L.S. Firm No. 10194485  
 Date: MARCH 2013  
 CASE NO. SUB-148-2012  
 SHEET 3 OF 4



LINE	BEARING	DISTANCE
L1	N1°21'58"E	63.84
L2	N37°33'38"W	88.33
L3	N30°30'09"W	107.03
L4	N36°39'29"W	80.51
L5	N30°30'09"W	98.35
L6	N58°29'51"E	178.00
L7	N30°30'09"W	19.45
L8	N58°29'51"E	30.00
L9	N58°29'51"E	19.00
L10	S24°09'28"E	48.84
L11	S14°12'00"E	92.30
L12	S33°12'24"E	93.75
L13	S75°30'09"E	14.14
L14	N26°09'58"W	78.07
L15	N16°15'25"W	31.39
L16	N23°14'48"W	80.48
L17	S75°30'09"E	14.14
L18	N14°29'51"E	14.14
L19	N14°29'51"E	14.14
L20	N25°30'09"W	14.14
L21	S14°29'51"W	14.14

**LEGEND**  
 "CART" 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND  
 "JACOBS" 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND  
 SF OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS  
 P.R.E.C.T. PLAT RECORDS, ELLIS COUNTY, TEXAS  
 U.E. UTILITY EASEMENT  
 S&SWE STREET & SIDEWALK EASEMENT  
 BLDG LINE RECORD MONUMENT  
 W.M. WALL MAINTENANCE EASEMENT  
 P.U.E. PUBLIC UTILITY EASEMENT

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	21°07'50"	278.00'	N34°47'07"W	41.38'	41.43'
C18	21°07'50"	278.00'	N18°58'14"W	91.88'	92.20'
C19	21°07'50"	278.00'	N18°58'14"W	91.88'	92.20'

**OWNER/DEVELOPER:**  
 287 WAXAHACHIE, L.P.  
 1221 N. IH-35E, SUITE 200  
 CARROLLTON, TEXAS 75006

**LJA Surveying, Inc.**  
 6060 North Central Expressway  
 Suite 400  
 Dallas, Texas 75205  
 Phone 469.621.0710  
 T.B.P.L.S. Firm No. 10194465

SADDLEBROOK ESTATES, PHASE 2A

**APPENDIX B**  
**ESTIMATED COSTS OF THE DISTRICT IMPROVEMENTS**

**Appendix B**  
**DISTRICT IMPROVEMENTS - PHASE #1**

<b>PUBLIC IMPROVEMENT PROJECTS</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Phase One Budget</b>	<b>Budget for Other Assessed Property</b>
Thoroughfare Paving	\$0	\$0	\$0	\$0	\$0
Median Landscaping	\$0	\$0	\$0	\$0	\$0
6' Concrete Sidewalk	\$0	\$0	\$0	\$0	\$0
Landscape Buffer	\$0	\$0	\$0	\$0	\$0
Thin Screening Wall	\$0	\$0	\$0	\$0	\$0
Engineering/Survey	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0
Recreational Facilities	\$700,000	(\$700,000)	\$0	\$0	\$0
Main Entry	\$250,000	(\$250,000)	\$0	\$0	\$0
Secondary Entry	\$100,000	(\$100,000)	\$0	\$0	\$0
Public Neighborhood Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Pocket Park	\$100,000	(\$100,000)	\$0	\$0	\$0
Hike and Bike Trail	\$52,500	(\$52,500)	\$0	\$0	\$0
Open Space Improvements	\$75,000	(\$75,000)	\$0	\$0	\$0
Pond Improvements	\$100,000	(\$100,000)	\$0	\$0	\$0
6' Concrete Sidewalks (Collectors)	\$184,800	(\$184,800)	\$0	\$0	\$0
Landscape Buffer (Collectors)	\$211,200	(\$211,200)	\$0	\$0	\$0
Thin Screening Wall (Collectors)	\$277,500	(\$277,500)	\$0	\$0	\$0
Engineering/Survey	\$196,339	\$108,569	\$304,908	\$106,916	\$197,992
Contingency	\$97,362	(\$97,362)	\$0	\$0	\$0
Water	\$32,020	\$344,656	\$376,676	\$132,078	\$244,597
Sewer	\$53,298	\$289,853	\$343,151	\$120,149	\$223,002
Drainage	\$61,380	\$360,690	\$422,070	\$147,931	\$274,139
Roads	\$60,050	\$876,761	\$936,811	\$328,742	\$608,068
Public Right of Way	\$5,115	(\$5,115)	\$0	\$0	\$0
Related Appurtenances	\$1,535	(\$1,535)	\$0	\$0	\$0
Street Lighting	\$3,582	(\$3,582)	\$0	\$0	\$0
Storm Water Control Improvements	\$12,378	(\$12,378)	\$0	\$0	\$0
Common Area Fencing, Landscaping	\$13,197	(\$13,197)	\$0	\$0	\$0
Common Area Improvements	\$5,831	(\$5,831)	\$0	\$0	\$0
Other Park Items	\$2,148	(\$2,148)	\$0	\$0	\$0
Other Recreational Facilities	\$5,729	(\$5,729)	\$0	\$0	\$0
Other Trail Improvements	\$4,194	(\$4,194)	\$0	\$0	\$0
Engineering	\$2,864	(\$2,864)	\$0	\$0	\$0
Contract Administration	\$35,805	(\$35,805)	\$0	\$0	\$0
Master Common Utility Improvements	\$24,654	(\$24,654)	\$0	\$0	\$0
Contingencies	\$34,539	(\$34,539)	\$0	\$0	\$0
<b>SUB-TOTAL</b>	<b>\$2,803,020</b>	<b>(\$419,404)</b>	<b>\$2,383,616</b>	<b>\$835,817</b>	<b>\$1,547,799</b>

**Appendix B**  
**DISTRICT IMPROVEMENTS - PHASE #1**

<b>PUBLIC IMPROVEMENT PROJECTS</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Phase One Budget</b>	<b>Budget for Other Assessed Property</b>
Debt Service Reserve Fund	\$248,552	\$102,521	\$351,073	\$131,093	\$219,980
Capitalized Interest	\$309,362	(\$151,377)	\$157,985	\$54,558	\$103,427
Bond Counsel	\$45,990	\$25,196	\$71,186	\$26,860	\$44,326
Underwriters Counsel	\$35,566	(\$22,315)	\$13,251	\$5,000	\$8,251
Developers Financial Advisor	\$26,675	\$48,672	\$75,347	\$28,430	\$46,917
City Financial Advisor	\$26,675	\$8,918	\$35,593	\$13,430	\$22,163
Underwriters Fee	\$71,132	\$71,240	\$142,372	\$26,800	\$115,572
Interest from Dev. Fund	(\$30,865)	\$30,865	\$0	\$0	\$0
Developers Counsel	\$7,154	\$59,103	\$66,257	\$25,000	\$41,257
Assessment Consultant	\$7,154	\$10,643	\$17,797	\$6,715	\$11,082
Other Administrative Costs	\$8,892	\$225,617	\$234,509	\$186,297	\$48,212
<b>SUB-TOTAL</b>	<b>\$756,287</b>	<b>\$409,083</b>	<b>\$1,165,370</b>	<b>\$504,183</b>	<b>\$661,187</b>
<b>PAR AMOUNT OF BONDS</b>	<b>\$3,559,307</b>	<b>\$0</b>	<b>\$3,559,307</b>	<b>\$1,340,000</b>	<b>\$2,219,307</b>
<b>DEPOSIT TO PROJECT FUND</b>	<b>\$2,803,020</b>	<b>(\$419,404)</b>	<b>\$2,383,616</b>	<b>\$835,817</b>	<b>\$1,547,799</b>

These costs are estimated and the actual costs may be different than estimates. Costs in one line item may be reallocated to another line item to reflect the actual costs incurred.

**Appendix B**  
**DISTRICT IMPROVEMENTS - PHASE #2**

**BRIX Data Export**  
**CADG- SCARBOROUGH**  
**Job Cost Detail**  
**10/29/2015 5:23:50 PM**

<b>Cost Code</b>	<b>Cost Code Description</b>	<b>Actual</b>	<b>PID Eligible</b>
<b>Direct Costs</b>			
8155	Land-Engineering	2,536.23	
8155	Land-Engineering	104,030.33	
8155	Land-Engineering	5,983.45	
8155	Land-Engineering	2,144.62	
8155	Land-Engineering	5,488.73	
8155	Land-Engineering	21,665.68	
8155	Land-Engineering	14,634.52	
8155	Land-Engineering	6,013.20	
8155	Land-Engineering	2,044.72	
8155	Land-Engineering	3,190.50	
8155	Land-Engineering	4,219.32	
8155	Land-Engineering	4,616.21	
8155	Land-Engineering	7,118.20	
		<b>183,685.71</b>	<b>183,686</b>
8175	Land-Excavation	13,393.20	
8175	Land-Excavation	55,355.00	
8175	Land-Excavation	8,554.50	
8175	Land-Excavation	194,570.00	
8175	Land-Excavation	14,012.75	
8175	Land-Excavation	4,886.40	
8175	Land-Excavation	22,525.00	
8175	Land-Excavation	3,739.00	
8175	Land-Excavation	2,253.00	
8175	Land-Excavation	7,141.75	
8175	Land-Excavation	39,918.50	
8175	Land-Excavation	15,125.00	
8175	Land-Excavation	3,638.80	
		<b>385,112.90</b>	<b>308,090</b>
8190	Land-Paving	67,462.28	
8190	Land-Paving	25,874.64	
8190	Land-Paving	531,423.55	
8190	Land-Paving	3,642.23	
		<b>628,402.70</b>	<b>628,403</b>
8230	Land-Storm Drainage	41,805.84	
8230	Land-Storm Drainage	19,885.60	
8230	Land-Storm Drainage	3,757.05	

**Appendix B**  
**DISTRICT IMPROVEMENTS - PHASE #2**

**BRIX Data Export**  
**CADG- SCARBOROUGH**  
**Job Cost Detail**  
**10/29/2015 5:23:50 PM**

8230	Land-Storm Drainage	17,731.50	
8230	Land-Storm Drainage	15,563.66	
8230	Land-Storm Drainage	9,052.50	
		<b>107,796.15</b>	<b>107,796</b>
8231	Land-Retainage Storm Drainage	-4,180.58	
8231	Land-Retainage Storm Drainage	-1,988.56	
8231	Land-Retainage Storm Drainage	-1,773.15	
8231	Land-Retainage Storm Drainage	-1,556.37	
8231	Land-Retainage Storm Drainage	-905.25	
8231	Land-Retainage Storm Drainage	10,403.91	
		<b>0.00</b>	
8235	Land-Water	151,201.16	
8235	Land-Water	113,489.84	
8235	Land-Water	4,299.70	
8235	Land-Water	3,180.00	
8235	Land-Water	3,180.00	
		<b>275,350.70</b>	<b>275,351</b>
8240	Land-Sanitary	125,872.71	
8240	Land-Sanitary	101,995.17	
8240	Land-Sanitary	49,313.56	
8240	Land-Sanitary	1,649.10	
		<b>278,830.54</b>	<b>278,831</b>
<b>Total</b>		<b>1,859,178.70</b>	<b>1,782,156.12</b>

Phase 3 - Estimated Public Improvement Costs

	Budget Costs	Reclass to Remove Soft Costs	Revised Budget	Contract	Change Orders	Additional Cost	Revised Contract	Over / (Under) Budget	Private Costs	Public Costs	Developer Portion	PID Portion
Excavation	\$ 1,056,015.64	\$ (47,902.59)	\$ 1,008,113.05	\$ 609,277.00	\$ -		\$ 609,277.00	\$ (398,836.05)	\$ 233,735.00	\$ 375,542	38.4%	61.6%
Retaining Walls	\$ 184,200.00		\$ 184,200.00	\$ 336,930.00	\$ 23,648.00		\$ 360,578.00	\$ 176,378.00	\$ 360,578.00	\$ -	100.0%	0.0%
Erosion Control		\$ 99,340.20	\$ 99,340.20	\$ 99,340.20		\$ 50,000.00	\$ 149,340.20	\$ 50,000.00	\$ 149,340.20	\$ -	100.0%	0.0%
Utilities	\$ 3,681,225.93	\$ (113,555.96)	\$ 3,567,669.97	\$ 3,730,086.70	\$ -		\$ 3,730,086.70	\$ 162,416.73	\$ 3,730,086.70	\$ 3,730,087	50.0%	50.0%
Paving	\$ 3,240,669.54	\$ (99,462.51)	\$ 3,141,207.03	\$ 2,563,314.20	\$ 10,743.81		\$ 2,574,058.01	\$ (567,149.02)	\$ 2,574,058.01	\$ 2,574,058	50.0%	50.0%
Soft Costs	\$ 1,432,306.14	\$ (535,144.51)	\$ 897,161.63	\$ 897,161.63			\$ 897,161.63	\$ -	\$ 121,821.63	\$ 775,340	13.6%	86.4%
Inspection Fees		\$ 133,473.56	\$ 133,473.56	\$ 157,603.62			\$ 157,603.62	\$ 24,130.06	\$ 157,603.62	\$ -	100.0%	0.0%
Geotechnical Testing		\$ 100,790.31	\$ 100,790.31	\$ 100,790.31			\$ 100,790.31	\$ -	\$ 100,790.31	\$ -	100.0%	0.0%
Hardscape/Landscape		\$ 187,500.00	\$ 187,500.00	\$ 187,500.00			\$ 187,500.00	\$ -	\$ 187,500.00	\$ -	100.0%	0.0%
Franchise		\$ 274,961.50	\$ 274,961.50	\$ 252,461.50	\$ 22,500.00		\$ 274,961.50	\$ -	\$ 274,961.50	\$ -	100.0%	0.0%
Contingency	\$ 671,582.75		\$ 671,582.75				\$ -	\$ (671,582.75)	\$ -	\$ -		
Interest/Tax Reserve	\$ 650,000.00		\$ 650,000.00	\$ 650,000.00			\$ 650,000.00	\$ -	\$ 650,000.00	\$ -	100.0%	0.0%
Landscape/Park Improvements	\$ 400,000.00		\$ 400,000.00	\$ 400,000.00			\$ 400,000.00	\$ -	\$ 400,000.00	\$ -	100.0%	0.0%
Development Fees	\$ 188,000.00		\$ 188,000.00	\$ 188,000.00			\$ 188,000.00	\$ -	\$ 188,000.00	\$ -	100.0%	0.0%
Rollbacks	\$ 150,000.00		\$ 150,000.00	\$ 150,000.00			\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	100.0%	0.0%
Closing Costs	\$ 246,000.00		\$ 246,000.00	\$ 246,000.00			\$ 246,000.00	\$ -	\$ 246,000.00	\$ -	100.0%	0.0%
	\$ 11,900,000.00	\$ -	\$ 11,900,000.00	\$ 10,568,465.16	\$ 56,891.81	\$ 50,000.00	\$ 10,675,356.97	\$ (1,224,643.03)	\$ 9,524,474.97	\$ 7,455,026.71		

**APPENDIX C**  
**PREPAYMENTS**

**Appendix B**  
**List of Prepaid Parcels Phase #1**

<b>Phase</b>	<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>EU</b>	<b>Amount</b>	<b>Full/Partial</b>
Phase #1	240972	6/13/2014	0.84	\$6,344.77	Full
Phase #1	240940	7/15/2016	0.84	\$6,249.00	Full
Phase #1	240967	7/22/2016	0.84	\$6,249.00	Full
Phase #1	240921	10/7/2016	0.84	\$6,177.00	Full
Phase #1	240836	4/26/2019	0.75	\$5,278.51	Full
Phase #1	240880	8/9/2019	0.75	\$5,280.18	Full
Phase #1	240900	12/12/2024	0.84	\$4,971.35	Full

**List of Prepaid Parcels Phase #2**

<b>Phase</b>	<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>EU</b>	<b>Amount</b>	<b>Full/Partial</b>
Phase #2	264011	6/13/2018	0.75	\$5,744.90	Full
Phase #2	264367	7/6/2018	0.84	\$6,434.40	Full
Phase #2	264062	7/12/2018	0.75	\$5,744.90	Full
Phase #2	264008	6/13/2019	0.75	\$5,744.90	Full
Phase #2	264943	10/16/2019	1.00	\$7,660.00	Full
Phase #2	264366	10/7/2021	0.84	\$6,434.40	Full
Phase #2	264934	9/1/2024	1.00	\$5,744.90	Full

**List of Prepaid Parcels Phase #3**

<b>Phase</b>	<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>EU</b>	<b>Amount</b>	<b>Full/Partial</b>
Phase #3	288507	7/6/2023	0.75	\$5,741.05	Full

**APPENDIX D**  
**2025-26 ASSESSMENT ROLL SUMMARY**  
**(PHASE ONE)**





Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
240995	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240996	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240997	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240998	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
240999	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241000	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241001	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241002	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241003	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241004	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241005	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241006	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241007	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241008	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241009	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241010	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241011	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241012	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241013	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241014	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241015	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241016	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241018	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241019	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241020	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241021	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241022	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
241025	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241026	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241027	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241028	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241029	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241030	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241031	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
241032	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
244159	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244160	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
251367	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
264569	1	1.00	\$5,653.14	\$265.14	\$413.68	\$28.93	\$94.27	\$802.02
273657	2	0.84	\$4,748.63	\$222.72	\$347.49	\$24.30	\$79.19	\$673.70
		<b>169.72</b>	<b>\$959,450.17</b>	<b>\$45,000.00</b>	<b>\$70,209.44</b>	<b>\$4,909.75</b>	<b>\$16,000.00</b>	<b>\$136,119.19</b>

**APPENDIX E**  
**2025-26 ASSESSMENT ROLL SUMMARY**  
**(PHASE TWO)**

**Assessment Roll Summary - Phase Two  
2025-26**

Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
264001	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264002	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264003	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264004	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264005	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264006	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264007	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264008	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264009	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264010	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264011	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264012	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264013	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264014	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264015	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264016	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264017	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264018	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264019	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264020	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264021	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264022	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264023	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264024	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264025	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264026	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264027	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264028	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264029	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264030	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264031	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264032	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264033	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264034	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264035	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264036	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264037	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264038	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264039	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264040	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264042	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264043	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264044	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264045	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264046	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264047	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264048	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264049	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264050	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264051	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
264052	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264053	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264054	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264055	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264056	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264057	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264058	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264059	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264060	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264061	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264062	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264063	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264064	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264065	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22

Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
264066	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264067	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264068	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264069	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264070	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264071	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264072	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264073	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264074	3	0.75	\$5,491.11	\$73.48	\$316.84	\$44.91	\$435.22
264361	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264362	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264363	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264364	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264365	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264366	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264367	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264368	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264369	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264370	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264371	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264372	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264373	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264374	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264375	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264376	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264377	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264378	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264379	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264380	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264381	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264382	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264383	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264384	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264385	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264386	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264387	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264388	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264389	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264390	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264391	2	0.84	\$6,150.04	\$82.30	\$354.86	\$50.29	\$487.45
264933	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264934	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264935	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264936	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264937	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264938	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264939	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264940	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264941	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264942	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264943	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
264944	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264945	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264946	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264947	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264948	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
264949	1	1.00	\$7,321.47	\$97.98	\$422.45	\$59.87	\$580.30
268056	3	0.375	\$2,745.55	\$36.74	\$158.42	\$22.45	\$217.61
		0.375	\$2,745.55	\$36.74	\$158.42	\$22.45	\$217.61
		<b>91.86</b>	<b>\$672,550.60</b>	<b>\$9,000.00</b>	<b>\$38,806.17</b>	<b>\$5,500.00</b>	<b>\$53,306.17</b>

**APPENDIX F**  
**2025-26 ASSESSMENT ROLL SUMMARY**  
**(PHASE THREE)**





Parcel	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
288366	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288367	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288368	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288369	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288370	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288371	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288372	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288373	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288374	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288375	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288376	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288377	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288378	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288379	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288380	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288381	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288382	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288383	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288384	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288428	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288429	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288430	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288431	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288432	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288433	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288434	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288435	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288436	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288437	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288438	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288439	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288440	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288441	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288442	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288443	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288444	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288445	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288446	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288447	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288448	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288449	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288450	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288451	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288452	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
288453	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288454	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288455	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
288456	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288457	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288458	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288459	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288496	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288497	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288498	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288499	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288500	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288501	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288502	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288503	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288504	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288505	Non Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
288506	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
288507	3	0.00	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
288508	3	0.75	\$5,729.08	\$3.97	\$437.70	\$51.59	\$493.26
		<b>189.00</b>	<b>\$1,443,728.16</b>	<b>\$1,000.00</b>	<b>\$110,300.83</b>	<b>\$13,000.00</b>	<b>\$124,300.83</b>

**APPENDIX G**  
**PID ASSESSMENT NOTICE**

**Form of Homebuyer Disclosure**

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Waxahachie, 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 the Waxahachie Public Improvement District No. 1 (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 or MuniCap, Inc., the District Administrator for the City, 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).

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 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: \_\_\_\_\_

\_\_\_\_\_  
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

---