

ARBORS PUBLIC IMPROVEMENT DISTRICT

CRANDALL TEXAS

SERVICE AND ASSESSMENT PLAN

May 19, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

ARBORS PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On September 6, 2022, the City Council of the City of Crandall, Texas passed and approved Resolution No. 090622R approving and authorizing the creation of the Arbors Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

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

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

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

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

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

B. DEFINITIONS

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

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

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

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

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

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

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

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

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

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Administrative Expenses. If and when Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G.

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

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

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

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

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

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

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

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

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

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

“City” means the City of Crandall, Texas.

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

“County” means Kaufman County, Texas.

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

“Developer” means Lennar Homes of Texas Land and Construction, LTD., a Texas limited liability partnership, its successors and assigns.

“Development Agreement” means that certain “Arbors Development Agreement” by and between the City and the Developer, and related to the property within the PID dated as of January 18, 2022, and as the same may be amended or assigned from time to time.

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

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

“Future Improvement Area Bonds” means bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area that are secured by Assessments levied on the Assessed Property within a Future Improvement Area. In connection

with Future Improvement Area Bonds, Assessments related to such Future Improvement Area Bonds will be levied only on property located within the applicable Future Improvement Area to finance Authorized Improvements which will only benefit such Future Improvement Area.

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

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

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

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

“Improvement Area #1” or **“IA #1”** means the initial Improvement Area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

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

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

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

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

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

Lot Type 1 - \$36,747.00

Lot Type 2 - \$33,439.77

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

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

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

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

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

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

“Omnibus Reimbursement Agreement” means that certain Arbors Public Improvement District Omnibus Reimbursement Agreement dated as of May 6, 2024, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest permitted by the PID Act solely from Assessment Revenues and/ or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

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

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

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

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

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

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

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

“TIRZ No. 4” means the Tax Increment Reinvestment Zone No. 4, City of Crandall, Texas.

“TIRZ Ordinance” means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the Tax Increment Reinvestment Zone No. 4 Project Plan and Financing Plan (including amendments or supplements thereto).

“TIRZ Revenues” mean, for each year, the amounts paid by the City and the County, if any, from TIRZ No. 4 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment on Parcels within an applicable Improvement Area, as calculated each year by the Administrator in collaboration with the City and the County (in the event of County participation), in accordance with Section VI of this Service and Assessment Plan.

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

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

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 320.193 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,264 single family residential units, 99,450 square feet of commercial structures, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

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

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
<u>Residential</u>		
Single-family - 60 Ft	1,008	Units
Single-family - 50 Ft	256	Units
<i>Subtotal Single Family Residential</i>	<i>1,264</i>	<i>Units</i>
<u>Commercial</u>		
Office/Retail	99,450	GSF
<i>Subtotal Commercial</i>	<i>99,450</i>	<i>GSF</i>

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 125.210 acres and is projected to consist of 423 single family residential units, to be developed as Improvement Area #1, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A.

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

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Single-family - 60 Ft	218	Units
Single-family - 50 Ft	205	Units
Total	423	Units

C. PROPERTY INCLUDED IN FUTURE IMPROVEMENT AREAS

The Future Improvement Area consists of approximately 190.983 acres and is projected to consist of 841 single family residential units and 99,450 square feet of commercial. A map of the property within the Future Improvement Areas and depicting the boundaries is shown in Appendix A.

Table II-C
Proposed Development – Future Improvement Areas

Proposed Development	Quantity	Measurement
<u>Residential</u>		
Single-family - 60 Ft	790	Units
Single-family - 50 Ft	51	Units
<i>Subtotal Single Family Residential</i>	<i>841</i>	<i>Units</i>
<u>Commercial</u>		
Office/Retail	99,450	GSF
<i>Subtotal Commercial</i>	<i>99,450</i>	<i>GSF</i>

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

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

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

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

(b) A public improvement may include:

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

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

B. DESCRIPTIONS AND BUDGETED COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of Improvement Area #1 and the Future Improvement Area will be proportionally allocated to the costs of the Major Improvements, as shown on Table III-A.

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

A description of the Major Improvements follows:

Roadway Improvements

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

Water Improvements

The water improvements portion of the Major Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Major Improvement Area. The water improvements will be designed and constructed according to City standards and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Major Improvement Area. The sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consists of detention ponds, HDPE or HP storm sewer pipes and outfall structures, reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, and erosion control and storm water quality features, which benefit the Major Improvement Area. The storm drainage collection system improvements

will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping

The landscaping improvements consists of landscaping, hardscaping, entry monumentation, walking trails, fountains, electrical services and lighting, and playground equipment and furnishings.

Other soft and miscellaneous costs

The soft and miscellaneous costs portion of the Major Improvements consists of engineering and surveying, project management fees, City inspection fees, project management fees, contingency, and other soft and miscellaneous costs.

Table III-A
Budgeted Major Improvement Costs

Authorized Improvements	Total Major Improvement Costs¹	Major Improvements Allocated to IA #1	Major Improvements allocated to the Future Improvement Area
Roadway improvements	\$4,538,048	\$1,402,935	\$3,135,112
Water improvements	\$695,657	\$215,062	\$480,595
Sanitary sewer improvements	\$1,579,860	\$488,413	\$1,091,447
Storm drainage improvements	\$4,352,743	\$1,345,648	\$3,007,094
Landscaping	\$1,591,000	\$491,857	\$1,099,143
Other soft and miscellaneous costs	\$2,572,429	\$795,265	\$1,777,163
Total Authorized Improvements	\$15,329,736	\$4,739,181	\$10,590,555

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

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

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

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

Roadway Improvements

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

Water Improvements

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

Sanitary Sewer Improvements

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

Storm Drainage Improvements

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

Other Soft and Miscellaneous Costs

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

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

Authorized Improvements	Proportional Share of Major Improvements¹	IA #1 Improvement Costs²	Total IA #1 Project Costs²
Roadway improvements	\$1,402,935	\$4,113,329	\$5,516,264
Water improvements	\$215,062	\$2,146,393	\$2,361,455
Sanitary sewer improvements	\$488,413	\$2,353,633	\$2,842,046
Storm drainage improvements	\$1,345,648	\$4,443,759	\$5,789,407
Landscaping	\$491,857	\$0	\$491,857
Other soft and miscellaneous costs	\$795,265	\$2,475,089	\$3,270,354
Total Authorized Improvements	\$4,739,181	\$15,532,202	\$20,271,383

¹See Table III-A.

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

D. FUTURE IMPROVEMENT AREAS

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

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that construction of the Major Improvements will be completed in the third quarter of 2025. It is anticipated that construction of the Improvement Area #1 Projects will be completed in the fourth quarter of 2024.

The Budgeted Costs for Improvement Area #1 Projects and the expenses incurred in the establishment, administration, and operation of the PID is \$20,321,383 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

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

Table IV-A shows the projected sources and uses for the Improvement Area #1 Projects allocable to Improvement Area #1 Assessed property.

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

Sources of Funds	Total
Assessment Amount	\$14,866,000
Other funding sources	\$5,455,383
Total Sources	\$20,321,383
Uses of Funds	
<u>Major Improvement Costs:</u>	
Roadway improvements	\$1,402,935
Water improvements	\$215,062
Sanitary sewer improvements	\$488,413
Storm drainage improvements	\$1,345,648
Landscaping	\$491,857
Other soft and miscellaneous costs:	\$795,265
<i>Subtotal Major Improvement Costs</i>	<i>\$4,739,181</i>
<u>Improvement Area #1 Improvement Costs</u>	
Roadway improvements	\$4,113,329
Water improvements	\$2,146,393
Sanitary sewer improvements	\$2,353,633
Storm drainage improvements	\$4,443,759
Other soft and miscellaneous costs	\$2,475,089
<i>Subtotal Improvement Area #1 Improvement Costs</i>	<i>\$15,532,202</i>
<u>Other Assessment Levy Related Costs:</u>	
Other Assessment Levy Related Costs	\$50,000
<i>Subtotal Other Assessment Levy Related Costs</i>	<i>\$50,000</i>
Total Uses	\$20,321,383

Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer under the terms of the Omnibus Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Omnibus Reimbursement Agreement. In the event the financing capacity of the PID is reduced by appraisals, bond underwriting standards, interest rates, etc. the Assessments will be reduced to match the actual amount of PID Bonds being issued for Improvement Area #1.

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

B. ANNUAL PROJECTED COSTS AND INDEBTEDNESS

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

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

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2025	\$20,321,383	\$14,866,000	\$5,455,383	\$0
2026	\$0	\$0	\$0	\$1,308,463
2027	\$0	\$0	\$0	\$1,307,654
2028	\$0	\$0	\$0	\$1,307,111
2029	\$0	\$0	\$0	\$1,307,761
2030	\$0	\$0	\$0	\$1,307,454
Total	\$20,321,383	\$14,866,000	\$5,455,383	\$6,538,444

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

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

C. PID ASSESSMENT NOTICE

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

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V. ASSESSMENT PLAN

A. INTRODUCTION

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

The proposed Authorized Improvement program anticipates reimbursement agreements potentially followed by a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the execution of the Omnibus Reimbursement Agreement and the portion thereof attributed to the Improvement Area #1 Projects, subsequent financings may be issued and/ or executed over the upcoming decade as the subsequent Future Improvement Areas are gradually constructed.

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

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

1. The Budgeted Costs of the Improvement Area #1 Projects that only benefit Improvement Area #1 Assessed Property shall be allocated on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive

greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken in to consideration: (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix D based on the type and size of proposed development on each Parcel.
4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

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

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

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

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

As Future Improvement Areas are developed, in connection with the issuance of Future Improvement Area Bonds and/ or execution of related reimbursement agreements, this Service

and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Improvement Area.

B. SPECIAL BENEFIT

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

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

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

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

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

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

at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

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

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

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

C. ALLOCATION OF COSTS TO ASSESSED PROPERTY

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

Improvement Area #1 is projected to contain 423 residential units. As shown in Appendix F, the total Equivalent Units for Improvement Area #1 is calculated as 404.55. The Major Improvement Area is projected to contain 841 residential units and 99,450 square feet of commercial resulting in a total of 904.04 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated to be 1,308.59 (i.e., $404.55 + 904.04 = 1,308.59$). As a result, 30.91 percent of the estimated costs of Major Improvements (i.e. $404.55 \div 1,308.59 = 30.91\%$) are allocated to the Improvement Area #1 Assessed Property and 69.09 percent of the estimated costs Major Improvements (i.e. $904.04 \div 1,308.59 = 69.09\%$) are allocated to the Future Improvement Area. The Improvement Area #1 portion of the Omnibus Reimbursement Agreement will fund Improvement Area #1's proportionate share of the estimated costs of the Major Improvements.

Table V-A
Allocation of Major Improvement Costs

Authorized Improvement	Estimated Costs
Roadway improvements	\$4,538,048
Water improvements	\$695,657
Sanitary sewer improvements	\$1,579,860
Storm drainage improvements	\$4,352,743
Landscaping	\$1,591,000
Other soft and miscellaneous costs	\$2,572,429
Total Major Improvements	\$15,329,736
Improvement Area #1	
Projected Equivalent Units	404.55
% of total units ¹	30.91%
Proportionate share of costs	\$4,739,181
Future Improvement Area	
Projected Equivalent Units	904.04
% of total units ¹	69.09%
Proportionate share of costs	\$10,590,555

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

D. ASSESSMENT METHODOLOGY

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

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1. Assessment Methodology for Improvement Area #1

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

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

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

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

2. Assessment Methodology for Future Improvement Areas

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

E. ASSESSMENTS

The Assessments for the Omnibus Reimbursement Agreement being levied on each Parcel or Lot according to the Improvement Area #1 Assessment Roll, attached hereto as Appendix G. The Annual Installments for the Omnibus Reimbursement Agreement will be collected on the dates and in the amounts shown on the Improvement Area #1 Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

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

F. ADMINISTRATIVE EXPENSES

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

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, if and when Bonds are issued, by no more than one half of one percent (0.50%) (the “Additional Interest”). If applicable, the interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the “Additional Interest Reserve”). If applicable, the Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

H. TIRZ CREDIT

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues representing 40% of the City’s increments generated from each Parcel in an applicable Improvement Area to offset a portion of such Parcel’s Assessments. The Annual Installment for each Parcel in an applicable Improvement Area shall be calculated by taking into consideration any TIRZ Annual Credit Amount applicable to the Parcel in each applicable Improvement Area then on deposit in TIRZ No. 4 tax increment fund. The TIRZ Annual Credit Amount applicable to each Parcel in an applicable Improvement Area shall be calculated as described under Section VI of this Service and Assessment Plan.

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VI. TERMS OF THE ASSESSMENTS

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

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

The Annual Installments shall be collected from Improvement Area #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 portion of the Omnibus Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. If and when Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, TIRZ Annual Credit Amount, or other funds applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel in Improvement Area #1 and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As described in Section V.H., the TIRZ Revenues attributable to each Parcel of Assessed Property in Improvement Area #1 collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2025 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2026). TIRZ Annual Credit Amounts shall be calculated for those Parcels in Improvement Area #1 that are subject to Assessments in the PID. The number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

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

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

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

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

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

Where the terms have the following meanings:

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

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

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

2. Consolidation

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

D. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Improvement Area #1 Maximum Assessment per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the

Parcel exceeds the applicable Improvement Area #1 Maximum Assessment per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

E. REDUCTION OF ASSESSMENTS

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

agreement is equal to the outstanding principal amount of the Bonds and/ or reimbursement agreement.

F. PAYMENT OF ASSESSMENTS

1. Payment in Full

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

2. Payment in Annual Installments

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

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, if such Bonds are issued by the City, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index

rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full.

The Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 7.49% for years 1 through 30. Unless and until the City issues Bonds secured by Assessments levied against the Improvement Area #1 Assessed Property, the interest on the Improvement Area #1's portion of the Omnibus Reimbursement Agreement shall be paid based on an interest rate of 7.49% per annum for years 1 through 30, in accordance with the Omnibus Reimbursement Agreement. Upon the issuance of Bonds for the Improvement Area #1 Projects, the Omnibus Reimbursement Agreement shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Improvement Area #1 Assessment Roll. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 5.49%. Furthermore, the Annual Installments may not exceed the amounts shown on Improvement Area #1 Assessment Roll. The Assessment Roll, shown as Appendix G, will be updated with the actual interest rates on the Omnibus Reimbursement Agreement.

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

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

G. COLLECTION OF ANNUAL INSTALLMENTS

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

for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

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

The collection of the first Annual Installment for an Improvement Area #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October after issuance of a series of Bonds and/ or execution of a reimbursement agreement for Improvement Area #1 Assessed Property, such that upon the issuance of Bonds and/or execution of a reimbursement agreement, all Assessments in the applicable Improvement Area shall begin collection, or (ii) February 1, 2026.

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

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VII. THE ASSESSMENT ROLL

A. IMPROVEMENT AREA #1 ASSESSMENT ROLL

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

The Improvement Area #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-B summarizes the \$20,321,383 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, including a portion of the costs of the PID formation. The Assessment amount of the Improvement Area #1 portion of the Omnibus Reimbursement Agreement and is \$14,866,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is \$14,866,000, plus interest and annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix G.

Table VII-A
Improvement Area #1
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements ¹	\$20,271,383
<i>Other Assessment Levy Related Costs</i>	
Other Assessment Levy Related Costs	\$50,000
<i>Subtotal Other Assessment Levy Related Costs</i>	<i>\$50,000</i>
Total Special Benefit	\$20,321,383
Special Benefit:	
Total Special Benefit	\$20,321,383
Projected Assessment	\$14,866,000
Excess Benefit	\$5,455,383

¹See Table III-B for details.

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B. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLL

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

C. ANNUAL ASSESSMENT ROLL UPDATES

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

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

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

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

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

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

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

B. TERMINATION OF ASSESSMENTS

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

C. AMENDMENTS

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

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

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

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

E. SEVERABILITY

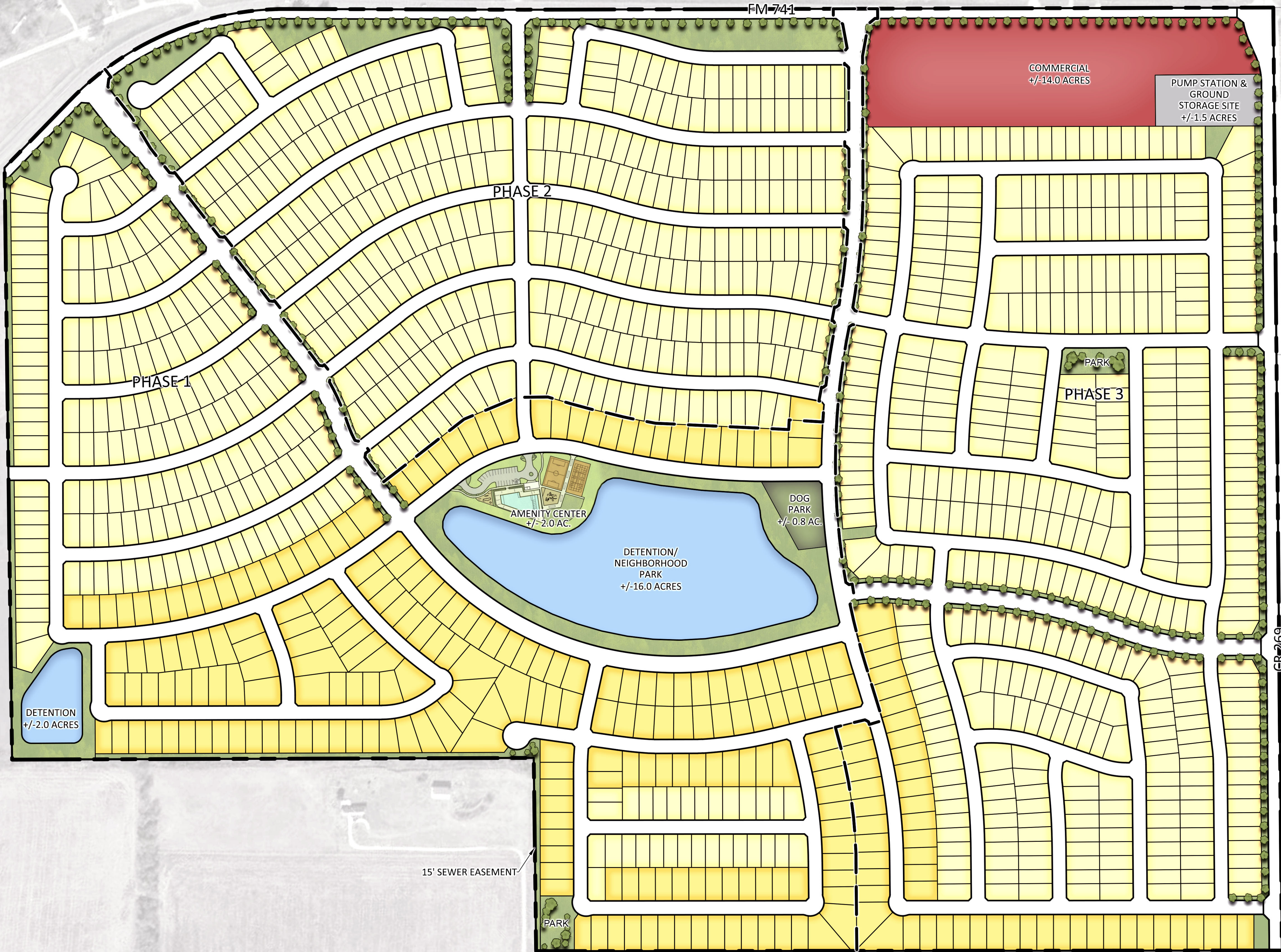
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service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

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

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APPENDIX A
PID MAP

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PRELIMINARY LOT COUNT TABLE

PHASE 1		
	50' x 120'	205
	60' x 120'	218
PHASE 1 TOTAL		423
PHASE 2		
	50' x 120'	362
	60' x 120'	1
PHASE 2 TOTAL		363
PHASE 3		
	50' x 120'	428
	60' x 120'	50
PHASE 3 TOTAL		478
TOTAL LOT		1264



**Planning &
Landscape Architecture**
Land & Marine Planning
Land Use/Facility Studies
Sustainable Design
Urban Design
Landscape Architecture
2150 South Central Expressway
Suite 300, Midland, Texas 79701
P 214.620.5743



CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS

DRWN BY:	NR
CHKD BY:	RG
DATE	3/20/25
PROJECT NUMBER	NT600-0180

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APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

OVERALL SUMMARY

A. EXCAVATION	\$ 10,544,026.50
B. SANITARY SEWER SYSTEM	\$ 7,712,563.80
C. STORM SEWER SYSTEM	\$ 12,291,861.48
D. WATER DISTRIBUTION SYSTEM	\$ 6,476,241.55
E. STREET PAVING	\$ 13,936,215.55
F. RETAINING WALLS	\$ 1,529,449.00
G. MISCELLANEOUS ITEMS	\$ 1,985,897.72
H. LANDSCAPING	\$ 5,617,321.51
I. DEVELOPMENT FEES	\$ 9,691,472.04

SUB-TOTAL: \$69,785,049.15

10% CONTINGENCY: \$3,743,000.00

TOTAL CONSTRUCTION COSTS: **\$ 73,528,049.15**

LOT COUNT: 1,264

COST / LOT: \$58,200

LF OF STREET: 59,845

COST / LF OF STREET: \$1,250

NET DEVELOPABLE ACREAGE: 310.23

COST / DEVELOPABLE ACRE: \$237,100

TOTAL GROSS ACREAGE: 323.95

COST / GROSS ACRE: \$227,000

	Phase 1 Public	Phase 1 Private	Phase 1 Major	Phase 2 Public	Phase 2 Private	Phase 2 Major
OVERALL SUMMARY						
A. EXCAVATION	\$ 250,455.00	\$ 1,152,449.00	\$ 1,880,420.00	\$ 1,993,050.00	\$ 3,382,840.00	
B. SANITARY SEWER SYSTEM	\$ 2,353,632.80		\$ 1,517,081.50	\$ 1,507,474.00		
C. STORM SEWER SYSTEM	\$ 4,443,758.95		\$ 2,746,767.60	\$ 999,295.00		\$ 823,893.75
D. WATER DISTRIBUTION SYSTEM	\$ 2,146,392.80		\$ 695,657.00	\$ 1,448,357.50		
E. STREET PAVING	\$ 3,862,874.00		\$ 1,485,672.55	\$ 2,699,350.00		\$ 450,000.00
F. RETAINING WALLS		\$ 515,949.00			\$ 329,500.00	
G. MISCELLANEOUS ITEMS	\$ 535,742.22		\$ 279,041.50	\$ 317,814.00		
H. LANDSCAPING		\$ 3,326,321.51			\$ 150,000.00	\$ 850,000.00
I. DEVELOPMENT FEES	\$ 1,894,346.67	\$ 631,850.00	\$ 882,900.00	\$ 1,162,711.00	\$ 1,046,650.00	\$ 249,000.00
SUB-TOTAL:	\$15,487,202.44	\$5,626,569.51	\$9,487,540.15	\$10,128,051.50	\$4,908,990.00	\$2,372,893.75
10% CONTINGENCY:				\$1,013,000.00	\$491,000.00	\$237,500.00
TOTAL CONSTRUCTION COSTS:	\$15,487,202.44	\$5,626,569.51	\$9,487,540.15	\$11,141,051.50	\$5,399,990.00	\$2,610,393.75
LOT COUNT:	423		423	363		363
COST / LOT:	\$36,700		\$22,500	\$30,700		\$7,200
LF OF STREET:	17,960		3,680	12,280		
COST / LF OF STREET:	\$900		\$2,600	\$950		
NET DEVELOPABLE ACREAGE:	95.34		25.88	76.44		
COST / DEVELOPABLE ACRE:	\$162,500		\$366,600	\$145,800		
TOTAL GROSS ACREAGE:	95.34		25.88	76.44		
COST / GROSS ACRE:	\$162,500		\$366,600	\$145,800		

Phase 3 Public Phase 3 Private Phase 3 Major Sunrise Blvd (CR 269)

OVERALL SUMMARY

A. EXCAVATION	\$ 754,737.50	\$ 1,047,340.00	\$ 59,750.00	\$ 22,985.00
B. SANITARY SEWER SYSTEM	\$ 2,271,597.00		\$ 62,778.50	
C. STORM SEWER SYSTEM	\$ 2,262,873.75		\$ 782,081.25	\$ 233,191.18
D. WATER DISTRIBUTION SYSTEM	\$ 2,185,834.25			
E. STREET PAVING	\$ 3,790,335.00		\$ 662,205.00	\$ 985,779.00
F. RETAINING WALLS		\$ 684,000.00		
G. MISCELLANEOUS ITEMS	\$ 456,485.00		\$ 106,987.00	\$ 289,828.00
H. LANDSCAPING		\$ 550,000.00	\$ 741,000.00	
I. DEVELOPMENT FEES	\$ 1,640,166.00	\$ 1,427,600.00	\$ 523,000.00	\$ 233,248.37

SUB-TOTAL: \$13,362,028.50 \$3,708,940.00 \$2,937,801.75 \$1,765,031.55

10% CONTINGENCY: \$1,336,500.00 \$371,000.00 \$294,000.00

TOTAL CONSTRUCTION COSTS: **\$14,698,528.50 \$4,079,940.00 \$3,231,801.75 \$1,765,031.55**

LOT COUNT: 478 478

COST / LOT: \$30,800 \$6,800

LF OF STREET: 17,250 5,235 3,440

COST / LF OF STREET: \$900 \$650 \$550

NET DEVELOPABLE ACREAGE: 102.67 6.19 3.71

COST / DEVELOPABLE ACRE: \$143,200 \$522,200 \$476,400

TOTAL GROSS ACREAGE: 116.39 6.19 3.71

COST / GROSS ACRE: \$126,300 \$522,200 \$475,800

	Public Total	Private Total	Major Total	Phase 1 Total	Phase 2 Total	Phase 3 Total
OVERALL SUMMARY						
A. EXCAVATION	\$ 2,998,242.50	\$ 5,582,629.00	\$ 1,940,170.00	\$ 3,283,324.00	\$ 5,375,890.00	\$ 1,861,827.50
B. SANITARY SEWER SYSTEM	\$ 6,132,703.80		\$ 1,579,860.00	\$ 3,870,714.30	\$ 1,507,474.00	\$ 2,334,375.50
C. STORM SEWER SYSTEM	\$ 7,705,927.70		\$ 4,352,742.60	\$ 7,190,526.55	\$ 1,823,188.75	\$ 3,044,955.00
D. WATER DISTRIBUTION SYSTEM	\$ 5,780,584.55		\$ 695,657.00	\$ 2,842,049.80	\$ 1,448,357.50	\$ 2,185,834.25
E. STREET PAVING	\$ 10,352,559.00		\$ 2,597,877.55	\$ 5,348,546.55	\$ 3,149,350.00	\$ 4,452,540.00
F. RETAINING WALLS		\$ 1,529,449.00		\$ 515,949.00	\$ 329,500.00	\$ 684,000.00
G. MISCELLANEOUS ITEMS	\$ 1,310,041.22		\$ 386,028.50	\$ 814,783.72	\$ 317,814.00	\$ 563,472.00
H. LANDSCAPING		\$ 4,026,321.51	\$ 1,591,000.00	\$ 3,326,321.51	\$ 1,000,000.00	\$ 1,291,000.00
I. DEVELOPMENT FEES	\$ 4,697,223.67	\$ 3,106,100.00	\$ 1,654,900.00	\$ 3,409,096.67	\$ 2,458,361.00	\$ 3,590,766.00
SUB-TOTAL:	\$38,977,282.44	\$14,244,499.51	\$14,798,235.65	\$30,601,312.10	\$17,409,935.25	\$20,008,770.25
10% CONTINGENCY:	\$2,349,500.00	\$862,000.00	\$531,500.00		\$1,741,500.00	\$2,001,500.00
TOTAL CONSTRUCTION COSTS:	\$41,326,782.44	\$15,106,499.51	\$15,329,735.65	\$30,601,312.10	\$19,151,435.25	\$22,010,270.25
LOT COUNT:	1,264		1,264	423	363	478
COST / LOT:	\$32,700		\$12,200	\$72,400	\$52,800	\$46,100
LF OF STREET:	47,490		8,915	21,640	12,280	22,485
COST / LF OF STREET:	\$900		\$1,750	\$1,450	\$1,600	\$1,000
NET DEVELOPABLE ACREAGE:	274.45		32.07	121.22	76.44	108.86
COST / DEVELOPABLE ACRE:	\$150,600		\$478,100	\$252,500	\$250,600	\$202,200
TOTAL GROSS ACREAGE:	288.17		32.07	121.22	76.44	122.58
COST / GROSS ACRE:	\$143,500		\$478,100	\$252,500	\$250,600	\$179,600

GENERAL

- 1 This estimate of probable cost is based on the OPC for Arbors at Eastland by LJA Engineering dated December 2, 2022 and the CR 269 Cost Summary by LJA Engineering dated April 19, 2023. It has been updated to include constructed quantities for CR 269 and Arbors at Eastland Phase 1 based on record drawings prepared by LJA Engineering.
- 2 This estimate is based on unit prices updated in March 2023. Phase 1 unit prices highlighted in red are from the construction bid forms and contracts listed below. Phase 1 unit prices highlighted in blue are provided by the Developer. Phase 1 unit prices highlighted in green are from landscaping construction contracts listed below.
 - Earthwork: Bid form by Hammett Excavation dated October 26th, 2022.
 - Utilities: Executed contract with KCK Utility Construction dated May 12th, 2023, Change Order #1 dated July 31st, 2023, and Change Order #2 dated May 6th, 2024.
 - Paving: Bid form by Glenn Thurman dated July 28th, 2023.
 - Landscape (Hardscape & Electrical): Bid form by Sage and Stone dated December 2023.
 - Landscape (Landscape & Irrigation): Bid form by Southern Services dated December 21st, 2023.
 - Landscape (Amenity Center): Bid form by SOI Group dated February 6th, 2024.
- 3 This estimate does not include contingency for Phase 1 and CR269 as the infrastructure has obtained final acceptance.
- 4 This estimate reflects costs for CR 269 infrastructure construction that has already been accepted (paving, drainage, and irrigation) in a separate bucket and removes them from the Phase 3 Major bucket in which the parent OPC contained them.

GRADING

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above, with the exception of an adjustment of the Phase 2 unclassified excavation, import, and stockpile line item quantity to match the current grading plans of Eastland Phase 5 & 6.

SANITARY SEWER

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above.

STORM DRAINAGE

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above.

WATER

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above.

PAVING

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above.

MISCELLANEOUS

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above.

LANDSCAPING

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above.
- 2 This estimate assumes that screening for CR 269 will be constructed with the adjacent land use in Phase 3.

DEVELOPMENT

- 1 This estimate maintains assumptions from the Parent OPC and Construction Plans cited above.

ARBORS AT EASTLAND

DETAIL

Phase 1 - Residential - Public

Lots: 423 || Gross Acreage: 95.3 Acres || Streets: 17,960 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
CLEARING AND GRUBBING	ACRE	\$1,025.00	94.2	\$96,555.00
UNCLASSIFIED EXCAVATION (PH1)	CY	\$3.60	42,750.	\$153,900.00
TOTAL EXCAVATION				\$ 250,455.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
8" SDR-26 PVC PIPE	LF	\$72.30	13,930.	\$1,007,139.00
4" SERVICE LINES	EA	\$1,265.00	423.	\$535,095.00
4' DIAMETER MANHOLE	EA	\$7,300.00	42.	\$306,600.00
5' DROP DIAMETER MANHOLE	EA	\$9,180.00	1.	\$9,180.00
CLEANOUT	EA	\$875.00	4.	\$3,500.00
CSS BACKFILL	LF	\$70.00	340.	\$23,800.00
CHANGE ORDER #1 (SS)	LS	\$8,634.80	1.	\$8,634.80
CONCRETE ENCASEMENT	LF	\$100.00	220.	\$22,000.00
TRENCH SAFETY	LF	\$0.10	13,930.	\$1,393.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	13,930.	\$20,895.00
TV TESTING	LF	\$1.50	13,930.	\$20,895.00
PERFORMANCE & PAYMENT BOND (UTILITY)	LS	\$124,200.00	1.	\$124,200.00
MAINTENANCE BOND (UTILITY)	LS	\$32,200.00	1.	\$32,200.00
SUB-TOTAL IN PHASE				\$2,115,531.80
COMMON ITEMS				
8" SDR-26 PVC PIPE	LF	\$76.00	2,260.	\$171,760.00
4" SERVICE LINES	EA	\$1,265.00	1.	\$1,265.00
4" SERVICE LINES (PHASE 3)	EA	\$1,265.00	6.	\$7,590.00
4' DIAMETER MANHOLE	EA	\$4,710.00	8.	\$37,680.00
CSS BACKFILL	LF	\$70.00	140.	\$9,800.00
CONCRETE ENCASEMENT	LF	\$100.00	30.	\$3,000.00
TRENCH SAFETY	LF	\$0.10	2,260.	\$226.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	2,260.	\$3,390.00
TV TESTING	LF	\$1.50	2,260.	\$3,390.00
SUB-TOTAL COMMON ITEMS				\$238,101.00
TOTAL SANITARY SEWER SYSTEM				\$ 2,353,632.80

ARBORS AT EASTLAND

DETAIL

Phase 1 - Residential - Public

Lots: 423 || Gross Acreage: 95.3 Acres || Streets: 17,960 LF

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
18" HP STORM PIPE (ADS)	LF	\$77.00	1,843.	\$141,911.00
24" HP STORM PIPE (ADS)	LF	\$97.00	1,169.	\$113,393.00
30" HP STORM PIPE (ADS)	LF	\$131.00	826.	\$108,206.00
36" HP STORM PIPE (ADS)	LF	\$149.00	1,097.	\$163,453.00
42" HP STORM PIPE (ADS)	LF	\$187.00	317.	\$59,279.00
48" HP STORM PIPE (ADS)	LF	\$195.00	1,070.	\$208,650.00
60" HP STORM PIPE (ADS)	LF	\$238.00	638.	\$151,844.00
5'x4' RCB	LF	\$450.00	19.	\$8,550.00
5'x5' RCB	LF	\$462.00	94.	\$43,428.00
6'x5' RCB	LF	\$566.00	292.	\$165,272.00
7'x6' RCB	LF	\$721.00	292.	\$210,532.00
8'x6' RCB	LF	\$841.00	684.	\$575,244.00
8'x7' RCB	LF	\$835.00	12.	\$10,020.00
6' INLET	EA	\$6,350.00	3.	\$19,050.00
8' INLET	EA	\$6,440.00	37.	\$238,280.00
10' INLET	EA	\$6,785.00	32.	\$217,120.00
12' INLET	EA	\$7,190.00	6.	\$43,140.00
4' DROP INLET	EA	\$5,120.00	2.	\$10,240.00
5' DROP INLET	EA	\$5,750.00	1.	\$5,750.00
INLET PROTECTION	EA	\$115.00	81.	\$9,315.00
TYPE A MANHOLE	EA	\$6,875.00	1.	\$6,875.00
TYPE B MANHOLE	EA	\$8,000.00	4.	\$32,000.00
8'x6' TXDOT FW-S HEADWALL	EA	\$11,270.00	1.	\$11,270.00
MANHOLE RISER	EA	\$9,890.00	4.	\$39,560.00
27" HEADWALL	EA	\$4,860.00	1.	\$4,860.00
36" HEADWALL	EA	\$5,900.00	1.	\$5,900.00
48" HEADWALL	EA	\$7,100.00	1.	\$7,100.00
CONN TO EX 5'x4' RCB	EA	\$1,500.00	1.	\$1,500.00
CHANGE ORDER #1 (SD)	LS	-\$269,377.20	1.	(\$269,377.20)
CHANGE ORDER #2 (SD)	LS	\$30,970.00	1.	\$30,970.00
TRENCH SAFETY	LF	\$0.10	8,353.	\$835.30
TV TESTING	LF	\$3.45	8,353.	\$28,817.85
SUB-TOTAL IN PHASE				\$2,402,987.95

ARBORS AT EASTLAND

DETAIL

Phase 1 - Residential - Public

Lots: 423 || Gross Acreage: 95.3 Acres || Streets: 17,960 LF

COMMON ITEMS

18" HP STORM PIPE (ADS)	LF	\$77.00	115.	\$8,855.00
30" HP STORM PIPE (ADS)	LF	\$131.00	686.	\$89,866.00
48" HP STORM PIPE (ADS)	LF	\$195.00	114.	\$22,230.00
60" HP STORM PIPE (ADS)	LF	\$238.00	732.	\$174,216.00
6'x4' RCB	LF	\$526.00	202.	\$106,252.00
7'x5' RCB	LF	\$680.00	333.	\$226,440.00
8'x5' RCB	LF	\$784.00	347.	\$272,048.00
8'x6' RCB	LF	\$841.00	300.	\$252,300.00
10'x6' RCB	LF	\$1,013.00	382.	\$386,966.00
10'x7' RCB	LF	\$1,059.00	309.	\$327,231.00
6' INLET	EA	\$6,350.00	4.	\$25,400.00
8' INLET	EA	\$6,440.00	6.	\$38,640.00
5' DROP INLET	EA	\$5,750.00	1.	\$5,750.00
6' DROP INLET	EA	\$7,475.00	1.	\$7,475.00
INLET PROTECTION	EA	\$115.00	12.	\$1,380.00
54" HEADWALL	EA	\$7,935.00	2.	\$15,870.00
6'x4' TXDOT SW-0 HEADWALL	EA	\$7,820.00	3.	\$23,460.00
10'x7' TXDOT SW-0 HEADWALL	EA	\$12,500.00	1.	\$12,500.00
MANHOLE RISER	EA	\$9,890.00	3.	\$29,670.00
END & CAP 27" RCP	EA	\$250.00	1.	\$250.00
END & CAP 30" RCP	EA	\$250.00	4.	\$1,000.00
END & CAP 54" RCP	EA	\$300.00	1.	\$300.00
TRENCH SAFETY	LF	\$0.10	3,520.	\$352.00
TV TESTING	LF	\$3.50	3,520.	\$12,320.00

SUB-TOTAL COMMON ITEMS

\$2,040,771.00

TOTAL STORM SEWER SYSTEM

\$ 4,443,758.95

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
8" PVC WATERLINE	LF	\$60.20	18,140.	\$1,092,028.00
8" GATE VALVE & BOX	EA	\$2,145.00	69.	\$148,005.00
FIRE HYDRANT ASSEMBLY	EA	\$6,775.00	38.	\$257,450.00
1" SINGLE WATER SERVICE	EA	\$640.00	423.	\$270,720.00
1" IRRIGATION SERVICE	EA	\$640.00	9.	\$5,760.00
2" PVC IRRIGATION SLEEVE	LF	\$35.00	310.	\$10,850.00
4" PVC IRRIGATION SLEEVE	LF	\$41.00	310.	\$12,710.00
CHANGE ORDER #1 (W)	LS	-\$33,902.20	1.	(\$33,902.20)
6" PVC IRRIGATION SLEEVE	LF	\$47.00	310.	\$14,570.00
12"X8" REDUCER	EA	\$910.00	2.	\$1,820.00
TRENCH SAFETY - WATER	LF	\$0.10	18,140.	\$1,814.00
TESTING (EXCLUDING GEOTECH)	LF	\$2.20	18,140.	\$39,908.00

SUB-TOTAL IN PHASE

\$1,821,732.80

COMMON ITEMS				
8" PVC WATERLINE	LF	\$61.00	2,450.	\$149,450.00
8" GATE VALVE & BOX	EA	\$2,150.00	17.	\$36,550.00
8" GATE VALVE & BOX (PHASE 3)	EA	\$2,150.00	4.	\$8,600.00
12"X8" TAP SLEEVE & VALVE	EA	\$7,200.00	1.	\$7,200.00
FIRE HYDRANT ASSEMBLY	EA	\$6,775.00	10.	\$67,750.00
1" SINGLE WATER SERVICE (PHASE 2)	EA	\$640.00	1.	\$640.00
1" SINGLE WATER SERVICE (PHASE 3)	EA	\$640.00	39.	\$24,960.00
1" IRRIGATION SERVICE	EA	\$640.00	3.	\$1,920.00
2" PVC IRRIGATION SLEEVE	LF	\$36.00	140.	\$5,040.00
4" PVC IRRIGATION SLEEVE	LF	\$41.00	140.	\$5,740.00
6" PVC IRRIGATION SLEEVE	LF	\$47.00	140.	\$6,580.00
12"X8" REDUCER	EA	\$910.00	2.	\$1,820.00
12"X8" REDUCER (PHASE 3)	EA	\$925.00	3.	\$2,775.00
TRENCH SAFETY - WATER	LF	\$0.10	2,450.	\$245.00
TESTING (EXCLUDING GEOTECH)	LF	\$2.20	2,450.	\$5,390.00
SUB-TOTAL COMMON ITEMS				\$324,660.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 2,146,392.80

E. STREET PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
6" REINF. CONCRETE STREET PAVEMENT	SY	\$44.75	51,460.	\$2,302,835.00
6" SUBGRADE PREPARATION	SY	\$3.60	55,190.	\$198,684.00
HYDRATED LIME (45#/SY)	TON	\$326.00	1,242	\$404,892.00
5' CONCRETE SIDEWALK	SF	\$7.75	5,630.	\$43,632.50
6' CONCRETE SIDEWALK	SF	\$7.75	13,340.	\$103,385.00
TXDOT TYPE 3 RAMP	EA	\$3,000.00	1.	\$3,000.00
TXDOT TYPE 7 RAMP	EA	\$2,500.00	63.	\$157,500.00
PAVEMENT HEADER	LF	\$20.00	27.	\$540.00
STREET BARRICADE	EA	\$1,100.00	1.	\$1,100.00
INLET PROTECTION	EA	\$160.00	84.	\$13,440.00
PERFORMANCE & PAYMENT BOND	LS	\$40,000.00	1.	\$40,000.00
MAINTENANCE BOND	LS	\$14,000.00	1.	\$14,000.00
SUB-TOTAL IN PHASE				\$3,283,008.50
COMMON ITEMS				
6" REINF. CONCRETE STREET PAVEMENT	SY	\$44.75	6,640.	\$297,140.00
6" SUBGRADE PREPARATION	SY	\$3.60	7,225.	\$26,010.00
HYDRATED LIME (45#/SY)	TON	\$326.00	163	\$53,138.00
5' CONCRETE SIDEWALK	SF	\$7.75	6,570.	\$50,917.50
6' CONCRETE SIDEWALK	SF	\$7.75	8,240.	\$63,860.00
TXDOT TYPE 7 RAMP	EA	\$2,500.00	26.	\$65,000.00
PAVEMENT HEADER	LF	\$20.00	388.	\$7,760.00
STREET BARRICADE	EA	\$1,100.00	14.	\$15,400.00
INLET PROTECTION	EA	\$160.00	4.	\$640.00
SUB-TOTAL COMMON ITEMS				\$579,865.50
TOTAL STREET PAVING				\$ 3,862,874.00

ARBORS AT EASTLAND

DETAIL

Phase 1 - Residential - Public

Lots: 423 || Gross Acreage: 95.3 Acres || Streets: 17,960 LF

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
SILT FENCE	LF	\$1.90	14,630.	\$27,797.00
CURLEX (PUBLIC)	LF	\$1.30	32,415.	\$42,139.50
CURLEX (COMMON)	LF	\$1.30	4,410.	\$5,733.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1.	\$3,000.00
EROSION CONTROL MAINTENANCE	LOT	\$220.00	423.	\$93,060.00
SUB-TOTAL EROSION CONTROL				\$171,729.50
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	42.	\$210,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	3,250.	\$39,000.00
BONDS	PERCENT	2.0% \$	249,000.00	\$5,000.00
SUB-TOTAL STREET LIGHTS				\$254,000.00
STREET SIGNS				
SIGNAGE (PUBLIC)	LS	\$10,000.00	1.	\$10,000.00
SIGNAGE (COMMON)	LS	\$10,000.00	1.	\$10,000.00
SUB-TOTAL STREET SIGNS				\$20,000.00
MAILBOXES				
MAILBOXES	LS	\$90,012.72	1.	\$90,012.72
SUB-TOTAL MAILBOXES				\$90,012.72
TOTAL MISCELLANEOUS ITEMS				\$ 535,742.22

H. LANDSCAPING

None -- See notes for additional information

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
WATER INSPECTION	PERCENT	3.0% \$	2,146,392.80	\$64,500.00
SEWER INSPECTION	PERCENT	3.0% \$	2,353,632.80	\$71,000.00
PAVING INSPECTION	PERCENT	3.0% \$	3,862,874.00	\$116,000.00
DRAINAGE INSPECTION	PERCENT	3.0% \$	4,443,758.95	\$133,500.00
DISTRICT FEE	PERCENT	1.0% \$	12,806,658.55	\$128,500.00
COUNTY ADDRESSING FEE	LOT	\$40.00	423.	\$16,920.00
GEOTECH TESTING FEE	LS	\$228,435.67	1.	\$228,435.67
PRELIMINARY PLAT FEE (PH1)	LS	\$2,535.00	1.	\$2,535.00
FINAL PLAT FEE (PH1)	LS	\$2,606.00	1.	\$2,606.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$763,996.67
PROFESSIONAL FEES				
ENTITLEMENT SERVICES	LS	\$78,500.00	1.	\$78,500.00
PRELIMINARY ENGINEERING/SURVEYING SERVICES	LS	\$304,400.00	1.	\$304,400.00
PID1 ENGINEERING/SURVEYING SERVICES	LS	\$599,400.00	1.	\$599,400.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	423.	\$148,050.00
SUB-TOTAL PROFESSIONAL FEES				\$1,130,350.00
TOTAL DEVELOPMENT FEES				\$ 1,894,346.67

ARBORS AT EASTLAND

DETAIL

Phase 1 - Residential - Public

Lots: 423 || Gross Acreage: 95.3 Acres || Streets: 17,960 LF

SUMMARY

A. EXCAVATION	\$	250,455.00
B. SANITARY SEWER SYSTEM	\$	2,353,632.80
C. STORM SEWER SYSTEM	\$	4,443,758.95
D. WATER DISTRIBUTION SYSTEM	\$	2,146,392.80
E. STREET PAVING	\$	3,862,874.00
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	535,742.22
H. LANDSCAPING	\$	-
I. DEVELOPMENT FEES	\$	1,894,346.67

SUB-TOTAL: \$15,487,202.44

OVERALL CONTINGENCIES:

TOTAL CONSTRUCTION COSTS:		\$15,487,202.44	
LOT COUNT:	423	COST / LOT:	\$36,700
LF OF STREET:	17,960.	COST / LF OF STREET:	\$900
NET DEVELOPABLE ACREAGE:	95.34	COST / DEVELOPABLE ACRE:	\$162,500
TOTAL GROSS ACREAGE:	95.34	COST / GROSS ACRE:	\$162,500

ARBORS AT EASTLAND

DETAIL

Phase 1 - Residential - Private

Lots: 0 || Gross Acreage: 0.0 Acres || Streets: 0 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING	ACRE	\$1,025.00	5.4	\$5,535.00
MOISTURE COND (PH1 - ZONE I) - 5 FT DEEP	LOT	\$2,289.00	296.	\$677,544.00
MOISTURE COND (PH1 - ZONE II) - 5 FT DEEP	LOT	\$1,330.00	127.	\$168,910.00
ROUGH LOT GRADING (50'x120')	LOT	\$385.00	205.	\$78,925.00
FINAL LOT GRADING (50'x120')	LOT	\$395.00	218.	\$86,110.00
ROUGH LOT GRADING (60'x120')	LOT	\$315.00	205.	\$64,575.00
FINAL LOT GRADING (60'x120')	LOT	\$325.00	218.	\$70,850.00
TOTAL EXCAVATION				\$ 1,152,449.00

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

None -- See notes for additional information

D. WATER DISTRIBUTION SYSTEM

None -- See notes for additional information

E. STREET PAVING

None -- See notes for additional information

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RETAINING WALLS	LS	\$515,949.00	1.	\$515,949.00
TOTAL RETAINING WALLS				\$ 515,949.00

G. MISCELLANEOUS ITEMS

None -- See notes for additional information

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RESIDENTIAL				
HARDSCAPE IMPROVEMENTS	LS	\$507,377.00	1.	\$507,377.00
ELECTRICAL IMPROVEMENTS	LS	\$26,165.00	1.	\$26,165.00
LANDSCAPE AND IRRIGATION IMPROVEMENTS	LS	\$514,814.40	1.	\$514,814.40
SUB-TOTAL RESIDENTIAL				\$1,048,356.40
AMENITY CENTER				
HARDSCAPE IMPROVEMENTS	LS	\$2,056,001.00	1.	\$2,056,001.00
ELECTRICAL IMPROVEMENTS	LS	\$49,100.00	1.	\$49,100.00
LANDSCAPE AND IRRIGATION IMPROVEMENTS	LS	\$148,174.11	1.	\$148,174.11
EROSION CONTROL	LS	\$6,890.00	1.	\$6,890.00
ACCESS CONTROL SYSTEM	LS	\$17,800.00	1.	\$17,800.00
SUB-TOTAL AMENITY CENTER				\$2,277,965.11
TOTAL LANDSCAPING				\$ 3,326,321.51

ARBORS AT EASTLAND

DETAIL

Phase 1 - Residential - Private

Lots: 0 || Gross Acreage: 0.0 Acres || Streets: 0 LF

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PROFESSIONAL FEES				
PR1 ENGINEERING/SURVEYING SERVICES	LS	\$413,100.00	1.	\$413,100.00
LANDSCAPE ARCHITECT	LS	\$212,750.00	1.	\$212,750.00
STRUCTURAL ENGINEERING (AMENITY CENTER)	LS	\$6,000.00	1.	\$6,000.00
SUB-TOTAL PROFESSIONAL FEES				\$625,850.00
FRANCHISE FEES				
GAS DISTRIBUTION FEE	LOT	\$0.00	-	\$0.00
ELECTRIC DISTRIBUTION FEE	LOT	\$0.00	-	\$0.00
SUB-TOTAL FRANCHISE FEES				\$0.00
TOTAL DEVELOPMENT FEES				\$ 631,850.00

SUMMARY

A. EXCAVATION	\$	1,152,449.00
B. SANITARY SEWER SYSTEM	\$	-
C. STORM SEWER SYSTEM	\$	-
D. WATER DISTRIBUTION SYSTEM	\$	-
E. STREET PAVING	\$	-
F. RETAINING WALLS	\$	515,949.00
G. MISCELLANEOUS ITEMS	\$	-
H. LANDSCAPING	\$	3,326,321.51
I. DEVELOPMENT FEES	\$	631,850.00

SUB-TOTAL: \$5,626,569.51

OVERALL CONTINGENCIES:

TOTAL CONSTRUCTION COSTS:		\$5,626,569.51
LOT COUNT:	-	COST / LOT: -
LF OF STREET:	-	COST / LF OF STREET: -
NET DEVELOPABLE ACREAGE:	0.00	COST / DEVELOPABLE ACRE: -
TOTAL GROSS ACREAGE:	0.00	COST / GROSS ACRE: -

ARBORS AT EASTLAND

DETAIL

Phase 1 - Major

Lots: 423 || Gross Acreage: 25.9 Acres || Streets: 3,680 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING (OFFSITE SEWER)	ACRE	\$1,025.00	0.9	\$922.50
CLEARING AND GRUBBING (DETENTION PONDS AND AMENITY)	ACRE	\$1,025.00	19.8	\$20,295.00
CLEARING AND GRUBBING (ENCHANCE RESIDENTIAL AND FM)	ACRE	\$1,025.00	6.	\$6,150.00
UNCLASSIFIED EXCAVATION (ENHANCED RESIDENTIAL)	CY	\$3.65	4,250.	\$15,512.50
UNCLASSIFIED EXCAVATION (DETENTION POND A)	CY	\$3.22	535,000.	\$1,722,700.00
UNCLASSIFIED EXCAVATION (DETENTION POND B)	CY	\$3.60	31,900.	\$114,840.00
TOTAL EXCAVATION				\$ 1,880,420.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
10" SDR-26 PVC PIPE	LF	\$94.25	700.	\$65,975.00
12" SDR-26 PVC PIPE	LF	\$101.15	2,010.	\$203,311.50
15" SDR-26 PVC PIPE	LF	\$144.00	1,230.	\$177,120.00
18" SDR-26 PVC PIPE	LF	\$179.00	720.	\$128,880.00
4' DIAMETER MANHOLE	EA	\$4,710.00	2.	\$9,420.00
5' DIAMETER MANHOLE	EA	\$6,810.00	16.	\$108,960.00
CSS BACKFILL	LF	\$70.00	120.	\$8,400.00
CONCRETE ENCASEMENT	LF	\$100.00	50.	\$5,000.00
TRENCH SAFETY	LF	\$0.10	4,660.	\$466.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	4,660.	\$6,990.00
TV TESTING	LF	\$1.50	4,660.	\$6,990.00
SUB-TOTAL IN PHASE				\$721,512.50
OFFSITE				
18" SDR-26 PVC PIPE	LF	\$189.00	3,250.	\$614,250.00
18" SANITARY LINE BY BORE	LF	\$646.00	94.	\$60,724.00
5' DIAMETER MANHOLE	EA	\$7,635.00	6.	\$45,810.00
5' DIAMETER VENTED MANHOLE (W/ BOTLED LID)	EA	\$8,450.00	2.	\$16,900.00
5' DIAMETER MANHOLE (W/ BOLTED LID)	EA	\$6,970.00	2.	\$13,940.00
30" STEEL ENCASEMENT	LF	\$285.00	94.	\$26,790.00
CONN TO EX MANHOLE	EA	\$2,130.00	1.	\$2,130.00
CUT AND REPAIR CONCRETE	SY	\$165.00	30.	\$4,950.00
TRENCH SAFETY	LF	\$0.10	3,250.	\$325.00
TESTING (EXCLUDING GEOTECH)	LF	\$1.50	3,250.	\$4,875.00
TV TESTING	LF	\$1.50	3,250.	\$4,875.00
SUB-TOTAL OFFSITE				\$795,569.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,517,081.50

ARBORS AT EASTLAND**DETAIL**

Phase 1 - Major

Lots: 423 || Gross Acreage: 25.9 Acres || Streets: 3,680 LF

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" HP STORM PIPE (ADS)	LF	\$77.00	268.	\$20,636.00
24" HP STORM PIPE (ADS)	LF	\$97.00	546.	\$52,962.00
30" HP STORM PIPE (ADS)	LF	\$131.00	50.	\$6,550.00
36" HP STORM PIPE (ADS)	LF	\$149.00	144.	\$21,456.00
42" HP STORM PIPE (ADS)	LF	\$187.00	72.	\$13,464.00
48" HP STORM PIPE (ADS)	LF	\$195.00	340.	\$66,300.00
60" HP STORM PIPE (ADS)	LF	\$238.00	386.	\$91,868.00
5'x5' RCB	LF	\$462.00	795.	\$367,290.00
6'x5' RCB	LF	\$566.00	124.	\$70,184.00
6'x6' RCB	LF	\$604.00	830.	\$501,320.00
8'x7' RCB	LF	\$835.00	1,436.	\$1,199,060.00
8' INLET	EA	\$6,440.00	12.	\$77,280.00
4' DROP INLET	EA	\$5,120.00	1.	\$5,120.00
INLET PROTECTION	EA	\$115.00	13.	\$1,495.00
TYPE B MANHOLE	EA	\$7,990.00	1.	\$7,990.00
MANHOLE RISER	EA	\$9,890.00	3.	\$29,670.00
18" HEADWALL	EA	\$4,575.00	3.	\$13,725.00
21" HEADWALL	EA	\$4,700.00	1.	\$4,700.00
36" HEADWALL	EA	\$5,900.00	2.	\$11,800.00
42" HEADWALL	EA	\$6,585.00	1.	\$6,585.00
54" HEADWALL	EA	\$7,590.00	3.	\$22,770.00
6'x5' TXDOT FW-0 HEADWALL	EA	\$8,625.00	1.	\$8,625.00
6'x6' TXDOT FW-0 HEADWALL	EA	\$10,580.00	1.	\$10,580.00
8'x7' TXDOT FW-S HEADWALL	EA	\$11,960.00	1.	\$11,960.00
5' TXDOT RW(SFC) SPREAD FOOTING	LF	\$153.00	83.	\$12,699.00
4" 3000 PSI REINFORCED CONCRETE	SY	\$95.00	145.	\$13,775.00
18" TYPE A DRY ROCK RIPRAP	SY	\$104.00	759.	\$78,936.00
TRENCH SAFETY	LF	\$0.10	4,991.	\$499.10
TV TESTING	LF	\$3.50	4,991.	\$17,468.50
TOTAL STORM SEWER SYSTEM				\$ 2,746,767.60

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" PVC WATERLINE	LF	\$65.00	50.	\$3,250.00
12" PVC WATERLINE	LF	\$93.75	5,540.	\$519,375.00
8" GATE VALVE & BOX	EA	\$2,150.00	2.	\$4,300.00
12" GATE VALVE & BOX	EA	\$3,900.00	23.	\$89,700.00
12"X8" TAP SLEEVE & VALVE	EA	\$7,200.00	1.	\$7,200.00
1" TEMPORARY FLUSH POINT VALVE	EA	\$875.00	1.	\$875.00
1" IRRIGATION SERVICE	EA	\$700.00	2.	\$1,400.00
CONNECT TO EXISTING WATER LINE	EA	\$1,265.00	1.	\$1,265.00
2" PVC IRRIGATION SLEEVE	LF	\$38.00	30.	\$1,140.00
4" PVC IRRIGATION SLEEVE	LF	\$39.00	30.	\$1,170.00
6" PVC IRRIGATION SLEEVE	LF	\$50.00	30.	\$1,500.00
FIRE HYDRANT ASSEMBLY	EA	\$7,375.00	3.	\$22,125.00
FIRE HYDRANT ASSEMBLY (PHASE 3)	EA	\$7,375.00	4.	\$29,500.00
TRENCH SAFETY - WATER	LF	\$0.10	5,590.	\$559.00
TESTING (EXCLUDING GEOTECH)	LF	\$2.20	5,590.	\$12,298.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 695,657.00

ARBORS AT EASTLAND

DETAIL

Phase 1 - Major

Lots: 423 || Gross Acreage: 25.9 Acres || Streets: 3,680 LF

E. STREET PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
6" REINF. CONCRETE STREET PAVEMENT	SY	\$45.10	15,920.	\$717,992.00
6" SUBGRADE PREPARATION	SY	\$3.60	16,810.	\$60,516.00
HYDRATED LIME (45#/SY)	TON	\$326.00	378.	\$123,228.00
5' CONCRETE SIDEWALK	SF	\$7.75	15,960.	\$123,690.00
6' CONCRETE SIDEWALK	SF	\$7.75	8,970.	\$69,517.50
TXDOT TYPE 7 RAMP	EA	\$2,500.00	27.	\$67,500.00
INLET PROTECTION	EA	\$160.00	10.	\$1,600.00
SUB-TOTAL IN PHASE				\$1,164,043.50
FM 741				
RIGHT TURN LANE IMPROVEMENTS	LS	\$125,912.20	1.	\$125,912.20
LEFT TURN LANE IMPROVEMENTS	LS	\$181,916.85	1.	\$181,916.85
TRAFFIC CONTROL	LS	\$8,500.00	1.	\$8,500.00
PERFORMANCE & PAYMENT BOND	LS	\$4,100.00	1.	\$4,100.00
MAINTENANCE BOND	LS	\$1,200.00	1.	\$1,200.00
SUB-TOTAL FM 741				\$321,629.05
TOTAL STREET PAVING				\$ 1,485,672.55

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
CURLEX	LF	\$1.30	6,955.	\$9,041.50
SUB-TOTAL EROSION CONTROL				\$9,041.50
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	42.	\$210,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	3,250.	\$39,000.00
BONDS	PERCENT	2.0% \$	540,000.00	\$11,000.00
SUB-TOTAL STREET LIGHTS				\$260,000.00
STREET SIGNS				
SIGNAGE	LS	\$10,000.00	1.	\$10,000.00
SUB-TOTAL STREET SIGNS				\$10,000.00
TOTAL MISCELLANEOUS ITEMS				\$ 279,041.50

H. LANDSCAPING

None -- See notes for additional information

ARBORS AT EASTLAND

DETAIL

Phase 1 - Major

Lots: 423 || Gross Acreage: 25.9 Acres || Streets: 3,680 LF

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
WATER INSPECTION	PERCENT	3.0% \$	695,657.00	\$21,000.00
SEWER INSPECTION	PERCENT	3.0% \$	1,517,081.50	\$46,000.00
PAVING INSPECTION	PERCENT	3.0% \$	1,485,672.55	\$45,000.00
DRAINAGE INSPECTION	PERCENT	3.0% \$	2,746,767.60	\$82,500.00
DISTRICT FEE	PERCENT	1.0% \$	6,445,178.65	\$64,500.00
GEOTECH TESTING FEE	PERCENT	0.8% \$	6,445,178.65	\$0.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$259,000.00
PROFESSIONAL FEES				
M01 ENGINEERING/SURVEYING SERVICES	LS	\$623,900.00	1.	\$623,900.00
SUB-TOTAL PROFESSIONAL FEES				\$623,900.00
TOTAL DEVELOPMENT FEES				\$ 882,900.00

SUMMARY

A. EXCAVATION	\$ 1,880,420.00
B. SANITARY SEWER SYSTEM	\$ 1,517,081.50
C. STORM SEWER SYSTEM	\$ 2,746,767.60
D. WATER DISTRIBUTION SYSTEM	\$ 695,657.00
E. STREET PAVING	\$ 1,485,672.55
F. RETAINING WALLS	\$ -
G. MISCELLANEOUS ITEMS	\$ 279,041.50
H. LANDSCAPING	\$ -
I. DEVELOPMENT FEES	\$ 882,900.00

SUB-TOTAL:

\$9,487,540.15

OVERALL CONTINGENCIES:

TOTAL CONSTRUCTION COSTS:				\$9,487,540.15	
LOT COUNT:		423	COST / LOT:		\$22,500
LF OF STREET:		3,680.	COST / LF OF STREET:		\$2,600
NET DEVELOPABLE ACREAGE:		25.88	COST / DEVELOPABLE ACRE:		\$366,600
TOTAL GROSS ACREAGE:		25.88	COST / GROSS ACRE:		\$366,600

ARBORS AT EASTLAND

DETAIL

Phase 2 - Residential - Public

Lots: 363 || Gross Acreage: 76.4 Acres || Streets: 12,280 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING	ACRE	\$1,250.00	76.44	\$95,550.00
PLACE FILL FROM STOCKPILE	CY	\$3.45	550,000.	\$1,897,500.00
TOTAL EXCAVATION				\$ 1,993,050.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
8" SDR-26 PVC PIPE	LF	\$70.00	10,922.	\$764,540.00
ADDITIONAL SAN. DEPTH. (1' PER VF)	VF	\$2.00	5,946.	\$11,892.00
4" SERVICE LINES	EA	\$1,300.00	363.	\$471,900.00
4' DIAMETER MANHOLE	EA	\$5,500.00	30.	\$165,000.00
ADDITIONAL MANHOLE DEPTH (> 8')	VF	\$165.00	39.	\$6,435.00
CLEANOUT	EA	\$750.00	10.	\$7,500.00
CONNECT TO EXISTING LINE	EA	\$1,000.00	10.	\$10,000.00
CSS BACKFILL	LF	\$30.00	66.	\$1,980.00
TRENCH SAFETY	LF	\$1.25	10,922.	\$13,652.50
TESTING (EXCLUDING GEOTECH)	LF	\$2.25	10,922.	\$24,574.50
BONDS	PERCENT	2.0% \$	1,477,474.00	\$30,000.00
SUB-TOTAL IN PHASE				\$1,507,474.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,507,474.00

ARBORS AT EASTLAND

DETAIL

Phase 2 - Residential - Public

Lots: 363 || Gross Acreage: 76.4 Acres || Streets: 12,280 LF

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
18" RCP	LF	\$75.00	2,139.	\$160,425.00
21" RCP	LF	\$85.00	388.	\$32,980.00
24" RCP	LF	\$95.00	111.	\$10,545.00
27" RCP	LF	\$110.00	440.	\$48,400.00
30" RCP	LF	\$125.00	524.	\$65,500.00
33" RCP	LF	\$155.00	563.	\$87,265.00
36" RCP	LF	\$175.00	235.	\$41,125.00
42" RCP	LF	\$210.00	76.	\$15,960.00
4' INLET	EA	\$3,750.00	2.	\$7,500.00
6' INLET	EA	\$3,950.00	12.	\$47,400.00
8' INLET	EA	\$4,350.00	10.	\$43,500.00
10' INLET	EA	\$4,750.00	18.	\$85,500.00
12' INLET	EA	\$5,150.00	14.	\$72,100.00
INLET PROTECTION	EA	\$250.00	56.	\$14,000.00
TYPE A MANHOLE	EA	\$5,250.00	4.	\$21,000.00
TYPE B MANHOLE	EA	\$5,700.00	1.	\$5,700.00
CONNECT TO EXISTING STORM LINE	EA	\$1,000.00	11.	\$11,000.00
TRENCH SAFETY	LF	\$1.25	4,476.	\$5,595.00
BONDS	PERCENT	2.0% \$	775,495.00	\$16,000.00
SUB-TOTAL IN PHASE				\$791,495.00
COMMON ITEMS				
18" RCP	LF	\$75.00	16.	\$1,200.00
21" RCP	LF	\$85.00	24.	\$2,040.00
27" RCP	LF	\$110.00	304.	\$33,440.00
33" RCP	LF	\$155.00	288.	\$44,640.00
42" RCP	LF	\$210.00	448.	\$94,080.00
6' INLET	EA	\$3,950.00	1.	\$3,950.00
INLET PROTECTION	EA	\$250.00	1.	\$250.00
TYPE A MANHOLE	EA	\$5,250.00	1.	\$5,250.00
TYPE B MANHOLE	EA	\$5,700.00	3.	\$17,100.00
TRENCH SAFETY	LF	\$1.25	1,080.	\$1,350.00
BONDS	PERCENT	2.0% \$	203,300.00	\$4,500.00
SUB-TOTAL COMMON ITEMS				\$207,800.00
TOTAL STORM SEWER SYSTEM				\$ 999,295.00

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
8" PVC WATERLINE	LF	\$65.00	11,310.	\$735,150.00
8" GATE VALVE & BOX	EA	\$2,200.00	28.	\$61,600.00
CONNECT TO EXISTING WATER LINE	EA	\$1,700.00	11.	\$18,700.00
FIRE HYDRANT ASSEMBLY	EA	\$7,000.00	25.	\$175,000.00
1" SINGLE WATER SERVICE	EA	\$1,050.00	363.	\$381,150.00
2" IRRIGATION SERVICE	EA	\$2,300.00	5.	\$11,500.00
TRENCH SAFETY - WATER	LF	\$1.00	11,310.	\$11,310.00
TESTING (EXCLUDING GEOTECH)	LF	\$2.25	11,310.	\$25,447.50
BONDS	PERCENT	2.0% \$	1,419,857.50	\$28,500.00
SUB-TOTAL IN PHASE				\$1,448,357.50
TOTAL WATER DISTRIBUTION SYSTEM				\$ 1,448,357.50

ARBORS AT EASTLAND

DETAIL

Phase 2 - Residential - Public

Lots: 363 || Gross Acreage: 76.4 Acres || Streets: 12,280 LF

E. STREET PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
6" REINF. CONCRETE STREET PAVEMENT	SY	\$55.00	35,450.	\$1,949,750.00
6" SUBGRADE PREPARATION	SY	\$2.70	38,050.	\$102,735.00
HYDRATED LIME (45#/SY)	TON	\$185.00	857.	\$158,545.00
5' CONCRETE SIDEWALK	LF	\$35.00	2,730.	\$95,550.00
BARRIER FREE RAMPS	EA	\$2,000.00	9.	\$18,000.00
REMOVE BARRICADE	EA	\$600.00	10.	\$6,000.00
BONDS	PERCENT	2.0% \$	2,330,580.00	\$47,000.00
SUB-TOTAL IN PHASE				\$2,377,580.00
COMMON ITEMS				
6" REINF. CONCRETE STREET PAVEMENT	SY	\$55.00	4,500.	\$247,500.00
6" SUBGRADE PREPARATION	SY	\$2.70	4,850.	\$13,095.00
HYDRATED LIME (45#/SY)	TON	\$185.00	110.	\$20,350.00
BARRIER FREE RAMPS	EA	\$2,000.00	16.	\$32,000.00
PAVEMENT HEADER	LF	\$15.00	27.	\$405.00
STREET BARRICADE	EA	\$1,920.00	1.	\$1,920.00
BONDS	PERCENT	2.0% \$	315,270.00	\$6,500.00
SUB-TOTAL COMMON ITEMS				\$321,770.00
TOTAL STREET PAVING				\$ 2,699,350.00

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
SILT FENCE	LF	\$1.90	2,900.	\$5,510.00
CURLEX	LF	\$1.10	24,440.	\$26,884.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1.	\$3,000.00
SUB-TOTAL EROSION CONTROL				\$35,394.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	27.	\$135,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	2,350.	\$28,200.00
BONDS	PERCENT	2.0% \$	163,200.00	\$3,500.00
SUB-TOTAL STREET LIGHTS				\$166,700.00
STREET SIGNS				
STREET NAME BLADES	EA	\$245.00	46.	\$11,270.00
STOP SIGNS	EA	\$600.00	22.	\$13,200.00
BONDS	PERCENT	2.0% \$	24,470.00	\$500.00
SUB-TOTAL STREET SIGNS				\$24,970.00
MAILBOXES				
MAILBOXES	LOT	\$250.00	363.	\$90,750.00
SUB-TOTAL MAILBOXES				\$90,750.00
TOTAL MISCELLANEOUS ITEMS				\$ 317,814.00

H. LANDSCAPING

None -- See notes for additional information

ARBORS AT EASTLAND

DETAIL

Phase 2 - Residential - Public

Lots: 363 || Gross Acreage: 76.4 Acres || Streets: 12,280 LF

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
WATER INSPECTION	PERCENT	3.0% \$	1,448,357.50	\$43,500.00
SEWER INSPECTION	PERCENT	3.0% \$	1,507,474.00	\$45,500.00
PAVING INSPECTION	PERCENT	3.0% \$	2,699,350.00	\$81,000.00
DRAINAGE INSPECTION	PERCENT	3.0% \$	999,295.00	\$30,000.00
DISTRICT FEE	PERCENT	1.0% \$	6,654,476.50	\$67,000.00
GEOTECH TESTING FEE	PERCENT	0.8% \$	6,654,476.50	\$53,500.00
COUNTY ADDRESSING FEE	LOT	\$40.00	363.	\$14,520.00
PRELIMINARY PLAT FEE (PH2)	LS	\$2,165.00	1.	\$2,165.00
FINAL PLAT FEE (PH2)	LS	\$876.00	1.	\$876.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$338,061.00
PROFESSIONAL FEES				
PID2 ENGINEERING/SURVEYING SERVICES	LOT	\$1,700.00	363.	\$617,100.00
PID2 EARLY STREET GRADING ENGINEERING/SURVEYING SERVIC	LS	\$80,500.00	1.	\$80,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	363.	\$127,050.00
SUB-TOTAL PROFESSIONAL FEES				\$824,650.00
TOTAL DEVELOPMENT FEES				\$ 1,162,711.00

SUMMARY

A. EXCAVATION	\$	1,993,050.00
B. SANITARY SEWER SYSTEM	\$	1,507,474.00
C. STORM SEWER SYSTEM	\$	999,295.00
D. WATER DISTRIBUTION SYSTEM	\$	1,448,357.50
E. STREET PAVING	\$	2,699,350.00
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	317,814.00
H. LANDSCAPING	\$	-
I. DEVELOPMENT FEES	\$	1,162,711.00

SUB-TOTAL: \$10,128,051.50

OVERALL CONTINGENCIES: 10% \$1,013,000.00

TOTAL CONSTRUCTION COSTS: \$11,141,051.50

LOT COUNT:	363	COST / LOT:	\$30,700
LF OF STREET:	12,280.	COST / LF OF STREET:	\$950
NET DEVELOPABLE ACREAGE:	76.44	COST / DEVELOPABLE ACRE:	\$145,800
TOTAL GROSS ACREAGE:	76.44	COST / GROSS ACRE:	\$145,800

ARBORS AT EASTLAND

DETAIL

Phase 2 - Residential - Private

Lots: 0 || Gross Acreage: 0.0 Acres || Streets: 0 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
DEMOLISH & DISPOSE EXISTING STRUCTURES	LS	\$100,000.00	1.	\$100,000.00
UNCLASS. EXCAVATION, IMPORT, & STOCKPILE FROM EASTLAN	CY	\$5.00	462,000.	\$2,310,000.00
MOISTURE COND (ZONE I - 40'x75' PAD) - 5 FT DEEP	LOT	\$2,300.00	362.	\$832,600.00
MOISTURE COND (ZONE I - 50'x75' PAD) - 5 FT DEEP	LOT	\$2,300.00	1.	\$2,300.00
ROUGH LOT GRADING	LOT	\$230.00	363.	\$83,490.00
FINAL LOT GRADING	LOT	\$150.00	363.	\$54,450.00
TOTAL EXCAVATION				\$ 3,382,840.00

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

None -- See notes for additional information

D. WATER DISTRIBUTION SYSTEM

None -- See notes for additional information

E. STREET PAVING

None -- See notes for additional information

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
2' RETAINING WALL	LF	\$60.00	5,030.	\$301,800.00
3' RETAINING WALL	LF	\$70.00	65.	\$4,550.00
4' RETAINING WALL	LF	\$80.00	200.	\$16,000.00
5' RETAINING WALL	LF	\$130.00	55.	\$7,150.00
TOTAL RETAINING WALLS				\$ 329,500.00

G. MISCELLANEOUS ITEMS

None -- See notes for additional information

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
SECONDARY ENTRY FEATURE	LS	\$150,000.00	1.	\$150,000.00
TOTAL LANDSCAPING				\$ 150,000.00

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PROFESSIONAL FEES				
PR2 ENGINEERING/SURVEYING SERVICES	LOT	\$650.00	363.	\$235,950.00
PR2 EARLY LOT GRADING ENGINEERING/SURVEYING SERVICES	LS	\$74,200.00	1.	\$74,200.00
LANDSCAPE ARCHITECT	PERCENT	7.0% \$	150,000.00	\$10,500.00
SUB-TOTAL PROFESSIONAL FEES				\$320,650.00
FRANCHISE FEES				
GAS DISTRIBUTION FEE	LOT	\$1,000.00	363.	\$363,000.00
ELECTRIC DISTRIBUTION FEE	LOT	\$1,000.00	363.	\$363,000.00
SUB-TOTAL FRANCHISE FEES				\$726,000.00
TOTAL DEVELOPMENT FEES				\$ 1,046,650.00

ARBORS AT EASTLAND

DETAIL

Phase 2 - Residential - Private

Lots: 0 || Gross Acreage: 0.0 Acres || Streets: 0 LF

SUMMARY

A. EXCAVATION	\$	3,382,840.00
B. SANITARY SEWER SYSTEM	\$	-
C. STORM SEWER SYSTEM	\$	-
D. WATER DISTRIBUTION SYSTEM	\$	-
E. STREET PAVING	\$	-
F. RETAINING WALLS	\$	329,500.00
G. MISCELLANEOUS ITEMS	\$	-
H. LANDSCAPING	\$	150,000.00
I. DEVELOPMENT FEES	\$	1,046,650.00

SUB-TOTAL: \$4,908,990.00

OVERALL CONTINGENCIES: 10% \$491,000.00

TOTAL CONSTRUCTION COSTS: \$5,399,990.00

LOT COUNT:	-	COST / LOT:	-
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	0.00	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	0.00	COST / GROSS ACRE:	-

ARBORS AT EASTLAND**DETAIL**

Phase 2 - Major

Lots: 363 || Gross Acreage: 0.0 Acres || Streets: 0 LF

A. EXCAVATION

None -- See notes for additional information

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
6'x6' RCB	LF	\$585.00	1,335.	\$780,975.00
CONNECT TO EXISTING STORM LINE	EA	\$1,000.00	1.	\$1,000.00
MANHOLE RISER	EA	\$2,500.00	2.	\$5,000.00
6' X 6' WINGWALL	EA	\$18,750.00	1.	\$18,750.00
TRENCH SAFETY	LF	\$1.25	1,335.	\$1,668.75
BONDS	PERCENT	2.0% \$	807,393.75	\$16,500.00
TOTAL STORM SEWER SYSTEM				\$ 823,893.75

D. WATER DISTRIBUTION SYSTEM

None -- See notes for additional information

E. STREET PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
RIGHT TURN LANE IMPROVEMENTS	LS	\$150,000.00	1.	\$150,000.00
LEFT TURN LANE IMPROVEMENTS	LS	\$300,000.00	1.	\$300,000.00
TOTAL STREET PAVING				\$ 450,000.00

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

None -- See notes for additional information

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
FM 741				
LANDSCAPE & IRRIGATION (PH2 - FM 741)	LS	\$550,000.00	1.	\$550,000.00
SCREENING (PH2 - FM 741)	LS	\$300,000.00	1.	\$300,000.00
TOTAL LANDSCAPING				\$ 850,000.00

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
PAVING INSPECTION	PERCENT	3.0% \$	450,000.00	\$13,500.00
DRAINAGE INSPECTION	PERCENT	3.0% \$	823,893.75	\$25,000.00
DISTRICT FEE	PERCENT	1.0% \$	1,273,893.75	\$13,000.00
GEOTECH TESTING FEE	PERCENT	0.8% \$	1,273,893.75	\$10,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$62,000.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING (A-G)	PERCENT	10.0% \$	1,273,893.75	\$127,500.00
LANDSCAPE ARCHITECT	PERCENT	7.0% \$	850,000.00	\$59,500.00
SUB-TOTAL PROFESSIONAL FEES				\$187,000.00
TOTAL DEVELOPMENT FEES				\$ 249,000.00

ARBORS AT EASTLAND

DETAIL

Phase 2 - Major

Lots: 363 || Gross Acreage: 0.0 Acres || Streets: 0 LF

SUMMARY

A. EXCAVATION	\$	-
B. SANITARY SEWER SYSTEM	\$	-
C. STORM SEWER SYSTEM	\$	823,893.75
D. WATER DISTRIBUTION SYSTEM	\$	-
E. STREET PAVING	\$	450,000.00
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	-
H. LANDSCAPING	\$	850,000.00
I. DEVELOPMENT FEES	\$	249,000.00

SUB-TOTAL: \$2,372,893.75

OVERALL CONTINGENCIES: 10% \$237,500.00

TOTAL CONSTRUCTION COSTS: \$2,610,393.75

LOT COUNT:	363	COST / LOT:	\$7,200
LF OF STREET:	-	COST / LF OF STREET:	-
NET DEVELOPABLE ACREAGE:	0.00	COST / DEVELOPABLE ACRE:	-
TOTAL GROSS ACREAGE:	0.00	COST / GROSS ACRE:	-

ARBORS AT EASTLAND

DETAIL

Phase 3 - Residential - Public

Lots: 478 || Gross Acreage: 116.4 Acres || Streets: 17,250 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING	ACRE	\$1,250.00	102.67	\$128,337.50
UNCLASSIFIED EXCAVATION (PH3)	CY	\$3.60	174,000.	\$626,400.00
TOTAL EXCAVATION				\$ 754,737.50

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" SDR-26 PVC PIPE	LF	\$70.00	16,694.	\$1,168,580.00
ADDITIONAL SAN. DEPTH. (1' PER VF)	VF	\$2.00	7,964.	\$15,928.00
4" SERVICE LINES	EA	\$1,300.00	478.	\$621,400.00
4' DIAMETER MANHOLE	EA	\$5,500.00	58.	\$319,000.00
ADDITIONAL MANHOLE DEPTH (> 8')	VF	\$165.00	86.	\$14,190.00
CLEANOUT	EA	\$750.00	15.	\$11,250.00
CSS BACKFILL	LF	\$30.00	594.	\$17,820.00
TRENCH SAFETY	LF	\$1.25	16,694.	\$20,867.50
TESTING (EXCLUDING GEOTECH)	LF	\$2.25	16,694.	\$37,561.50
BONDS	PERCENT	2.0% \$	2,226,597.00	\$45,000.00
TOTAL SANITARY SEWER SYSTEM				\$ 2,271,597.00

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$75.00	2,633.	\$197,475.00
21" RCP	LF	\$85.00	942.	\$80,070.00
24" RCP	LF	\$95.00	131.	\$12,445.00
27" RCP	LF	\$110.00	738.	\$81,180.00
30" RCP	LF	\$125.00	631.	\$78,875.00
33" RCP	LF	\$155.00	1,050.	\$162,750.00
36" RCP	LF	\$175.00	1,283.	\$224,525.00
42" RCP	LF	\$210.00	2,006.	\$421,260.00
48" RCP	LF	\$255.00	443.	\$112,965.00
54" RCP	LF	\$300.00	241.	\$72,300.00
60" RCP	LF	\$355.00	475.	\$168,625.00
6'x4' RCB	LF	\$505.00	170.	\$85,850.00
4' INLET	EA	\$3,750.00	13.	\$48,750.00
6' INLET	EA	\$3,950.00	20.	\$79,000.00
8' INLET	EA	\$4,350.00	10.	\$43,500.00
10' INLET	EA	\$4,750.00	22.	\$104,500.00
12' INLET	EA	\$5,150.00	15.	\$77,250.00
14' INLET	EA	\$5,550.00	5.	\$27,750.00
INLET PROTECTION	EA	\$250.00	85.	\$21,250.00
TYPE A MANHOLE	EA	\$5,250.00	1.	\$5,250.00
TYPE B MANHOLE	EA	\$5,700.00	16.	\$91,200.00
CONNECT TO EXISTING STORM LINE	EA	\$1,000.00	2.	\$2,000.00
54" HEADWALL	EA	\$4,300.00	1.	\$4,300.00
12" ROCK RIPRAP	SY	\$75.00	25.	\$1,875.00
TRENCH SAFETY	LF	\$1.25	10,743.	\$13,428.75
BONDS	PERCENT	2.0% \$	2,218,373.75	\$44,500.00
TOTAL STORM SEWER SYSTEM				\$ 2,262,873.75

ARBORS AT EASTLAND

DETAIL

Phase 3 - Residential - Public

Lots: 478 || Gross Acreage: 116.4 Acres || Streets: 17,250 LF

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" PVC WATERLINE	LF	\$65.00	18,169.	\$1,180,985.00
8" GATE VALVE & BOX	EA	\$2,200.00	63.	\$138,600.00
CONNECT TO EXISTING WATER LINE	EA	\$1,700.00	2.	\$3,400.00
FIRE HYDRANT ASSEMBLY	EA	\$7,000.00	36.	\$252,000.00
1" SINGLE WATER SERVICE	EA	\$1,050.00	478.	\$501,900.00
2" IRRIGATION SERVICE	EA	\$2,300.00	3.	\$6,900.00
TRENCH SAFETY - WATER	LF	\$1.00	18,169.	\$18,169.00
TESTING (EXCLUDING GEOTECH)	LF	\$2.25	18,169.	\$40,880.25
BONDS	PERCENT	2.0% \$	2,142,834.25	\$43,000.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 2,185,834.25

E. STREET PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
6" REINF. CONCRETE STREET PAVEMENT	SY	\$55.00	57,150.	\$3,143,250.00
6" SUBGRADE PREPARATION	SY	\$2.70	61,300.	\$165,510.00
HYDRATED LIME (45#/SY)	TON	\$185.00	1,380.	\$255,300.00
5' CONCRETE SIDEWALK	LF	\$35.00	245.	\$8,575.00
BARRIER FREE RAMPS	EA	\$2,000.00	71.	\$142,000.00
REMOVE BARRICADE	EA	\$600.00	2.	\$1,200.00
BONDS	PERCENT	2.0% \$	3,715,835.00	\$74,500.00
TOTAL STREET PAVING				\$ 3,790,335.00

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
SILT FENCE	LF	\$1.90	6,840.	\$12,996.00
CURLEX	LF	\$1.10	34,090.	\$37,499.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1.	\$3,000.00
SUB-TOTAL EROSION CONTROL				\$53,495.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	39.	\$195,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	3,550.	\$42,600.00
BONDS	PERCENT	2.0% \$	237,600.00	\$5,000.00
SUB-TOTAL STREET LIGHTS				\$242,600.00
STREET SIGNS				
STREET NAME BLADES	EA	\$245.00	82.	\$20,090.00
STOP SIGNS	EA	\$600.00	33.	\$19,800.00
BONDS	PERCENT	2.0% \$	39,890.00	\$1,000.00
SUB-TOTAL STREET SIGNS				\$40,890.00
MAILBOXES				
MAILBOXES	LOT	\$250.00	478.	\$119,500.00
SUB-TOTAL MAILBOXES				\$119,500.00
TOTAL MISCELLANEOUS ITEMS				\$ 456,485.00

H. LANDSCAPING

None -- See notes for additional information

ARBORS AT EASTLAND

DETAIL

Phase 3 - Residential - Public

Lots: 478 || Gross Acreage: 116.4 Acres || Streets: 17,250 LF

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
WATER INSPECTION	PERCENT	3.0% \$	2,185,834.25	\$66,000.00
SEWER INSPECTION	PERCENT	3.0% \$	2,271,597.00	\$68,500.00
PAVING INSPECTION	PERCENT	3.0% \$	3,790,335.00	\$114,000.00
DRAINAGE INSPECTION	PERCENT	3.0% \$	2,262,873.75	\$68,000.00
DISTRICT FEE	PERCENT	1.0% \$	10,510,640.00	\$105,500.00
GEOTECH TESTING FEE	PERCENT	0.8% \$	10,510,640.00	\$84,500.00
COUNTY ADDRESSING FEE	LOT	\$40.00	478.	\$19,120.00
PRELIMINARY PLAT FEE (PH3)	LS	\$2,740.00	1.	\$2,740.00
FINAL PLAT FEE (PH3)	LS	\$1,106.00	1.	\$1,106.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$529,466.00
PROFESSIONAL FEES				
PID3 ENGINEERING/SURVEYING SERVICES	LOT	\$1,750.00	478.	\$836,500.00
PID3 EARLY STREET GRADING ENGINEERING/SURVEYING SERVIC	LS	\$106,900.00	1.	\$106,900.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	478.	\$167,300.00
SUB-TOTAL PROFESSIONAL FEES				\$1,110,700.00
TOTAL DEVELOPMENT FEES				\$ 1,640,166.00

SUMMARY

A. EXCAVATION	\$	754,737.50
B. SANITARY SEWER SYSTEM	\$	2,271,597.00
C. STORM SEWER SYSTEM	\$	2,262,873.75
D. WATER DISTRIBUTION SYSTEM	\$	2,185,834.25
E. STREET PAVING	\$	3,790,335.00
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	456,485.00
H. LANDSCAPING	\$	-
I. DEVELOPMENT FEES	\$	1,640,166.00

SUB-TOTAL: \$13,362,028.50

OVERALL CONTINGENCIES: 10% \$1,336,500.00

TOTAL CONSTRUCTION COSTS: \$14,698,528.50

LOT COUNT:	478	COST / LOT:	\$30,800
LF OF STREET:	17,250.	COST / LF OF STREET:	\$900
NET DEVELOPABLE ACREAGE:	102.67	COST / DEVELOPABLE ACRE:	\$143,200
TOTAL GROSS ACREAGE:	116.39	COST / GROSS ACRE:	\$126,300

ARBORS AT EASTLAND

DETAIL

Phase 3 - Residential - Private

Lots: 0 || Gross Acreage: 0.0 Acres || Streets: 0 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MOISTURE COND (ZONE I - 40'x75' PAD) - 5 FT DEEP	LOT	\$2,300.00	232.	\$533,600.00
MOISTURE COND (ZONE II - 40'x75' PAD) - 5 FT DEEP	LOT	\$1,350.00	196.	\$264,600.00
MOISTURE COND (ZONE II - 50'x75' PAD) - 5 FT DEEP	LOT	\$1,350.00	50.	\$67,500.00
ROUGH LOT GRADING	LOT	\$230.00	478.	\$109,940.00
FINAL LOT GRADING	LOT	\$150.00	478.	\$71,700.00
TOTAL EXCAVATION				\$ 1,047,340.00

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

None -- See notes for additional information

D. WATER DISTRIBUTION SYSTEM

None -- See notes for additional information

E. STREET PAVING

None -- See notes for additional information

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
2' RETAINING WALL	LF	\$60.00	11,400.	\$684,000.00
TOTAL RETAINING WALLS				\$ 684,000.00

G. MISCELLANEOUS ITEMS

None -- See notes for additional information

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
NEIGHBORHOOD PARK	LS	\$550,000.00	1.	\$550,000.00
TOTAL LANDSCAPING				\$ 550,000.00

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PROFESSIONAL FEES				
PR3 ENGINEERING/SURVEYING SERVICES	LOT	\$700.00	478.	\$334,600.00
PR3 EARLY LOT GRADING ENGINEERING/SURVEYING SERVICES	LS	\$98,500.00	1.	\$98,500.00
LANDSCAPE ARCHITECT	PERCENT	7.0% \$	550,000.00	\$38,500.00
SUB-TOTAL PROFESSIONAL FEES				\$471,600.00
FRANCHISE FEES				
GAS DISTRIBUTION FEE	LOT	\$1,000.00	478.	\$478,000.00
ELECTRIC DISTRIBUTION FEE	LOT	\$1,000.00	478.	\$478,000.00
SUB-TOTAL FRANCHISE FEES				\$956,000.00
TOTAL DEVELOPMENT FEES				\$ 1,427,600.00

ARBORS AT EASTLAND

DETAIL

Phase 3 - Residential - Private Lots: 0 || Gross Acreage: 0.0 Acres || Streets: 0 LF

SUMMARY			
A. EXCAVATION		\$	1,047,340.00
B. SANITARY SEWER SYSTEM		\$	-
C. STORM SEWER SYSTEM		\$	-
D. WATER DISTRIBUTION SYSTEM		\$	-
E. STREET PAVING		\$	-
F. RETAINING WALLS		\$	684,000.00
G. MISCELLANEOUS ITEMS		\$	-
H. LANDSCAPING		\$	550,000.00
I. DEVELOPMENT FEES		\$	1,427,600.00
SUB-TOTAL:			\$3,708,940.00
OVERALL CONTINGENCIES:		10%	\$371,000.00
TOTAL CONSTRUCTION COSTS:			\$4,079,940.00
LOT COUNT:		-	COST / LOT: -
LF OF STREET:		-	COST / LF OF STREET: -
NET DEVELOPABLE ACREAGE:		0.00	COST / DEVELOPABLE ACRE: -
TOTAL GROSS ACREAGE:		0.00	COST / GROSS ACRE: -



ARBORS AT EASTLAND**DETAIL**

Phase 3 - Major

Lots: 478 || Gross Acreage: 6.2 Acres || Streets: 5,235 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
CLEARING AND GRUBBING	ACRE	\$1,250.00	2.48	\$3,100.00
STREET ROW EXCAVATION	CY	\$2.75	20,600.	\$56,650.00
TOTAL EXCAVATION				\$ 59,750.00

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
10" SDR-26 PVC PIPE	LF	\$90.00	495.	\$44,550.00
ADDITIONAL SAN. DEPTH. (1' PER VF)	VF	\$2.00	838.	\$1,676.00
4' DIAMETER MANHOLE	EA	\$5,500.00	2.	\$11,000.00
ADDITIONAL MANHOLE DEPTH (> 8')	VF	\$165.00	8.	\$1,320.00
CONNECT TO EXISTING LINE	EA	\$1,000.00	1.	\$1,000.00
TRENCH SAFETY	LF	\$1.25	495.	\$618.75
TESTING (EXCLUDING GEOTECH)	LF	\$2.25	495.	\$1,113.75
BONDS	PERCENT	2.0% \$	61,278.50	\$1,500.00
TOTAL SANITARY SEWER SYSTEM				\$ 62,778.50

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
18" RCP	LF	\$75.00	86.	\$6,450.00
42" RCP	LF	\$210.00	1,022.	\$214,620.00
48" RCP	LF	\$255.00	76.	\$19,380.00
6'x6' RCB	LF	\$585.00	139.	\$81,315.00
7'x5' RCB	LF	\$655.00	362.	\$237,110.00
10' INLET	EA	\$4,750.00	2.	\$9,500.00
INLET PROTECTION	EA	\$250.00	2.	\$500.00
JUNCTION BOX	EA	\$25,000.00	1.	\$25,000.00
TYPE B MANHOLE	EA	\$5,700.00	3.	\$17,100.00
MANHOLE RISER	EA	\$2,500.00	1.	\$2,500.00
POND OUTFALL STRUCTURE	LS	\$150,000.00	1.	\$150,000.00
CONNECT TO EXISTING STORM LINE	EA	\$1,000.00	1.	\$1,000.00
TRENCH SAFETY	LF	\$1.25	1,685.	\$2,106.25
BONDS	PERCENT	2.0% \$	766,581.25	\$15,500.00
TOTAL STORM SEWER SYSTEM				\$ 782,081.25

D. WATER DISTRIBUTION SYSTEM

None -- See notes for additional information

E. STREET PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
6" REINF. CONCRETE STREET PAVEMENT	SY	\$55.00	8,050.	\$442,750.00
6" SUBGRADE PREPARATION	SY	\$2.70	8,450.	\$22,815.00
HYDRATED LIME (45#/SY)	TON	\$185.00	191.	\$35,335.00
5' CONCRETE SIDEWALK	LF	\$35.00	1,705.	\$59,675.00
6' CONCRETE SIDEWALK	LF	\$42.00	1,715.	\$72,030.00
BARRIER FREE RAMPS	EA	\$2,000.00	8.	\$16,000.00
REMOVE BARRICADE	EA	\$600.00	1.	\$600.00
BONDS	PERCENT	2.0% \$	649,205.00	\$13,000.00
TOTAL STREET PAVING				\$ 662,205.00

ARBORS AT EASTLAND

DETAIL

Phase 3 - Major

Lots: 478 || Gross Acreage: 6.2 Acres || Streets: 5,235 LF

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
CURLEX	LF	\$1.10	3,370.	\$3,707.00
SUB-TOTAL EROSION CONTROL				\$3,707.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	19.	\$95,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	300.	\$3,600.00
BONDS	PERCENT	2.0% \$	98,600.00	\$2,000.00
SUB-TOTAL STREET LIGHTS				\$100,600.00
STREET SIGNS				
STREET NAME BLADES	EA	\$245.00	4.	\$980.00
STOP SIGNS	EA	\$600.00	2.	\$1,200.00
BONDS	PERCENT	2.0% \$	2,180.00	\$500.00
SUB-TOTAL STREET SIGNS				\$2,680.00
TOTAL MISCELLANEOUS ITEMS				\$ 106,987.00

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
IN PHASE				
LANDSCAPE & IRRIGATION (PH3 - ENHANCED RESIDENTIAL)	LS	\$50,000.00	1.	\$50,000.00
SCREENING (PH3 - ENHANCED RESIDENTIAL)	LS	\$306,000.00	1.	\$306,000.00
SUB-TOTAL IN PHASE				\$356,000.00
CR 269				
SCREENING (PH3 - CR 269)	LS	\$385,000.00	1.	\$385,000.00
SUB-TOTAL CR 269				\$385,000.00
TOTAL LANDSCAPING				\$ 741,000.00

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
SEWER INSPECTION	PERCENT	3.0% \$	62,778.50	\$2,000.00
PAVING INSPECTION	PERCENT	3.0% \$	662,205.00	\$20,000.00
DRAINAGE INSPECTION	PERCENT	3.0% \$	782,081.25	\$23,500.00
DISTRICT FEE	PERCENT	1.0% \$	1,507,064.75	\$15,500.00
GEOTECH TESTING FEE	PERCENT	0.8% \$	1,507,064.75	\$12,500.00
SUB-TOTAL MUNICIPALITY & JURISDICTIONAL FEES				\$73,500.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING (A-G)	PERCENT	10.0% \$	1,673,801.75	\$167,500.00
LANDSCAPE ARCHITECT	PERCENT	7.0% \$	741,000.00	\$52,000.00
TRAFFIC SIGNAL DESIGN	LS	\$30,000.00	1.	\$30,000.00
TXDOT PERMIT	LS	\$20,000.00	1.	\$20,000.00
SUB-TOTAL PROFESSIONAL FEES				\$269,500.00
FRANCHISE FEES				
RELOCATE POWER POLES (ONCOR ALLOWANCE)	EA	\$10,000.00	18.	\$180,000.00
SUB-TOTAL FRANCHISE FEES				\$180,000.00
TOTAL DEVELOPMENT FEES				\$ 523,000.00

ARBORS AT EASTLAND

DETAIL

Phase 3 - Major

Lots: 478 || Gross Acreage: 6.2 Acres || Streets: 5,235 LF

SUMMARY

A. EXCAVATION	\$	59,750.00
B. SANITARY SEWER SYSTEM	\$	62,778.50
C. STORM SEWER SYSTEM	\$	782,081.25
D. WATER DISTRIBUTION SYSTEM	\$	-
E. STREET PAVING	\$	662,205.00
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	106,987.00
H. LANDSCAPING	\$	741,000.00
I. DEVELOPMENT FEES	\$	523,000.00

SUB-TOTAL: \$2,937,801.75

OVERALL CONTINGENCIES: 10% \$294,000.00

TOTAL CONSTRUCTION COSTS: \$3,231,801.75

LOT COUNT:	478	COST / LOT:	\$6,800
LF OF STREET:	5,235.	COST / LF OF STREET:	\$650
NET DEVELOPABLE ACREAGE:	6.19	COST / DEVELOPABLE ACRE:	\$522,200
TOTAL GROSS ACREAGE:	6.19	COST / GROSS ACRE:	\$522,200

ARBORS AT EASTLAND**DETAIL**

County Road 269 - Master

Lots: 0 || Gross Acreage: 3.7 Acres || Streets: 3,440 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING	ACRE	\$2,950.00	5.3	\$15,635.00
UNCLASSIFIED EXCAVATION	CY	\$7.00	550.	\$3,850.00
SITE PREPARATION (DEMO & DISPOSAL OF EXISTING GRAVEL	SY	\$35.00	100.	\$3,500.00
TOTAL EXCAVATION				\$ 22,985.00

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$68.35	350.	\$23,922.50
21" RCP	LF	\$74.65	130.	\$9,704.50
24" RCP	LF	\$86.77	275.	\$23,861.75
27" RCP	LF	\$95.71	72.	\$6,891.12
30" RCP	LF	\$107.92	50.	\$5,396.00
36" RCP	LF	\$145.56	55.	\$8,005.80
8' INLET	EA	\$4,588.50	5.	\$22,942.50
10' INLET	EA	\$5,222.44	1.	\$5,222.44
20' INLET	EA	\$12,859.88	1.	\$12,859.88
INLET PROTECTION	EA	\$90.57	7.	\$633.99
CONNECT TO EXISTING STORM LINE	EA	\$1,071.67	1.	\$1,071.67
CONNECT TO EXISTING DROP INLET	EA	\$1,675.42	1.	\$1,675.42
18" HEADWALL	EA	\$2,716.88	1.	\$2,716.88
21" HEADWALL	EA	\$3,018.75	1.	\$3,018.75
30" HEADWALL	EA	\$3,924.38	1.	\$3,924.38
18" RCP END & PLUG	EA	\$86.94	1.	\$86.94
21" RCP END & PLUG	EA	\$105.43	1.	\$105.43
36" RCP END & PLUG	EA	\$190.19	1.	\$190.19
12" ROCK RIPRAP	SY	\$101.43	37.	\$3,752.91
GRADE TO DRAIN - CLEARING & GRUBBING	AC	\$2,950.00	3.8	\$11,210.00
GRADE TO DRAIN - UNCLASSIFIED EXCAVATION	CY	\$3.85	20,150.	\$77,577.50
TRENCH SAFETY	LF	\$1.04	932.	\$969.28
TV TESTING	LF	\$1.21	932.	\$1,127.72
PERFORMANCE & PAYMENT BOND	LS	\$5,168.63	1.	\$5,168.63
MAINTENANCE BOND	LS	\$1,155.00	1.	\$1,155.00
TOTAL STORM SEWER SYSTEM				\$ 233,191.18

ARBORS AT EASTLAND

DETAIL

County Road 269 - Master

Lots: 0 || Gross Acreage: 3.7 Acres || Streets: 3,440 LF

D. WATER DISTRIBUTION SYSTEM

None -- See notes for additional information

E. STREET PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" REINF. CONCRETE STREET PAVEMENT	SY	\$55.65	11,225.	\$624,671.25
8" SUBGRADE PREPARATION	SY	\$5.00	12,020.	\$60,100.00
HYDRATED LIME (53#/SY)	TON	\$315.00	319.	\$100,485.00
5' CONCRETE SIDEWALK	LF	\$8.00	16,735.	\$133,880.00
BARRIER FREE RAMPS	EA	\$2,500.00	14.	\$35,000.00
PAVEMENT HEADER	LF	\$25.00	172.	\$4,300.00
STREET BARRICADE	EA	\$1,300.00	6.	\$7,800.00
STREET STRIPING	LF	\$3.00	3,090.	\$9,270.00
TEMPORARY STREET STRIPING	LF	\$3.75	105.	\$393.75
PAVEMENT MARKERS	EA	\$5.50	78.	\$429.00
TRAFFIC CONTROL	LS	\$6,500.00	1.	\$6,500.00
PERFORMANCE & PAYMENT BOND	LS	\$2,150.00	1.	\$2,150.00
MAINTENANCE BOND	LS	\$800.00	1.	\$800.00
TOTAL STREET PAVING				\$ 985,779.00

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
SILT FENCE	LF	\$1.90	7,035.	\$13,366.50
CURLEX	LF	\$1.10	6,865.	\$7,551.50
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1.	\$3,000.00
ROCK CHECK DAM	EA	\$1,500.00	3.	\$4,500.00
TEMPORARY EROSION BLANKET	SY	\$2.00	2,035.	\$4,070.00
TOTAL EROSION CONTROL				\$ 32,488.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	12.	\$60,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	70.	\$840.00
BONDS	PERCENT	2.0% \$	60,000.00	\$1,500.00
TOTAL STREET LIGHTS				\$ 62,340.00
STREET SIGNS				
STREET SIGNS AND NAME BLADES	LS	\$5,000.00	1.	\$5,000.00
TOTAL STREET SIGNS				\$ 5,000.00
COORDINATION				
POWER POLE RELOCATION ALLOWANCE	EA	\$10,000.00	18.	\$180,000.00
AT&T & ONCOR VAULT RELOCATION ALLOWANCE	LS	\$10,000.00	1.	\$10,000.00
TOTAL MISCELLANEOUS ITEMS				\$ 289,828.00

H. LANDSCAPING

None -- See notes for additional information

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
PAVING INSPECTION	PERCENT	3.0% \$	982,829.00	\$29,500.00
DRAINAGE INSPECTION	PERCENT	3.0% \$	226,867.55	\$7,000.00
GEOTECH TESTING FEE	PERCENT	0.8% \$	1,209,696.55	\$10,000.00
PRELIMINARY PLAT FEE	LS	\$338.37	1.	\$338.37
FINAL PLAT APPLICATION FEE	LS	\$410.00	1.	\$410.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING (A-G)	LS	\$186,000.00	1.	\$186,000.00
TOTAL DEVELOPMENT FEES				\$ 233,248.37

ARBORS AT EASTLAND

DETAIL

County Road 269 - Master

Lots: 0 || Gross Acreage: 3.7 Acres || Streets: 3,440 LF

SUMMARY

A. EXCAVATION	\$	22,985.00
B. SANITARY SEWER SYSTEM	\$	-
C. STORM SEWER SYSTEM	\$	233,191.18
D. WATER DISTRIBUTION SYSTEM	\$	-
E. STREET PAVING	\$	985,779.00
F. RETAINING WALLS	\$	-
G. MISCELLANEOUS ITEMS	\$	289,828.00
H. LANDSCAPING	\$	-
I. DEVELOPMENT FEES	\$	233,248.37

SUB-TOTAL:

\$1,765,031.55

OVERALL CONTINGENCIES:

TOTAL CONSTRUCTION COSTS:

\$1,765,031.55

LOT COUNT:	-	COST / LOT:	-
LF OF STREET:	3,440.	COST / LF OF STREET:	\$550
NET DEVELOPABLE ACREAGE:	3.71	COST / DEVELOPABLE ACRE:	\$476,400
TOTAL GROSS ACREAGE:	3.71	COST / GROSS ACRE:	\$475,800

APPENDIX C
LEGAL DESCRIPTION

OWNER'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF KAUFMAN)(

WHEREAS, TCL LAND BK 4 (2022), LP AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. ARE THE OWNER'S OF A 3.837 ACRE TRACT OF LAND SITUATED IN THE D. WILKASON (WILKERSON) SURVEY, ABSTRACT NUMBER 566, CITY OF CRANDALL ETJ, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 194.601 ACRE TRACT OF LAND CONVEYED AS TRACT 1, TO TCL LAND BK 4 (2022), LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2022-0020729, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING PART OF AN 8.000 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" AND PART OF THE REMAINDER OF A 200.385 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-0004177, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 3.837 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH CAPPED IRON ROD STAMPED "PATE ENGINEERING" FOUND FOR THE NORTH CORNER OF SAID 8.000 ACRE TRACT AND THE COMMON WEST CORNER OF A 607.680 ACRE TRACT OF LAND CONVEYED AS "TRACT 3" TO HW HEARTLAND L.P., AS RECORDED IN VOLUME 3119, PAGE 142, DEED RECORDS, KAUFMAN COUNTY, TEXAS. SAME BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 741 (A 90' RIGHT-OF-WAY) AND BEING WITHIN COUNTY ROAD NO. 269 (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 45 DEGREES 52 MINUTES 29 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 8.000 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 607.680 ACRE TRACT AND WITHIN SAID COUNTY ROAD NO. 269, PASSING AT A DISTANCE OF 310.51 FEET A 5/8 INCH IRON ROD WITH CAP STAMPED "RPLS 3963" FOUND FOR THE EAST CORNER OF SAID 8.000 ACRE TRACT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 607.680 ACRE TRACT, ALONG THE NORTHEAST LINE OF SAID 200.385 ACRE TRACT AND WITHIN SAID COUNTY ROAD NO. 269, PASSING AT A DISTANCE OF 425.02 FEET THE NORTH CORNER OF SAID 194.601 ACRE TRACT AND CONTINUING ALONG THE NORTHEAST LINE OF SAID 194.601 ACRE TRACT, ALONG THE COMMON SOUTHWEST LINE OF SAID 607.680 ACRE TRACT AND WITHIN SAID COUNTY ROAD NO. 269, IN ALL A TOTAL DISTANCE OF 3387.55 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 194.601 ACRE TRACT, THE COMMON SOUTH CORNER OF SAID 607.680 ACRE TRACT, THE COMMON WEST CORNER OF A 49.982 ACRE TRACT OF LAND CONVEYED TO PMB CRANDALL

DEV CO PH 1 LLC, AS RECORDED COUNTY CLERK'S FILE NO. 2022-0006034, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND THE COMMON NORTH CORNER OF A 105.8223 ACRE TRACT OF LAND CONVEYED TO CAROLYN J CLARK & MARILYN ADAMS, CONVEYED BY PROBATE CASE 99-180, PROBATE RECORDS, KAUFMAN COUNTY, TEXAS TO CAROLYN J CLARK AND MARILYN ADAMS AS DESCRIBED IN VOLUME 740, PAGE 208, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 194.601 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 105.8223 ACRE TRACT, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 194.601 ACRE TRACT, SAID 200.385 ACRE TRACT AND SAID 8.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 110.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 21 MINUTES 40 SECONDS WEST, A DISTANCE OF 28.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 52 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 38 MINUTES 20 SECONDS WEST, A DISTANCE OF 28.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 840.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 07 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 1009.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 07 MINUTES 31 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 875.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 17 MINUTES 02 SECONDS, A RADIUS OF 250.00 FEET, AND A LONG CHORD THAT BEARS NORTH 57 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.90 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 101.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 09 MINUTES 31 SECONDS WEST, A DISTANCE OF 51.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 46 MINUTES 08 SECONDS, A RADIUS OF 332.50 FEET, AND A LONG CHORD THAT BEARS NORTH 62 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 73.95 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 74.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 54 MINUTES 26 SECONDS WEST, A DISTANCE OF 30.45 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC STAMPED "LJA SURVEYING" SET FOR CORNER. SAID POINT BEING ON THE NORTHWEST LINE OF AFORESAID 8.000 ACRE TRACT AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID FROM TO MARKET ROAD NO. 741;

THENCE, NORTH 44 DEGREES 28 MINUTES 52 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 130.22 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 3.837 ACRES OF LAND.

OWNER'S CERTIFICATION

STATE OF TEXAS)
COUNTY OF KAUFMAN)(

WHEREAS, TCL LAND BK 4 (2022), LP AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ARE THE OWNERS OF A 125.210 ACRE TRACT OF LAND SITUATED IN THE D. WILKASON (WILKERSON) SURVEY, ABSTRACT NUMBER 566, CITY OF CRANDALL ETJ, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A 194.601 ACRE TRACT OF LAND CONVEYED AS TRACT 1 , PART OF A 53.217 ACRE TRACT OF LAND CONVEYED AS TRACT 2 AND PART OF A 58.435 ACRE TRACT OF LAND CONVEYED AS TRACT 3 TO TCL LAND BK 4 (2022), LP, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2022-0020729, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 200.385 ACRE TRACT OF LAND CONVEYED AS TRACT 2, TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-0004177, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. SAID 125.210 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 53.217 ACRE TRACT AND THE COMMON NORTH CORNER OF A 24.310 ACRE TRACT OF LAND CONVEYED TO TRINITY VALLEY ELECTRIC COOPERATIVE INC, A TEXAS NONPROFIT CORPORATION, AS RECORDED IN VOLUME 2253, PAGE 393, DEED RECORDS, KAUFMAN COUNTY, TEXAS. SAME BEING IN THE EAST LINE OF FARM TO MARKET ROAD 741 (A 90 FOOT RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINES OF SAID 53.217 ACRE TRACT AND SAID FARM TO MARKET ROAD 741, THE FOLLOWING COURSES AND DISTANCES:

NORTH 01 DEGREES 11 MINUTES 43 SECONDS WEST, A DISTANCE OF 329.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 43 SECONDS, A RADIUS OF 1079.73 FEET, AND A LONG CHORD THAT BEARS NORTH 03 DEGREES 00 MINUTES 26 SECONDS EAST, A DISTANCE OF 176.54 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 176.74 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 53.217 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 82 DEGREES 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 35.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 54 SECONDS, A RADIUS OF 1044.73 FEET, AND A LONG CHORD THAT BEARS SOUTH 07 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 19 MINUTES 41 SECONDS EAST, A DISTANCE OF 28.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 139.78 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 130.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 111.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 51 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 222.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 51 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, PASSING AT A DISTANCE OF 197.13 FEET THE NORTHEAST LINE OF SAID 53.217 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF AFORESAID 58.435 ACRE TRACT AND CONTINUING OVER AND ACROSS SAID 58.435 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 222.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 58.435 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 51 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 38 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 175.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 22 MINUTES 00 SECONDS, A RADIUS OF 800.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.00 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 47.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 53 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 13.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 7.03 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 12.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 34 DEGREES 14 MINUTES 06 SECONDS EAST, A DISTANCE OF 15.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 00 MINUTES 27 SECONDS, A RADIUS OF 800.00 FEET, AND A

LONG CHORD THAT BEARS SOUTH 69 DEGREES 21 MINUTES 08 SECONDS EAST, A DISTANCE OF 153.46 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 153.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 22 MINUTES 41 SECONDS, A RADIUS OF 520.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 68 DEGREES 02 MINUTES 15 SECONDS EAST, A DISTANCE OF 75.97 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 76.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 56 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 16.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 36 DEGREES 20 MINUTES 41 SECONDS EAST, A DISTANCE OF 14.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 15 SECONDS, A RADIUS OF 520.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 29.68 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 29.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 83 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 81.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 366.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 22 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 203.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 49 MINUTES 35 SECONDS EAST, PASSING AT A DISTANCE OF 45.88 FEET THE NORTHEAST LINE OF SAID 58.435 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF AFORESAID 194.601 ACRE TRACT, CONTINUING OVER AND ACROSS SAID 194.601 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 112.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 194.601 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 60 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 87.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 59 DEGREES 46 MINUTES 21 SECONDS EAST, A DISTANCE OF 70.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 61.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 58 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 59.37 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 56 DEGREES 28 MINUTES 09 SECONDS EAST, A DISTANCE OF 59.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 55 DEGREES 02 MINUTES 44 SECONDS EAST, A DISTANCE OF 59.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 47 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 478.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 42 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 34.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 48 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 121.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 24 MINUTES 22 SECONDS, A RADIUS OF 2525.00 FEET, AND A LONG CHORD THAT BEARS NORTH 41 DEGREES 15 MINUTES 10 SECONDS WEST, A DISTANCE OF 61.97 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 61.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 82 DEGREES 36 MINUTES 54 SECONDS WEST, A DISTANCE OF 14.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 9.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 34 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 55 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 5.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 04 MINUTES 04 SECONDS EAST, A DISTANCE OF 13.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 00 MINUTES 29 SECONDS, A RADIUS OF 2525.00 FEET, AND A LONG CHORD THAT BEARS NORTH 36 DEGREES 27 MINUTES 11 SECONDS WEST, A DISTANCE OF 220.63 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 220.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP

STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 02 MINUTES 04 SECONDS, A RADIUS OF 2475.00 FEET, AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF 1.49 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 1.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 26 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 34 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 55 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 09 DEGREES 51 MINUTES 32 SECONDS EAST, A DISTANCE OF 14.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 16 MINUTES 21 SECONDS, A RADIUS OF 2475.00 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 270.82 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 270.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 45 MINUTES 20 SECONDS WEST, A DISTANCE OF 13.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.03 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 7.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 14.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 01 MINUTE 14 SECONDS, A RADIUS OF 2475.00 FEET, AND A LONG CHORD THAT BEARS NORTH 44 DEGREES 30 MINUTES 31 SECONDS WEST, A DISTANCE OF 87.27 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 87.28 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 134.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 222.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 44 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 1.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 05 DEGREES 40 MINUTES 17 SECONDS WEST, A DISTANCE OF 12.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 55 DEGREES 49 MINUTES 26 SECONDS WEST, A DISTANCE OF 88.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 19 MINUTES 43 SECONDS WEST, A DISTANCE OF 30.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 52 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 35.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTHWEST LINE OF SAID 194.601 ACRE TRACT AND THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF AFORESAID FM 741;

THENCE, NORTH 44 DEGREES 28 MINUTES 52 SECONDS EAST, ALONG SAID COMMON LINES, A DISTANCE OF 145.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A NORTH CORNER

OF SAID 194.601 ACRE TRACT AND THE WEST CORNER OF AFORESAID
REMAINDER OF A 200.385 ACRE TRACT;

|
THENCE, SOUTH 45 DEGREES 52 MINUTES 29 SECONDS EAST, ALONG A
SOUTHWEST LINE OF SAID 200.385 ACRE TRACT, A DISTANCE OF 37.68 FEET
TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA
SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 194.601 ACRE TRACT, THE FOLLOWING
COURSES AND DISTANCES:

SOUTH 04 DEGREES 38 MINUTES 01 SECOND WEST, A DISTANCE OF
26.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 12 MINUTES 51 SECONDS EAST, A DISTANCE OF
117.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF
467.94 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF
A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09
DEGREES 55 MINUTES 51 SECONDS, A RADIUS OF 2525.00 FEET, AND A
LONG CHORD THAT BEARS SOUTH 40 DEGREES 33 MINUTES 13
SECONDS EAST, A DISTANCE OF 437.10 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF
437.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF
14.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 55 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF
5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 34 DEGREES 47 MINUTES 38 SECONDS EAST, A DISTANCE OF
50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 55 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF
5.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 10 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 02 SECONDS, A RADIUS OF 2525.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 58 MINUTES 28 SECONDS EAST, A DISTANCE OF 2.23 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 2.23 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 20 MINUTES 24 SECONDS, A RADIUS OF 2475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 44 DEGREES 37 MINUTES 09 SECONDS EAST, A DISTANCE OF 916.50 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 921.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 03 MINUTES 39 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 50 MINUTES 33 SECONDS EAST, A DISTANCE OF 11.66 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 11.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 37 MINUTES 37 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE 00 MINUTES 19 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 52 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 11 DEGREES 32 MINUTES 08 SECONDS EAST, A DISTANCE OF 14.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 17 MINUTES 45 SECONDS, A RADIUS OF 2475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 47 MINUTES 20 SECONDS EAST, A DISTANCE OF 228.68 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 228.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 62 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 187.18 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 35 SECONDS, A RADIUS OF 1825.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 62 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 17.83 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 17.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 28 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 19 MINUTES 22 SECONDS, A RADIUS OF 1775.00 FEET, AND A LONG CHORD THAT BEARS NORTH 62 DEGREES 02 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 74 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 14.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 30 DEGREES 41 MINUTES 26 SECONDS WEST, A DISTANCE OF 109.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 60 DEGREES 19 MINUTES 19 SECONDS EAST, A DISTANCE OF 74.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 58 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 65.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 56 DEGREES 48 MINUTES 20 SECONDS EAST, A DISTANCE OF 63.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 63.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 52 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF 63.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 11 MINUTES 10 SECONDS EAST, A DISTANCE OF 63.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 65.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 45 DEGREES 52 MINUTES 29 SECONDS EAST, A DISTANCE OF 350.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING ON THE SOUTHEAST LINE OF SAID 194.601 ACRE TRACT AND THE COMMON NORTHWEST LINE OF A 105.8223 ACRE TRACT OF LAND CONVEYED BY PROBATE CASE 99-180, PROBATE RECORDS, KAUFMAN COUNTY, TEXAS TO CAROLYN J CLARK AND MARILYN ADAMS AS DESCRIBED IN VOLUME 740, PAGE 208, DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, SOUTH 44 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1151.92 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 194.601 ACRE TRACT AND THE COMMON WEST CORNER OF SAID 105.8223 ACRE TRACT, SAID POINT BEING IN THE NORTHEAST LINE OF A 257.130 ACRE TRACT OF LAND CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2021-0027878, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, NORTH 46 DEGREES 03 MINUTES 57 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 194.601 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 257.130 ACRE TRACT, THE NORTHEAST LINE OF A 10.00 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO ANTONIO URQUIDI AND GIANNA JURADO, AS RECORDED IN VOLUME 1403, PAGE 459, DEED RECORDS, KAUFMAN COUNTY, TEXAS AND THE NORTHEAST LINE OF AFORESAID 58.435 ACRE TRACT, A DISTANCE OF 694.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 47 DEGREES 01 MINUTE 40 SECONDS EAST, A DISTANCE OF 3.69 FEET;

THENCE, SOUTH 44 DEGREES 27 MINUTES 44 SECONDS WEST, ALONG THE SOUTHEAST LINES OF SAID 58.453 ACRE TRACT AND AFORESAID 53.217 ACRE TRACT AND THE COMMON NORTHWEST LINES OF SAID 10.00 ACRE TRACT AND SAID 257.130 ACRE TRACT, A DISTANCE OF 1874.03 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 53.217 ACRE TRACT AND THE COMMON EAST CORNER OF AFORESAID 24.310 ACRE TRACT;

THENCE, NORTH 46 DEGREES 04 MINUTES 39 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 53.217 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID 24.310 ACRE TRACT, PASSING AT A DISTANCE OF 52.45 FEET A 5/8 INCH CAPPED IRON ROD STAMPED "RPLS 3963" FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 2126.45 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 125.210 ACRES OF LAND.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



SUNRISE BOULEVARD (CR 269)

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
PHASE 1

EXISTING
RIVER RIDGE

FM 741

PID IMPROVEMENTS
MAP OF IMPROVEMENTS

ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 469.621.0710
FRN - F-1386



SUNRISE BOULEVARD (CR 269)

FM 741

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
PHASE 1

EXISTING
RIVER RIDGE

PID IMPROVEMENTS
MAP OF IMPROVEMENTS

ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 469.621.0710
FRN - F-1386

SUNRISE BLVD (CR 269)

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
PHASE 1

EXISTING
RIVER RIDGE

FM 741

LEGEND

- MAJOR EXCAVATION IMPROVEMENT
SUNRISE BLVD (CR 269)
- MAJOR EXCAVATION IMPROVEMENT
ENHANCED RESIDENTIAL STREET
& FM 741
- MAJOR EXCAVATION IMPROVEMENT
DETENTION POND A
- MAJOR EXCAVATION IMPROVEMENT
DETENTION POND B



SUNRISE BLVD (CR 269)

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT EASTLAND REMAINDER

ARBORS AT
EASTLAND
PHASE 1

EXISTING
RIVER RIDGE

FM 741

LEGEND

 PUBLIC EXCAVATION IMPROVEMENT
GRADING LIMITS

PID IMPROVEMENTS

EXCAVATION - PUBLIC

ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710
FRN - F-1386



SUNRISE BLVD (CR 269)

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
REMAINDER

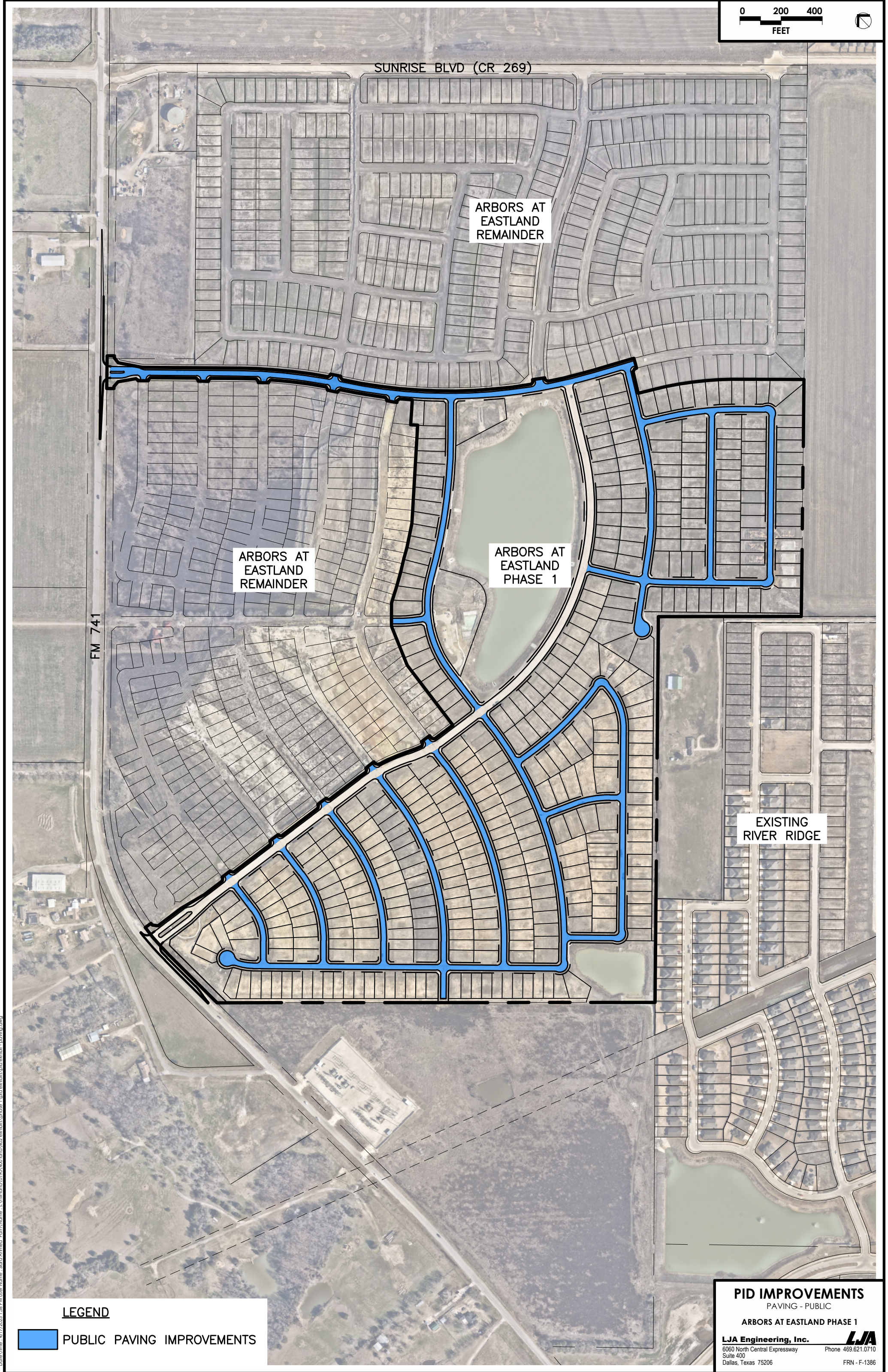
ARBORS AT
EASTLAND
PHASE 1

EXISTING
RIVER RIDGE

FM 741

LEGEND

- ENHANCED SUNRISE BLVD (CR 269)
MAJOR PAVING IMPROVEMENT
- ENHANCED RESIDENTIAL STREET
MAJOR PAVING IMPROVEMENT
- LEFT TURN LANE
MAJOR PAVING IMPROVEMENT
- RIGHT TURN LANE
MAJOR PAVING IMPROVEMENT



PID IMPROVEMENTS
PAVING - PUBLIC
ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc. 
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386



SUNRISE BLVD (CR 269)

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
PHASE 1

FM 741

EXISTING
RIVER RIDGE

MATCHLINE THIS SHEET

COTTAGES AT
RIVER RIDGE
CONNECT TO
EXISTING

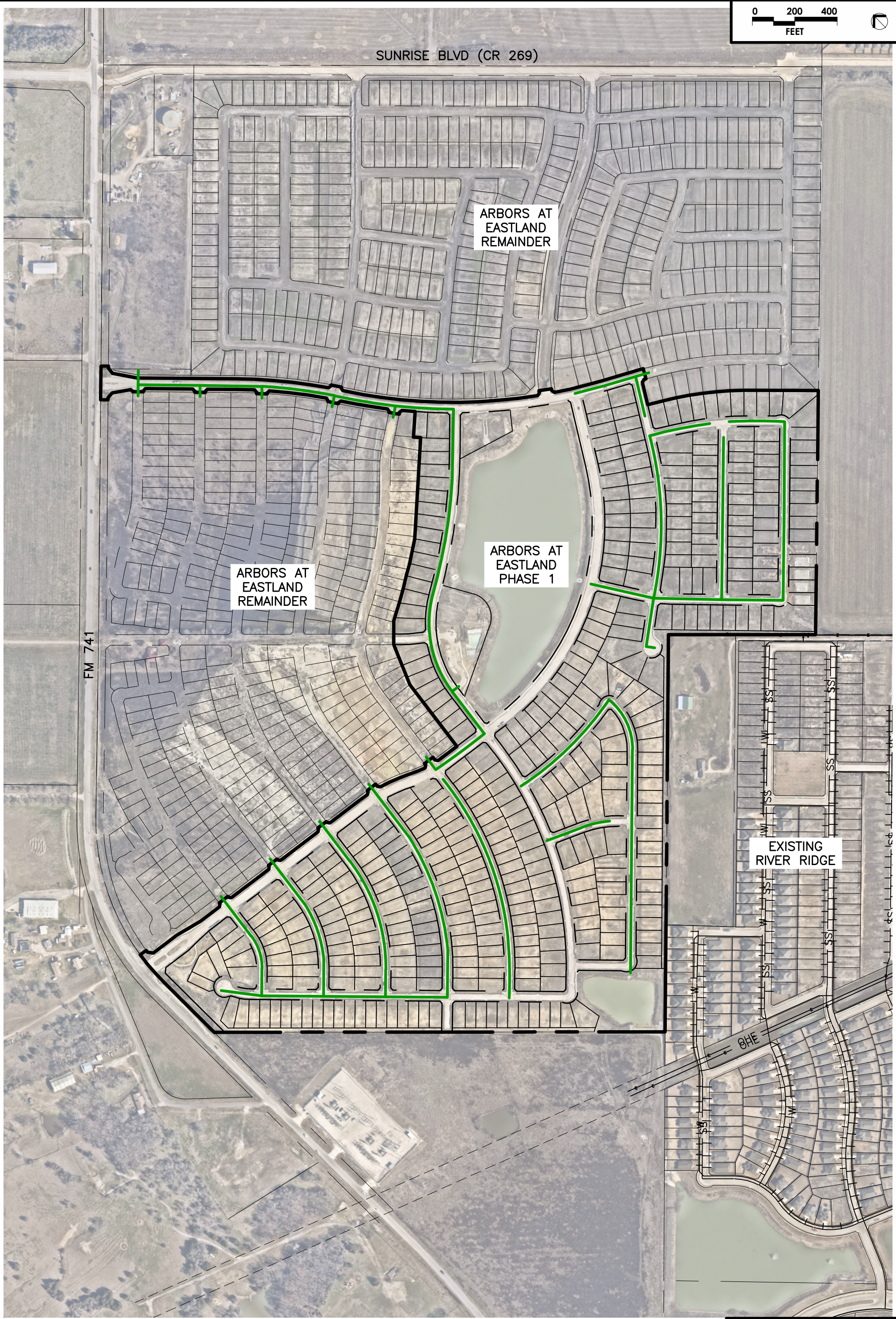
LEGEND

- MAJOR SANITARY IMPROVEMENT
10" SANITARY SEWER LINE
- MAJOR SANITARY IMPROVEMENT
12" SANITARY SEWER LINE
- MAJOR SANITARY IMPROVEMENT
15" SANITARY SEWER LINE
- MAJOR SANITARY IMPROVEMENT
18" SANITARY SEWER LINE

MATCHLINE THIS SHEET

PID IMPROVEMENTS
SANITARY SEWER - MAJOR
ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386



ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
PHASE 1

FM 741

EXISTING
RIVER RIDGE

ONE

PUBLIC SANITARY IMPROVEMENT
8" SANITARY SEWER LINE

ARBORS AT EASTLAND PHASE 1

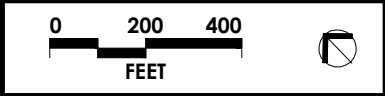
LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 469.621.0710
FRN - F-1386

LJA

Phone 469.621.0710

FRN - F-1386



SUNRISE BOULEVARD (CR 269)

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
PHASE 1

EXISTING
RIVER RIDGE

FM 741

LEGEND

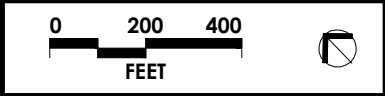
MAJOR STORM SEWER IMPROVEMENT

PID IMPROVEMENTS
STORM SEWER - MAJOR

ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386





SUNRISE BOULEVARD (CR 269)

ARBORS AT
EASTLAND
REMAINDER


ARBORS AT
EASTLAND
REMAINDER

ARBORS AT
EASTLAND
PHASE 1

EXISTING
RIVER RIDGE

FM 741

LEGEND

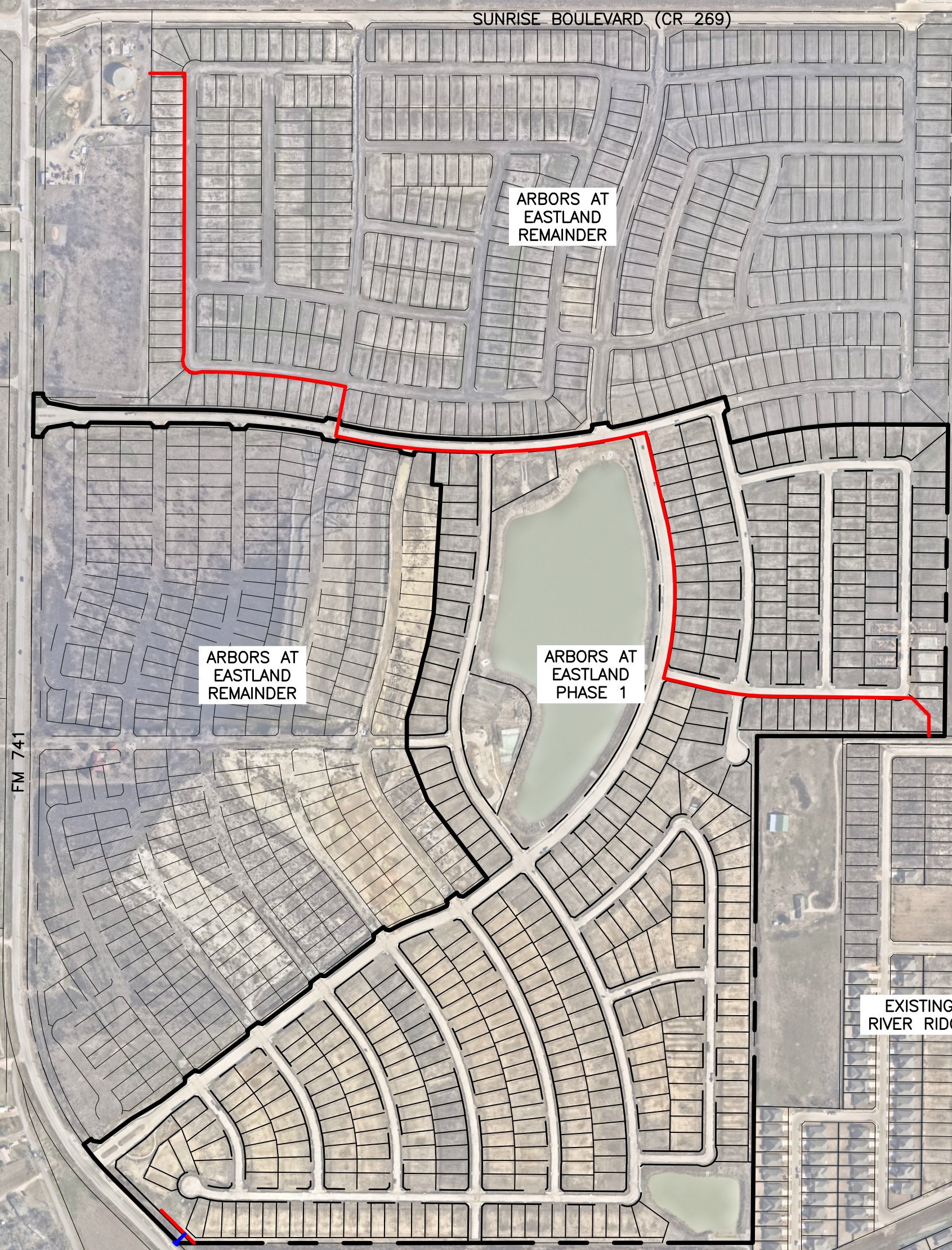
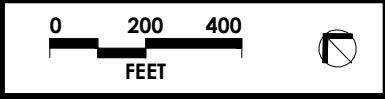
 PUBLIC STORM SEWER IMPROVEMENT

PID IMPROVEMENTS
STORM SEWER - PUBLIC
ARBORS AT EASTLAND PHASE 1



LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 469.621.0710
FRN - F-1386

Date/Time: 4/17/2025 4:18 PM User Name: Tiley Jones Path Name: s:\m\k\arbs\01\01\000\arbs\402\arbs\pid\arbs\pid-exhibit-storm.dwg



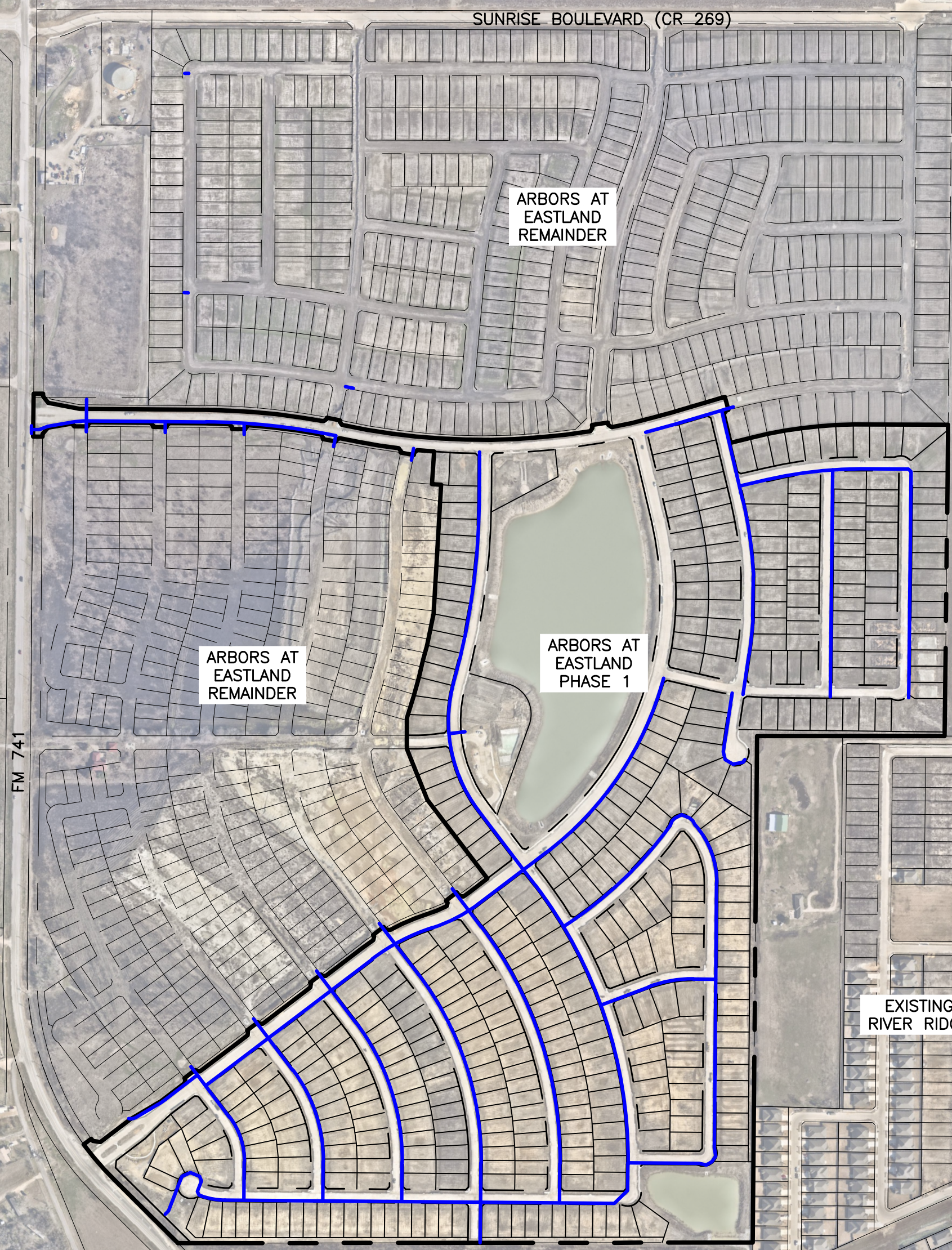
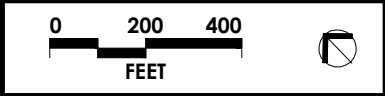
LEGEND

-  MAJOR WATER IMPROVEMENT
8" WATER LINE
-  MAJOR WATER IMPROVEMENT
12" WATER LINE

PID IMPROVEMENTS
WATER - MAJOR
ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 469.621.0710
FRN - F-1386



LEGEND

 PUBLIC WATER IMPROVEMENT
8" WATER LINE

PID IMPROVEMENTS
WATER - PUBLIC

ARBORS AT EASTLAND PHASE 1

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206

LJA
Phone 469.621.0710
FRN - F-1386

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

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

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF KAUFMAN

§

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

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

Notary Public, State of Texas]⁴

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

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

Appendix F

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

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

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

“**Lot Type 3**” means lots identified as such on the Assessment Roll, being Lots typically described as office/retail as provided by the Developer.

A) Proposed Development

Table F-1 shows the proposed development within the PID.

Table F-1
Proposed Development – PID

Proposed Development	Quantity	Measurement
<u>Residential</u>		
Lot Type 1 (60 Ft)	1,008	Units
Lot Type 2 (50 Ft)	256	Units
<i>Subtotal Residential</i>	<i>1,264</i>	<i>Units</i>
<u>Commercial</u>		
Lot Type 3 (Office/Retail)	99,450	GSF
<i>Subtotal Commercial</i>	<i>99,450</i>	<i>GSF</i>

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

Table F-2
Proposed Development – Improvement Area #1

Description	Proposed Development	
Lot Type 1 (60 Ft)	218	Units
Lot Type 2 (50 Ft)	205	Units
Total	423	Units

Table F-3 shows the proposed development within the Future Improvement Area of the PID.

Table F-3
Proposed Development – Future Improvement Area

Proposed Development	Quantity	Measurement
<u>Residential</u>		
Lot Type 1 (60 Ft)	790	Units
Lot Type 2 (50 Ft)	51	Units
<i>Subtotal Residential</i>	<i>841</i>	<i>Units</i>
<u>Commercial</u>		
Lot Type 3 (Office/Retail)	99,450	GSF
<i>Subtotal Commercial</i>	<i>99,450</i>	<i>GSF</i>

B) Calculation of Equivalent Units

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

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Improvement Area #1 on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft, 50 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

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

Table F-4
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (60 Ft)	\$330,000	1.00	per dwelling unit
Lot Type 2 (50 Ft)	\$300,000	0.91	per dwelling unit
Lot Type 3 (Office/Retail)	\$225,000	0.68	per 1,000 gross square foot

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

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

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft)	218	1.00	218.00
Lot Type 2 (50 Ft)	205	0.91	186.55
Total Equivalent Units	423		404.55

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

Table F-6
Estimated Equivalent Units -Future Improvement Area

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft)	790.00	1.00	790.00
Lot Type 2 (50 Ft)	51.00	0.91	46.41
Lot Type 3 (Office/Retail)	99.45	0.68	67.63
Total Equivalent Units	940.45		904.04

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

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 portion of the Omnibus Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is \$14,866,000. As shown

in Table F-5, there are a total of 404.55 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of \$36,747.00.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$36,747.00 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$36,747.00 (i.e. $\$36,747.00 \times 1.00$). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$33,439.77 (i.e. $\$33,439.77 \times 0.91$). Table F-7 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-7
Assessment Per Unit – Improvement Area #1

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (60 Ft)	218	\$36,747.00	1.00	\$36,747.00 per dwelling unit	\$8,010,847
Lot Type 2 (50 Ft)	205	\$36,747.00	0.91	\$33,439.77 per dwelling unit	\$6,855,153
Total	423				\$14,866,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-8.

Table F-8
Projected Leverage – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (60 Ft)	218	\$96,000	\$330,000	\$36,747.00	2.61	8.98
Lot Type 2 (50 Ft)	205	\$83,000	\$300,000	\$33,439.77	2.48	8.97

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-9.

Table F-9
Estimated Tax Rate Equivalent per unit – Improvement Area #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (60 Ft)	218	\$96,000	\$330,000	\$3,227.91	\$3.36	\$0.98
Lot Type 2 (50 Ft)	205	\$83,000	\$300,000	\$2,937.40	\$3.54	\$0.98

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

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APPENDIX G
IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix G-1
Improvement Area #1 Assessment Roll

**Parcel
Assessment
Total Equivalent Units**

**All Parcels
\$14,866,000
404.55**

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment³
1	\$0	\$0	\$0	\$0
2	\$155,000	\$1,113,463	\$40,000	\$1,308,463
3	\$165,000	\$1,101,854	\$40,800	\$1,307,654
4	\$176,000	\$1,089,495	\$41,616	\$1,307,111
5	\$189,000	\$1,076,313	\$42,448	\$1,307,761
6	\$202,000	\$1,062,157	\$43,297	\$1,307,454
7	\$215,000	\$1,047,027	\$44,163	\$1,306,190
8	\$230,000	\$1,030,924	\$45,046	\$1,305,970
9	\$247,000	\$1,013,697	\$45,947	\$1,306,644
10	\$264,000	\$995,196	\$46,866	\$1,306,063
11	\$283,000	\$975,423	\$47,804	\$1,306,226
12	\$303,000	\$954,226	\$48,760	\$1,305,986
13	\$324,000	\$931,531	\$49,735	\$1,305,266
14	\$347,000	\$907,264	\$50,730	\$1,304,993
15	\$372,000	\$881,273	\$51,744	\$1,305,018
16	\$399,000	\$853,411	\$52,779	\$1,305,190
17	\$428,000	\$823,526	\$53,835	\$1,305,360
18	\$459,000	\$791,468	\$54,911	\$1,305,380
19	\$492,000	\$757,089	\$56,010	\$1,305,099
20	\$528,000	\$720,238	\$57,130	\$1,305,368
21	\$566,000	\$680,691	\$58,272	\$1,304,964
22	\$607,000	\$638,298	\$59,438	\$1,304,736
23	\$652,000	\$592,834	\$60,627	\$1,305,460
24	\$699,000	\$543,999	\$61,839	\$1,304,838
25	\$750,000	\$491,644	\$63,076	\$1,304,720
26	\$806,000	\$435,469	\$64,337	\$1,305,806
27	\$865,000	\$375,099	\$65,624	\$1,305,723
28	\$928,000	\$310,311	\$66,937	\$1,305,247
29	\$997,000	\$240,804	\$68,275	\$1,306,079
30	\$1,070,000	\$166,128	\$69,641	\$1,305,769
31	\$1,148,000	\$85,985	\$71,034	\$1,305,019
Total	\$14,866,000	\$22,686,836	\$1,622,723	\$39,175,559

¹The interest is calculated using an interest rate of 7.49% for years 1 through 30.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
Assumes a 2% increase per year.

³Annual Installment does not include any TIRZ Annual Credit Amount.

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

**Parcel
Assessment
Equivalent Units**

**Lot Type 1 (60 Ft)
\$36,747
1.00**

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment³
1	\$0	\$0	\$0	\$0
2	\$383	\$2,752	\$99	\$3,234
3	\$408	\$2,724	\$101	\$3,232
4	\$435	\$2,693	\$103	\$3,231
5	\$467	\$2,661	\$105	\$3,233
6	\$499	\$2,626	\$107	\$3,232
7	\$531	\$2,588	\$109	\$3,229
8	\$569	\$2,548	\$111	\$3,228
9	\$611	\$2,506	\$114	\$3,230
10	\$653	\$2,460	\$116	\$3,228
11	\$700	\$2,411	\$118	\$3,229
12	\$749	\$2,359	\$121	\$3,228
13	\$801	\$2,303	\$123	\$3,226
14	\$858	\$2,243	\$125	\$3,226
15	\$920	\$2,178	\$128	\$3,226
16	\$986	\$2,110	\$130	\$3,226
17	\$1,058	\$2,036	\$133	\$3,227
18	\$1,135	\$1,956	\$136	\$3,227
19	\$1,216	\$1,871	\$138	\$3,226
20	\$1,305	\$1,780	\$141	\$3,227
21	\$1,399	\$1,683	\$144	\$3,226
22	\$1,500	\$1,578	\$147	\$3,225
23	\$1,612	\$1,465	\$150	\$3,227
24	\$1,728	\$1,345	\$153	\$3,225
25	\$1,854	\$1,215	\$156	\$3,225
26	\$1,992	\$1,076	\$159	\$3,228
27	\$2,138	\$927	\$162	\$3,228
28	\$2,294	\$767	\$165	\$3,226
29	\$2,464	\$595	\$169	\$3,228
30	\$2,645	\$411	\$172	\$3,228
31	\$2,838	\$213	\$176	\$3,226
Total	\$36,747	\$56,079	\$4,011	\$96,837

¹The interest is calculated using an interest rate of 7.49% for years 1 through 30.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

³Annual Installment does not include any TIRZ Annual Credit Amount.

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

Lot Type
Assessment
Equivalent Units

Lot Type 2 (50 Ft)
\$33,440
0.91

Year	Principal	Interest¹	Administrative Expenses²	Total Annual Installment³
1	\$0	\$0	\$0	\$0
2	\$349	\$2,505	\$90	\$2,943
3	\$371	\$2,479	\$92	\$2,941
4	\$396	\$2,451	\$94	\$2,940
5	\$425	\$2,421	\$95	\$2,942
6	\$454	\$2,389	\$97	\$2,941
7	\$484	\$2,355	\$99	\$2,938
8	\$517	\$2,319	\$101	\$2,938
9	\$556	\$2,280	\$103	\$2,939
10	\$594	\$2,239	\$105	\$2,938
11	\$637	\$2,194	\$108	\$2,938
12	\$682	\$2,146	\$110	\$2,938
13	\$729	\$2,095	\$112	\$2,936
14	\$781	\$2,041	\$114	\$2,935
15	\$837	\$1,982	\$116	\$2,936
16	\$898	\$1,920	\$119	\$2,936
17	\$963	\$1,852	\$121	\$2,936
18	\$1,032	\$1,780	\$124	\$2,936
19	\$1,107	\$1,703	\$126	\$2,936
20	\$1,188	\$1,620	\$129	\$2,936
21	\$1,273	\$1,531	\$131	\$2,935
22	\$1,365	\$1,436	\$134	\$2,935
23	\$1,467	\$1,334	\$136	\$2,937
24	\$1,572	\$1,224	\$139	\$2,935
25	\$1,687	\$1,106	\$142	\$2,935
26	\$1,813	\$980	\$145	\$2,937
27	\$1,946	\$844	\$148	\$2,937
28	\$2,087	\$698	\$151	\$2,936
29	\$2,243	\$542	\$154	\$2,938
30	\$2,407	\$374	\$157	\$2,937
31	\$2,582	\$193	\$160	\$2,936
Total	\$33,440	\$51,032	\$3,650	\$88,122

¹The interest is calculated using an interest rate of 7.49% for years 1 through 30.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

³Annual Installment does not include any TIRZ Annual Credit Amount.

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
237989	A	1	50'	0.91	\$33,439.77
237990	A	2	50'	0.91	\$33,439.77
237991	A	3	50'	0.91	\$33,439.77
237992	A	4	50'	0.91	\$33,439.77
237993	A	5	50'	0.91	\$33,439.77
237994	A	6	50'	0.91	\$33,439.77
237995	A	7	50'	0.91	\$33,439.77
237996	A	8	50'	0.91	\$33,439.77
237997	A	9	50'	0.91	\$33,439.77
237998	A	10	50'	0.91	\$33,439.77
237999	A	11	50'	0.91	\$33,439.77
238000	A	12	50'	0.91	\$33,439.77
238001	A	13	50'	0.91	\$33,439.77
238002	A	14	50'	0.91	\$33,439.77
238003	A	15	50'	0.91	\$33,439.77
238004	A	16	50'	0.91	\$33,439.77
238005	A	17	50'	0.91	\$33,439.77
238006	A	18	50'	0.91	\$33,439.77
238007	A	19	50'	0.91	\$33,439.77
238008	A	20	50'	0.91	\$33,439.77
238009	A	21	50'	0.91	\$33,439.77
238010	A	22	50'	0.91	\$33,439.77
238011	A	23	50'	0.91	\$33,439.77
238012	A	24	50'	0.91	\$33,439.77
238013	A	25	50'	0.91	\$33,439.77
238014	A	26	50'	0.91	\$33,439.77
238015	A	27	50'	0.91	\$33,439.77
28016	A	28	50'	0.91	\$33,439.77
238017	A	1X	Common Area	0.00	\$0.00
238021	B	1	50'	0.91	\$33,439.77
238022	B	2	50'	0.91	\$33,439.77
238023	B	3	50'	0.91	\$33,439.77
238024	B	4	50'	0.91	\$33,439.77
238025	B	5	50'	0.91	\$33,439.77
238026	B	6	50'	0.91	\$33,439.77
238027	B	7	50'	0.91	\$33,439.77
238028	B	8	50'	0.91	\$33,439.77
238029	B	9	50'	0.91	\$33,439.77
238030	B	10	50'	0.91	\$33,439.77

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238031	B	11	50'	0.91	\$33,439.77
238032	B	12	50'	0.91	\$33,439.77
238033	B	13	50'	0.91	\$33,439.77
238034	B	14	50'	0.91	\$33,439.77
238035	B	15	50'	0.91	\$33,439.77
238036	B	16	50'	0.91	\$33,439.77
238037	B	17	50'	0.91	\$33,439.77
238038	C	1	50'	0.91	\$33,439.77
238039	C	2	50'	0.91	\$33,439.77
238040	C	3	50'	0.91	\$33,439.77
238041	C	4	50'	0.91	\$33,439.77
238042	C	5	50'	0.91	\$33,439.77
238043	C	6	50'	0.91	\$33,439.77
238044	C	7	50'	0.91	\$33,439.77
238045	C	8	50'	0.91	\$33,439.77
238046	C	9	50'	0.91	\$33,439.77
238047	C	10	50'	0.91	\$33,439.77
238048	C	11	50'	0.91	\$33,439.77
238049	C	12	50'	0.91	\$33,439.77
238050	C	13	50'	0.91	\$33,439.77
238051	C	14	50'	0.91	\$33,439.77
238052	C	15	50'	0.91	\$33,439.77
238053	C	16	50'	0.91	\$33,439.77
28054	C	17	50'	0.91	\$33,439.77
238055	C	18	50'	0.91	\$33,439.77
238056	C	19	50'	0.91	\$33,439.77
238057	C	20	50'	0.91	\$33,439.77
238058	C	21	50'	0.91	\$33,439.77
238059	C	22	50'	0.91	\$33,439.77
238060	C	23	50'	0.91	\$33,439.77
238061	C	24	50'	0.91	\$33,439.77
238062	C	25	50'	0.91	\$33,439.77
238063	D	1	50'	0.91	\$33,439.77
238064	D	2	50'	0.91	\$33,439.77
238065	D	3	50'	0.91	\$33,439.77
238066	D	4	50'	0.91	\$33,439.77
238067	D	5	50'	0.91	\$33,439.77
238068	D	6	50'	0.91	\$33,439.77
238069	D	7	50'	0.91	\$33,439.77

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238070	D	8	50'	0.91	\$33,439.77
238071	D	9	50'	0.91	\$33,439.77
238072	D	10	50'	0.91	\$33,439.77
238073	D	11	50'	0.91	\$33,439.77
238074	D	12	50'	0.91	\$33,439.77
238075	D	13	50'	0.91	\$33,439.77
238076	D	14	50'	0.91	\$33,439.77
238077	D	15	50'	0.91	\$33,439.77
238078	D	16	50'	0.91	\$33,439.77
238079	D	17	50'	0.91	\$33,439.77
238080	D	18	50'	0.91	\$33,439.77
238081	D	19	50'	0.91	\$33,439.77
238082	D	20	50'	0.91	\$33,439.77
238083	D	21	50'	0.91	\$33,439.77
238084	D	22	50'	0.91	\$33,439.77
238085	D	23	50'	0.91	\$33,439.77
238086	D	24	50'	0.91	\$33,439.77
238087	D	25	50'	0.91	\$33,439.77
238088	D	26	50'	0.91	\$33,439.77
238089	D	27	50'	0.91	\$33,439.77
238090	D	28	50'	0.91	\$33,439.77
238091	D	29	50'	0.91	\$33,439.77
238092	D	30	50'	0.91	\$33,439.77
238093	D	31	50'	0.91	\$33,439.77
238094	D	32	50'	0.91	\$33,439.77
238095	E	1	50'	0.91	\$33,439.77
238096	E	2	50'	0.91	\$33,439.77
238097	E	3	50'	0.91	\$33,439.77
238098	E	4	50'	0.91	\$33,439.77
238099	E	5	50'	0.91	\$33,439.77
238100	E	6	50'	0.91	\$33,439.77
238101	E	7	50'	0.91	\$33,439.77
238102	E	8	50'	0.91	\$33,439.77
238103	E	9	50'	0.91	\$33,439.77
238104	E	10	50'	0.91	\$33,439.77
238105	E	11	50'	0.91	\$33,439.77
238106	E	12	50'	0.91	\$33,439.77
238107	E	13	50'	0.91	\$33,439.77
238108	E	14	50'	0.91	\$33,439.77

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238109	E	15	50'	0.91	\$33,439.77
238110	E	16	50'	0.91	\$33,439.77
238111	E	17	50'	0.91	\$33,439.77
238112	E	18	50'	0.91	\$33,439.77
238113	E	19	50'	0.91	\$33,439.77
238114	E	20	50'	0.91	\$33,439.77
238115	E	21	50'	0.91	\$33,439.77
238116	E	22	50'	0.91	\$33,439.77
238117	E	23	50'	0.91	\$33,439.77
238118	E	24	50'	0.91	\$33,439.77
238119	E	25	50'	0.91	\$33,439.77
238120	E	26	50'	0.91	\$33,439.77
238121	E	27	50'	0.91	\$33,439.77
238122	E	28	50'	0.91	\$33,439.77
238123	E	29	50'	0.91	\$33,439.77
238124	E	30	50'	0.91	\$33,439.77
238125	E	31	50'	0.91	\$33,439.77
238126	E	32	50'	0.91	\$33,439.77
238127	E	33	50'	0.91	\$33,439.77
238128	E	34	50'	0.91	\$33,439.77
238129	E	35	50'	0.91	\$33,439.77
238130	E	36	50'	0.91	\$33,439.77
238131	E	37	50'	0.91	\$33,439.77
238132	E	38	50'	0.91	\$33,439.77
238133	E	39	50'	0.91	\$33,439.77
238134	F	1	50'	0.91	\$33,439.77
238135	F	2	50'	0.91	\$33,439.77
238136	F	3	50'	0.91	\$33,439.77
238137	F	4	50'	0.91	\$33,439.77
238138	F	5	50'	0.91	\$33,439.77
238139	F	6	50'	0.91	\$33,439.77
238140	F	7	50'	0.91	\$33,439.77
238141	F	8	50'	0.91	\$33,439.77
238142	F	9	50'	0.91	\$33,439.77
238143	F	10	50'	0.91	\$33,439.77
238144	F	11	50'	0.91	\$33,439.77
238145	F	12	50'	0.91	\$33,439.77
238146	F	13	50'	0.91	\$33,439.77
238147	F	14	50'	0.91	\$33,439.77

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238148	F	15	50'	0.91	\$33,439.77
238149	F	16	50'	0.91	\$33,439.77
238150	F	17	50'	0.91	\$33,439.77
238151	F	18	50'	0.91	\$33,439.77
238152	F	19	50'	0.91	\$33,439.77
2381583	F	20	50'	0.91	\$33,439.77
238154	F	21	50'	0.91	\$33,439.77
238155	F	22	50'	0.91	\$33,439.77
238156	F	23	60'	1.00	\$36,747.00
238157	F	24	60'	1.00	\$36,747.00
238158	F	25	60'	1.00	\$36,747.00
238159	F	26	60'	1.00	\$36,747.00
238160	F	27	60'	1.00	\$36,747.00
238161	F	28	60'	1.00	\$36,747.00
238162	F	29	60'	1.00	\$36,747.00
238163	F	30	60'	1.00	\$36,747.00
238164	F	31	60'	1.00	\$36,747.00
238165	F	32	60'	1.00	\$36,747.00
238166	F	33	60'	1.00	\$36,747.00
238167	F	34	60'	1.00	\$36,747.00
238168	F	35	60'	1.00	\$36,747.00
238169	F	36	60'	1.00	\$36,747.00
238170	F	37	60'	1.00	\$36,747.00
28171	F	38	60'	1.00	\$36,747.00
238172	F	39	60'	1.00	\$36,747.00
238173	F	40	60'	1.00	\$36,747.00
238174	F	41	60'	1.00	\$36,747.00
238175	G	1	60'	1.00	\$36,747.00
238176	G	2	60'	1.00	\$36,747.00
238177	G	3	60'	1.00	\$36,747.00
238178	G	4	60'	1.00	\$36,747.00
238179	G	5	60'	1.00	\$36,747.00
238180	G	6	60'	1.00	\$36,747.00
238181	G	7	60'	1.00	\$36,747.00
238182	G	8	60'	1.00	\$36,747.00
238183	G	9	60'	1.00	\$36,747.00
268184	G	10	60'	1.00	\$36,747.00
238185	G	11	60'	1.00	\$36,747.00
238189	G	12	60'	1.00	\$36,747.00

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238190	G	13	60'	1.00	\$36,747.00
238191	G	14	60'	1.00	\$36,747.00
238192	G	15	60'	1.00	\$36,747.00
138193	G	16	60'	1.00	\$36,747.00
238194	G	17	60'	1.00	\$36,747.00
238195	G	18	60'	1.00	\$36,747.00
238196	G	19	60'	1.00	\$36,747.00
238311	H	1	60'	1.00	\$36,747.00
238312	H	2	60'	1.00	\$36,747.00
238313	H	3	60'	1.00	\$36,747.00
238314	H	4	60'	1.00	\$36,747.00
238315	H	5	60'	1.00	\$36,747.00
238316	H	6	60'	1.00	\$36,747.00
238317	H	7	60'	1.00	\$36,747.00
238318	H	8	60'	1.00	\$36,747.00
238319	H	9	60'	1.00	\$36,747.00
238320	H	10	60'	1.00	\$36,747.00
238321	H	11	60'	1.00	\$36,747.00
238322	H	12	60'	1.00	\$36,747.00
238323	H	13	60'	1.00	\$36,747.00
238324	H	14	60'	1.00	\$36,747.00
238325	H	15	60'	1.00	\$36,747.00
238326	H	16	60'	1.00	\$36,747.00
238197	J	1	50'	0.91	\$33,439.77
238198	J	2	50'	0.91	\$33,439.77
238199	J	3	50'	0.91	\$33,439.77
238200	J	4	50'	0.91	\$33,439.77
238201	J	5	50'	0.91	\$33,439.77
238202	J	6	50'	0.91	\$33,439.77
238203	J	7	50'	0.91	\$33,439.77
238204	J	8	50'	0.91	\$33,439.77
238205	J	9	50'	0.91	\$33,439.77
238206	J	10	50'	0.91	\$33,439.77
238207	J	11	50'	0.91	\$33,439.77
238208	J	12	50'	0.91	\$33,439.77
238210	J	13	60'	1.00	\$36,747.00
238211	J	14	60'	1.00	\$36,747.00
238212	J	15	60'	1.00	\$36,747.00
238213	J	16	60'	1.00	\$36,747.00

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238214	J	17	60'	1.00	\$36,747.00
238215	J	18	60'	1.00	\$36,747.00
238216	J	19	60'	1.00	\$36,747.00
238217	J	20	60'	1.00	\$36,747.00
238218	J	21	60'	1.00	\$36,747.00
238219	J	22	60'	1.00	\$36,747.00
238220	J	23	60'	1.00	\$36,747.00
238226	J	24	60'	1.00	\$36,747.00
238227	J	25	60'	1.00	\$36,747.00
238228	J	26	60'	1.00	\$36,747.00
238229	J	27	60'	1.00	\$36,747.00
238230	J	28	60'	1.00	\$36,747.00
238321	J	29	60'	1.00	\$36,747.00
238232	J	30	60'	1.00	\$36,747.00
238233	J	31	60'	1.00	\$36,747.00
238234	J	32	60'	1.00	\$36,747.00
238235	J	33	60'	1.00	\$36,747.00
238236	J	34	60'	1.00	\$36,747.00
238237	J	35	60'	1.00	\$36,747.00
238238	J	36	60'	1.00	\$36,747.00
238239	J	37	60'	1.00	\$36,747.00
238240	J	38	60'	1.00	\$36,747.00
2352341	J	39	60'	1.00	\$36,747.00
238242	J	40	60'	1.00	\$36,747.00
238243	J	41	60'	1.00	\$36,747.00
238244	J	42	60'	1.00	\$36,747.00
238245	J	43	60'	1.00	\$36,747.00
238246	J	44	60'	1.00	\$36,747.00
238247	J	45	60'	1.00	\$36,747.00
238248	J	46	60'	1.00	\$36,747.00
238249	J	47	60'	1.00	\$36,747.00
238250	J	48	60'	1.00	\$36,747.00
238251	J	49	60'	1.00	\$36,747.00
238252	J	50	60'	1.00	\$36,747.00
238253	J	51	60'	1.00	\$36,747.00
238254	J	52	60'	1.00	\$36,747.00
238255	J	53	60'	1.00	\$36,747.00
238256	J	54	60'	1.00	\$36,747.00
238257	J	55	60'	1.00	\$36,747.00

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238258	J	56	60'	1.00	\$36,747.00
238262	J	57	60'	1.00	\$36,747.00
238263	J	58	60'	1.00	\$36,747.00
238264	J	59	60'	1.00	\$36,747.00
238265	J	60	60'	1.00	\$36,747.00
238266	J	61	60'	1.00	\$36,747.00
238267	J	62	60'	1.00	\$36,747.00
238268	J	63	60'	1.00	\$36,747.00
238269	J	64	60'	1.00	\$36,747.00
238272	J	65	60'	1.00	\$36,747.00
238273	J	66	60'	1.00	\$36,747.00
238274	J	67	60'	1.00	\$36,747.00
238275	J	68	60'	1.00	\$36,747.00
238276	J	69	60'	1.00	\$36,747.00
238277	J	70	60'	1.00	\$36,747.00
238278	J	71	60'	1.00	\$36,747.00
238279	J	72	60'	1.00	\$36,747.00
238280	J	73	60'	1.00	\$36,747.00
238281	J	74	60'	1.00	\$36,747.00
238282	J	75	60'	1.00	\$36,747.00
238283	J	76	60'	1.00	\$36,747.00
238284	J	77	60'	1.00	\$36,747.00
238285	J	78	60'	1.00	\$36,747.00
238286	J	79	60'	1.00	\$36,747.00
238287	J	80	60'	1.00	\$36,747.00
238288	J	81	60'	1.00	\$36,747.00
238289	J	82	60'	1.00	\$36,747.00
238290	J	83	60'	1.00	\$36,747.00
238291	J	84	60'	1.00	\$36,747.00
238292	J	85	60'	1.00	\$36,747.00
238293	J	86	60'	1.00	\$36,747.00
238294	J	87	60'	1.00	\$36,747.00
238295	J	88	60'	1.00	\$36,747.00
238296	J	89	60'	1.00	\$36,747.00
238297	J	90	60'	1.00	\$36,747.00
238298	J	91	60'	1.00	\$36,747.00
238299	J	92	60'	1.00	\$36,747.00
238300	J	93	60'	1.00	\$36,747.00
238301	J	94	60'	1.00	\$36,747.00

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238302	J	95	60'	1.00	\$36,747.00
238303	J	96	60'	1.00	\$36,747.00
238304	J	97	60'	1.00	\$36,747.00
238305	J	98	60'	1.00	\$36,747.00
238306	J	99	60'	1.00	\$36,747.00
238224	J	1X	Common Area	0.00	\$0.00
238225	J	2X	Common Area	0.00	\$0.00
238271	J	3X	Common Area	0.00	\$0.00
238307	J	4X	Common Area	0.00	\$0.00
238409	K	1	50'	0.91	\$33,439.77
238410	K	2	50'	0.91	\$33,439.77
238411	K	3	50'	0.91	\$33,439.77
238412	K	4	50'	0.91	\$33,439.77
238413	K	5	50'	0.91	\$33,439.77
238414	K	6	50'	0.91	\$33,439.77
238415	K	7	50'	0.91	\$33,439.77
238416	K	8	50'	0.91	\$33,439.77
238417	K	9	50'	0.91	\$33,439.77
238418	K	10	50'	0.91	\$33,439.77
238419	K	11	50'	0.91	\$33,439.77
238420	K	12	50'	0.91	\$33,439.77
238421	K	13	50'	0.91	\$33,439.77
238422	K	14	50'	0.91	\$33,439.77
238423	K	15	50'	0.91	\$33,439.77
238424	K	16	50'	0.91	\$33,439.77
238425	K	17	60'	1.00	\$36,747.00
238426	K	18	60'	1.00	\$36,747.00
238427	K	19	60'	1.00	\$36,747.00
238428	K	20	60'	1.00	\$36,747.00
238429	K	21	60'	1.00	\$36,747.00
238430	K	22	60'	1.00	\$36,747.00
238431	K	23	60'	1.00	\$36,747.00
238432	K	24	60'	1.00	\$36,747.00
238433	K	25	60'	1.00	\$36,747.00
238434	K	26	60'	1.00	\$36,747.00
238435	K	27	60'	1.00	\$36,747.00
238436	K	28	60'	1.00	\$36,747.00
238383	L	1	60'	1.00	\$36,747.00
238384	L	2	60'	1.00	\$36,747.00

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238385	L	3	60'	1.00	\$36,747.00
238386	L	4	60'	1.00	\$36,747.00
238387	L	5	60'	1.00	\$36,747.00
238388	L	6	60'	1.00	\$36,747.00
238389	L	7	60'	1.00	\$36,747.00
238390	L	8	60'	1.00	\$36,747.00
238391	L	9	60'	1.00	\$36,747.00
238392	L	10	60'	1.00	\$36,747.00
238393	L	11	60'	1.00	\$36,747.00
238394	L	12	60'	1.00	\$36,747.00
238395	L	13	50'	0.91	\$33,439.77
238396	L	14	50'	0.91	\$33,439.77
238397	L	15	50'	0.91	\$33,439.77
238398	L	16	50'	0.91	\$33,439.77
238399	L	17	50'	0.91	\$33,439.77
238400	L	18	50'	0.91	\$33,439.77
238401	L	19	50'	0.91	\$33,439.77
238402	L	20	50'	0.91	\$33,439.77
238403	L	21	50'	0.91	\$33,439.77
238404	L	22	50'	0.91	\$33,439.77
238405	L	23	50'	0.91	\$33,439.77
238406	L	24	50'	0.91	\$33,439.77
238407	L	25	50'	0.91	\$33,439.77
2387408	L	26	50'	0.91	\$33,439.77
238355	M	1	60'	1.00	\$36,747.00
238356	M	2	60'	1.00	\$36,747.00
238357	M	3	60'	1.00	\$36,747.00
238358	M	4	60'	1.00	\$36,747.00
238359	M	5	60'	1.00	\$36,747.00
238360	M	6	60'	1.00	\$36,747.00
238361	M	7	60'	1.00	\$36,747.00
238362	M	8	60'	1.00	\$36,747.00
238363	M	9	60'	1.00	\$36,747.00
238364	M	10	60'	1.00	\$36,747.00
238365	M	11	60'	1.00	\$36,747.00
238366	M	12	60'	1.00	\$36,747.00
238367	M	13	60'	1.00	\$36,747.00
238368	M	14	60'	1.00	\$36,747.00
238369	M	15	60'	1.00	\$36,747.00

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238370	M	16	60'	1.00	\$36,747.00
238371	M	17	60'	1.00	\$36,747.00
238372	M	18	60'	1.00	\$36,747.00
238373	M	19	60'	1.00	\$36,747.00
238374	M	20	60'	1.00	\$36,747.00
238375	M	21	60'	1.00	\$36,747.00
238376	M	22	60'	1.00	\$36,747.00
238377	M	23	60'	1.00	\$36,747.00
238378	M	24	60'	1.00	\$36,747.00
238379	M	25	60'	1.00	\$36,747.00
238380	M	26	60'	1.00	\$36,747.00
238381	M	27	60'	1.00	\$36,747.00
238382	M	28	60'	1.00	\$36,747.00
238352	N	1X	Common Area	0.00	\$0.00
238353	N	2X	Common Area	0.00	\$0.00
238354	N	3X	Common Area	0.00	\$0.00
238327	P	12	60'	1.00	\$36,747.00
238328	P	13	60'	1.00	\$36,747.00
238329	P	14	60'	1.00	\$36,747.00
23830	P	15	60'	1.00	\$36,747.00
238331	P	16	60'	1.00	\$36,747.00
238332	P	17	60'	1.00	\$36,747.00
238333	P	18	60'	1.00	\$36,747.00
238334	P	19	60'	1.00	\$36,747.00
238350	AA	1	60'	1.00	\$36,747.00
238351	AA	2	60'	1.00	\$36,747.00
238335	AA	22	60'	1.00	\$36,747.00
238336	AA	23	60'	1.00	\$36,747.00
238337	AA	24	60'	1.00	\$36,747.00
238338	AA	25	60'	1.00	\$36,747.00
238339	AA	26	60'	1.00	\$36,747.00
238340	AA	27	60'	1.00	\$36,747.00
238341	AA	28	60'	1.00	\$36,747.00
238342	AA	29	60'	1.00	\$36,747.00
238343	AA	30	60'	1.00	\$36,747.00
238344	AA	31	60'	1.00	\$36,747.00
238345	AA	32	60'	1.00	\$36,747.00
238346	AA	33	60'	1.00	\$36,747.00
238347	AA	34	60'	1.00	\$36,747.00

Appendix G-4
Improvement Area #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
238348	AA	35	60'	1.00	\$36,747.00
238349	AA	36	60'	1.00	\$36,747.00
Total		423			\$14,866,000.00