Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2025-0022709

Billable Pages: 76
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FILED AND RECORDED – REAL RECORDS		CLERKS COMMENTS
On:	07/23/2025 at 09:59 AM	E-RECORDING
Document Number:	2025-0022709	
Receipt No:	25-20324	**RECORDERS MEMORANDUM:** At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, photo-copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.
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Vol/Pg:	V:9064 P:389	

STATE OF TEXAS
COUNTY OF KAUFMAN
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton **, Deputy**

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:
CITY OF CRANDALL
PO BOX 277
CRANDALL, TX 75114

#2025-0022709

ORDINANCE NO. 07212025B

AN ORDINANCE APPROVING THE 2025-26 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE FOR THE RIVER RIDGE PUBLIC IMPROVEMENT DISTRICT.

WHEREAS, the City of Crandall (the "City") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the "PID Act") to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the River Ridge Public Improvement District (the "PID); and

WHEREAS, on June 1, 2020, the City held a public hearing then passed and adopted Resolution 060120 establishing the River Ridge Public Improvement District in accordance with the PID Act; and

WHEREAS, on October 17, 2022, the City passed and adopted Ordinance 101722D approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, on February 18, 2025, the City passed and adopted Ordinance 02182025 approving a Service and Assessment Plan (the "Updated SAP") for the PID;

WHEREAS, the City Council of the City wishes to approve the 2025-26 Annual Update of the Updated SAP (the "Annual Service Plan Update") for the PID.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CRANDALL, TEXAS, as follows:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The River Ridge Public Improvement District Annual Service Plan Update (Assessment Year 9/15/2025-9/15/2026, attached to this Ordinance as Exhibit A, is hereby approved and adopted on behalf of the PID.

Section 3. All Ordinances, and agreements and parts of Ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. The City Secretary shall cause this Ordinance to be filed with the City clerk in each City in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

PASSED AND ADOPTED on the 21st day of July, 2025.

David Lindsey, Mayor

CITY OF CRANDALL
TEXAS

ATTEST:

Sabrina Del Bosque
City Secretary

APPROVED AS TO FORM:

Judy El Masri, City Attorney

RIVER RIDGE
PUBLIC IMPROVEMENT DISTRICT

CITY OF CRANDALL, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/2025-9/14/2026)

AS APPROVED BY CITY COUNCIL ON:
JULY 21, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

RIVER RIDGE
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2025-26

TABLE OF CONTENTS

I. INTRODUCTION

The River Ridge Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 060120 of the City Council on June 1, 2020, to finance certain public improvement projects for the benefit of the property in the PID.

On October 17, 2022, the City approved issuance of the City of Crandall, Texas Special Assessment Revenue Bonds, Series 2022 (River Ridge Public Improvement District Improvement Area #1 Project) (the "Improvement Area #1 Bonds") in the aggregate principal amount of $17,205,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Improvement Area #1 Bonds are secured by the Improvement Area #1 Assessments (the "Improvement Area #1 Assessments").

Additionally, on October 17, 2022, the City approved issuance of the City of Crandall, Texas Special Assessment Revenue Bonds, Series 2022 (River Ridge Public Improvement District Single-Family Residential Major Improvement Area Project) (the "Single-Family Residential Major Improvement Area Bonds") in the aggregate principal amount of $5,453,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Single-Family Residential Major Improvement Area Bonds are secured by the Single-Family Residential Major Improvement Area Assessments (the "Single-Family Residential Major Improvement Area Assessments")

On February 18, 2025, the City approved issuance of the City of Crandall, Texas Special Assessment Revenue Bonds, Series 2025 (River Ridge Public Improvement District Improvement Area #2 Project) (the "Improvement Area #2 Bonds") in the aggregate principal amount of $17,398,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Improvement Area #2 Bonds are secured by the Improvement Area #2 Assessments (the "Improvement Area #2 Assessments").

On February 18, 2025, an updated service and assessment plan (the "Updated Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update").

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (I) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements Sources and Uses

The current total estimated costs of the Improvement Area #1 Improvements, including the proportional share of the Major Improvement costs and bond issuance costs, is equal to $21,216,963, which remain the same as the budget estimates included in the Updated Service and Assessment Plan.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 Improvements, including the proportional share of the Single-Family Residential Major Improvement Area Improvements costs, (2) establish the PID, and (3) issue Improvement Area #1 Bonds.

For additional Improvement Area #1 development-related information, refer to the link below for a history of the quarterly improvement implementation reports.

https://emma.msrb.org/IssueView/Details/P2418921

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Table II-A-1
Improvement Area #1 Sources and Uses of Funds[1]

Sources of Funds	Initial Estimated Budget	Actual Cost[1]	Variance
Bond Proceeds	$17,205,000	$17,205,000	$0
Other funding sources	$4,011,963	$4,011,963	$0
Total Sources	**$21,216,963**	**$21,216,963**	**$0**
Uses of Funds			
Major Improvements:			
Roadway improvements	$553,459	$553,459	$0
Water improvements	$409,913	$409,913	$0
Sanitary sewer improvements	$312,837	$312,837	$0
Storm drainage improvements	$852,711	$852,711	$0
Other soft and miscellaneous costs			
Engineering	$103,097	$103,097	$0
City inspection	$36,864	$36,864	$0
Project management fee	$70,827	$70,827	$0
PID set up	$75,222	$75,222	$0
Contingency (15%)	$244,606	$244,606	$0
Subtotal Major Improvement costs	*$2,659,536*	*$2,659,536*	*$0*
Improvement Area #1 Improvements:			
Roadway improvements	$5,074,761	$5,074,761	$0
Water improvements	$1,452,749	$1,452,749	$0
Sanitary sewer improvements	$1,506,709	$1,506,709	$0
Storm drainage improvements	$4,536,594	$4,536,594	$0
Landscaping	$396,000	$396,000	$0
Other soft and miscellaneous costs			
Engineering	$631,573	$631,573	$0
City inspection	$291,273	$291,273	$0
Project management fee	$441,278	$441,278	$0
Contingency (15%)	$1,516,367	$1,516,367	$0
Subtotal Improvement Area #1 costs	*$15,847,304*	*$15,847,304*	*$0*
Bond Issuance Costs:			
Cost of issuance	$859,105	$859,105	$0
Capitalized interest	$0	$0	$0
Reserve fund	$1,279,868	$1,279,868	$0
Administrative Expense	$55,000	$55,000	$0
Underwriter's discount	$516,150	$516,150	$0
Subtotal	*$2,710,123*	*$2,710,123*	*$0*
Total Uses	**$21,216,963**	**$21,216,963**	**$0**

1- According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2024.

Improvement Area #1 Cost Variances

As stated in Table II-A-1 on the previous page, there are no significant Improvement Area #1 Improvement cost variances.

Single-Family Residential Major Improvement Area Sources and Uses

The current total estimated costs of the Single-Family Residential Major Improvement Area Improvements, including bond issuance costs, is equal to $6,444,877, which remain the same as the budget estimates included in the Updated Service and Assessment Plan.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Single-Family Residential Major Improvement Area Improvements, (2) establish the PID, and (3) issue the Single-Family Residential Major Improvement Area Bonds

For additional Single-Family Residential Major Improvement Area development-related information, refer to the link below for a history of the quarterly improvement implementation reports:

https://emma.msrb.org/IssueView/Details/P2418922

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Table II-A-2
Single-Family Residential Major Improvement Area
Sources and Uses of Funds[1]

Sources of Funds	Initial Estimated Budget	Actual Cost[1]	Variance
Assessment amount	$5,453,000	$5,453,000	$0
Other funding sources	$991,877	$991,877	$0
Total Sources	**$6,444,877**	**$6,444,877**	**$0**
Uses of Funds			
Major Improvements:			
Roadway improvements (including right of way acquisition)	$1,134,859	$1,134,859	$0
Water improvements	$840,520	$840,520	$0
Sanitary sewer improvements	$641,469	$641,469	$0
Storm drainage improvements	$1,748,472	$1,748,472	$0
Other soft and miscellaneous costs:			
Engineering	$211,399	$211,399	$0
City inspection	$75,590	$75,590	$0
Project management fee	$145,229	$145,229	$0
PID set up	$154,242	$154,242	$0
Contingency (15%)	$501,560	$501,560	$0
Subtotal Major Improvement costs	*$5,453,340*	*$5,453,340*	*$0*
Bond Issuance Costs:			
Cost of issuance	$362,018	$362,018	$0
Capitalized interest	$0	$0	$0
Reserve fund	$425,929	$425,929	$0
Administrative Expense	$40,000	$40,000	$0
Underwriter's discount	$163,590	$163,590	$0
Subtotal	*$991,537*	*$991,537*	*$0*
Total Uses	**$6,444,877**	**$6,444,877**	**$0**

1 - According to the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2024

Single-Family Residential Major Improvement Area Cost Variances

As stated in Table II-A-2 above, there are no significant Single-Family Residential Major Improvement Area Improvement cost variances.

Improvement Area #2 Improvements Sources and Uses

The current total estimated costs of the Improvement Area #2 Improvements, including bond issuance costs, is equal to $18,370,075, which remain the same as the budget estimates included in the Updated Service and Assessment Plan.

Table II-A-3 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #2 Improvements, (2) establish the PID, and (3) issue Improvement Area #2 Bonds.

For additional Improvement Area #2 development-related information, refer to the link below for a history of the quarterly improvement implementation reports.

https://emma.msrb.org/IssueView/Details/P2434737

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Table II-A-3
Improvement Area #2 Sources and Uses of Funds[1]

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Spent to Date[2]	Remaining to Draw
Bond Proceeds	$17,398,000	$0	$17,398,000	$15,218,631	$2,179,369
Original Issue Discount	($53,517)	$0	($53,517)	$0	($53,517)
Other funding sources	$1,025,592	$0	$1,025,592	$0	$1,025,592
Total Sources	**$18,370,075**	**$0**	**$18,370,075**	**$15,218,631**	**$3,151,444**
Uses of Funds					
Improvement Area #2 Improvements:					
Roadway improvements	$4,581,419	$0	$4,581,419	$4,111,432	$469,987
Water improvements	$2,064,989	$0	$2,064,989	$1,943,261	$121,728
Sanitary sewer improvements	$1,654,263	$0	$1,654,263	$1,652,955	$1,308
Storm drainage improvements	$3,253,699	$0	$3,253,699	$3,147,860	$105,839
Landscaping	$400,000	($23,916)	$376,084	$0	$376,084
Other soft and miscellaneous costs					
Engineering	$800,505	$23,916	$824,421	$824,421	$0
City inspection	$190,624	$0	$190,624	$0	$190,624
Project management fee	$524,330	$0	$524,330	$434,220	$90,110
PID set up	$272,652	$0	$272,652	$0	$272,652
Contingency (15%)	$1,523,111	$0	$1,523,111	$0	$1,523,111
Subtotal Improvement Area #2 costs	*$15,265,592*	*$0*	*$15,265,592*	*$12,114,145*	*$3,151,444*
Bond Issuance Costs:					
Cost of issuance	$884,623	$0	$884,623	$884,623	$0
Capitalized interest	$447,640	$0	$447,640	$447,640	$0
Reserve fund	$1,195,280	$0	$1,195,280	$1,195,280	$0
Administrative Expense	$55,000	$0	$55,000	$55,000	$0
Underwriter's discount	$521,940	$0	$521,940	$521,940	$0
Subtotal bond issuance costs	*$3,104,483*	*$0*	*$3,104,483*	*$3,104,483*	*$0*
Total Uses	**$18,370,075**	**$0**	**$18,370,075**	**$15,218,631**	**$3,151,444**

1- According to the Service and Assessment Plan dated February 18, 2025.
2- According to Requisition #1, approved by the City on April 3, 2025

Improvement Area #2 Cost Variances

As stated in Table II-A-3 above, there are no significant Improvement Area #2 Improvement cost variances to the initial estimated budget.

B. Five Year Service Plan

Improvement Area #1

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Improvement Area #1

Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 below.

Table II-B-1
Improvement Area #1
Annual Projected Costs and Annual Projected Indebtedness
2022-2031

Assessment Year ending September 15	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected IA #1 Annual Installments
2022-2025	$21,216,964	$17,205,000	$4,011,964	$4,056,190
2026	$0	$0	$0	$1,221,173
2027	$0	$0	$0	$1,383,018
2028	$0	$0	$0	$1,383,404
2029	$0	$0	$0	$1,383,579
2030	$0	$0	$0	$1,382,818
2031	$0	$0	$0	$1,384,121
Total	**$21,216,964**	**$17,205,000**	**$4,011,964**	**$10,867,444**

1 - Annual Installment amounts due for assessment years ending 2022 through 2026 represent the net of applicable Capitalized Interest, TIRZ Credits, if any, and other available funds. Assessment Years 2027 through 2031 represent projected future Annual Installments and do not include any available credits nor applicable TIRZ credits, if any.

The anticipated budget for the Single-Family Residential Major Improvement Area Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-2 on the following page.

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Table II-B-2
Single-Family Residential Major Improvement Area
Annual Projected Costs and Annual Projected Indebtedness
2022-2031

Assessment Year ending September 15	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected MIA Annual Installments
2022-2025	$6,444,878	$5,453,000	$991,878	$1,442,274
2026	$0	$0	$0	$477,796
2027	$0	$0	$0	$492,822
2028	$0	$0	$0	$493,189
2029	$0	$0	$0	$493,243
2030	$0	$0	$0	$492,982
2031	$0	$0	$0	$492,409
Total	**$6,444,878**	**$5,453,000**	**$991,878**	**$3,910,594**

1 - Annual Installment amounts due for assessment years ending 2022 through 2026 represent the net of applicable Capitalized Interest, TIRZ Credits, if any, and other available funds. Assessment Years 2027 through 2031 represent projected future Annual Installments and do not include any available credits nor applicable TIRZ credits, if any.

Improvement Area #2

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Improvement Area #2 Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-3 on the following page.

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Table II-B-3
Improvement Area #2
Annual Projected Costs and Annual Projected Indebtedness
2024-2031

Assessment Year ending September 15	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected IA #2 Annual Installments
2024-2025	$18,370,075	$17,398,000	$972,075	$0
2026	$0	$0	$0	$1,298,649
2027	$0	$0	$0	$1,303,792
2028	$0	$0	$0	$1,303,539
2029	$0	$0	$0	$1,303,786
2030	$0	$0	$0	$1,303,487
2031	$0	$0	$0	$1,303,641
Total	**$18,370,075**	**$17,398,000**	**$972,075**	**$7,816,895**

1 - Annual Installment amounts due for assessment years ending 2024 through 2026 represent the net of applicable Capitalized Interest, TIRZ Credits, if any, and other available funds. Assessment Years 2027 through 2031 represent projected future Annual Installments and do not include any available credits nor applicable TIRZ credits, if any.

C. Status of Development

According to the Kaufman County Clerk's Office online records, the final plat of the River Ridge North Phase #1 was recorded on February 8, 2023, for 329 residential lots

Table II-C below summarizes the number of building permits issued and the completed homes for the PID.

Table II-C
Completed Homes

Phase	Lots Anticipated to be Developed[1]	Building Permits Issued[2]	Building Permits Issuance Percentage	Completed Homes[3]	Completed Homes Percentage
Improvement Area #1	329	211	64.13%	137	41.64%
Improvement Area #2	335	0	0.00%	0	0.00%
Major Improvement Area	674	0	0.00%	0	0.00%
Total	**1,338**	**211**	**15.77%**	**137**	**10.24%**

1 – According to the Updated Service and Assessment Plan dated February 18, 2025.
2 - Information provided by the City as of May 31, 2025.
3 – According to KCAD ownership records as of May 15, 2025.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #1 Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds The effective interest rate on the Improvement Area #1 Bonds is 6 04 percent per annum for 2025-26. Pursuant to Section 372 018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds (6 04 percent) plus an additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Trust Indenture related to Improvement Area #1, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments The additional interest collected with the Annual Installments will be used to pay the Additional Interest reserve amounts as described in the Updated Service and Assessment Plan and Trust Indenture related to Improvement Area #1.

Improvement Area #1 Annual Installments to be Collected for 2025-26

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 on the following page

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Table II-D-1
Budget for the Improvement Area #1 Annual Installments to be Collected for 2025-26

	Improvement Area #1 Bonds
Interest payment on March 15, 2026	$493,853
Interest payment on September 15, 2026	$493,853
Principal payment on September 15, 2026	$255,000
Subtotal debt service	*$1,242,705*
Administrative expenses	$59,000
Additional Interest	$81,760
Subtotal Expenses	*$1,383,465*
Available TIRZ revenues	($114,292)
Available reserve fund income	($33,000)
Available Administrative Expense account	($15,000)
Subtotal funds available	*($162,292)*
Annual Installments	**$1,221,173**

Debt Service Payments

Annual Installments to be collected for principal and interest include Improvement Area #1 Bond interest due on March 15, 2026, in the amount of $493,853, and on September 15, 2026, in the amount of $493,853, which equals interest on the outstanding Improvement Area #1 Bond Assessments balance of $16,352,000 for six months each at an effective interest rate of 6.04 percent. Additionally, Annual Installments to be collected on the Improvement Area #1 Bonds include a principal amount of $255,000 due on September 15, 2026. As a result, total principal and interest due on Improvement Area #1 Assessments in 2025-26 is estimated to be equal to $1,220,557.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, and contingency fees. As shown in Table II-D-2 on the following page, the total Improvement Area #1 Administrative Expenses to be collected for 2025-26 are estimated to be $59,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City	$10,000
Administrator[1]	$35,000
Trustee[2]	$4,500
Dissemination Agent[2]	$0
Auditor	$5,000
Contingency	$4,500
Total	**$59,000**

1 – Administrator estimate includes budget estimates for both PID and TIRZ services
2 – Wilmington Trust, N.A., serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Additional Interest

Annual Installments are to be collected for excess interest for Additional Interest reserves in the amount of $81,760, which equals 0.5 percent interest on the outstanding Improvement Area #1 Assessment balance of $16,352,000.

Available TIRZ Credit

Pursuant to the project and finance plan for TIRZ No. 1 (the "TIRZ Project Plan and Finance Plan"), sixty-five percent (65%) of the City TIRZ Revenues generated from each Parcel and fifty percent (50%) of the County TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel

According to the City, there have been TIRZ increments collected in tax year 2024 in the total amount of $116,808 that are available to be used as a TIRZ Annual Credit Amount in 2025-26 for the respective Parcels within Improvement Area #1 of the PID. Pursuant to the Updated Service and Assessment Plan and the TIRZ No 1 Reimbursement Agreement, the TIRZ Annual Credit Amount shall not cause the overall tax rate, including City, County, Road and Bridge, Trinity Valley Community College, and Crandall ISD tax rates, and Annual Installments on a Parcel, to fall below $3.0737 per $100 of ad valorem taxable value, if feasible (the "PID Residential Assessment Paydown Rate").

Based on TIRZ increments collected in tax year 2024 and the PID Residential Assessment Paydown Rate, $114,292 will be applied as a TIRZ Annual Credit Amount to reduce the 2025-26 Annual Installments billed. The Annual TIRZ Credit Amount is allocated based on the amount of

TIRZ increment generated by each Parcel within Improvement Area #1 of the PID and each Parcel that has an outstanding Assessment balance as of September 15, 2025.

See Appendix D-2 for 2025 TIRZ related information of all Parcels within Improvement Area #1 of the PID.

Available Reserve Fund Income

As of May 31, 2025, there has been approximately $160,506 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $33,000 is available to be applied as a credit to reduce the Improvement Area #1 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was $153,061, which a portion of the available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are $15,000 in administrative expense funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment.

E. Annual Installments Per Unit – Improvement Area #1

According to the Updated Service and Assessment Plan, 329 units representing 317.72 total Equivalent Units are estimated to be built within Improvement Area #1 of the PID. According to Trustee records, no Lots have prepaid their Improvement Area #1 Assessment. The Annual Installment due to be collected per Equivalent Unit within Improvement Area #1 of the PID for 2025-26 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Improvement Area #1

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$255,000.00	$802.59
Interest	$987,705.00	$3,108.73
Additional Interest	$48,760.00	$153.47
Administrative Expense	$44,000.00	$138.49
Total	**$1,335,465.00**	**$4,203.28**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 317.72 Equivalent Units

The Annual Installment due to be collected from each Lot Type in Improvement Area #1 for 2025-26 is shown in Table II-E-2 on the following page.

Table II-E-2
Annual Installment Per Unit – Improvement Area #1

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Lot Type[1]
Lot Type 1 (60 Ft)	$4,203 28	1 00	$4,203.28
Lot Type 2 (50 Ft)	$4,203 28	0 96	$4,035.15

1 – Annual Installment per Equivalent Unit and Annual Installment per Lot Type represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits

F. Annual Budget – Single-Family Residential Major Improvement Area

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

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Single-Family Residential Major Improvement Area Bonds. The effective interest rate on the Single-Family Residential Major Improvement Area Bonds is 6.67 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt Accordingly, the effective interest rate on the Single-Family Residential Major Improvement Area Bonds (6 67 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

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

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Single-Family Residential Major Improvement Area Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Additional

Interest reserve amounts as described in the Updated Service and Assessment Plan and Trust Indenture related to Single-Family Residential Major Improvement Area.

Single-Family Residential Major Improvement Area Annual Installments to be Collected for 2025-26

The budget for Single-Family Residential Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-F-1 below

Table II-F-1
Budget for the Single-Family Residential Major Improvement Area Annual Installments to be Collected for 2025-26

	Single-Family Residential Major Improvement Area Bonds
Interest payment on March 15, 2026	$172,919
Interest payment on September 15, 2026	$172,919
Principal payment on September 15, 2026	$79,000
Subtotal debt service	*$424,839*
Administrative expenses	$47,000
Additional Interest	$25,920
Subtotal Expenses	*$497,759*
Available TIRZ revenues	($2,963)
Available reserve fund income	($12,000)
Available Administrative Expense account	($5,000)
Subtotal funds available	*($19,963)*
Annual Installments	**$477,796**

Debt Service Payments

Annual Installments to be collected for principal and interest include Single-Family Residential Major Improvement Area Bond interest due on March 15, 2026, in the amount of $172,919, and on September 15, 2026, in the amount of $172,919, which equals interest on the outstanding Single-Family Residential Major Improvement Area Bond Assessments balance of $5,184,000 for six months each at an effective interest rate of 6.67 percent. Additionally, Annual Installments to be collected on the Single-Family Residential Major Improvement Area Bonds include a principal amount of $79,000 due on September 15, 2026. As a result, total principal and interest due on the Single-Family Residential Major Improvement Area Assessments in 2025-26 is estimated to be equal to $424,839.

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Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, and contingency fees. As shown in Table II-F-2 below, the total Single-Family Residential Major Improvement Area Administrative Expenses to be collected for 2025-26 are estimated to be $47,000.

Table II-F-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City[1]	$10,000
Administrator	$25,000
Trustee[2]	$4,500
Dissemination Agent[2]	$0
Auditor	$5,000
Contingency	$2,500
Total	**$47,000**

1 – Administrator estimate includes budget estimates for both PID and TIRZ services.
2 – Wilmington Trust, N.A., serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Additional Interest

Annual Installments are to be collected for excess interest for Additional Interest reserves in the amount of $25,920, which equals 0.5 percent interest on the outstanding Single-Family Residential Major Improvement Area Assessment balance of $5,184,000.

Available TIRZ Credit

Pursuant to the project and finance plan for TIRZ No. 1 (the "TIRZ Project Plan and Finance Plan"), sixty-five percent (65%) of the City TIRZ Revenues generated from each Parcel and fifty percent (50%) of the County TIRZ Revenues generated from each Parcel within Improvement Area #2 and Future Improvement Areas of the PID were projected to offset the corresponding Single-Family Residential Major Improvement Area Assessments, Improvement Area #2 Assessments, Future Improvement Area Assessments, and related Annual Installments originally levied on each Parcel

According to the City, there have been TIRZ increments collected in tax year 2024 in the total amount of $2,963 that are available to be used as a TIRZ Annual Credit Amount in 2025-26 for the respective Parcels within the Single-Family Residential Major Improvement Area of the PID. Pursuant to the Updated Service and Assessment Plan and the TIRZ No. 1 Reimbursement

Agreement, the TIRZ Annual Credit Amount shall not cause the overall tax rate, including City, County, Road and Bridge, Trinity Valley Community College, and Crandall ISD tax rates, and Annual Installments on a Parcel, to fall below $3.0737 per $100 of ad valorem taxable value, if feasible.

Based on TIRZ increments collected in tax year 2024, the proportional Annual TIRZ Credit Amount applicable to the Single-Family Residential Major Improvement Area Assessments, and the PID Residential Assessment Paydown Rate, $2,963 will be applied as a TIRZ Annual Credit Amount to reduce the 2025-26 Single-Family Residential Major Improvement Area Annual Installments billed. The Annual TIRZ Credit Amount is allocated based on the amount of TIRZ increment generated by each Parcel within the Single-Family Residential Major Improvement Area of the PID and each Parcel that has an outstanding Assessment balance as of September 15, 2025.

See Appendix E-2 for 2025 TIRZ related information of all Parcels within the Single-Family Residential Major Improvement Area of the PID

Available Reserve Fund Income

As of May 31, 2025, there has been approximately $58,483 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $12,000 is available to be applied as a credit to reduce the Improvement Area #1 2025-26 Annual Installment

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was $115,915, which a portion of the available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are $5,000 in administrative expense funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment

G. Annual Installments per Unit – Single-Family Residential Major Improvement Area

According to the Updated Service and Assessment Plan, 674 units representing 651.88 total Equivalent Units are estimated to be built within Single-Family Residential Major Improvement Area of the PID. According to Trustee records, no Lots have prepaid their Single-Family Residential Major Improvement Area Assessment. The Annual Installment due to be collected per Equivalent Unit within Single-Family Residential Major Improvement Area of the PID for 2025-26 is shown in Table II-G-1 on the following page.

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Table II-G-1
Single-Family Residential Major Improvement Area
Annual Installment Per Equivalent Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$79,000.00	$121.19
Interest	$345,838.76	$530.53
Additional Interest	$13,920.00	$21.35
Administrative Expense	$42,000.00	$64.43
Total	**$480,758.76**	**$737.50**

1 – Refer to Table II-F-1 of this report for additional budget details
2 – Based on the current outstanding 651.88 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in Single-Family Residential Major Improvement Area for 2025-26 is shown in Table II-G-2 below

Table II-G-2
Annual Installment Per Unit – Single-Family Residential Major Improvement Area

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Lot Type[1]
Lot Type 1 (60 Ft)	$737.50	1.00	$737.50
Lot Type 2 (50 Ft)	$737.50	0.96	$708.00

1 – Annual Installment per Equivalent Unit and Annual Installment per Lot Type represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

H. Annual Budget – Improvement Area #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #2 Bonds, of which thirty (30) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #2 Bonds commencing with the issuance of the Improvement Area #2 Bonds. The effective interest rate on the Improvement Area #2 Bonds is 5.23 percent per annum for 2025-26. Pursuant to Section 372 018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #2 Bonds (5 23 percent) plus an additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Trust Indenture related to Improvement Area #2, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Additional Interest reserve amounts as described in the Updated Service and Assessment Plan and Trust Indenture related to Improvement Area #2.

Improvement Area #2 Annual Installments to be Collected for 2025-26

The budget for Improvement Area #2 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-H-1 below.

Table II-H-1
Budget for the Improvement Area #2 Annual Installments to be Collected for 2025-26

	Improvement Area #2 Bonds
Interest payment on March 15, 2026	$455,228
Interest payment on September 15, 2026	$455,228
Principal payment on September 15, 2026	$250,000
Subtotal debt service	*$1,160,455*
Administrative expenses	$56,000
Additional Interest	$86,990
Subtotal Expenses	*$1,303,445*
Available TIRZ revenues	($4,796)
Available reserve fund income	$0
Available Administrative Expense account	$0
Subtotal funds available	*($4,796)*
Annual Installments	**$1,298,649**

Debt Service Payments

Annual Installments to be collected for principal and interest include Improvement Area #2 Bond interest due on March 15, 2026, in the amount of $455,228, and on September 15, 2026, in the amount of $455,228, which equals interest on the outstanding Improvement Area #1 Bond

Assessments balance of $17,398,000 for six months each at an effective interest rate of 5.23 percent. Additionally, Annual Installments to be collected on the Improvement Area #2 Bonds include a principal amount of $250,000 due on September 15, 2026. As a result, total principal and interest due on Improvement Area #2 Assessments in 2025-26 is estimated to be equal to $1,160,455.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, and contingency fees. As shown in Table II-H-2 below, the total Improvement Area #2 Administrative Expenses to be collected for 2025-26 are estimated to be $56,000.

Table II-H-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City	$10,000
Administrator[1]	$30,000
Trustee[2]	$4,500
Dissemination Agent[2]	$0
Auditor	$5,000
Contingency	$6,500
Total	**$56,000**

1 – Administrator estimate includes budget estimates for both PID and TIRZ services.
2 – Wilmington Trust, N.A., serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Additional Interest

Annual Installments are to be collected for excess interest for Additional Interest reserves in the amount of $86,990, which equals 0.5 percent interest on the outstanding Improvement Area #2 Assessment balance of $17,398,000.

Available TIRZ Credit

Pursuant to the project and finance plan for TIRZ No. 1 (the "TIRZ Project Plan and Finance Plan"), sixty-five percent (65%) of the City TIRZ Revenues generated from each Parcel and fifty percent (50%) of the County TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel.

According to the City, there have been TIRZ increments collected in tax year 2024 in the total amount of $4,796 that are available to be used as a TIRZ Annual Credit Amount in 2025-26 for the respective Parcels within Improvement Area #2 of the PID Pursuant to the Updated Service and Assessment Plan and the TIRZ No. 1 Reimbursement Agreement, the TIRZ Annual Credit Amount shall not cause the overall tax rate, including City, County, Road and Bridge, Trinity Valley Community College, and Crandall ISD tax rates, and Annual Installments on a Parcel, to fall below $3.0737 per $100 of ad valorem taxable value, if feasible.

Based on TIRZ increments collected in tax year 2024, the proportional Annual TIRZ Credit Amount applicable to the Improvement Area #2 Assessments, and the PID Residential Assessment Paydown Rate, $4,796 will be applied as a TIRZ Annual Credit Amount to reduce the 2025-26 Improvement Area #2 Annual Installments billed. The Annual TIRZ Credit Amount is allocated based on the amount of TIRZ increment generated by each Parcel within Improvement Area #2 of the PID and each Parcel that has an outstanding Assessment balance as of September 15, 2025.

See Appendix F-2 for 2025 TIRZ related information of all Parcels within Improvement Area #2 of the PID.

Available Reserve Fund Income

As of May 31, 2025, there is not significant excess reserve fund income available to be applied as a credit to reduce the Improvement Area #2 2025-26 Annual Installment.

Available Administrative Expense Account

As of May 31, 2025, the available balance for administrative expenses was $55,273, which is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no funds in administrative expense funds available in the Administrative Expense Account to reduce the 2025-26 Annual Installment.

I. Annual Installments Per Unit – Improvement Area #2

According to the Updated Service and Assessment Plan, 335 units representing 323.36 total Equivalent Units are estimated to be built within Improvement Area #2 of the PID. According to Trustee records, no Lots have prepaid their Improvement Area #2 Assessment. The Annual Installment due to be collected per Equivalent Unit within Improvement Area #2 of the PID for 2025-26 is shown in Table II-I-1 on the following page.

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Table II-I-1
Annual Installment Per Unit – Improvement Area #2

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$250,000.00	$773.13
Interest	$910,455.00	$2,815.61
Additional Interest	$86,990.00	$269.02
Administrative Expense	$56,000.00	$173.18
Total	**$1,303,445.00**	**$4,030.94**

1 – Refer to Table II-H-1 of this report for additional budget details.
2 – Based on the current outstanding 323.36 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in Improvement Area #2 for 2025-26 is shown in Table II-I-2 below.

Table II-I-2
Annual Installment Per Unit – Improvement Area #2

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Lot Type[1]
Lot Type 1 (60 Ft)	$4,030.94	1.00	$4,030.94
Lot Type 2 (50 Ft)	$4,030.94	0.96	$3,869.70

1 – Annual Installment per Equivalent Unit and Annual Installment per Lot Type represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

J. Bond Redemption Related Updates

Improvement Area #1 Bonds

Pursuant to Section 4.03(a) of the Trust Indenture related to Improvement Area #1, the City reserves the right and option to redeem the Improvement Area #1 Bonds maturing on September 15, 2052, before their scheduled maturity dates, in whole or in part, on any date on or after **September 15, 2032,** such redemption date or dates to be fixed by the City, at the Redemption Price of par plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Single-Family Residential Major Improvement Area Bonds

Pursuant to Section 4.03(a) of the Trust Indenture related to the Single-Family Residential Major Improvement Area, the City reserves the right and option to redeem the Single-Family Residential Major Improvement Area Bonds maturing on September 15, 2052, before their scheduled maturity dates, in whole or in part, on date on or after **September 15, 2032**, such redemption date or dates to be fixed by the City, at the Redemption Price of par plus accrued interest to the date of redemption.

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

Improvement Area #2 Bonds

Pursuant to Section 4.03(a) of the Trust Indenture related to Improvement Area #2 The City reserves the right and option to redeem Bonds maturing on or after September 15, 2035, before their respective scheduled maturity dates, in whole or in part, on any date on or after **September 15, 2032**, such redemption date or dates to be fixed by the City, at the Redemption Price of par plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly

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III. UPDATE OF THE ASSESSMENT PLAN

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

Assessment Methodology

This method of assessing property has not been changed and assessed property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

(i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act, (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

The updated Assessment Rolls are shown in Appendix D-1, E-1, and F-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula.

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

Where the terms have the following meanings.

A = the Assessment for 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 newly 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 units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Kaufman Central Appraisal District ("KCAD") records, acreage located within Improvement Area #1 of parent Parcel 216107 was subdivided into 329 residential lots and eight (8) common area lots. As a result, individual residential lots within Improvement Area #1 of the PID were billed Annual Installments beginning in tax year 2023.

B. PREPAYMENT OF ASSESSMENTS

Improvement Area #1

As of May 31, 2025, there have been no prepayments of the Improvement Area #1 Assessments.

Single-Family Residential Major Improvement Area

As of May 31, 2025, there have been no prepayments of the Single-Family Residential Major Improvement Area Assessments.

Improvement Area #2

As of May 31, 2025, there have been no prepayments of the Improvement Area #2 Assessments

The complete Assessment Rolls are available for review at the City Hall, located at 110 Main Street, Crandall, Texas 75114

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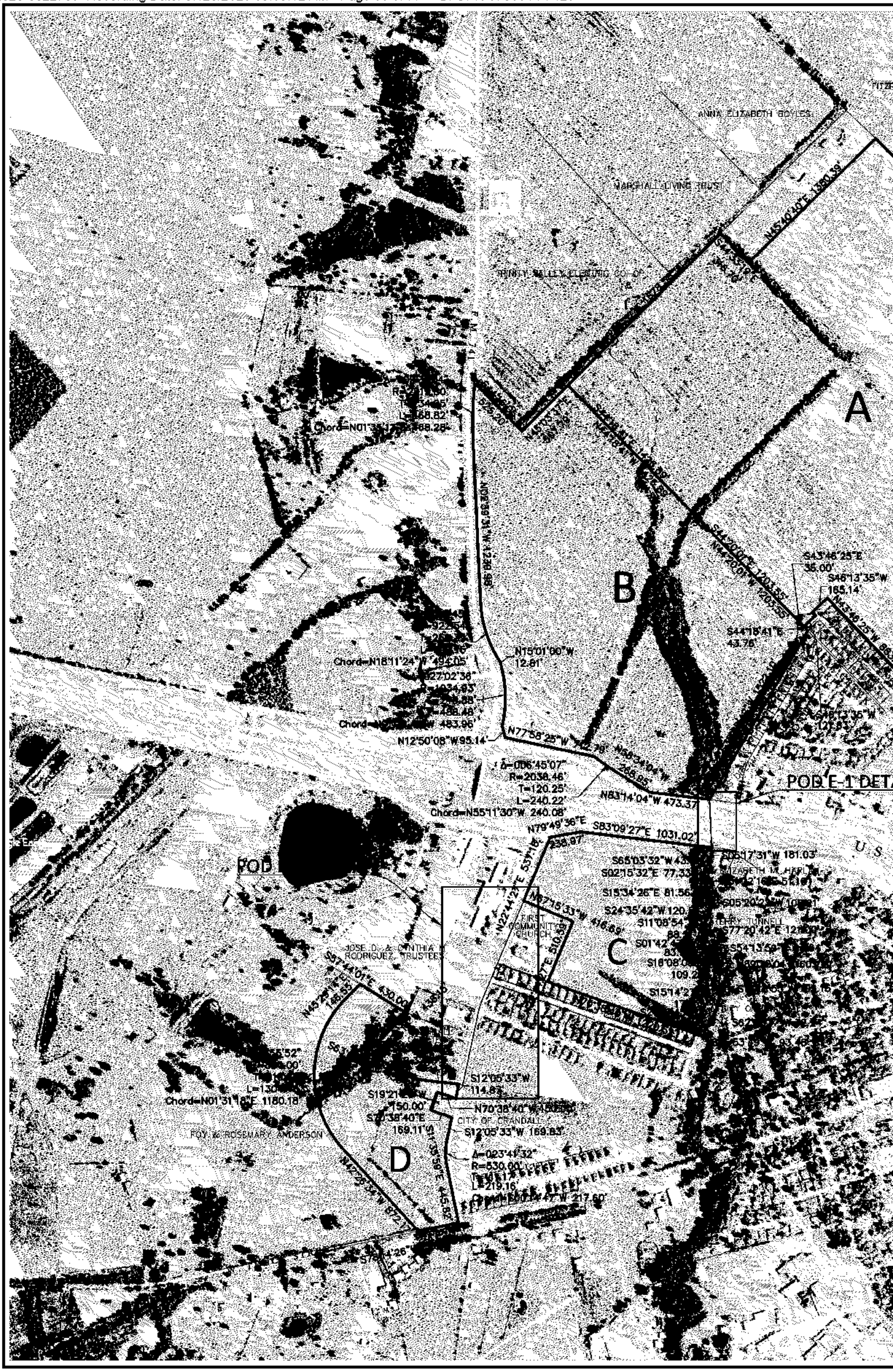
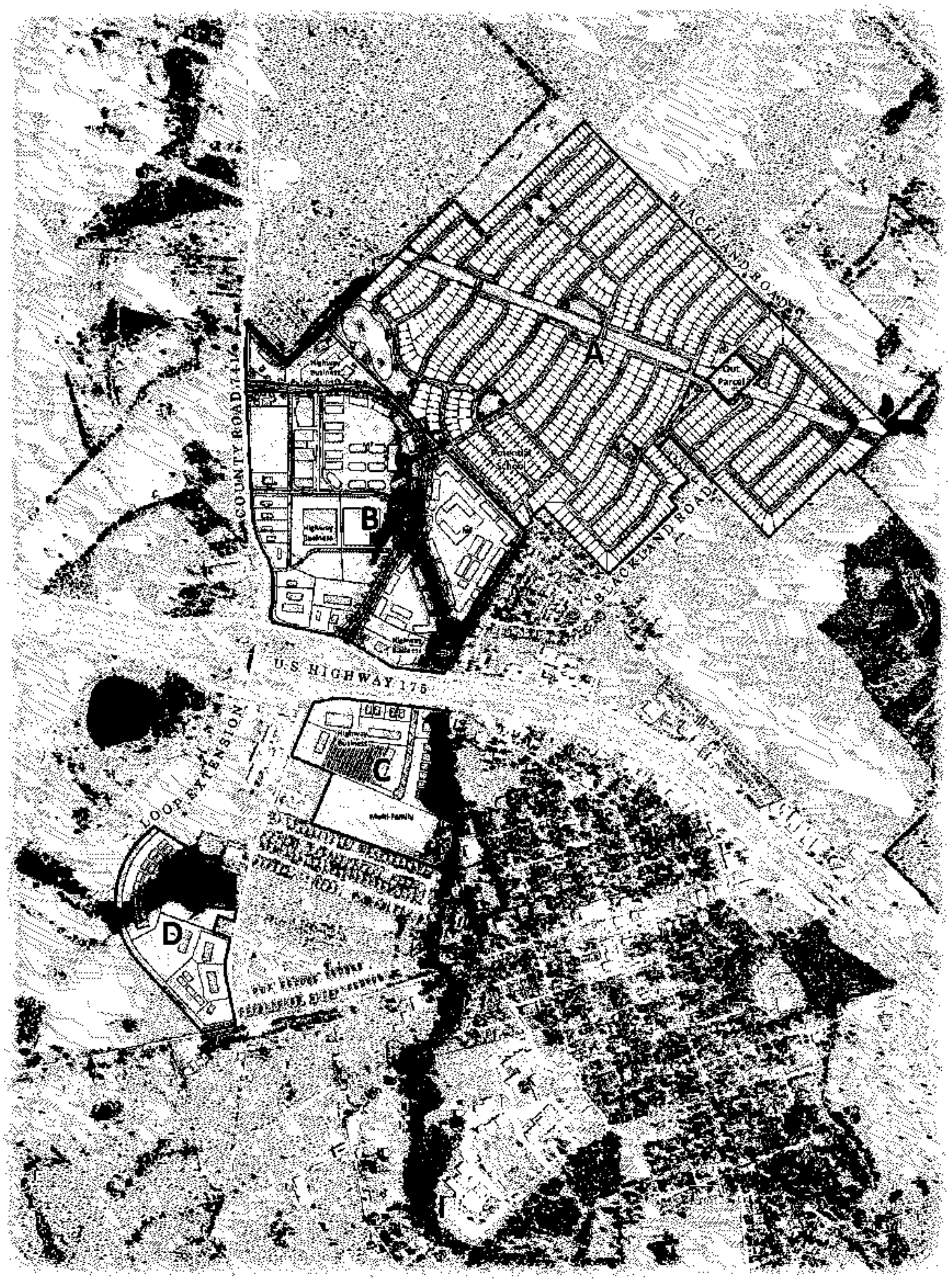
APPENDIX A
MAP OF RIVER RIDGE PID


ANNA ELIZABETH BOYLES
MARSHALL LIVING TRUST
N45°40'40"E 1350.39'
A
B
C
D
S43°46'25"E
35.00'
S46°13'35"W
185.14
S44°15'41"E
43.76'
Chord=N18°11'24"W 494.05'
N15°01'00"W
12.81'
N12°50'08"W 95.14'
Δ=006°45'07"
R=2038.46'
T=120.25'
L=240.22'
Chord=N55°11'30"W 240.08'
N83°14'04"W 473.37'
N79°49'36"E
S83°09'27"E 1031.02'
S05°17'31"W 181.03'
S02°15'32"E 77.33
FIRST COMMUNITY CHURCH
JOSE D. & CYNTHIA M. RODRIGUEZ, TRUSTEES
Chord=N01°31'18"E 1180.18'
S12°05'33"W
114.83'
CITY OF CRANDALL
S12°05'33"W 169.83'
FOY & ROSEMARY ANDERSON
Δ=023°41'32"
R=530.00'
L=219.16'

RIVER RIDGE



OVERALL SITE MAP

Crandall, Texas
6-1-2020

Single Family
Multi-Family
Highway Business / Retail

N

DOWDEY, ANDERSON & ASSOCIATES, INC.
Land Planning · Civil Engineering · Water Resources · Construction Services

APPENDIX B
PREPAID PARCELS

Appendix B

As of May 31, 2025, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASESSED VALUE

Appendix C
River Ridge PID
2025 Assessed Value per Phase

Phase	2025 Assessed Value[1]
IA #1	$65,167,532
Major Improvement Area	$2,025,839
IA #2	$1,023,439
Total	**$68,216,810**

1 - Assessed values reflect preliminary 2025 values in accordance with the Kaufman Central Appraisal District online records.

APPENDIX D-1

IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix D-1
Improvement Area #1 Assessment Roll Summary
2025-26

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226430	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226431	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226432	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226433	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226434	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226435	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226436	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226437	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226438	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226439	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226440	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226441	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226442	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226443	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226444	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226445	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226446	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226447	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226448	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226449	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226450	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226451	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226452	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226453	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226454	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226455	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226456	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226457	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226458	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226459	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226460	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226461	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226462	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	$0.00	$4,035.15
226463	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226464	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226465	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226466	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226467	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226468	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226469	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($770.57)	$3,264.57
226470	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($689.11)	$3,346.05
226471	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,220.94)	$2,814.21
226472	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,468.49)	$2,566.65
226473	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,328.55)	$2,706.60
226474	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,621.10)	$2,414.04
226475	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,406.62)	$2,628.53
226476	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,414.68)	$2,620.47
226477	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,765.47)	$2,269.68
226478	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,476.49)	$2,558.65
226479	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,783.95)	$2,251.19
226480	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,706.78)	$2,328.37
226481	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,727.15)	$2,308.00
226482	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,589.26)	$2,445.88
226483	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,739.34)	$2,295.81
226484	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,727.13)	$2,308.01
226485	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,481.38)	$2,553.76
226486	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,665.08)	$2,370.07
226487	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,414.68)	$2,620.47
226488	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,342.55)	$2,692.59
226489	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,209.35)	$2,825.79
226490	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,022.58)	$3,012.57
226491	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,285.85)	$2,749.30
226492	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,403.59)	$2,631.56
226493	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($646.44)	$3,388.70
226494	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($882.57)	$3,152.58
226495	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226496	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226497	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226498	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($699.92)	$3,503.36
226499	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($821.18)	$3,382.09
226500	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($900.14)	$3,303.15
226501	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($949.19)	$3,254.09
226502	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($699.92)	$3,503.36
226503	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($1,694.91)	$2,508.37
226504	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,538.15)	$2,497.01
226505	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	$0.00	$4,035.15
226506	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226507	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226508	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226509	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,406.62)	$2,628.53
226510	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,384.02)	$2,651.13
226511	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,622.58)	$2,412.57
226512	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,665.08)	$2,370.07
226513	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,622.58)	$2,412.57
226514	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,727.12)	$2,308.02
226515	50	0.96	$49,408.05	$770.49	$2,884.67	$247.04	$132.95	($1,566.84)	$2,468.30

Appendix D-1

Improvement Area #1 Assessment Roll Summary

2025-26

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226516	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,476.49)	$2,558.65
226517	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,730.81)	$2,304.34
226518	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,566.84)	$2,468.30
226519	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($1,579.65)	$2,623.44
226520	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($839.64)	$3,363.64
226521	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,589.26)	$2,445.88
226522	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,384.00)	$2,651.15
226523	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,419.03)	$2,616.12
226524	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,622.59)	$2,412.56
226525	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,384.00)	$2,651.15
226526	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,765.47)	$2,269.68
226527	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,476.49)	$2,558.65
226528	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,628.46)	$2,406.69
226529	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,589.26)	$2,445.88
226530	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,621.10)	$2,414.04
226531	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	$0.00	$4,035.15
226532	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,166.43)	$2,868.72
226533	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,342.55)	$2,692.59
226534	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($1,251.76)	$2,783.39
226535	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226536	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226537	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226538	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226539	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226540	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226541	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226542	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226543	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226544	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226545	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226546	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226547	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226548	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226549	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226550	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226551	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226552	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	$0.00	$4,035.15
226553	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226554	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226555	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226556	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226557	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226558	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226559	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226560	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226561	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226562	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226563	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226564	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226565	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226566	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226567	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226568	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226569	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226570	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226571	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226572	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226573	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226574	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226575	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226576	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226577	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226578	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226579	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226580	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226581	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226582	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226583	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226584	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226585	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226586	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226587	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226588	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226589	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226590	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226591	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226592	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226593	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226594	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226595	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226596	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226597	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226598	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226599	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226600	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226601	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67

Appendix D-1
Improvement Area #1 Assessment Roll Summary
2025-26

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226602	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226603	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226604	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226605	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226606	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226607	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226608	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226609	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226610	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226611	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226612	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226613	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226614	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226615	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226616	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226617	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226618	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226619	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226620	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226621	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226622	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226623	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226624	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226625	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226626	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226627	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226628	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226629	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226630	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226631	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226632	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226633	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226634	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226635	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226636	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226637	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226638	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226639	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226640	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226641	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226642	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226643	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226644	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226645	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226646	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226647	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226648	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226649	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226650	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226651	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226652	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226653	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226654	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226655	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226656	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226657	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226658	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226659	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226660	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226661	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226662	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226663	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226664	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226665	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226666	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226667	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226668	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226669	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226670	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226671	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226672	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226673	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226674	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226675	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226676	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226677	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226678	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226679	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226680	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226681	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226682	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226683	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226684	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226685	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226686	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226687	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67

Appendix D-1

Improvement Area #1 Assessment Roll Summary

2025-26

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226688	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226689	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226690	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226691	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226692	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
226693	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226694	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226695	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226696	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226697	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226698	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226699	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226700	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226701	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226702	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226703	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226704	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226705	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226706	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226707	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226708	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226709	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226710	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226711	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226712	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226713	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226714	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226715	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226716	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226717	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226718	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226719	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226720	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226721	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226722	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226723	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226724	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226725	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226726	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226727	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226728	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226729	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226730	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226731	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226732	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226733	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226734	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226735	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226736	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226737	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226738	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226739	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226740	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226741	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226742	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226743	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226744	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226745	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226746	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226747	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226748	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226749	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226750	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226751	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226752	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226753	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226754	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226755	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226756	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226757	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226758	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226759	60	1.00	$51,466.70	$802.59	$3,004.86	$257.33	$138.49	($126.48)	$4,076.80
226760	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226761	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226762	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226763	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226764	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226765	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
226766	50	0.96	$49,408.03	$770.49	$2,884.67	$247.04	$132.95	($126.48)	$3,908.67
Total		**313.92**	**$16,332,000.00**	**$235,000.00**	**$954,505.00**	**$81,360.00**	**$44,000.00**	**($41,291.39)**	**[illegible]**

APPENDIX D-2

AVAILABLE TIRZ REVENUE CALCULATION – IMPROVEMENT AREA #1 – 2025-26

Appendix D-2
Available TIRZ Revenue Calculation - Improvement Area #1
2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
226430	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226431	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226432	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226433	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226434	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226435	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226436	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226437	$112.00	$21,480.00	$0.65000	$139.62	$112.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226438	$106.00	$21,480.00	$0.65000	$139.62	$106.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226439	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226440	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226441	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226442	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226443	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226444	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226445	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226446	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226447	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226448	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226449	$3,498.00	$500.00	$0.65000	$3.25	$3,498.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226450	$165.00	$500.00	$0.65000	$3.25	$165.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226451	$76.00	$21,480.00	$0.65000	$139.62	$76.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226452	$82.00	$21,480.00	$0.65000	$139.62	$82.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226453	$94.00	$21,480.00	$0.65000	$139.62	$94.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226454	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226455	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226456	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226457	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226458	$138.00	$21,480.00	$0.65000	$139.62	$138.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226459	$112.00	$21,480.00	$0.65000	$139.62	$112.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226460	$90.00	$21,480.00	$0.65000	$139.62	$90.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226461	$94.00	$21,480.00	$0.65000	$139.62	$94.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226462	$94.00	$21,480.00	$0.65000	$0.00	$94.00	$21,480.00	$0.27959	$0.00	$0.00	$0.00	$0.00
226463	$94.00	$21,480.00	$0.65000	$139.62	$94.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226464	$92.00	$21,480.00	$0.65000	$139.62	$92.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226465	$86.00	$21,480.00	$0.65000	$139.62	$86.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226466	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226467	$76.00	$21,480.00	$0.65000	$139.62	$76.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226468	$96.00	$21,480.00	$0.65000	$139.62	$96.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226469	$80.00	$130,870.00	$0.65000	$850.66	$80.00	$130,870.00	$0.27959	$435.29	$552.93	$217.65	$770.57
226470	$74.00	$117,036.00	$0.65000	$760.73	$74.00	$117,036.00	$0.27959	$389.28	$494.47	$194.64	$689.11
226471	$70.00	$207,359.00	$0.65000	$1,347.83	$70.00	$207,359.00	$0.27959	$689.70	$876.09	$344.85	$1,220.94
226472	$68.00	$249,402.00	$0.65000	$1,621.11	$68.00	$249,402.00	$0.27959	$829.54	$1,053.72	$414.77	$1,468.49
226473	$68.00	$225,654.00	$0.65000	$1,466.62	$68.00	$225,654.00	$0.27959	$750.49	$953.30	$375.25	$1,328.55
226474	$68.00	$275,320.00	$0.65000	$1,789.58	$68.00	$275,320.00	$0.27959	$915.75	$1,163.23	$457.88	$1,621.10
226475	$68.00	$238,895.00	$0.65000	$1,552.80	$68.00	$238,895.00	$0.27959	$794.59	$1,009.32	$397.30	$1,406.62

Appendix D-2
Available TIRZ Revenue Calculation - Improvement Area #1
2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
226476	$68.00	$240,261.00	$0.65000	$1,561.70	$68.00	$240,261.00	$0.27959	$799.14	$1,015.11	$399.57	$1,414.68
226477	$68.00	$299,858.00	$0.65000	$1,948.95	$68.00	$299,858.00	$0.27959	$997.30	$1,266.82	$498.65	$1,765.47
226478	$68.00	$250,760.00	$0.65000	$1,629.94	$68.00	$250,760.00	$0.27959	$834.06	$1,059.46	$417.03	$1,476.49
226479	$68.00	$302,978.00	$0.65000	$1,969.36	$68.00	$302,978.00	$0.27959	$1,007.74	$1,280.08	$503.87	$1,783.95
226480	$72.00	$320,780.00	$0.65000	$2,085.07	$72.00	$320,780.00	$0.27959	$1,066.96	$1,355.30	$533.48	$1,888.78
226481	$64.00	$317,978.00	$0.65000	$2,066.86	$64.00	$317,978.00	$0.27959	$1,057.64	$1,343.46	$528.82	$1,872.28
226482	$66.00	$269,913.00	$0.65000	$1,754.43	$66.00	$269,913.00	$0.27959	$897.77	$1,140.38	$448.89	$1,589.26
226483	$66.00	$295,400.00	$0.65000	$1,920.10	$66.00	$295,400.00	$0.27959	$982.54	$1,248.07	$491.27	$1,739.34
226484	$66.00	$317,978.00	$0.65000	$2,066.86	$66.00	$317,978.00	$0.27959	$1,057.64	$1,343.46	$528.82	$1,872.28
226485	$66.00	$251,590.00	$0.65000	$1,635.34	$66.00	$251,590.00	$0.27959	$836.82	$1,062.97	$418.41	$1,481.38
226486	$66.00	$282,789.00	$0.65000	$1,838.13	$66.00	$282,789.00	$0.27959	$940.59	$1,194.78	$470.30	$1,665.08
226487	$66.00	$240,261.00	$0.65000	$1,561.70	$66.00	$240,261.00	$0.27959	$799.14	$1,015.11	$399.57	$1,414.68
226488	$66.00	$228,012.00	$0.65000	$1,482.08	$66.00	$228,012.00	$0.27959	$758.40	$963.35	$379.20	$1,342.55
226489	$66.00	$205,390.00	$0.65000	$1,335.04	$66.00	$205,390.00	$0.27959	$683.15	$867.78	$341.58	$1,209.35
226490	$66.00	$173,669.00	$0.65000	$1,128.85	$66.00	$173,669.00	$0.27959	$577.65	$733.75	$288.83	$1,022.58
226491	$68.00	$218,382.00	$0.65000	$1,419.48	$68.00	$218,382.00	$0.27959	$726.37	$922.66	$363.19	$1,285.85
226492	$70.00	$238,379.00	$0.65000	$1,549.46	$70.00	$238,379.00	$0.27959	$792.88	$1,007.15	$396.44	$1,403.59
226493	$76.00	$109,789.00	$0.65000	$713.63	$76.00	$109,789.00	$0.27959	$365.17	$463.86	$182.59	$646.44
226494	$84.00	$149,891.00	$0.65000	$974.29	$84.00	$149,891.00	$0.27959	$498.56	$633.29	$249.28	$882.57
226495	$84.00	$21,480.00	$0.65000	$139.62	$84.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226496	$84.00	$21,480.00	$0.65000	$139.62	$84.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226497	$110.00	$21,480.00	$0.65000	$139.62	$110.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226498	$82.00	$118,871.00	$0.65000	$772.66	$82.00	$118,871.00	$0.27959	$395.38	$502.23	$197.69	$699.92
226499	$82.00	$139,466.00	$0.65000	$906.53	$82.00	$139,466.00	$0.27959	$463.88	$589.24	$231.94	$821.18
226500	$88.00	$152,876.00	$0.65000	$993.69	$88.00	$152,876.00	$0.27959	$508.49	$645.90	$254.25	$900.14
226501	$96.00	$161,206.00	$0.65000	$1,047.84	$96.00	$161,206.00	$0.27959	$536.19	$681.10	$268.10	$949.19
226502	$120.00	$118,871.00	$0.65000	$772.66	$120.00	$118,871.00	$0.27959	$395.38	$502.23	$197.69	$699.92
226503	$88.00	$287,855.00	$0.65000	$1,871.06	$88.00	$287,855.00	$0.27959	$957.44	$1,216.19	$478.72	$1,694.91
226504	$68.00	$261,229.00	$0.65000	$1,697.99	$68.00	$261,229.00	$0.27959	$868.88	$1,103.69	$434.44	$1,538.13
226505	$68.00	$21,480.00	$0.65000	$0.00	$68.00	$21,480.00	$0.27959	$0.00	$0.00	$0.00	$0.00
226506	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226507	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226508	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226509	$68.00	$238,893.00	$0.65000	$1,552.80	$68.00	$238,893.00	$0.27959	$794.59	$1,009.32	$397.30	$1,406.62
226510	$68.00	$235,055.00	$0.65000	$1,527.86	$68.00	$235,055.00	$0.27959	$781.82	$993.11	$390.91	$1,384.02
226511	$68.00	$332,389.00	$0.65000	$2,160.53	$68.00	$332,389.00	$0.27959	$1,105.57	$1,404.34	$552.79	$1,957.13
226512	$68.00	$282,789.00	$0.65000	$1,838.13	$68.00	$282,789.00	$0.27959	$940.59	$1,194.78	$470.30	$1,665.08
226513	$68.00	$332,389.00	$0.65000	$2,160.53	$68.00	$332,389.00	$0.27959	$1,105.57	$1,404.34	$552.79	$1,957.13
226514	$68.00	$317,978.00	$0.65000	$2,066.86	$68.00	$317,978.00	$0.27959	$1,057.64	$1,343.46	$528.82	$1,872.28
226515	$68.00	$266,104.00	$0.65000	$1,729.68	$68.00	$266,104.00	$0.27959	$885.10	$1,124.29	$442.55	$1,566.84
226516	$68.00	$250,760.00	$0.65000	$1,629.94	$68.00	$250,760.00	$0.27959	$834.06	$1,059.46	$417.03	$1,476.49
226517	$68.00	$293,952.00	$0.65000	$1,910.69	$68.00	$293,952.00	$0.27959	$977.72	$1,241.95	$488.86	$1,730.81
226518	$68.00	$266,104.00	$0.65000	$1,729.68	$68.00	$266,104.00	$0.27959	$885.10	$1,124.29	$442.55	$1,566.84
226519	$84.00	$361,441.00	$0.65000	$2,349.37	$84.00	$361,441.00	$0.27959	$1,202.20	$1,527.09	$601.10	$2,128.19
226520	$86.00	$142,600.00	$0.65000	$926.90	$86.00	$142,600.00	$0.27959	$474.31	$602.49	$237.16	$839.64
226521	$66.00	$269,913.00	$0.65000	$1,754.43	$66.00	$269,913.00	$0.27959	$897.77	$1,140.38	$448.89	$1,589.26

Appendix B-2
Available TIRZ Revenue Calculation - Improvement Area #1
2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[1]	City (65%)[3]	Kaufman County (50%)[4]	Total Available TIRZ Credit
226522	$66.00	$235,055.00	$0.65000	$1,527.86	$66.00	$235,055.00	$0.27959	$781.82	$993.11	$390.91	$1,384.02
226523	$66.00	$242,208.00	$0.65000	$1,574.35	$66.00	$237,952.00	$0.27959	$791.39	$1,023.33	$395.70	$1,419.02
226524	$66.00	$332,389.00	$0.65000	$2,160.53	$66.00	$332,389.00	$0.27959	$1,105.57	$1,404.34	$552.79	$1,957.13
226525	$66.00	$235,055.00	$0.65000	$1,527.86	$66.00	$235,055.00	$0.27959	$781.82	$993.11	$390.91	$1,384.02
226526	$66.00	$299,838.00	$0.65000	$1,948.95	$66.00	$299,838.00	$0.27959	$997.30	$1,266.82	$498.65	$1,765.47
226527	$66.00	$250,760.00	$0.65000	$1,629.94	$66.00	$250,760.00	$0.27959	$834.06	$1,059.46	$417.03	$1,476.49
226528	$66.00	$331,580.00	$0.65000	$2,155.27	$66.00	$331,580.00	$0.27959	$1,102.88	$1,400.93	$551.44	$1,952.37
226529	$66.00	$269,913.00	$0.65000	$1,754.43	$66.00	$269,913.00	$0.27959	$897.77	$1,140.38	$448.89	$1,589.26
226530	$66.00	$275,320.00	$0.65000	$1,789.58	$66.00	$275,320.00	$0.27959	$915.75	$1,163.23	$457.88	$1,621.10
226531	$70.00	$240,261.00	$0.65000	$0.00	$70.00	$240,261.00	$0.27959	$0.00	$0.00	$0.00	$0.00
226532	$68.00	$198,100.00	$0.65000	$1,287.65	$68.00	$198,100.00	$0.27959	$658.91	$836.97	$329.46	$1,166.43
226533	$68.00	$228,012.00	$0.65000	$1,482.08	$68.00	$228,012.00	$0.27959	$758.40	$963.35	$379.20	$1,342.55
226534	$68.00	$212,592.00	$0.65000	$1,381.85	$68.00	$212,592.00	$0.27959	$707.11	$898.20	$353.56	$1,251.76
226535	$90.00	$21,480.00	$0.65000	$139.62	$90.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226536	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226537	$98.00	$21,480.00	$0.65000	$139.62	$98.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226538	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226539	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226540	$70.00	$21,480.00	$0.65000	$139.62	$70.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226541	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226542	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226543	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226544	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226545	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226546	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226547	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226548	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226549	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226550	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226551	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226552	$66.00	$21,480.00	$0.65000	$0.00	$66.00	$21,480.00	$0.27959	$0.00	$0.00	$0.00	$0.00
226553	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226554	$70.00	$21,480.00	$0.65000	$139.62	$70.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226555	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226556	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226557	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226558	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226559	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226560	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226561	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226562	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226563	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226564	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226565	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226566	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226567	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48

Appendix D-2
Available TIRZ Revenue Calculation - Improvement Area #1
2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
226568	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226569	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226570	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226571	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226572	$70.00	$21,480.00	$0.65000	$139.62	$70.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226573	$88.00	$21,480.00	$0.65000	$139.62	$88.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226574	$1,004.00	$500.00	$0.65000	$3.25	$1,004.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226575	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226576	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226577	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226578	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226579	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226580	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226581	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226582	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226583	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226584	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226585	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226586	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226587	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226588	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226589	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226590	$82.00	$21,480.00	$0.65000	$139.62	$82.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226591	$82.00	$21,480.00	$0.65000	$139.62	$82.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226592	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226593	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226594	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226595	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226596	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226597	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226598	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226599	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226600	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226601	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226602	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226603	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226604	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226605	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226606	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226607	$76.00	$21,480.00	$0.65000	$139.62	$76.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226608	$664.00	$500.00	$0.65000	$3.25	$664.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226609	$2,560.00	$500.00	$0.65000	$3.25	$2,560.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226610	$82.00	$21,480.00	$0.65000	$139.62	$82.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226611	$64.00	$21,480.00	$0.65000	$139.62	$64.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226612	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226613	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48

Appendix D-2
Available TIRZ Revenue Calculation - Improvement Area #1
2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
226614	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226615	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226616	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226617	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226618	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226619	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226620	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226621	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226622	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226623	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226624	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226625	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226626	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226627	$66.00	$21,480.00	$0.65000	$139.62	$66.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226628	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226629	$100.00	$21,480.00	$0.65000	$139.62	$100.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226630	$80.00	$21,480.00	$0.65000	$139.62	$80.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226631	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226632	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226633	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226634	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226635	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226636	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226637	$82.00	$21,480.00	$0.65000	$139.62	$82.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226638	$82.00	$21,480.00	$0.65000	$139.62	$82.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226639	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226640	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226641	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226642	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226643	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226644	$68.00	$21,480.00	$0.65000	$139.62	$68.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226645	$100.00	$21,480.00	$0.65000	$139.62	$100.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226646	$605.00	$500.00	$0.65000	$3.25	$605.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226647	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226648	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226649	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226650	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226651	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226652	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226653	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226654	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226655	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226656	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226657	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226658	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226659	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48

Appendix B-2
Available TIRZ Revenue Calculation - Improvement Area #1
2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
226660	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226661	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226662	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226663	$72.00	$21,480.00	$0.65000	$139.62	$72.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226664	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226665	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226666	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226667	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226668	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226669	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226670	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226671	$60.00	$21,480.00	$0.65000	$139.62	$60.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226672	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226673	$585.00	$500.00	$0.65000	$3.25	$585.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226674	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226675	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226676	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226677	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226678	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226679	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226680	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226681	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226682	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226683	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226684	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226685	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226686	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226687	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226688	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226689	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226690	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226691	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226692	$514.00	$500.00	$0.65000	$3.25	$514.00	$500.00	$0.27959	$1.66	$2.11	$0.83	$2.94
226693	$108.00	$21,480.00	$0.65000	$139.62	$108.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226694	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226695	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226696	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226697	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226698	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226699	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226700	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226701	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226702	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226703	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226704	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226705	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48

Appendix D-2
Available TIRZ Revenue Calculation - Improvement Area #1
2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
226706	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226707	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226708	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226709	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226710	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226711	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226712	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226713	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226714	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226715	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226716	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226717	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226718	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226719	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226720	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226721	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226722	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226723	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226724	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226725	$112.00	$21,480.00	$0.65000	$139.62	$112.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226726	$96.00	$21,480.00	$0.65000	$139.62	$96.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226727	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226728	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226729	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226730	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226731	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226732	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226733	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226734	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226735	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226736	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226737	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226738	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226739	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226740	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226741	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226742	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226743	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226744	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226745	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226746	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226747	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226748	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226749	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226750	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226751	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48

Appendix B-2

Available TIRZ Revenue Calculation - Improvement Area #1

2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[2]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[1]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
226752	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226753	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226754	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226755	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226756	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226757	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226758	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226759	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226760	$74.00	$21,480.00	$0.65000	$139.62	$74.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226761	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226762	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226763	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226764	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226765	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
226766	$62.00	$21,480.00	$0.65000	$139.62	$62.00	$21,480.00	$0.27959	$71.45	$90.75	$35.73	$126.48
Total	**$32,249.00**	**$20,143,976.00**		$128,955.12	**$32,249.00**	**$20,139,700.00**		$65,975.05	**$83,820.96**	$32,987.52	**$116,808.48**

1 - According to KCAD online records.
2 - According to Kaufman Tax Office records.
3 - Participation percetages as provided in the TIRZ No. 1 Project and Finance Plan

APPENDIX D-3

TIRZ CREDIT CALCULATION – IMPROVEMENT AREA #1 – 2025-26

Appendix B-2

TIRZ Credit Calculation – Improvement Area #1

2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
226430	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226431	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226432	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226433	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226434	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226435	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226436	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226437	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,026.29	$126.48	$126.48
226438	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,027.42	$126.48	$126.48
226439	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226440	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226441	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226442	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226443	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226444	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226445	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226446	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226447	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226448	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,865.89	$126.48	$126.48
226449	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226450	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226451	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,865.50	$126.48	$126.48
226452	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,031.94	$126.48	$126.48
226453	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,029.68	$126.48	$126.48
226454	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226455	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226456	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226457	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,032.32	$126.48	$126.48
226458	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,021.39	$126.48	$126.48
226459	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,026.29	$126.48	$126.48
226460	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,863.01	$126.48	$126.48
226461	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,862.28	$126.48	$126.48
226462	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,862.28	$0.00	$0.00
226463	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,862.28	$126.48	$126.48
226464	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,862.64	$126.48	$126.48
226465	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,863.70	$126.48	$126.48
226466	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.81	$126.48	$126.48
226467	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,865.55	$126.48	$126.48
226468	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,029.20	$126.48	$126.48
226469	$4,035.15	$3.083320	$2.347973	$5.4313	$2.3576	$3,083.50	$770.57	$770.57
226470	$4,035.15	$3.447781	$2.347973	$5.7958	$2.7221	$3,183.77	$689.11	$689.11
226471	$4,035.15	$1.945971	$2.347973	$4.2939	$1.7202	$2,529.43	$1,220.94	$1,220.94
226472	$4,035.15	$1.617928	$2.347973	$3.9659	$0.8922	$2,224.56	$1,468.49	$1,468.49
226473	$4,035.15	$1.788554	$2.347973	$4.1363	$1.0626	$2,296.94	$1,328.55	$1,328.55
226474	$4,035.15	$1.465620	$2.347973	$3.8136	$0.7399	$2,036.57	$1,621.10	$1,621.10
226475	$4,035.15	$1.689102	$2.347973	$4.0371	$0.9634	$2,300.78	$1,406.62	$1,406.62
226476	$4,035.15	$1.679484	$2.347973	$4.0275	$0.9538	$2,290.86	$1,414.68	$1,414.68
226477	$4,035.15	$1.345775	$2.347973	$3.6937	$0.6200	$1,858.72	$1,765.47	$1,765.47
226478	$4,035.15	$1.609166	$2.347973	$3.9571	$0.8834	$2,214.71	$1,476.49	$1,476.49
226479	$4,035.15	$1.331828	$2.347973	$3.6798	$0.6061	$1,835.94	$1,783.95	$1,783.95
226480	$4,035.15	$1.257917	$2.347973	$3.6059	$0.5322	$1,706.78	$1,888.78	$1,706.78
226481	$4,035.15	$1.269001	$2.347973	$3.6170	$0.5433	$1,727.15	$1,872.28	$1,727.15
226482	$4,035.15	$1.494980	$2.347973	$3.8430	$0.7693	$2,075.81	$1,589.26	$1,589.26
226483	$4,035.15	$1.365994	$2.347973	$3.7140	$0.6403	$1,890.95	$1,739.34	$1,739.34
226484	$4,035.15	$1.269001	$2.347973	$3.6170	$0.5433	$1,727.15	$1,872.28	$1,727.15
226485	$4,035.15	$1.603859	$2.347973	$3.9518	$0.8781	$2,208.71	$1,481.38	$1,481.38

Appendix B-2
TIRZ Credit Calculation – Improvement Area #1
2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
226486	$4,035.15	$1.426910	$2.347973	$3.7749	$0.7012	$1,982.41	$1,665.08	$1,665.08
226487	$4,035.15	$1.679484	$2.347973	$4.0275	$0.9538	$2,290.88	$1,414.68	$1,414.68
226488	$4,035.15	$1.769707	$2.347973	$4.1177	$1.0440	$2,379.71	$1,342.55	$1,342.55
226489	$4,035.15	$1.964626	$2.347973	$4.3126	$1.2389	$2,543.76	$1,209.35	$1,209.35
226490	$4,035.15	$2.323409	$2.347973	$4.6714	$1.5977	$2,775.73	$1,022.58	$1,022.58
226491	$4,035.15	$1.847746	$2.347973	$4.1957	$1.1220	$2,449.53	$1,285.85	$1,285.85
226492	$4,035.15	$1.692744	$2.347973	$4.0407	$0.9670	$2,304.49	$1,403.59	$1,403.59
226493	$4,035.15	$3.675364	$2.347973	$6.0233	$2.9496	$3,206.14	$646.44	$646.44
226494	$4,035.15	$2.692053	$2.347973	$5.0400	$1.9663	$2,945.69	$882.57	$882.57
226495	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.09	$126.48	$126.48
226496	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.09	$126.48	$126.48
226497	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,026.66	$126.48	$126.48
226498	$4,203.28	$3.535998	$2.347973	$5.8840	$2.8103	$3,338.29	$699.92	$699.92
226499	$4,203.28	$3.013836	$2.347973	$5.3618	$2.2881	$3,189.26	$821.18	$821.18
226500	$4,203.28	$2.749468	$2.347973	$5.0974	$2.0237	$3,092.00	$900.14	$900.14
226501	$4,203.28	$2.607395	$2.347973	$4.9554	$1.8817	$3,031.55	$949.19	$949.19
226502	$4,203.28	$3.535998	$2.347973	$5.8840	$2.8103	$3,337.23	$699.92	$699.92
226503	$4,203.28	$1.460206	$2.347973	$3.8082	$0.7345	$2,113.59	$1,694.91	$1,694.91
226504	$4,035.15	$1.544677	$2.347973	$3.8927	$0.8190	$2,138.78	$1,538.13	$1,538.13
226505	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$0.00	$0.00
226506	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226507	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226508	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226509	$4,035.15	$1.689102	$2.347973	$4.0371	$0.9634	$2,300.78	$1,406.62	$1,406.62
226510	$4,035.15	$1.716681	$2.347973	$4.0647	$0.9910	$2,328.61	$1,384.02	$1,384.02
226511	$4,035.15	$1.213980	$2.347973	$3.5620	$0.4883	$1,622.58	$1,957.13	$1,622.58
226512	$4,035.15	$1.426910	$2.347973	$3.7749	$0.7012	$1,982.39	$1,665.08	$1,665.08
226513	$4,035.15	$1.213980	$2.347973	$3.5620	$0.4883	$1,622.58	$1,957.13	$1,622.58
226514	$4,035.15	$1.269001	$2.347973	$3.6170	$0.5433	$1,727.12	$1,872.28	$1,727.12
226515	$4,035.15	$1.516374	$2.347973	$3.8644	$0.7907	$2,103.42	$1,566.84	$1,566.84
226516	$4,035.15	$1.609166	$2.347973	$3.9571	$0.8834	$2,214.71	$1,476.49	$1,476.49
226517	$4,035.15	$1.372720	$2.347973	$3.7207	$0.6470	$1,901.42	$1,730.81	$1,730.81
226518	$4,035.15	$1.516379	$2.347973	$3.8644	$0.7907	$2,103.42	$1,566.84	$1,566.84
226519	$4,203.28	$1.162922	$2.347973	$3.5109	$0.4372	$1,559.83	$2,128.19	$1,579.83
226520	$4,203.28	$2.947599	$2.347973	$5.2956	$2.2219	$3,166.48	$839.64	$839.64
226521	$4,035.15	$1.494980	$2.347973	$3.8430	$0.7693	$2,075.81	$1,589.26	$1,589.26
226522	$4,035.15	$1.716681	$2.347973	$4.0647	$0.9910	$2,328.63	$1,384.02	$1,384.02
226523	$4,035.15	$1.665984	$2.347973	$4.0140	$0.9403	$2,276.76	$1,419.02	$1,419.02
226524	$4,035.15	$1.213980	$2.347973	$3.5620	$0.4883	$1,622.59	$1,957.13	$1,622.59
226525	$4,035.15	$1.716681	$2.347973	$4.0647	$0.9910	$2,328.63	$1,384.02	$1,384.02
226526	$4,035.15	$1.345775	$2.347973	$3.6937	$0.6200	$1,858.73	$1,765.47	$1,765.47
226527	$4,035.15	$1.609166	$2.347973	$3.9571	$0.8834	$2,214.73	$1,476.49	$1,476.49
226528	$4,035.15	$1.216945	$2.347973	$3.5649	$0.4912	$1,628.46	$1,952.07	$1,628.46
226529	$4,035.15	$1.494980	$2.347973	$3.8430	$0.7693	$2,075.81	$1,589.26	$1,589.26
226530	$4,035.15	$1.465620	$2.347973	$3.8136	$0.7399	$2,036.59	$1,621.10	$1,621.10
226531	$4,035.15	$1.679484	$2.347973	$4.0275	$0.9538	$2,290.84	$0.00	$0.00
226532	$4,035.15	$2.036925	$2.347973	$4.3849	$1.3112	$2,596.59	$1,166.43	$1,166.43
226533	$4,035.15	$1.769707	$2.347973	$4.1177	$1.0440	$2,379.09	$1,342.55	$1,342.55
226534	$4,035.15	$1.898070	$2.347973	$4.2460	$1.1723	$2,491.51	$1,251.76	$1,251.76
226535	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,863.01	$126.48	$126.48
226536	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,034.58	$126.48	$126.48
226537	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,028.92	$126.48	$126.48
226538	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226539	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226540	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.62	$126.48	$126.48
226541	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48

Appendix B-2

TIRZ Credit Calculation – Improvement Area #1

2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
226542	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226543	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226544	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226545	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226546	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226547	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226548	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226549	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226550	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226551	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226552	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$0.00	$0.00
226553	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226554	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.62	$126.48	$126.48
226555	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226556	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226557	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226558	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226559	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226560	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226561	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226562	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226563	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226564	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226565	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226566	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226567	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226568	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226569	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226570	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226571	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.99	$126.48	$126.48
226572	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.62	$126.48	$126.48
226573	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,030.81	$126.48	$126.48
226574	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226575	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226576	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226577	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226578	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226579	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226580	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226581	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226582	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226583	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226584	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226585	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226586	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226587	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226588	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226589	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226590	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,031.94	$126.48	$126.48
226591	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,031.94	$126.48	$126.48
226592	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226593	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226594	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226595	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226596	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226597	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48

Appendix B-3

TIRZ Credit Calculation – Improvement Area #1

2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
226598	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226599	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226600	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226601	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226602	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226603	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226604	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226605	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226606	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226607	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.07	$126.48	$126.48
226608	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226609	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226610	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,031.94	$126.48	$126.48
226611	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.70	$126.48	$126.48
226612	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226613	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226614	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226615	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226616	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226617	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226618	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226619	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226620	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226621	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226622	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226623	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226624	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226625	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226626	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226627	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,867.34	$126.48	$126.48
226628	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,865.89	$126.48	$126.48
226629	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,028.55	$126.48	$126.48
226630	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,032.32	$126.48	$126.48
226631	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226632	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226633	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226634	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226635	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226636	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226637	$4,200.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,031.94	$126.48	$126.48
226638	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,864.45	$126.48	$126.48
226639	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226640	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226641	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226642	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226643	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226644	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.98	$126.48	$126.48
226645	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,861.20	$126.48	$126.48
226646	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226647	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,866.26	$126.48	$126.48
226648	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226649	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226650	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226651	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226652	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226653	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48

Appendix B-2
TIRZ Credit Calculation – Improvement Area #1
2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
226654	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226655	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226656	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226657	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226658	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226659	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226660	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.82	$126.48	$126.48
226661	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.82	$126.48	$126.48
226662	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.82	$126.48	$126.48
226663	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.82	$126.48	$126.48
226664	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226665	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226666	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226667	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226668	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226669	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226670	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226671	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.42	$126.48	$126.48
226672	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226673	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226674	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226675	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226676	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226677	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226678	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226679	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226680	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226681	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226682	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226683	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226684	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226685	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226686	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226687	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226688	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226689	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226690	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226691	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226692	$0.00	$0.000000	$2.347973	$2.3480	$0.0000	$0.00	$2.94	$0.00
226693	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,027.04	$126.48	$126.48
226694	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226695	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226696	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226697	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226698	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226699	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226700	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226701	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226702	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226703	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226704	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226705	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226706	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226707	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226708	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226709	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,865.89	$126.48	$126.48

Appendix B-2

TIRZ Credit Calculation – Improvement Area #1

2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
226710	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226711	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226712	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226713	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226714	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226715	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226716	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226717	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226718	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226719	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226720	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226721	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226722	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226723	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226724	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226725	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,026.29	$126.48	$126.48
226726	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,029.70	$126.48	$126.48
226727	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226728	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226729	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226730	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226731	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226732	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226733	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226734	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226735	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226736	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226737	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226738	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226739	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226740	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226741	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226742	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226743	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226744	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226745	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,033.45	$126.48	$126.48
226746	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,003.45	$126.48	$126.48
226747	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226748	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226749	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226750	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226751	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226752	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226753	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226754	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226755	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226756	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226757	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226758	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226759	$4,203.28	$19.568326	$2.347973	$21.9163	$18.8426	$4,003.45	$126.48	$126.48
226760	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,865.89	$126.48	$126.48
226761	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226762	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226763	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226764	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
226765	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48

Appendix D-3
TIRZ Credit Calculation – Improvement Area #1
2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
226766	$4,035.15	$18.785593	$2.347973	$21.1336	$18.0599	$3,868.06	$126.48	$126.48
Total	$4,335,465.00					$4,185,880.51	$146,808.48	$414,291.59

1 - See Appendix D-1
2 - Calculated based on City taxable value provided by KCAD, as shown in Appendix D-2, and Annual Installments, as shown in Appendix D-1, for each respective Lot
3 - Includes tax rates as per $100 of taxable value for the City, County, Road and Bridge, Trinity Valley Community College, and Crandall ISD
4 - Illustrative maximum TIRZ Credit tax rate equivalent required to reach PID Residential Assessment Buydown Rate ($3.0737)
5 - Illustrative maximum TIRZ Credit dollar amount required to reach PID Residential Assessment Buydown Rate
6 - See Appendix D-2

APPENDIX E-1
SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2025-26

Appendix E-1

Major Improvement Area Assessment Roll Summary

2025-26

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
216107	Various	136.11	$1,082,435.77	$16,495.45	$69,706.60	$5,412.18	$8,769.73	($2,233.93)	$98,150.03
241791	Various	323.36	$2,571,482.85	$39,187.34	$165,598.12	$12,857.41	$20,833.77	($708.87)	$237,767.77
16022	Various	192.41	$1,530,081.38	$23,317.21	$98,534.04	$7,650.41	$12,396.49	($20.01)	$141,878.14
Total		651.88	$5,184,000.00	$79,000.00	$333,838.76	$25,920.00	$42,000.00	($2,962.81)	$477,795.95

APPENDIX E-2
AVAILABLE TIRZ REVENUE CALCULATION – SINGLE-FAMILY RESIDENTIAL
MAJOR IMPROVEMENT AREA – 2025-26

Appendix B-2

Available TIRZ Revenue Calculation - Single-Family Residential Major Improvement Area

2025-26

	Incremental Taxes								TIRZ Credit[4]		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
216107	$19,190.00	$415,321.21	$0.65000	$2,582.38	$19,190.00	$415,321.21	$0.27959	$1,110.78	$1,678.55	$555.39	$2,233.94
241791	$43,278.00	$1,023,438.79	$0.65000	$6,363.52	$43,278.00	$1,023,438.79	$0.27959	$2,737.19	$532.63	$176.24	$708.87
16022	$8,690.00	$12,249.00	$0.65000	$23.13	$8,690.00	$12,249.00	$0.27959	$9.95	$15.04	$4.98	$20.01
Total	**$71,158.00**	**$1,451,009.00**		**$8,969.03**	**$71,158.00**	**$1,451,009.00**		**$3,857.93**	**$2,226.21**	**$736.60**	**$2,962.81**

1 - According to KCAD online records.
2 - According to Kaufman Tax Office records.
3 - Participation percentages as provided in the TIRZ No. 1 Project and Finance Plan.
4 - Represents the proportional share of the Annual TIRZ Credit Amount applicable to the Single-Family Residential Major Improvement Area.

APPENDIX E-3
TIRZ CREDIT CALCULATION – SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA – 2025-26

Appendix E-3

TIRZ Credit Calculation - Single-Family Residential Major Improvement Area

2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
216107	$100,383.97	$24.170199	$2.347973	$26.5182	$23.4445	$92,870.82	$2,233.94	$2,233.94
241791	$238,476.64	$23.301505	$2.347973	$25.6495	$22.5758	$221,278.97	$708.87	$708.87
16022	$141,898.15	$1,158.446841	$2.347973	$1,160.7948	$1,157.7211	$54,899.14	$20.01	$20.01
Total	$480,758.76					$369,048.93	$2,962.82	$2,962.82

1 - See Appendix E-1

2 - Calculated based on City taxable value provided by KCAD, as shown in Appendix E-2, and Annual Installments, as shown in Appendix E-1, for each respective Lot

3 - Includes tax rates as per $100 of taxable value for the City, County, Road and Bridge, Trinity Valley Community College, and Crandall ISD

4 - Illustrates maximum TIRZ Credit tax rate equivalent required to reach PID Residential Assessment Buydown Rate ($3.0737)

5 - Illustrates maximum TIRZ Credit dollar amount required to reach PID Residential Assessment Buydown Rate

6 - See Appendix E-2

APPENDIX F-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix F-1
Improvement Area #2 Assessment Roll Summary
2025-26

Parcel ID	Estimated No of units	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
241791	335	Various	323.36	$17,398,000	$250,000.00	$910,455.00	$86,990.00	$56,000.00	($4,796.02)	$1,298,648.98
Total			323.36	$17,398,000	$250,000.00	$910,455.00	$86,990.00	$56,000.00	($4,796.02)	$1,298,648.98

APPENDIX F-2
AVAILABLE TIRZ REVENUE CALCULATION –IMPROVEMENT AREA #2 – 2025-26

Appendix F-2

Available TIRZ Revenue Calculation - Improvement Area #2

2025-26

	Incremental Taxes								TIRZ Credit		
Parcel	Base Year Taxable Value (CITY)[1]	2024 Taxable Value (CITY)[1]	2024 Tax Rate (CITY)[1]	2024 Incremental Taxes (CITY)[2]	Base Year Taxable Value (COUNTY)[1]	2024 Taxable Value (COUNTY)[1]	2024 M&O Tax Rate (COUNTY)[1]	2024 Incremental Taxes (COUNTY)[2]	City (65%)[3]	Kaufman County (50%)[3]	Total Available TIRZ Credit
241791	$43,278.00	$728,006.87	$0.65000	$6,363.52	$43,278.00	$728,006.87	$0.27959	$2,737.19	$3,603.66	$1,192.36	$4,796.02
Total	**$43,278.00**	**$728,006.87**		**$6,363.52**	**$43,278.00**	**$728,006.87**		**$2,737.19**	**$3,603.66**	**$1,192.36**	**$4,796.02**

1 - According to KCAD online records.
2 - According to Kaufman Tax Office records.
3 - Participation percetages as provided in the TIRZ No. 1 Project and Finance Plan
4 – Represents the proportional share of the Annual TIRZ Credit Amount applicable to Improvement Area #2.

APPENDIX F-3

TIRZ CREDIT CALCULATION –IMPROVEMENT AREA #2 – 2025-26

Appendix F-3

TIRZ Credit Calculation – Improvement Area #2

2025-26

Parcel[1]	2025-26 Gross Annual Installment[1]	Annual Installment TRE[2]	Overlapping Tax Stack[3]	Total Tax Stack	Maximum TIRZ Credit TRE[4]	Maximum TIRZ Credit Amount[5]	Total Available TIRZ Credit[6]	Total Applicable TIRZ Credit[7]
241791	$1,303,445.00	$179.042952	$2.347973	$181.3909	$178.3172	$1,220,989.53	$4,796.02	$4,796.02
Total	$1,303,445.00					$1,220,989.53	$4,796.02	$4,796.02

1 - See Appendix F-1

2 - Calculated based on City taxable value provided by KCAD, as shown in Appendix F-2, and Annual Installments, as shown in Appendix F-1, for each respective Lot

3 - Includes tax rates as per $100 of taxable value for the City, County, Road and Bridge, Trinity Valley Community College, and Crandall ISD

4 - Illustrates maximum TIRZ Credit tax rate equivalent required to reach PID Residential Assessment Paydown Rate ($3.0757)

5 - Illustrates maximum TIRZ Credit dollar amount required to reach PID Residential Assessment Paydown Rate

6 - See Appendix F-2

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of 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 the River Ridge 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 or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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.

Date. ________________

______________________________ ______________________________
Signature of Seller Signature of Seller

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

Date· ________________

______________________________ ______________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF __________ §

The foregoing instrument was acknowledged before me by ____________________ and ________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

____
Notary Public, State of Texas