### ORDINANCE NO. 2025-09-22-01

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR SICILY PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT #1 PROJECT AND MAJOR IMPROVEMENT AREA PROJECT) INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Sicily Public Improvement District (the "PID") in accordance with the requirements of Section 372.005 of the Public Improvement District Assessment Act (the "Act"); and

WHEREAS, the City Council has approved and accepted the Service and Assessment Plan for Sicily Public Improvement District (Improvement #1 Project and Major Improvement Area Project) in conformity with the requirements of the Act and adopted the assessment ordinance, which assessment ordinance approved the assessment roll and levied the assessments on property within the PID; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City requires that an update to the Service and Assessment Plan and the Assessment Roll for Sicily Public Improvement District (Improvement #1 Project and Major Improvement Area Project) for 2025-2026 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in Improvement#1 Project and Major Improvement Area Project of the PID, and the City now desires to approve such Annual Service and Assessment Plan Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITYOF PRINCETON, TEXAS, THAT:

<u>Section 1. Findings.</u> The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the City of Princeton, Sicily Public Improvement District (Improvement #1 Project and Major Improvement Area Project) Annual Service and Assessment Plan Update attached hereto as Exhibit A.

Section 3. Approval of Update. The 2025-2026 Annual Service and Assessment Plan Update for the Sicily Public Improvement District (Improvement #1 Project and Major Improvement Area Project) is hereby approved and accepted by the City Council.

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

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED, APPROVED AND EFFECTIVE this September 22, 2025.

Euge Exert 512 Maron

ATTEST:

City Secretary



## **EXHIBIT A**

2025-2026 Annual Service and Assessment Plan Update

## SICILY PUBLIC IMPROVEMENT DISTRICT

CITY OF PRINCETON, TEXAS



## ANNUAL SERVICE PLAN UPDATE 2025-26

AS APPROVED BY CITY COUNCIL ON: AUGUST 25, 2025

PREPARED BY:
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# SICILY PUBLIC IMPROVEMENT DISTRICT

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## I. Introduction

The Sicily Public Improvement District (the "PID") was created by Resolution No. 2022-04-25-R-03 adopted by the City Council of the City of Princeton (the "City Council") on April 25, 2022, in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On September 11, 2023, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2023 (Sicily Public Improvement District Improvement Area #1 Project) (the "Series 2023 Bonds (Improvement Area No. 1 Project)") in the aggregate principal amount of \$25,428,000, 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 Series 2023 Bonds (Improvement Area No. 1 Project) are secured by the Improvement Area #1 Assessments (the "Improvement Area #1 Assessments").

Additionally, on September 11, 2023, the City approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2023 (Sicily Public Improvement District Major Improvement Area Project) (the "Series 2023 Bonds (Major Improvement Area Project)") in the aggregate principal amount of \$7,185,000, 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 Series 2023 Bonds (Major Improvement Area Project) are secured by the Major Improvement Area Assessments (the "MIA Assessments").

A service and assessment plan originally dated September 11, 2023, (the "Service and Assessment Plan" or "SAP") 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 Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through 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. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the

PID us located not later than seven (7	<sup>7</sup> ) days after	the date th	e governing	body of	the City	approves
this Annual Service Plan Update.						

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

## II. UPDATE OF THE SERVICE PLAN

Pursuant to Section 372.013 of the PID Act, the Service Plan must:

- (i) define the annual indebtedness and the projected costs for the improvements,
- (ii) cover a period of at least five (5) years, and
- (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code.

The governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.

## A. PID INDEBTEDNESS - SOURCES AND USES FOR AUTHORIZED IMPROVEMENTS

## Improvement Area #1 Improvements Sources and Uses

According to Megatel Homes' (the "Developer") Quarterly Report for the quarter ending June 30, 2025, the construction of the Improvement Area #1 Authorized Improvements is ongoing as of June 30, 2025.

The sources and uses of funds for the Series 2023 Bonds (Improvement Area No. 1 Project) are presented below in Table II-A-1 as shown in the 2024-25 Annual Service Plan Update.

<u>Table II-A-1</u> Improvement Area #1 Sources and Uses of Funds

Sources and Uses of Funds					
Sources of Funds					
Principal Amount of the Series 2023 Bonds	\$25,428,000				
(Improvement Area No. 1 Project)	,				
Original Issue Discount	(\$269,582)				
Total Sources	\$25,158,418				
Uses of Funds					
Project Fund					
Improvement Area #1 Improvement Account	\$21.020.000				
Debt Service Reserve	\$2,105,760				
Costs of Issuance	\$1,184,818				
Underwriter's Discount	\$812,840				
Administrative Fund	\$35,000				
Total Uses	\$25,158,418				

## Major Improvement Area Improvements Sources and Uses

According to the Developer's Quarterly Report for the quarter ending June 30, 2025, the construction of the Major Improvement Area Authorized Improvements is ongoing as of June 30, 2025.

The sources and uses of funds for the Series 2023 Bonds (Major Improvement Area Project) are presented below in Table II-A-2 as shown in the 2024-25 Annual Service Plan Update.

<u>Table II-A-2</u>
Major Improvement Area Sources and Uses of Funds

Sources and Uses of Funds	
Sources of Funds	
Series 2023 Bonds (Major Improvement Area Project) Proceeds	\$7,185,000
Total Sources	\$7,185,000
Uses of Funds	
Project Fund	
Major Improvement Area Improvement Account	\$4,675,000
Debt Service Reserve	\$648,329
Capitalized Interest	\$1,089,201
Costs of Issuance	\$401,120
Underwriter's Discount	\$265,550
Administrative Fund	\$105,800
Total Uses	\$7,185,000

#### B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS

Description of the Authorized Improvements – Improvement Area #I

Pursuant to the SAP, the Improvement Area No. 1 Direct Improvements consist of the on-site Public Infrastructure necessary for the development of Improvement Area #1. The Improvement Area No. 1 Direct Improvements include, but are not limited to, the following:

- PID creation costs;
- Soft costs, including but not limited to, engineering, surveying, testing, plan check and inspection fees, and construction management;
- Excavation:
- Erosion control:
- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater;

- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water;
- Paving improvements, including but not limited to, subgrade, concrete street pavement, striping, ramps, sidewalks, trails, curbs, hardscape, signs, irrigation sleeves, testing, and bonds:
- · Landscape and open space within public rights-of-ways, including street median signs;
- Dry utilities consisting of and limited to streetlights and poles; and
- Right-of-way for road improvements.

See Table II-B-1 on the following page for the current budget for the Improvement Area #1 Authorized Improvements as shown in the 2024-25 Annual Service Plan Update.

Table II-B-1
Improvement Area #1 – Authorized Improvement Costs

Sources of Funds	Direct Improvements	Major Improvements	Additional Public Improvements	Private Improvements	Total Budget
Par Amount	\$14,957,220	\$10,470,780	\$0	\$0	\$25,428,000
Other Funding Sources	\$2,544,493	\$1,781.267	\$2,033,925	\$14,704,965	\$21,064,650
Total Sources	\$17,501,713	\$12,252,047	\$2,033,925	\$14,704,965	\$46,492,650
Uses of Funds					
Authorized Improvements:					
PID creation	\$325,697	\$228,003	\$0	\$0	\$553,700
Engineering, consulting, and fees	\$2,839.784	\$1,050.614	\$0	\$1,624,370	\$5,514,768
Excavation	\$607,532	\$345,141	\$0	\$3,435,528	\$4,388,201
Erosion control	\$98,488	\$67.770	\$0	\$24,085	\$190,343
Water	\$0	\$0	\$0	\$3,853,617	\$3,853,617
Sower	\$1.851,379	\$3,360,831	\$0	S0	\$5,212,210
Stormwater	\$1,429,041	\$1,794,639	\$0	\$0	\$3,223,680
Paving	\$5.613.424	\$3,291,600	S0	\$0	\$8,905.024
Site fencing, retaining walls, and landscape	\$0	\$39,456	\$0	\$3,101,013	\$3,140,469
Dry utilities	\$136,500	\$95,899	S0	\$1,001,130	\$1,233,529
Road right-of-way	\$2,007,000	\$443,876	\$0	\$0	\$2,450.876
Less allocation to Laguna/Multi-family	\$0	(\$280,914)	S0	\$0	(\$280,914)
Subtotal public and private improvements	\$14,908,845	\$10,436,915	SO	\$13,039,743	\$38,385,503
City PID and Impact Fees					
Road impact fees	\$0	S0	\$0	\$0	\$0
Water impact fees	\$0	\$0	\$0	\$1,665,222	\$1,665.222
Sewer impact fees	\$0	\$0	\$995,325	S0	\$995,325
City PID fees	\$0	S0	\$1.038,600	\$0	\$1,038.600
Subtotal fees	S0	S0	\$2.033.925	\$1.665,222	\$3,699,147
Bond Issuance Costs					
Net original issue discount	\$158,573	\$111,009	\$0	\$0	\$269,582
Debt Service Reserve	\$1,238,647	\$867,113	\$0	\$0	\$2,105,760
Capitalized Interest	\$0	\$0	\$0	\$0	\$0
Costs of issuance	\$696,932	\$487.886	S0	\$0	\$1,184,818
Underwriter's discount	\$478,128	\$334,712	\$0	\$0	\$812.840
Administrative Fund	\$20,588	\$14,412	S0	S0	\$35,000
Subtotal bond issuance costs	82,592,868	\$1,815.132	80	\$0	\$4,408.000
Total Uses	\$17,501,713	\$12,252,047	\$2,033,925	\$14,704,965	\$46,492,650

Description of the Authorized Improvements – Major Improvements

Pursuant to the SAP, The Major Improvements consist of the on-site and off-site Public Infrastructure necessary for the development of the Property. The Major Improvements include, but are not limited to, the following:

- PID creation costs:
- Soft costs, including but not limited to, engineering, surveying, testing, plan check and inspection fees, and construction management.
- Excavation:
- Erosion control;
- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater for the (i) 12" 18" sanitary sewer mains in Sicily Boulevard, Terilli Boulevard, Tuscany Trail, and elsewhere as shown in Exhibit D of the SAP and (ii) lift station and 6" force main in Phase 3 Section 1 as shown in Exhibit D of the SAP;
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water along County Road 464, Terilli Boulevard, Sicily Boulevard, Tuscany Trail, and elsewhere as shown in Exhibit D of the SAP:
- Paving improvements, including but not limited to, subgrade, concrete street pavement, striping, ramps, sidewalks, trails, curbs, hardscape, signs, irrigation sleeves, testing, and bonds for County Road 464, Terilli Boulevard, Sicily Boulevard, and Tuscany Trail;
- Landscape and open space within public rights-of-ways, including street median signs;
- Dry utilities consisting of and limited to streetlights
- Right-of-way for road improvements.

See Table II-B-2 on the following page for the current budget for the Major Improvement Area Authorized Improvements as shown in the 2024-25 Annual Service Plan Update.

<u>Table II-B-2</u>

Major Improvement Area – Authorized Improvement Costs

Sources of Funds	Direct Improvements	Major Improvements	Additional Public Improvements	Private Improvements	Total Budget
Par Amount	\$0	\$7,185,000	\$0	\$0	\$7,185,000
Other Funding Sources	S0	\$3,933,726	\$6,197,070	\$2,759,016	\$12,889,812
Total Sources	\$0	\$11,118,726	\$6,197,070	\$2,759,016	\$20,074,812
Uses of Funds					
Authorized Improvements:					
PID creation	\$0	\$188,065	\$0	\$0	\$188,065
Engineering, consulting, and fees	\$0	\$866,583	\$0	\$0	\$866,583
Exeavation	\$0	\$284,685	\$0	\$0	\$284,685
Erosion control	S0	\$55,899	\$0	\$0	\$55,899
Water	\$0	\$0	\$0	\$0	\$(
Sewer	\$0	\$2,772,128	\$0	\$0	\$2,772,128
Stormwater	\$0	\$1,480,280	\$0	\$0	\$1,480.280
Paving	\$0	\$2,715,024	\$0	\$0	\$2,715,024
Site fencing, retaining walls, and landscape	\$0	\$32,544	\$0	\$0	\$32,54
Dry utilities	\$0	\$79,101	\$0	S0	\$79,10
Road right-of-way	S0	\$366.124	\$0	\$0	\$366,124
Less allocation to Laguna/Multi-family	\$0	(\$231,707)	\$0	\$0	(\$231.707
Subtotal public and private improvements	\$0	\$8,608.726	SO	\$0	\$8,608,720
City PID and Impact Fees					
Road impact fees	\$0	50	\$1,413,585	\$0	\$1,413,58
Road impact fee credits	S0	\$0	\$0	\$1,379,508	\$1,379,50
Water impact fees	\$0	\$0	\$824,550	\$0	\$824,55
Water impact fee credits	\$0	\$0	\$860,400	\$0	\$860,40
Sewer impact fees	S0	\$0	\$3,098,535	\$1,379,508	\$4,478,04
Subtotal fees	S0	\$0	\$6,197,070	\$2,759,016	\$8,956,08
Bond Issuance Costs					
Debt Service Reserve	\$0	\$648,329	\$0	\$0	\$648,32
Capitalized Interest	\$0	\$1,089,201	\$0	\$0	\$1,089,20
Costs of issuance	\$0	\$401,120	\$0	\$0	\$401,12
Underwriter's discount	\$0	\$265,550	\$0	\$0	\$265,55
Administrative Fund	\$0	\$105,800	\$0	S0	\$105,80
Subtotal bond issuance costs	S0	\$2,510,000	\$0	\$0	\$2,510,00
Total Uses	\$0	\$11,118,726	\$6,197,070	\$2,759,016	\$20,074,81

#### C. Annual Budget - Improvement Area #1

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments. on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

Pursuant to Section VI.6 of the Service and Assessment Plan, the Improvement Area #1 TIRZ Annual Credit shall apply to each Parcel of Improvement Area #1 Assessed Property. The Improvement Area #1 TIRZ Annual Credit shall be calculated in arrears, and the amount of the Improvement Area #1 TIRZ Annual Credit for each such Parcel constituting Improvement Area #1 Assessed Property shall be determined by multiplying the Improvement Area #1 TIRZ Fund balance as of June 30 by the ratio of such Parcel's incremental taxable value to the incremental taxable value for all Parcels for which an Improvement Area #1 TIRZ Annual Credit applies. According to the City, there have been no TIRZ incremental revenues collected in 2025 as of June 30, 2025, that are available to be used as a TIRZ Annual Credit in 2025-26 for the respective Parcels within Improvement Area #1. This TIRZ Credit amount is allocated based upon the ratio of each Parcel's incremental taxable value to the incremental taxable value for all Parcels for which an Improvement Area #1 TIRZ Annual Credit is applicable as calculated in Appendix B-2.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full.

Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the

City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Improvement Area #1 Assessed Property commenced with the 2023 tax year. The calculation of the Annual Installments for the Improvement Area #1 Assessed Property, is shown in Table II-C-1 on the following page, before application of the Improvement Area #1 TIRZ Annual Credit. The average Improvement Area #1 TIRZ Annual Credit per lot is also shown on the following page. The actual Improvement Area #1 TIRZ Annual Credit for each Parcel is shown in the Assessment Roll included herein as Appendix B-2.

<u>Table II-C-1</u> Annual Installment Calculations – Improvement Area #1

Aggre	gate			
Revenues and Expenditures	Total	Totał Improvement Area #1 50' Lots	Total Improvement Area #1 40' Lots	
Revenues				
Annual Installments	\$2,192,282	\$969,703	\$1,222,579	
Improvement Area #1 TIRZ Annual Credit	\$0	\$0	\$0	
Available Fund Balances				
Administrative Fund	S0	\$0	\$0	
Reserve Fund	\$38.000	\$16,808	\$21,192	
Total Revenues	\$2,230,282	\$986,512	\$1,243,770	
Expenditures				
Series 2023 Bonds (Improvement Area No. 1 Project)				
March 1, 2026 Interest	\$867,090	\$383,536	\$483,554	
September 1, 2026 Interest	\$867,090	\$383,536	\$483,554	
September 1, 2026 Principal	\$293,000	\$129,602	\$163,398	
Additional Interest	\$123,870	\$54,791	\$69,079	
Administrative Expenses	\$79,232	\$35,046	\$44.186	
Total Expenditures	\$2,230,282	\$986,512	\$1,243,770	
Per Lo	/Unit			
Revenues and Expenditures		Per Lot Improvement Area #1-50' Lot	Per Lot Improvement Area #1-40' Lot	
Revenues		· · · · · · · · · · · · · · · · · · ·	<del></del>	
Annual Installments		\$4,179.76	\$3,543.71	
Improvement Area #1 Average TIRZ Annual Credit		\$0.00	\$0.00	
Available Fund Balances				
Administrative Fund		\$0.00	\$0.00	
Reserve Fund		\$72.47	\$61.42	
Total Revenues	<del></del>	\$4,252.23	\$3,605.13	
Expenditures				
Series 2023 Bonds (Improvement Area No. 1 Project)		21.652.17	01.403.77	
March 1, 2026 Interest		\$1,653.17	\$1,401.60	
September 1, 2026 Interest		\$1,653.17	\$1,401.60	
September 1, 2026 Principal		\$558.63	\$473.63	
Additional Interest		\$236.17	\$200.2	
Administrative Expenses		\$151.06	\$128.0	
Total Expenditures		\$4,252.21	\$3,605.1	

The Annual Installments are allocated to each Lot Type pursuant to the Assessment apportionment described in the SAP. There was not a positive tax increment generated by parcels within Improvement Area #1 during the 2024 tax year. As a result, there is no TIRZ Annual Credit to apply to the 2025-26 Improvement Area #1 Annual Installments.

### D. ANNUAL BUDGET - MAJOR IMPROVEMENT AREA

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full.

Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Major Improvement Assessed Property will commence with the 2025 tax year. The calculation of the Annual Installments for the Major Improvement Area Assessed Property, is shown in Table II-D-1 on the following page.

<u>Table II-D-1</u>
Annual Installment Calculations – Major Improvement Area

	Aggregate	7.4.184.1	Tutut Maior	
Revenues and Expenditures	Total	Total Major Improvement Area- 50' Lots	Total Major Improvement Area- 40' Lots	
Revenues				
Annual Installments	\$721,976	\$298,806	\$423,170	
Available Fund Balances				
Administrative Fund	\$0	\$0	\$0	
Reserve Fund	\$38,000	\$15,727	\$22.273	
Total Revenues	\$759,976	\$314,533	\$445,442	
Expenditures				
Series 2023 Bonds (Major Improvement Area Project)				
March 1, 2026 Interest	\$282,909	\$117.089	\$165,821	
September 1, 2026 Interest	\$282,909	\$117.089	\$165,821	
September 1, 2026 Principal	\$79.000	\$32,696	\$46,304	
Additional Interest	\$35.925	\$14,868	\$21,057	
Administrative Expenses	\$79,232	\$32,792	\$46,440	
Total Expenditures	\$759,976	\$314,533	\$445,442	
	Per Lot/Unit		· · · · · · · · · · · · · · · · · · ·	
Revenues and Expenditures		Per Lot Major Improvement Area- 50' Lot	Per Lot Major Improvement Area- 40' Lot	
Revenues			•	
Annual Installments		\$1,669.31	\$1,415.28	
Available Fund Balances		\$0.00	\$0.00	
Administrative Fund		\$0.00	\$0.00	
Reserve Fund		\$87.86	\$74.49	
Total Revenues		\$1,757.17	\$1,489.77	
Expenditures Series 2023 Bonds (Major Improvement				
Area Project)				
March 1, 2026 Interest		\$654.13	\$554.58	
September 1, 2026 Interest		\$654.13	\$554.58	
September 1, 2026 Principal		\$182.66	\$154.86	
Additional Interest		\$83.06	\$70.42	
Administrative Expenses		\$183.20	\$155.32	
Total Expenditures		\$1,757.17	\$1,489.77	

The Annual Installments are allocated to each Lot Type pursuant to the Assessment apportionment described in the SAP.

#### E. FIVE YEAR SERVICE PLAN

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-E-1 below.

<u>Table II-E-1</u>
Five Year Service Plan - Improvement Area #1

	Assessment year							
Description	2026	2027	2028	2029	2030	2031		
Revenues								
Annual Installments	\$2,192,282	\$2,231,892	\$2,231,883	\$2,232,257	\$2,233,863	\$2,233,479		
TIRZ Annual Credit	\$0	\$()	\$0	\$0	\$0	\$0		
Available Fund Balances								
Reserve Fund Income	\$38,000	\$0	\$0	\$0	\$0	\$0		
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0		
Total Revenues	\$2,230,282	\$2,231,892	\$2,231,883	\$2,232,257	\$2,233,863	\$2,233,479		
Expenditures					•			
Bond Debt Service	\$2.027,180	\$2,028,670	\$2,028,620	\$2,029,030	\$2,030,760	\$2,030,600		
Administrative Expenses	\$79.232	\$80.817	\$82,433	\$84,082	\$85,763	\$87,479		
Additional Interest	\$123,870	\$122,405	\$120,830	\$119,145	\$117,340	\$115,400		
Total Expenditures	\$2,230,282	\$2,231,892	\$2,231,883	\$2,232,257	\$2,233,863	\$2,233,479		

The anticipated budget for the 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-E-2 on the following page.

<u>Table II-E-2</u>
Five Year Service Plan – Major Improvement Area

	Assessment Year							
Description	2026	2027	2028	2029	2030	2031		
Revenues				-	•			
Annual Installments	\$721,976	\$760,944	\$761,442	\$762,469	\$762,943	\$763,865		
Available Fund Balances								
Reserve Fund Income	\$38.000	\$0	\$0	\$0	\$0	\$0		
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0		
Total Revenues	\$759,976	\$760,944	\$761,442	\$762,469	\$762,943	\$763,865		
Expenditures								
Bond Debt Service	\$644,819	\$644,598	\$643,904	\$643,738	\$643,020	\$642.751		
Administrative Expenses	\$79.232	\$80,817	\$82.433	\$84,082	\$85,763	\$87,479		
Additional Interest	\$35,925	\$35,530	\$35,105	\$34,650	\$34,160	\$33,635		
Total Expenditures	\$759,976	\$760,944	\$761,442	\$762,469	\$762,943	\$763,865		

### F. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix E.

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 purchaser 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.

#### G. BOND REDEMPTION RELATED UPDATES

### Series 2023 Bonds (Improvement Area No. 1 Project)

The Scries 2023 Bonds (Improvement Area No. 1 Project) were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Indenture, the City reserves the right and option to redeem the Series 2023 Bonds (Improvement Area No. 1 Project) before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Improvement Area #1 Indenture.

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 Series 2023 Bonds (Improvement Area No. 1 Project) 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.

### Series 2023 Bonds (Major Improvement Area Project)

The Series 2023 Bonds (Major Improvement Area Project) were issued in 2023. Pursuant to Section 4.3 of the Major Improvement Area Indenture, the City reserves the right and option to redeem the Series 2023 Bonds (Major Improvement Area Project) before their scheduled maturity dates, in whole or in part, on any date on or after <u>September 1, 2033</u>, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Major Improvement Area Indenture.

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 Series 2023 Bonds (Major Improvement Area Project) 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.

## III. UPDATE OF THE ASSESSMENT PLAN

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefited. Furthermore, Section 372.015 of the PID Act provides that the City Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Authorized Improvements, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the City Council apportions costs in a manner that results in equal shares allocated to Parcels similarly benefited.

The determination by the City Council of the assessment methodology set forth herein is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Parcel owners. Notwithstanding any applicable impact fee, the City shall not be liable for payment of any costs of the Authorized Improvements or the Private Improvements from general funds or other revenues or resources of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any Parcel, portion or phase of the Property.

#### Assessment Methodology

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

## A. Allocation of Budgeted Costs

## 1. Improvement Area #1 Authorized Improvements

The City Council has determined to allocate the Improvement Area #1 Budgeted Costs to each single-family lot within Improvement Area #1 in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within Improvement Area #1 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #1 Assessments are levied receive a direct and special benefit from the Improvement Area #1 Authorized Improvements, and this benefit is equal to or greater than the amount assessed.

#### B. Calculation of Assessments

## 1. Improvement Area #1 Assessments

As shown in the Original SAP, the initial estimated development plan for Improvement Area #1 included 231 50-Foot Lots and 346 40-Foot Lots. Average buildout values, anticipated number of Lots, and resulting Assessments for each Lot Type are pursuant to the original SAP are shown in Table III-1.

<u>Table III-1</u>
Estimated Value to Assessment – Improvement Area #1 – Original

Improvement Area #1								
Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Total Assessment per Lot Type	Assessment Per Unit	
Lot Type 50 Foot	231	\$460,000	\$106,260,000	44.05%	0.19%	\$11.202,236	\$48,495	
Lot Type 40 Foot	346_	\$390,000	\$134,940,000	55.95%	0.16%	\$14,225,764	\$41,115	
	577		\$241,200,000	100.00%		\$25,428,000		

According to the Developer, the updated development plan for Improvement Area #1 includes 232 50-Foot Lots and 345 40-Foot Lots. Average buildout values, anticipated number of Lots, and resulting Assessments for each Lot Type are updated for Improvement Area #1 in Table III-2.

<u>Table III-2</u>
Estimated Value to Assessment – Improvement Area #1 – Revised

Improvement Area #1									
Let Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Total Assessment per Lot Type	Assessment Per Unit		
Lot Type 50 Foot	232	\$460.000	\$106,720,000	44.23%	0.19%	\$11.247,466	\$48,480		
Lot Type 40 Foot	345	\$390,000	\$134,550,000	55.77%	0.16%	\$14 <u>,180,534</u>	\$41,103		
	577		\$241,270,000	100.00%		\$25,428,000			

## C. Major Improvement Area Authorized Improvements

The City Council has determined to allocate the Major Improvement Area Budgeted Costs to each single-family lot within the Major Improvement Area in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the Major Improvement Area will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Major Improvement Area Assessments are levied receive a direct and special benefit from the Major Improvement Area Authorized Improvements, and this benefit is equal to or greater than the amount assessed.

#### D. Calculation of Assessments

## 1. Major Improvement Area Assessments

There have been no changes to the Major Improvement Area development plan as of July 31, 2025. Average buildout values, anticipated number of Lots, and resulting Assessments for each Lot Type are restated for the Major Improvement Area in Table III-3.

<u>Table III-3</u> Estimated Value to Assessment – Major Improvement Area

Major Improvement Area										
Lot Type	Estimated Count	Estimated Home Value	Totai Buildout Value	% of Buildout Value	% per Lot	Total Assessment per Lot Type	Assessment Per Unit			
Lot Type 50 Foot	179	\$460,000	\$82,340,000	41.39%	0.23%	\$2,973,676	\$16.613			
Lot Type 40 Foot	299	\$390,000	\$116,610,000	58.61%	0.20%	\$4,211,324	\$14,085			
	478		\$198,950,000	100.00%		\$7,185,000				

See Table III-4 on the following page for the Average buildout values, anticipated number of Lots. and resulting Assessments for each Lot Type within the PID based on the revised development plan.

<u>Table III-4</u> Estimated Value to Assessment – Entire PID

				Improvemen	nt Area No. 1				
hase 1 - tan Set 1 - ection 1	Estimated Lots	Estimated Average Finished Lot Value	Estimated Average Completed Home Value	Aggregate Estimated Finished Lot Value	Aggregate Estimated Completed Home Value	% of Improvement Area	Per Unit	Total Assessment	Assessme per Lot
0' Lots	143	\$88.000	\$460,000	\$12,584,000	\$65.780.000	27.26%	0.19%	\$6,932,705	\$48.480
0' Lots	154	\$78,000	\$390,000	\$12.012.000	\$60,060,000	24.89%	0.16%	\$6.329.861	\$43,103
Subtotal hase I - Plan et 2 - Section	297			\$24.596.000	\$125.840,000	52.16%		\$13,262,567	
O' Lots	89	\$88.000	\$460.000	\$7,832,000	\$40.940.000	16.97%	0.19%	\$4.314.761	\$48.480
0' Lots	191	\$78,000	\$390.000	\$14,898,000	\$74,490,000	30.87%	0.16%	\$7.850.672	\$41,103
Subtotal	280			\$22,730,000	\$115,430,000	47.84%		\$12,165,433	\$43.448
mprovement Area No. 1 Total	577			\$47,326,000	\$241,270,000	100.00%		\$25,428,000	\$44,069
				Major Impr	ovement Area				<del></del> _
hase 2 - ection I	- ''''								
9 Lots	114	\$88.000	\$460,000	\$10.032.000	\$52,440,000	26.36%	0.23%	\$1,893,850	\$16,613
0 Lots	228	\$78,000	\$390,000	\$17,784,000	\$88,920,000	11.69%	0.20%	\$3.211.310	\$14,085
Subtotal hase 3 - ection I	342			\$27.816.000	\$141,360,000	71.05%		\$5,105,160	
9' Lots	65	\$88,000	\$460,000	\$5,720.000	\$29,900,000	15.03%	0.23%	\$1.079.827	\$16.613
0' Lots	71	\$78,000	\$390,000	\$5.538,000	\$27,690,000	13.92%	0.20%	\$1,000,013	\$14.085
Subtotal	136			\$11.258.000	\$57,590,000	28.95%		\$2,079,840	·
lajor mprovement rea Total	478			\$39,074,000	\$198,950,000	100.00%		\$7,185,000	
PID Total	1055			\$86,390,000	\$440,150,000	- ·		\$32,613,000	

## IV. UPDATE OF THE ASSESSMENT ROLL

#### A. PARCEL UPDATES

According to the SAP, Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision as described below.

$$A = S \times (L \div T)$$

Where the terms have the following meanings:

"A" means the allocated Assessment for a new Parcel.

"S" means the Assessment for the subdivided Parcel.

"L" means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

"T" means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

The determination of the (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the applicable Phase, the replat of such recorded final plats, if applicable, and prior to the recordation of each such final plat the Final Plats included in Appendix D attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table III-1 or Table III-2.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

According to the Developer and Collin Central Appraisal District, 297 residential lots were subdivided from Parcel 2844043 and Parcel 2844047 in 2025, and the Improvement Area #1 Assessments were reallocated pursuant to the methodology described above. See Table IV-1 on the following page for details regarding the subdivision of Phase 1 – Plan Set 1 – Section 1.

Table IV-1
Subdivision of Phase 1 – Plan Set 1 – Section 1 (Sicily Addition Phase One)

Prior to Subdivision							After Subdivision <sup>4</sup>						
Parcel	i.ot Type	Estimated Buildout Value	No of Units	Estimated Buildout Value	Outstanding Assessment per l nit	Total Assessments	Parcel	Lot Type	Estimated Buildout Value	No. of Units	Total Estimated Buildout Value	Outstanding Assessment per Unit	Total Assessments
2844043 & 2844047	Lot Type 50 Foot	\$460,000	119	\$54,740,000	\$47,247	\$5,622,424	Vainous	Lor Type 50 Foot	\$460,000	143	\$65,780,900	S4T,234	\$6,754,398
	Lot Type 40 Foot	\$390,000	178	\$69,420,000	\$40,037	\$7,330,228		Lot Type 40 Foot	\$390,000	154	\$60,060,000	\$40,046	\$6,167,059
Total	_		297	\$124,160,000		\$12,752,653		•		297	\$125,840,000		\$12,921,458

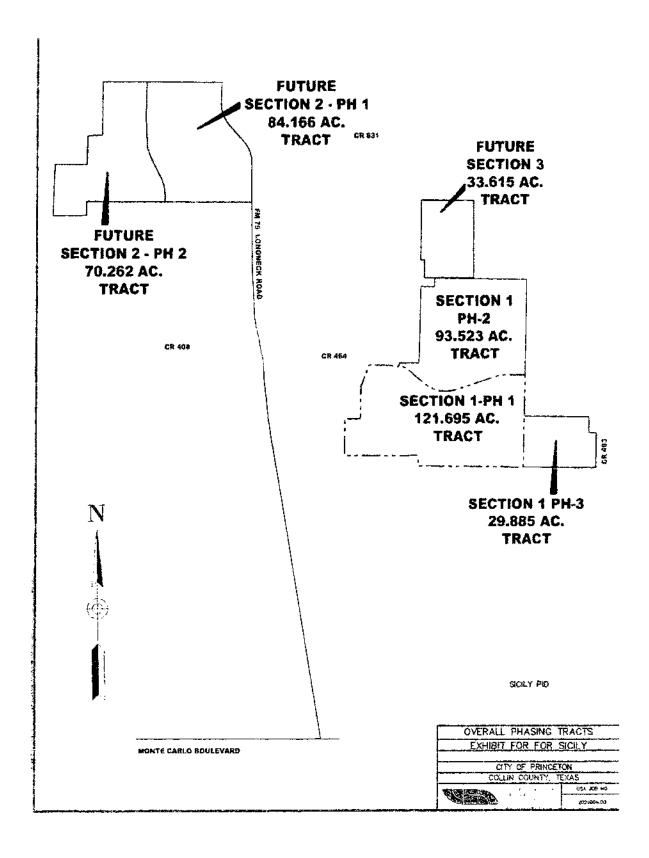
<sup>1 -</sup> Number of units, total estimated buildout value. Assessment per unit, and total Assessments reflect the revised development plan pursuant to information provided by the Developer in August 2025.

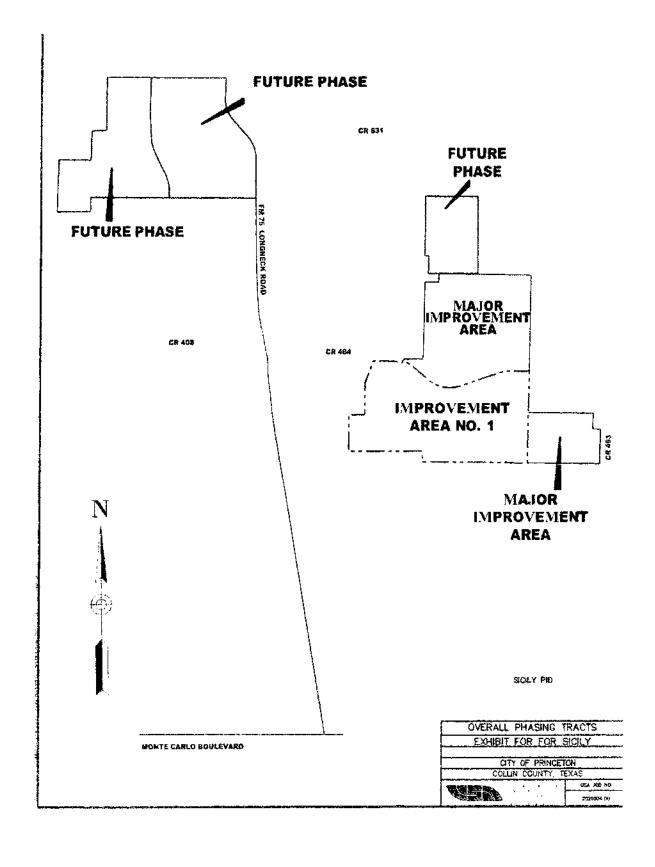
#### B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of July 31, 2025.

The complete Assessment Rolls are available for review at the City Hall, located at 2000 E Princeton Drive, Princeton, Texas 75407.

## APPENDIX A PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS





#### TRACT 1

Being a 245.837 acre tract of land situated in the John Russell Survey, Abstract No. 743, and the David Cherry Survey, Abstract No. 166, Collin County, Texas, said 245.837 acres being part of that 93.288 acre tract conveyed to Agricattle, LLC, as recorded in Instrument No. 20181214001519770, Official Public Records, Collin County, Texas, part of that 23.099 acre Tract I conveyed to M23 Family Limited Partnership, as recorded in Volume 4930, Page 5587, and Volume 4930, Page 5593, of said Official Public Records, Collin County, Texas, all of that 65.13 acre Tract II conveyed to M23 Family Limited Partnership, as recorded in Volume 4930, Page 5593 of said Official Public Records, Collin County, Texas and also being all of that 76 acre Tract III conveyed to M23 Family Limited Partnership, as recorded in Volume 4930, Page 5593 of said Official Public Records, Collin County, Texas, said 245.837 acre tract of land being more particularly described by metes and bounds as follows;

**COMMENCING** at a 5/8 inch iron rod (Control Monument) found in the east right-of-way line of Farm-to-Market Road No. 75 (a 90' right-of-way) for the southwest corner of said 23.099 acre Tract I and the northwest corner of a 24.57 acre tract conveyed to Balu Mahi Investments, LLC, as recorded in Instrument No. 20161117001562600, of said Official Public Records, Collin County, Texas;

**THENCE** South 89 degrees 57 minutes 26 seconds East, along the south line of said 23.099 acre Tract 1 and the north line of said Balu Mahi Investments tract, a distance of 2,713.76 feet to the **POINT OF BEGINNING**:

**THENCE** North 00 degrees 02 minutes 47 seconds East, a distance of 695.71 feet to a point for corner in the proposed south right-of-way line of said Sicily Boulevard, said point being the beginning of a non-tangent curve to the right having a radius of 615.00 feet, a central angle of 00 degrees 28 minutes 02 seconds, whose chord bears North 89 degrees 48 minutes 46 seconds West, a chord distance of 5.01 feet;

**THENCE** Northeasterly, along the proposed south right-of-way line of said Sicily Boulevard, an arc distance of 5.01 feet to a point for corner;

**THENCE** South 89 degrees 57 minutes 13 seconds East, along the proposed south right-of-way line of said Sicily Boulevard, a distance of 204.98 feet to a point for corner;

**THENCE** North 87 degrees 30 minutes 06 seconds East, along the proposed south right-of-way line of said Sicily Boulevard, a distance of 90.09 feet to a point for corner;

THENCE North 00 degrees 02 minutes 47 seconds East, a distance of 601.13 feet to a point for corner;

THENCE North 20 degrees 02 minutes 47 seconds East, a distance of 512.44 feet to a point for corner in the north line of said 93.288 acre tract and the south line of a 14.25 acre tract conveyed to Douglas and Ann-Le Redden, as recorded in Instrument No. 20190828001052810 of said Official Public Records, Collin County, Texas, said point being in County Road No. 464 (an undedicated right-of-way);

**THENCE** South 89 degrees 12 minutes 18 seconds East, along the north line of said 93.288 acre tract and the south line of said 14.25 acre tract, a distance of 934.64 feet a point for the northeast corner of said 93.288 acre tract and the southeast corner of said 14.25 acre tract, said point being in the west line of said 65.13 acre Tract II, said point also being in a curve of said County Road 464;

THENCE North 01 degrees 09 minutes 08 seconds East, along the west line of said M23 Family Limited Partnership Tract II, the east line of said Redden tract and the east line of said County Road 464, a distance of 1,457.48 feet to a point for the most westerly northwest corner of said M26 Farm, LLC tract and the southwest corner of a 1.0 acre tract conveyed to Princeton ISD, from which a 5/8 inch iron rod

with cap stamped "RPLS 5682" (control monument) found for the northwest corner of said Princeton ISD tract bears North 01 degree 10 minutes 23 seconds, 165.00 feet;

**THENCE** South 89 degrees 00 minutes 57 seconds East, along a north line of said M26 Farm, LLC tract and the south line of said Princeton ISD tract, a distance of 263.97 feet to a point for an interior ell corner of said M26 Farm, LLC tract and the southeast corner of said Princeton ISD tract;

THENCE North 01 degrees 09 minutes 52 seconds East, along the west line of said M26 Farm, LLC tract and the east line of said Princeton ISD tract, a distance of 164.99 feet to a point for the most northerly northwest corner of said M26 Farm, LLC tract and the northeast corner of said Princeton ISD tract, said point being in the south line of a 14.612 acre tract conveyed to Justin Douglas, as recorded in Instrument No. 20150623000754670 of said Official Public Records, Collin County, Texas, said point also being in County Road 464;

THENCE South 89 degrees 00 minute 57 seconds East, along the north line of said M26 Farm, LLC tract, the south line of said Douglas tract and along said County Road 464, a distance of 1,772.54 feet to a point for the northeast corner of said M26 Farm, LLC tract and the northwest corner of a 40.1110 acre remainder tract conveyed to Kevin Whitsell and Joann Whitsell,, Trustees of the Whitsell Living Trust, as recorded in Instrument No. 20190613000682400, of said Official Public Records, Collin County, Texas, said point being in the south line of a 50.00 acre tract conveyed to James Cave and Carolyn Skinner, as recorded in Instrument No. 20190613000682400 of said Official Public Records, Collin County, Texas;

THENCE South 00 degree 52 minutes 08 seconds West, along the east line of said M26 Farm, LLC tract and the west line of said Whitsell Living Trust tract, a distance of 1,231.69 feet to a point for the southeast corner of said M26 Farm, LLC tract and the southwest corner of said Whitsell Living Trust tract, said point being the northeast corner of said M23 Family Limited Partnership, Tract II and the northwest corner of a 24.402 acre tract conveyed to John and Pat Jackson, as recorded in Volume 4406, Page 747 of said Deed Records, Collin County, Texas;

THENCE South 00 degree 44 minutes 08 seconds West, along the east line of said M23 Family Limited Partnership, Tract II and the west line of said Jackson tract, a distance of 1,386.07 feet to a point for the southeast corner of said M23 Family Limited Partnership, Tract II and the southwest corner of a 19.839 acre tract conveyed to Tina L. Ostrander and Bradley A. Ostrander, as recorded in Volume 5327, Page 4375 of said Deed Records, Collin County, Texas, said point being in the north line of said M23 Family Limited Partnership, Tract III;

THENCE South 89 degrees 11 minutes 03 seconds East, along the north line of said M23 Family Limited Partnership, Tract III and the south line of said Ostrander tract, a distance of 1,251.91 feet to a point for the most northerly northeast corner of said M23 Family Limited Partnership, Tract III and the northwest corner of a 0.534 acre tract conveyed to James B. Whitsell and wife, Kim Whitsell, as recorded in Volume 1223, Page 347 of said Deed Records, Collin County, Texas;

THENCE South 00 degrees 48 minutes 57 seconds West, along the east line of said M23 Family Limited Partnership, Tract III and the west line of said Whitsell tract, a distance of 300.00 feet to a point for an interior ell corner of said M23 Family Limited Partnership, Tract III and the southwest corner of a remainder of a 1.00 acre tract conveyed to Albert A. Ruschhaupt and wife, Geraldine Ruschhaupt, as recorded in Volume 956, Page 10 of said Deed Records, Collin County, Texas;

THENCE South 89 degrees 11 minutes 03 seconds East, along the north line of said M23 Family Limited Partnership, Tract III and the south line of said Ruschhaupt tract, a distance of 145.00 feet to a point for the most easterly northeast corner of said M23 Family Limited Partnership, Tract III and the southeast

corner of said Ruschhaupt tract, said point being in the west line of a 1.502 acre tract conveyed to Andy G. Gilbert as recorded in Instrument No. 20090420000448820 of said Official Public Records, Collin County, Texas, said point also being in the center of County Road 463 (an undedicated right-of-way);

THENCE South 00 degrees 48 minutes 57 seconds West, along the east line of said M23 Family Limited Partnership, Tract III, the west line of said Gilbert tract and the center of said County Road 463, a distance of 660.15 feet to a point for the southeast corner of said M23 Family Limited Partnership, Tract III and the northeast corner of a 1.0 acre tract conveyed to Jessica D. and Jason E. Milligan as recorded in Instrument No. 20140729000792700 of said Official Public Records, Collin County, Texas, said point also being the southwest corner of a 1.00 acre tract conveyed to Luis Sander Cabrera and Jocelyn Tamayo as recorded in Instrument No. 20181016001290980 of said Official Public Records, Collin County, Texas and the northwest corner of a 5.75 acre tract conveyed to Todd Mitchel Goodman as recorded in Instrument 20170530000690650 of said Official Public Records, Collin County, Texas, from which a 5/8 inch iron rod with cap found bears, South 27 degrees 28 minutes 41 seconds West, a distance of 3.60 feet;

THENCE North 89 degrees 27 minutes 41 seconds West, along the south line of said M23 Family Limited Partnership, Tract III and the north line of said Milligan tract, a distance of 1,395.19 feet to a point for the northwest corner of Lot 1, Block A, J. Davis Addition, an addition to Collin County, Texas, as recorded in Instrument No. 20191001010004210, said point being the northeast corner of a 20.5760 acre tract conveyed to Michael Chad Dalebout and Ladonna Flygare as recorded in Instrument 20160222000196080 of said Official Public Records, Collin County, Texas;

THENCE North 89 degrees 16 minutes 25 seconds West, along the south line of said M23 Family Limited Partnership, Tract III and the north line of said Dalebout tract, a distance of 2,024.65 feet to a point for the southwest corner of said M23 Family Limited Partnership, Tract III and the northwest corner of an 18.304 acre tract conveyed to Richard Eric Courts and Cynthia Carole Courts as recorded in Instrument 20160212000168630 of said Official Public Records, Collin County, Texas, said point being in the east line of a 24.57 acre tract conveyed to Balu Mahi Investments, LLC as recorded in Instrument No. 20161117001562600 of said Official Public Records, Collin County, Texas;

THENCE North 00 degree 49 minutes 47 seconds West, along the west line of said M23 Family Limited Partnership, Tract III and the east line of said Balu Mahi tract, a distance of 201.42 feet to a 5/8 inch iron rod (control monument) found for the northeast corner of said Balu Mahi tract and the southeast corner of said M23 Family Limited Partnership, Tract I

**THENCE** North 89 degrees 57 minutes 26 seconds West, along the south line of said M23 Family Limited Partnership, Tract I and the north line of said Balu Mahi tract, a distance of 1,404.22 feet to the **POINT OF BEGINNING**, and containing 10,708,678 square feet or 245.837 acres of land more or less.

#### TRACT 2

Being a 33.615 acre tract of land situated in the John Russell Survey, Abstract No. 743, Collin County, Texas, being all of that 15.000 acre tract of land conveyed to Sicily Laguna Azure, LLC, as recorded in Instrument No. 20210910001842580, Official Public Records, Collin County, Texas, and all of that 18.616 acre tract of land conveyed to Sicily Laguna Azure, LLC, as recorded in Instrument No. 20210910001842570, Official Public Records, Collin County, Texas, said 33.631 acre tract being more particularly described as follows:

**BEGINNING** at a point for the southwest corner of said 15.000 acre tract and the southeast corner of a 0.543 acre tract as conveyed to Tascom investments, LLC, as recorded in instrument No. 20180430000522420 of said Official Public Records, Collin County, Texas, said point being in the north

line of a 1.00 acre tract conveyed to Princeton ISD as recorded in Volume 93, Page 339 of the Deed Records, Collin county, Texas, said point also being in the center of County Road No. 464 (an undedicated right-of-way);

**THENCE** North 00 degrees 08 minutes 54 seconds East, along the west line of said 15.000 acre tract and the east line of said 0.543 acre tract, a distance of 340.17 feet to a 1/2 inch iron rod found for an ell corner of said 15.000 acre tract and the northeast corner of said 0.543 acre tract;

**THENCE** South 89 degrees 10 minutes 50 seconds West, along the easterly line of said 15.000 acre tract and the north line of said 0.543 acre tract, a distance of 69.38 feet to a 5/8 inch iron rod found for an ell corner of said 15.000 acre tract and the northwest corner of said 0.543 acre tract, said point being in the east line of a 46.083 acre tract conveyed to said Tascom Investments, LLC;

THENCE North 00 degrees 24 minutes 16 seconds East, along the west line of said 15.000 acre tract and the east line of said 46.083 acre tract, a distance of 1,141.52 feet to a point for the northwest corner of said 15.000 acre tract and the southwest corner of an 8.080 acre tract as conveyed to John E. and Louann S. Stroup, as recorded in Instrument No. 20160728000972550 of said Official Public Records, Collin County, Texas, said point being in the east line of a 10.00 acre tract as conveyed to said Tascom Investments, LLC;

THENCE South 89 degrees 47 minutes 04 seconds East, along the north line of said 15.000 acre tract and the south line of said 8.080 acre tract, a distance of 450.93 feet to a point for the northeast corner of said 15.000 acre tract and the southeast corner of said 8.080 acre tract, said point being in the west line of a 16.207 acre tract conveyed to John E. and Louann S. Stroup, as recorded in Instrument No. 20160728000972530 of said Official Public Records, Collin County, Texas;

**THENCE** South 00 degrees 07 minutes 48 seconds East, along the east line of said 15.000 acre tract and the west line of said 16.207 acre tract, a distance of 3.86 feet to a point for the southwest corner of said 16.207 acre tract and the northwest corner of said 18.616 acre tract;

**THENCE** North 89 degrees 40 minutes 57 seconds East, along the north line of said 18.616 acre tract and the south line of said 16.207 acre tract, a distance of 549.16 feet to a point for the northeast corner of said 18.616 acre tract and the northwest corner of a 17.010 acre tract as conveyed to Adamson Revocable Trust as recorde3d in Instrument No. 20201123002089220 of said Official Public Records, Collin County, Texas;

**THENCE** South 00 degrees 08 minutes 31 seconds East, along the east line of said 18.616 acre tract and the west line of said 17.010 acre tract, a distance of 1,478.72 feet to a point for the southeast corner of said 18.616 acre tract and the southwest corner of said 17.010 acre tract, said point being in said County Road No. 464;

**THENCE** North 89 degrees 47 minutes 08 seconds West, along the south line of said 18.616 acre tract and with said County Road No. 464, a distance of 549.47 feet to a point for the southwest corner of said 18.616 acre tract and the southeast corner of said 15.000 acre tract;

**THENCE** South 89 degrees 46 minutes 56 seconds West, continuing along the south line of said 15.000 acre tract and with said County Road No. 464, a distance of 393.85 feet to the **POINT OF BEGINNING**, and containing 1,464,267 square feet or 33.615 acres of land more or less.

#### TRACT 3

Being a 154.428 acre tract of land situated in the Rufus Sewell Survey, Abstract No. 873, and the Thomas A. Rhodes Survey, Abstract No. 741, Collin County, Texas, and being all of that 154.428 acre tract of land described as Tract III, as conveyed to PATEL AND PATEL, LLC, A TEXAS LIMITED LIABILITY COMPANY, POONURU, LLC, A TEXAS LIMITED LIABILITY COMPANY, BADE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DUGGI, LLC, A TEXAS LIMITED LIABILITY COMPANY, KUTHURU, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND GOURI DUGGI, as recorded in Instrument No. 20190719000856140, Official Public Records, Collin County, Texas, said 154.050 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod (control monument) found in the west right-of-way line of Farm-to-Market Road No. 75 (a variable width right-of-way) for the southeast corner of said 154.428 acre tract, said point being the northeast corner of a 106.86 acre tract of land conveyed to Grbk Edgewood, LLC, as recorded in Instrument No. 20210422000811740 of said Official Public Records, Collin County, Texas;

**THENCE** South 89 degrees 39 minutes 10 seconds West, along the south line of said 154.428 acre tract and the north line of said 106.86 acre tract, a distance of 3,110.87 feet to a point for an ell corner of said 154.428 acre tract and said 106.368 acre tract;

**THENCE** South 00 degrees 10 minutes 06 seconds West, continuing along the south line of said 154.428 acre tract and the north line of said 106.86 acre tract, a distance of 305.99 feet to a point for an ell corner of said 154.428 acre tract and said 106.368 acre tract;

**THENCE** North 88 degrees 34 minutes 39 seconds West, continuing along the south line of said 154.428 acre tract and the north line of said 106.86 acre tract, a distance of 612.36 feet to 5/8 inch iron rod found for the southwest corner of said 154.428 acre tract and an ell corner of a 15.155 acre tract as conveyed to Grbk Edgewood, LLC, as recorded in Instrument No. 20210422000811740 of said Official Public Records, Collin County, Texas;

**THENCE** North 00 degrees 27 minutes 05 seconds East, along the west line of said 154.428 acre tract and an east line of said 15.155 acre tract, a distance of 988.61 feet to a 1/2 inch iron rod found for an ell corner of said 154.428 acre tract, said point being an ell corner of a 106.55 acre tract as conveyed to James Albert Lacy, as recorded in Volume 5211, Page 2277 of said Official Public Records, Collin County, Texas;

**THENCE** South 89 degrees 28 minutes 36 seconds East, along the westerly line of said 154.428 acre tract and an the easterly line of said 106.55 acre tract, a distance of 606.19 feet to a 1/2 inch iron found for an ell corner;

**THENCE** North 00 degrees 11 minutes 27 seconds East, continuing along the westerly line of said 154.428 acre tract and an the easterly line of said 106.55 acre tract, a distance of 611.67 feet to a 1/2 inch iron found for the northwest corner of said 154.428 acre tract and an ell corner of said 106.68 acre tract:

**THENCE** South 89 degrees 46 minutes 37 seconds East, continuing along the westerly line of said 154.428 acre tract and an the easterly line of said 106.55 acre tract, a distance of 263.34 feet to a 1/2 inch iron found for an angle point in said north line and an ell corner of said 106.55 acre tract;

**THENCE** North 01 degrees 29 minutes 51 seconds East, continuing along the westerly line of said 154.428 acre tract and an the easterly line of said 106.55 acre tract, a distance of 930.78 feet to a point for the northwest corner of said 154.428 acre tract, said point being the southwest corner of a 133.275

acre tract as conveyed to to Grbk Edgewood, LLC, as recorded in Instrument No. 20201228002325550 of said Official Public Records, Collin County, Texas;

THENCE North 89 degrees 19 minutes 33 seconds East, along the north line of said 154.428 acre tract and the south line of said 133.275 acre tract, a distance of 2,260.58 feet to a point for the northeast corner of said 154.428 acre tract and the southeast corner of said 133.275 acre tract, said point being in the west right-of-way line of said Farm-to-Market Road No. 75;

THENCE South 01 degrees 38 minutes 23 seconds West, along the west right-of-way line of said Farm-to-Market Road No. 75 and the east line of said 154.428 acre tract, a distance of 250.74 feet to a point for corner at the beginning of a curve to the left having a radius of 999.94 feet, a central angle of 40 degrees 19 minutes 55 seconds, whose chord bears South 18 degrees 31 minutes 30 seconds East, a chord length of 689.44 feet;

**THENCE** in a Southeasterly direction, continuing along the west right-of-way line of said Farm-to-Market Road No. 75, the east line of said 154.428 acre tract and along said curve to the left, an arc length of 703.88 feet to a point for corner;

**THENCE** South 38 degrees 41 minutes 37 seconds East, continuing along the west right-of-way line of said Farm-to-Market Road No. 75 and the east line of said 154.428 acre tract, a distance of 248.32 feet to a point for corner at the beginning of a curve to the right having a radius of 909.94 feet, a central angle of 39 degrees 27 minutes 41 seconds, whose chord bears South 18 degrees 31 minutes 30 seconds East, a chord length of 614.39 feet;

**THENCE** in a Southeasterly direction, continuing along the west right-of-way line of said Farm-to-Market Road No. 75, the east line of said 154.428 acre tract and along said curve to the left, an arc length of 626.70 feet to a point for corner;

**THENCE** South 00 degrees 46 minutes 17 seconds West, continuing along the west right-of-way line of said Farm-to-Market Road No. 75 and the east line of said 154.428 acre tract, a distance of 546.63 feet to the **POINT OF BEGINNING**, and containing 6,726,902 square feet or 154.428 acres of land more or less.

With the Total PID containing 18,899,847 square feet or 433.88 acres of land more or less.

#### **IMPROVEMENT AREA NO. 1**

Being a 121.695 acre tract of land situated in the John Russell Survey, Abstract No. 743, and the David Cherry Survey, Abstract No. 166, Collin County, Texas, being part of that 314.088 acre tract as conveyed to Sicily Laguna Azure LLC, and recorded in Instrument No. 20211015002108560 of the Official Public Records, Collin County, Texas, said 121.695 acre tract of land being more particularly described by metes and bounds as follows;

COMMENCING at a 5/8 inch iron rod (Control Monument) found in the east right-of-way line of Farm-to-Market Road No. 75 (a 90' right-of-way) for the southwest corner of said 314.088 acre tract and the northwest corner of a 24.57 acre tract conveyed to Balu Mahi Investments, LLC, as recorded in Instrument No. 20161117001562600, of said Official Public Records, Collin County, Texas;

THENCE South 89 degrees 57 minutes 26 seconds East, along the south line of said 3104.088 acre tract and the north line of said Balu Mahi Investments tract, a distance of 2,713.76 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 02 minutes 47 seconds East, a distance of 695.71 feet to a point for corner in the proposed south right-of-way line of said Sicily Boulevard, said point being the beginning of a non-tangent curve to the right having a radius of 615.00 feet, a central angle of 00 degrees 28 minutes 02 seconds, whose chord bears North 89 degrees 48 minutes 46 seconds West, a chord distance of 5.01 feet:

THENCE Northeasterly, along the proposed south right-of-way line of said Sicily Boulevard, an arc distance of 5.01 feet to a point for corner;

THENCE South 89 degrees 57 minutes 13 seconds East, along the proposed south right-of-way line of said Sicily Boulevard, a distance of 204.98 feet to a point for corner;

THENCE North 87 degrees 30 minutes 06 seconds East, along the proposed south right-of-way line of said Sicily Boulevard, a distance of 90.09 feet to a point for corner;

THENCE North 00 degrees 02 minutes 4.7 seconds East, a distance of 601.13 feet to a point for corner;

THENCE North 20 degrees 02 minutes 4.7 seconds East, a distance of 457.16 feet to a point for corner;

THENCE South 89 degrees 08 minutes 30 seconds East, a distance of 363.10 feet to a point for corner at the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 19 degrees 33 minutes 31 seconds, whose chord bears South 79 degrees 21 minutes 44 seconds East, a chord distance of 193.63 feet:

THENCE Southeasterly, along said curve to the right, an arc distance of 194.58 feet to a point for corner;

THENCE North 20 degrees 25 minutes 01 seconds East, a distance of 50.00 feet to a point for corner at the beginning of a non-tangent curve to the right having a radius of 620.00 feet, a central angle of 19 degrees 37 minutes 46 seconds, whose chord bears South 59 degrees 46 minutes 05 seconds East, a chord distance of 211.37 feet;

THENCE Southeasterly, along said non-tangent curve to the right, an arc distance of 212.41 feet to a point for corner;

THENCE South 49 degrees 57 minutes 13 seconds East, a distance of 408.46 feet to a point for corner at the beginning of a curve to the left having a radius of 635.00 feet, a central angle of 59 degrees 03 minutes 17 seconds, whose chord bears South 79 degrees 28 minutes 51 seconds East, a chord distance of 625.91 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 654.49 feet to a point for corner;

THENCE North 70 degrees 59 minutes 30 seconds East, a distance of 745.29 feet to a point for corner at the beginning of a curve to the right having a radius of 775.00 feet, a central angle of 19 degrees 44 minutes 38 seconds, whose chord bears North 80 degrees 51 minutes 49 seconds East, a chord distance of 265. 7 4 feet;

THENCE Northeasterly, continuing along the proposed north right-of-way line of said Terilli Boulevard and along said curve to the right, an arc distance of 267.06 feet to a point for corner;

THENCE South 89 degrees 15 minutes 52 seconds East, continuing along the proposed north right-of-way line of said Terilli Boulevard, a distance of 347.60 feet to a point for corner in the east line of said Sicily Laguna Azure tract and the west line of that 24.402 acre tract conveyed to John and Pat Jackson, as recorded in volume 4406, Page 747 of said Official Public Records, Collin County, Texas;

THENCE South 00 degrees 44 minutes 08 seconds West, along the east line of said Sicily Laguna Azure tract and the west line of said Jackson tract, passing at a distance of 168.85 feet a 1/2 iron rod (control monument) found for the southwest corner of said Jackson tract and the northwest corner of a 19.893 tract as conveyed to Tina L. and Bradley A. Ostrander, as recorded in Volume 5327, Page 4375 of said Official Public Records, Collin County, Texas, passing at a distance of 794.10, a 1/2 iron rod with cap stamped "SPRIARSNG" (control monument) found for the southwest corner of said Ostrander tract and an ell corner of said Sicily Laguna Azure tract, continuing in all, a total distance of 1,761.00 feet to a 1/2 inch iron rod found in the south line of said Sicily Laguna Azure tract for the northwest corner of Lot 1, Block A, of the J. Davis Addition, an addition to Collin County, as recorded in Instrument No. 2019100100004210 of said Official Public Records, Collin County, Texas, said point also being the northeast corner of that 20.576 acre tract as conveyed to Michael Chad Dalebout, et al, as recorded in Instrument No. 20160222000196080 of said Official Public Records, Collin County, Texas;

THENCE North 89 degrees 16 minutes 25 seconds West, along the south line of said Sicily Laguna Azure tract and the north line of said Dalebout tract, passing at a distance of 1,130.63 feet a 1/2 iron rod with a cap (control monument) found for the northwest comer of said Dalebout tract and the northeast corner of an 18.304 acre tract as conveyed to Richard Eric Courts, et al, as recorded in Instrument No. 20160212000168630 of said Official Public Records, Collin County, Texas, continuing in all, a total distance of 2,024.65 feet to a fence comer post found in the east line of said Batu Mahi Investments tract for the northwest corner of said Courts tract and an ell corner of said Sicily Laguna Azure tract;

THENCE North 00 degrees 49 minutes 47 seconds West, along the south line of said Sicily Laguna Azure tract and the east line of said Balu Mahi tract, a distance of 201.42 feet to a point for an ell corner of said Sicily Laguna Azure tract and the northeast comer of said Balu Mahi tract;

THENCE North 89 degrees 57 minutes 26 seconds West, along the south line of said Sicily Laguna Azure tract and the north line of said Batu Mahi tract, a distance of 1,404.22 feet to the POINT OF BEGINNING, and containing 5,301,039 square feet or 121.695 acres of land more or less.

#### **MAJOR IMPROVEMENT AREA**

#### PHASE 2 - SECTION 1

Being a 93.523 acre tract of land situated in the John Russell Survey, Abstract No. 743, Collin County, Texas, being part of that 314.088 acre tract as conveyed to Sicily Laguna Azure LLC, and recorded in Instrument No. 20211015002108560 of the Official Public Records, Collin County, Texas, said 93.523 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (control monument) found in the east right-of-way line of Farm-to-Market Road No. 75 (a variable width right-of-way) for the northwest corner of said Sicily Laguna Azure tract, said point being the southwest corner of a 5.284 acre tract of land conveyed to Dustin J. and Leslie N. Bewley, as recorded in Instrument No. 20141125001290060 of said Official Public Records, Collin County, Texas, and being in the center of County Road 464 (an undedicated right-of-way);

THENCE South 89 degrees 12 minutes 18 seconds East, along the north line of said Sicily Laguna Azure tract, the south line of said Bewley tract and with the center of said County Road 464, a distance of 2,564.06 feet to the POINT OF BEGINNING, said point being in the south line of a 14.25 acre tract conveyed to Douglas and Ann-Le Redden, as recorded in Instrument No. 20190828001052810 of said Official Public Records, Collin County, Texas;

THENCE South 89 degrees 12 minutes 18 seconds East, continuing along the north line of said Sicily Laguna Azure tract, the south line of said Redden tract and the center of said County Road, a distance of 368.44 feet to a 1/2 inch iron rod with cap stamped "USA INC." set for corner the southeast corner of said Redden tract;

THENCE North 01 degrees 09 minutes 08 seconds East, along the west line of said Sicily Laguna Azure tract, the east line of said Redden tract and the east line of said County Road 464, a distance of 1,457.48 feet to a point for the most westerly northwest corner of said Sicily Laguna Azure tract and the southwest corner of a 1.0 acre tract conveyed to Princeton ISD, from which a 5/8 inch iron rod with cap stamped "RPLS 5682" (control monument) found for the northwest corner of said Princeton ISD tract bears North 01 degree 10 minutes 23 seconds, 165.00 feet;

THENCE South 89 degrees 00 minutes 57 seconds East, along a north line of said Sicily Laguna Azure tract and the south line of said Princeton ISD tract, a distance of 263.97 feet to a point for an interior ell corner of said Sicily Laguna Azure tract and the southeast corner of said Princeton ISD tract;

THENCE North 01 degrees 09 minutes 52 seconds East, along the west line of said Sicily Laguna Azure tract and the east line of said Princeton ISD tract, a distance of 164.99 feet to a point for the most northerly northwest comer of said Sicily Laguna Azure tract and the northeast corner of said Princeton ISD tract, said point being in the south line of a 14.612 acre tract conveyed to Justin Douglas, as recorded in Instrument No. 20150623000754670 of said Official Public Records, Collin County, Texas, said point also being in County Road 464;

THENCE South 89 degrees 00 minute 57 seconds East, along the north line of said Sicily Laguna Azure tract, the south line of said Douglas tract and along said County Road 464, a distance of 1,772.54 feet to a point for the northeast corner of said Sicily Laguna Azure tract and the northwest corner of a 40.1110 acre remainder tract conveyed to Kevin Whitsell and Joann Whitsell,, Trustees of the Whitsell Living Trust, as recorded in Instrument No. 20190613000682400, of said Official Public Records, Collin County,

Texas, said point being in the south line of a 50.00 acre tract conveyed to James Cave and Carolyn Skinner, as recorded in Instrument No. 20190613000682400 of said Official Public Records, Collin County, Texas;

THENCE South 00 degree 52 minutes 08 seconds West, along the east line of said Sicily Laguna Azure tract and the west line of said Whitsell Living Trust tract, a distance of 1,231.69 feet to a point for the southwest corner of said Whitsell Living Trust tract, said point being the northwest corner of a 24.402 acre tract conveyed to John and Pat Jackson, as recorded in Volume 4406, Page 747 of said Deed Records, Collin County, Texas:

THENCE South 00 degree 44 minutes 08 seconds West, continuing along the east line of said Sicily Laguna Azure tract and the west line of said Jackson tract, a distance of 591.97 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner in the west line of said Jackson tract for the northeast corner of proposed Sicily Addition Phase 2, said point being in the proposed centerline of Terilli Boulevard (a 100 foot right-of-way);

THENCE North 89 degrees 15 minutes 52 seconds West, along the proposed north right-of way line of said Terilli Boulevard, a distance of 347.60 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner at the beginning of a curve to the left having a radius of 775.00 feet, a central angle of 19 degrees 44 minutes 38 seconds, whose chord bears South 80 degrees 51 minutes 49 seconds West, a chord distance of 265.74 feet;

THENCE Southwesterly, continuing along the proposed north right-of-way line of said Terilli Boulevard and along said curve to the left, an arc distance of 267.06 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE South 70 degrees 59 minutes 30 seconds West, along the proposed north right-of way line of said Terilli Boulevard, a distance of 745.29 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner at the beginning of a curve to the right having a radius of 635.00 feet, a central angle of 59 degrees 03 minutes 17 seconds, whose chord bears North 79 degrees 28 minutes 51 seconds West, a chord distance of 625.91 feet;

THENCE Northwesterly, continuing along the proposed north right-of-way line of said Terilli Boulevard and along said curve to the right, an arc distance of 654.49 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE North 49 degrees 57 minutes 13 seconds West, along the proposed north right-of way line of said Terilli Boulevard, a distance of 408.46 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner at the beginning of a curve to the left having a radius of 620.00 feet, a central angle of 19 degrees 37 minutes 46 seconds, whose chord bears North 59 degrees 46 minutes 05 seconds West, a chord distance of 211.37 feet;

THENCE Northwesterly, continuing along the proposed north right-of-way line of said Terilli Boulevard and along said curve to the left, an arc distance of 212.41 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for comer;

THENCE North 20 degrees 25 minutes 01 seconds East, a distance of 40.97 feet to the POINT OF BEGINNING, and containing 4,073,864 square feet or 93.523 acres of land more or less.

#### **MAJOR IMPROVEMENT AREA**

#### PHASE 3 - SECTION 1

Being a 29.885 acre tract of land situated in the John Russell Survey, Abstract No. 743, Collin County, Texas, being part of that 314.088 acre tract as conveyed to Sicily Laguna Azure LLC, and recorded in Instrument No. 20211015002108560 of the Official Public Records, Collin County, Texas, said 313.72 acre tract being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod (Control Monument) found in the east right-of-way line of Farm-to-Market Road No. 75 (a 90' right-of-way) for the southwest corner of said Sicily Laguna Azure tract and the northwest corner of a 24.57 acre tract conveyed to Balu Mahi Investments, LLC, as recorded in Instrument No. 20161117001562600, of said Official Public Records, Collin County, Texas;

THENCE South 89 degrees 57 minutes 26 seconds East, along the south line of said Sicily Laguna Azure tract and the north line of said Balu Mahi Investments tract, a distance of 2,713.76 feet to a 5/8 inch iron rod (Control Monument) found for an ell corner of said Sicily Laguna Azure tract and the northeast corner of said Balu Mahi Investments tract;

THENCE South 00 degree 49 minutes 47 seconds East, along a west line of said Sicily Laguna Azure tract and the east line of said Balu Mahi tract, a distance of 201.42 feet to a 5/8 inch iron rod (control monument) found for an ell corner of said Sicily Laguna Azure tract and the northwest corner of an 18.304 acre tract conveyed to Richard Eric Courts and Cynthia Carole Courts as recorded in Instrument 20160212000168630 of said Official Public Records, Collin County, Texas;

THENCE South 89 degrees 16 minutes 25 seconds East, continuing along the south line of said Sicily Laguna Azure tract and the north line of said Courts tract, passing at a distance of a distance of 2,024.65 feet to a 894.03 feet a 1/2 inch iron rod (Control Monument) found for the northeast corner of said Courts tract and the northwest corner of a 20.5760 acre tract conveyed to Michael Chad Dalebout and Ladonna Flygare as recorded in Instrument 20160222000196080 of said Official Public Records, Collin County, Texas, continuing along the south line of said Sicily Laguna Azure tract and the north line of said Dalebout tract, in all a total distance of 2,024.65 feet to a point for the northeast corner of said Dalebout tract and the northwest corner of Lot 1, Block A, J. Davis Addition, an addition to Collin County, Texas, as recorded in Instrument No. 20191001010004210 of said Official Public Records, Collin County, Texas, for the POINT OF BEGINNING;

THENCE North 00 degree 44 minutes 08 seconds East, a distance of 966.90 feet to a 1/2 inch iron rod with cap "SPIARSENG" (Control Monument) found for an ell corner in an east line of said Sicily Laguna Azure tract and the southwest corner of a 19.839 acre tract conveyed to Tina L. Ostrander and Bradley A. Ostrander, as recorded in Volume 5327, Page 4375 of said Deed Records, Collin County, Texas:

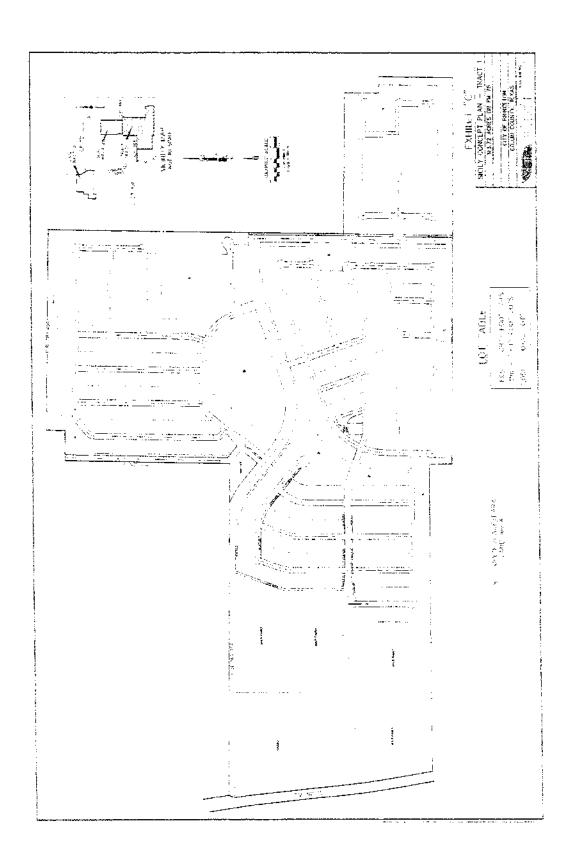
THENCE South 89 degrees 11 minutes 03 seconds East, along the north line of said Sicily Laguna Azure tract and the south line of said Ostrander tract, a distance of 1,251.91 feet to a point for an ell corner of said Sicily Laguna Azure tract and the northwest corner of a 0.534 acre tract conveyed to James 8. Whitsell and wife, Kim Whitsell, as recorded in Volume 1223, Page 347 of said Deed Records, Collin County, Texas:

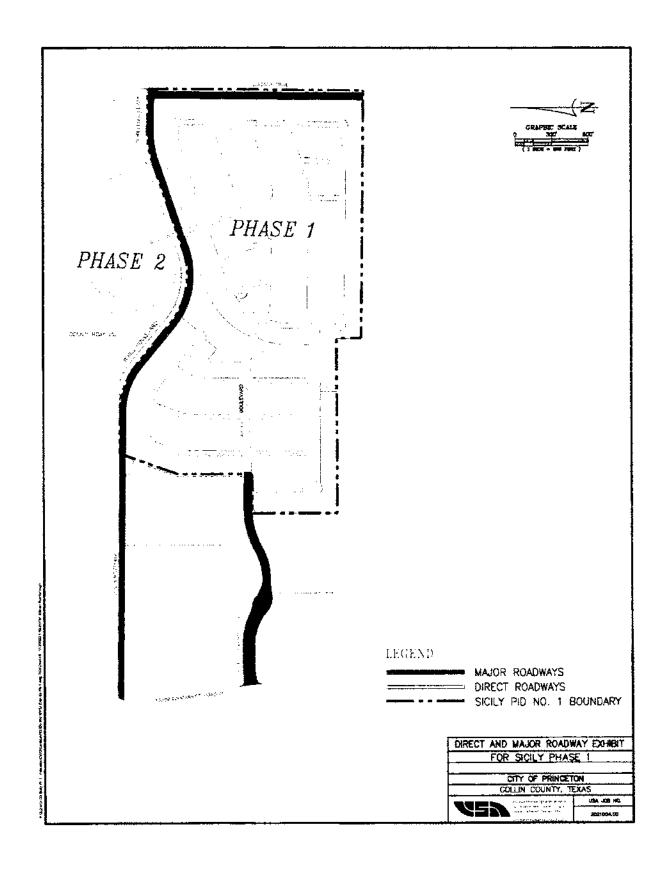
THENCE South 00 degrees 48 minutes 57 seconds West, along the east line of said Sicily Laguna Azure tract and the west line of said Whitsell tract, a distance of 300.00 feet to a point for an interior ell corner of said Sicily Laguna Azure tract and the southwest corner of a remainder of a 1.00 acre tract conveyed to Albert A. Ruschhaupt and wife, Geraldine Ruschhaupt, as recorded in Volume 956, Page 10 of said Deed Records, Collin County, Texas:

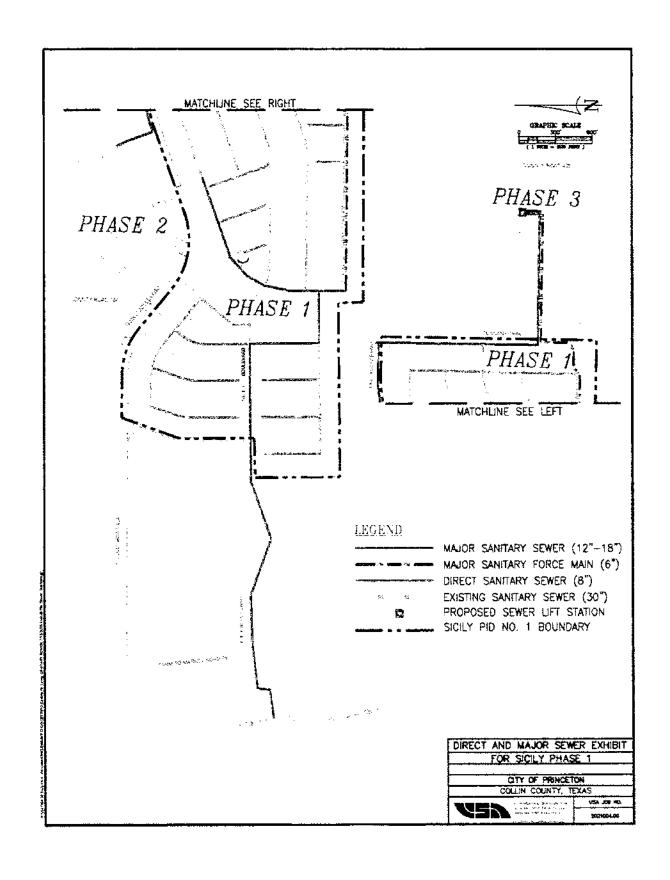
THENCE South 89 degrees 11 minutes 03 seconds East, along the north line of said Sicily Laguna Azure tract and the south line of said Ruschhaupt tract, a distance of 145.00 feet to a point for an ell corner of said Sicily Laguna Azure tract and the southeast corner of said Ruschhaupt tract, said point being in the west line of a 1.502 acre tract conveyed to Andy G. Gilbert as recorded in Instrument No. 20090420000448820 of said Official Public Records, Collin County, Texas, said point also being in the center of County Road 463 (an undedicated right-of-way):

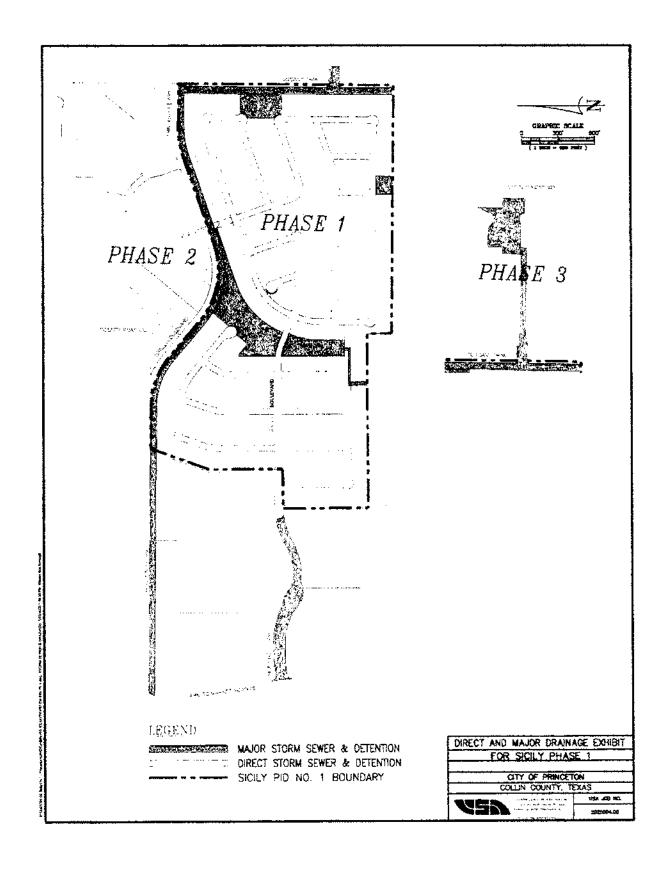
THENCE South 00 degrees 48 minutes 57 seconds West, along the east line of said Sicily Laguna Azure tract, the west line of said Gilbert tract and the center of said County Road 463, a distance of 660.15 feet to a point for the southeast corner of said Sicily Laguna Azure tract and the northeast corner of a 1.0 acre tract conveyed to Jessica D. and Jason E. Milligan as recorded in Instrument No. 20140729000792700 of said Official Public Records, Collin County, Texas, said point also being the southwest corner of a 1.00 acre tract conveyed to Luis Sander Cabrera and Jocelyn Tamayo as recorded in Instrument No. 20181016001290980 of said Official Public Records, Collin County, Texas and the northwest corner of a 5.75 acre tract conveyed to Todd Mitchel Goodman as recorded in Instrument 20170530000690650 of said Official Public Records, Collin County, Texas;

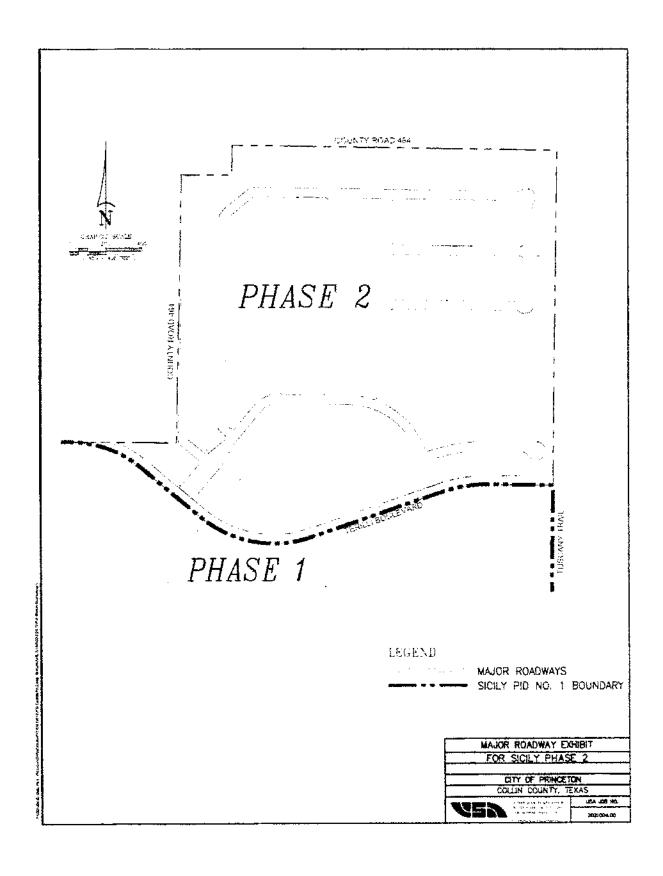
THENCE North 89 degrees 27 minutes 41 seconds West, along the south line of said Sicily Laguna Azure tract and the north line of said Milligan tract, passing at a distance of 364.66 feet the northwest corner of said Milligan tract and the most northerly northeast corner of said Lot 1, Block A, J. Davis Addition, continuing in all a total distance of 1,395.19 feet to the POINT OF BEGINNING, and containing 1,301,811 square feet or 29.885 acres of land more or less.

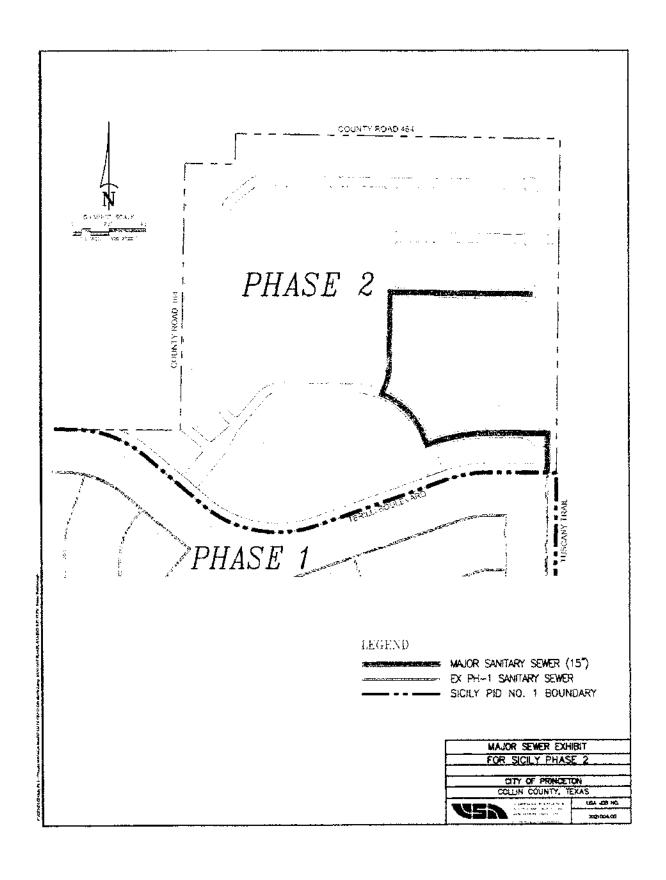


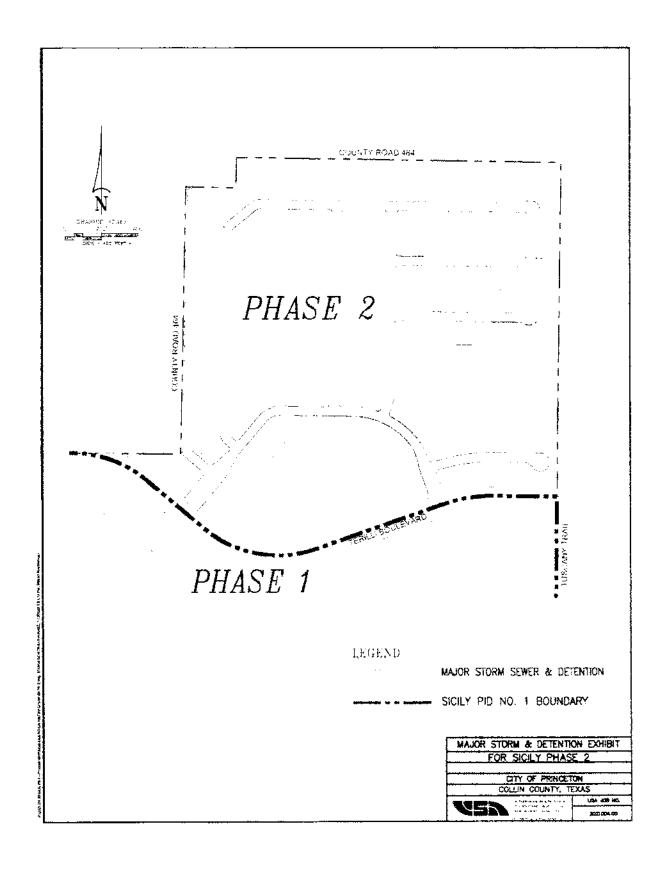


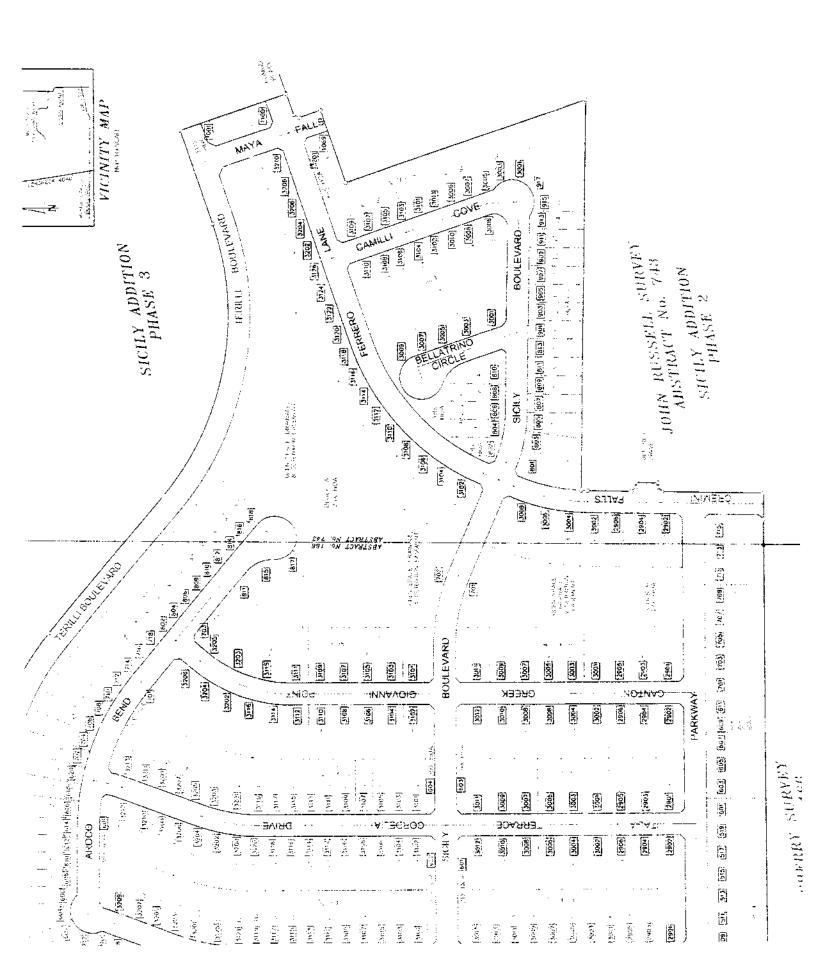


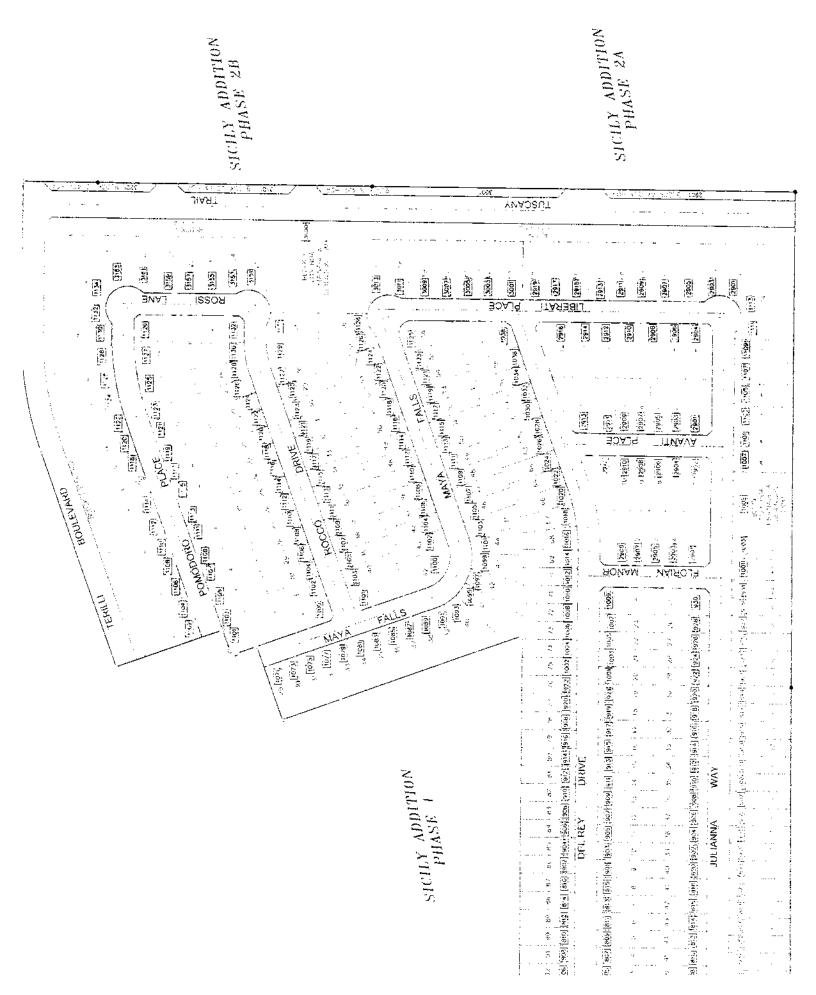












# <u>APPENDIX B-1</u> IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix B-1
Improvement Area #I Assessment Roll Summary - 2025-26

			,	Affocation	Outstanding	0-11	t	Additional Interest	Administrative	hatne e e	Annual
284 (0.17	Plat N A	Let Size Various	Unt Sizes Various	Percentage 17 X.P°.	Assessment \$.1.852.542	Principal \$110 179 01	\$\$41.497.71	Reserve 550.262.11	Expenses \$22.006.20	TERZ Credit	Installment \$4,048,846,15
2927386	Sicily Addition Physic One	24:	iii' Lots	0.48%	\$49.046	8473-67	83 741 78	8200.25	\$128,07	\$0.00	\$5,543.71
1977518	Signly Addition Phase One	41	off Lors	a 200	\$47,741	X548 (q5	\$2.283.90	5246.17	8181 00	\$4,00	54 (20.26)
3927617	Sicily Addition Phase Onc-	50	50° Lors	6.19%	\$47,234	5558 n3	\$3,233.90	8236.17	\$151.66	\$6.90	54 179 76
292.7646	Strally Addition Phase Ons.	545	371.08	41 19° a	847.734	\$4.58.44	83.253.000	5236 U	\$151.00	N## ( # 2	\$4 (200.5)
2927615	Sierly Addition Phase One	50	50° Lots	0.100-	N47 234	\$558.63	83 233 00	8036-17	S151 On	\$6.00	\$4 (79.76)
1927614	Stealy Addition Phase One	SP	Stratos	0.19%	547 114	\$558.07	\$3.25 (90)	\$136.17	\$15,000	\$6.00 \$6.00	\$4.79.76
2927613 2907617	Sigily Addition Phase One Sigily Addition Phase On.	56) 54)	50" Lots 90" Lots	0.39%	\$47,231 \$41234	\$558.63 \$558.63	83,233,966	5236 17 5236 17	\$151.06	\$45.00	\$4 179 76 \$4 179 76
2927611	Sirily Addition Phase One	50	50 Lots	0.19%	847.214	\$558.40	53 233 90	\$336.17	\$151.06	\$6.00	\$4 179 76
397.5610	Sigily Addition Phase One	NI-	MC Loss	41 \$19th.	547.274	5558 65	\$3,173,000	\$236.47	\$15, 96	50.00	\$4,170.36
2927609	Sicily Addition Phase One	39	SCIL ats	0.19%	\$47,234	\$558.63	\$3,273,90	8336.17	\$151.06	\$6.00	\$4 (79.76)
25 Charles	Siedy Addition Phase One	44	597 Logs	1.39%	847.234	35.58.65	85 23 090	5236 T	N (5), 1m	Sec. 10.	\$4 1 50 .96
2927667	Sigily Addition Phase One	der	40° Lots	0.36° v	840 (446	\$473.62	N2 741 78	\$200,23	\$178.07	\$9.00	\$3.543.71
193.76(II)	Sicily Address Phase Que	M*	P* 1.46	tt in".	\$45,046	SURFACE CO.	S7 744 78	\$200.53	\$128.65	S6 00	3 × 34 × 7
2922662 2922664	Sigily Addition Phase One Sigily Addition Phase One	#() 	ACT Loss ACT Loss	0.16% 0.18%	540 046 540 046	\$473.62 \$173.62	52 741 78 82 744 78	\$200.73 \$300.55	\$128.67 \$128.69	Stroto	53 543 71 53 544 74
2027619	Sicily Addition Phase One	Open HOA	Open	0.00%	50	\$0.00	86 (8)	Stores	\$0.00	\$0.00	Situat
29.276.28	Sicily Addition Phase Obc	OpenBOA	Open	0.400%	561	\$6.00	\$0.060	Sprint	\$0.00	80(9)	Str. 195
3937620	Sicily Addition Phase One	30	Mr Loss	6 19° <sub>6</sub>	847.334	\$558.63	\$3.233.90	5736 J	\$151.06	SC 90	\$4.179.76
292.634	Sieily Addition Phase Que	514	964,545	C 15%	847.334	5558 65	\$4,033.90	\$236.17	\$152.06	\$12.191	\$4,579.76
2927640	Sicily Addition Phase One	Open HOA	Open	0.60%	50	\$0.09	\$0.00	\$6.00	86.66	20,00	\$6.00
3145.361514	Story Addition Phase One	\$1.	56 Logs	44 466°	81733	845810	86.25 (90)	\$236.17	\$151.06	\$0.00	\$1179.76
290,7638	Sieds, Addition Phase One	51 <u>9</u>	p0 Lags	0 10%.	\$47,034	8888.65	83 233 90	\$276.17	\$151.06	S0,69 S0,69	\$4 (29 26 \$4 (29 26
3927437 3927436	Seeily Addition Phase One Seely Addition Phase One	50	50% flats 50% flags	a (9%) a (9%)	\$47,334 \$47,234	5558 65 5558 65	\$1,333.90 \$3,233.90	\$236.17 \$256.17	\$151 Un \$151 OK	\$(++++ \$0.4H2	\$4 (79.76
292 (645)	Seeky Addition Phase On.	20	50° 1 (0);	4.49%	S47 254	3558.64	53.245.90	5236 T	\$151.06	\$0.40	54 (79) 76
2927534	Sieds Addition Physic Otte	515	59 Lots	0.19%	847 254	5598 65	\$3,233,96	\$236.17	\$151.96	50.06	84 (79.76
20226013	Socily Addition Phase Ora-	10	10/4 ofs	6 165 a	\$40.06	X4"7 6.*	\$2,741.78	830H (23)	8128-77	\$0.60	\$3.843.79
2927633	Scots Addition Phase One	50	50 (102	0.19%	K47 334	8458.63	85 235 90	\$256.17	\$151.06	50.90	\$4 (79.76
2927651	Socily Addition Phase One	507	5011.9ts	0.19%	\$47,734	\$158.65	\$2 +33 min	8 (Sec. 1.7)	\$151.06	X0.085	\$4.179.76
2927639	See Addition Phase Ope	5g 40	50 Lats	0.19% 0.10%	\$47,234 \$17,223	\$558.63 \$558.63	\$2,537 an \$1,533 an	8236-17 8256-17	\$151.06 \$151.06	S0 (9) 50 (4)	54 179 % 54 179 %
3927638	Socily Addition Phase One Socile Addition Phase One	40 50	50 Lats	a tara	\$47.734 \$47.734	22.48.63	24, 533, 66	\$256.17	\$151.06	\$1.00	\$1.179.76
20220.8	Signly Addition Phase One Signly Addition Phase One	50)	50° Lats	9 180%	VI 123	13.0 to	\$5.255.96	5.1 % =	8451.06	50 00	54 120 20
2927635	Such Addition Phase One	50	5011.04	9 (4%	\$17,334	553X 55	\$5,353.90	\$256.47	5151-56	\$0.00	S# 179.76
392,5624	Signly Addition Phase One	50	50° Lots	0. 199 <sub>0</sub>	547.234	\$5.58.55	\$1,213,96	\$256.17	8181 96	\$0.60	\$4 j No 76
3927633	Sicily Addition Phase One	So	50°   568	0.19%	\$47,234	\$55% 53	\$3,203,596	5236.17	\$151.66	20: 00:	\$4 : 79.76
29776.14	Study, Martioo Phase One	511	80° Lodo	0.19%	\$47.234	N5 NC 113	55 11 F W	\$236.17	\$151.05	\$1,000	\$4.70.96
2977662	Sicily Addition Plase One	411	10° Lois	9.16%	540 (NA	\$473.62	82 74° 78	\$200,27	\$1.58.07	Zii 00	\$3,543,74
(0) 5640	Signly Addingar Plans, One	4:0	F/ Lois	u lo*a	NA-1-140	\$477.52	52 740 78	5200.23	\$128.07	S4 (0)	\$8,54 × 10
3927574 3927574	Sicily Addition Phase One	45) 46)	ato" Lors 40° Lors	G 16% (15%)	S40 (46)	8475.62 N173.62	\$2,741.78 \$2,741.78	5206-73 \$200-25	\$128.07 \$128.07	\$0.00 \$0.00	\$3,549,71 \$3,549,74
2927575	Starty Addition Phase One Starty Addition Phase One	41; 41;	40° Lots	5 !6° <sub>6</sub>	\$10.015	\$473.61	82 741 78	\$200.23	8128 97	50.10	83 543 71
2922574	Sicily Addition Phase One	441	49 Fore	Cloba.	540.045	8473.62	82 743 78	\$209.23	\$1.38.97	Steen	\$3,543,74
2927573	Siedy Addinos Phase One	441	400 Lois	2.16%	\$40.044	\$473.62	82 741 78	8200.35	5138.07	\$0.00	\$3,543,71
20,2427	Study Addition Phase One	441	49 Lots	\$1.10°%	\$10,646	\$473.00	85 JM 24	\$2.00.28	Z13× 0.0	\$12.500	84 (14.7)
2022575	Stelly Addition Phase One	441	40 Lois	0.16%	340.046	8473 63	82 741 78	8290.23	\$128.07	\$6.00	83,343,71
24/27/2006	Sterly Addition Phase One	174	40° Lors	9 In <sup>6</sup> -	840.046	\$175.90	NO 711 TK	\$200.25	\$178.07	Spirit (Jil) Spirit (Jil)	\$3.543.70
2927569	Strift Addition Phase One	Open BOA	Opin	0.00% 0.00%	Su Mi	\$60.60 \$60.60	80.00 80.00	\$0.00 50.00	Silverio Silverio	50.00 \$6.00	Sp (9) Se 441
9127868 7927867	Sigily Addition Phase One Sigils Addition Phase One	OpereBR0A 30	Open 40 Lets	0.16%	N40 044	5173.62	\$2,741,78	\$200.73	\$128.97	\$9.00	87,543.71
39374reh	sicily Addition Phase One	1:1	4011 (15)	0.36%	549 046	Singar	\$5,741.78	N/46 / 3	8128 (7	Section	\$3.543.71
2927565	Sicily Addition Phase One	40	49 Lots	6.16%	\$40,046	\$473.67	82 741 78	\$200.23	8138 97	\$6.00	\$5,545,71
2027564	Staily Addition Phase One	10,	40.1 06	5. <b>1</b> 8%	\$40,046	5475.60	\$2,741,78	\$2(a+j) s	N: /	80.00	\$ 1843.77
7977563	Switz Addition Phase One	41)	40 Las	9 In <sup>a</sup> a	\$40,046	5473.60	SC 741.7X	\$200.03	\$128.67	50.00	\$3.543.71
.907878	Sterily Addition Phase One	401	40" Lors	0.15°.	Storids suppor	\$4.73.52	52 741 78 25 741 78	\$260.00	\$178.67 \$178.67	S000 S000	8 5,743 74 \$3 843 74
2927879	Secily Addition Phase One	40	40° Lans Section	01 (67) 01 (87) <sub>0</sub>	287, 383 210 pag	9475 62 5268 65	\$3,741,78 \$3,293.98	\$290,23 \$236,47	\$150 pp.	NO 144	21 (20.20)
2927580 2927582	Sighy Addition Phase One Sight Addition Phase One	5/1	57 Los 57 Los	6 (9" <sub>0</sub>	847 274	8558.44	\$3,233,99	2539.13	\$151.06	30.145	84 179 76
20,7500	Sight Addition Phase this	ja)	John Long	0.18%	\$49,046	84 12 97	52 (1 / 8	8200.23	\$158.07	80.00	811-7
20278-08	Sicriv Addition Phase One	40	40° Lois	6.16%	540 046	\$473.62	\$7.741.78	8200-23	\$128.07	\$0.00	53,545,71
11025 25105	Sicaly Addition Planse One	je)	av Lors	0.18%	Similar	54.75.67	52 (43) (8)	\$20,033	\$128.07	20 mg	\$8,345,01
3427546	Siedy Addition Phase One	40	40° f 548	0.46%	\$40,046	\$473.62	\$2,741.78	\$200.23	8128/97	\$0.00	N3,543,71
and active	South Addition Phys., One	40	40° 1 oas	it jech	Salet Mark	\$4.44 A.)	52 741 78 82 741 78	5 (1915 - 2 )	\$4,897	\$0.00 \$0.00	\$3,545.71 \$3,543.71
7477544	Sunk Addition Phase One	46	40" Lets	0.76% a.15	540 046 \$35 046	\$453.60 \$453.60	\$2,741,78 \$2,710,78	\$260.23 \$260.23	\$1,78.07 \$1,78.07	50.06	57.545.71 53.545.71
292.7661	Sigaly Addition Phase One Sigaly Addition Phase One	40	97 Less 401 Less	# 15 ± # 1625	S20,046	\$473.62	S2 741 78	\$200.23	\$128.07	\$0.00	\$3,543.71
997 ( <b>99</b> 7) 997 (78)	Sicily Addition Phase One	40	#0 Lots	11 [45%]	\$44,046	54 (2.6)	57 744 78	\$200.23	8128.05	Siligio	33.5 % %
2927590	Signiv Addition Phase One	Open HOA	Open	49 (A) 10 mg	\$0	\$0.00	80, 90	80.00	\$6.00	SHOO	Şuri
280778304	Soosy Addition Phase One	***	St. Lots	0. 48E.9	SAT 334	\$558.63	\$5,25,590	\$256.37	\$151 996	\$6.00	\$4.179.56
792758X	Stealy Addition Phase Ove	51-	50° Laus	9 19%	547, 334	\$5.58,65	53 333 90	\$236,17	\$151.06	S0000	\$4 179 76 54 179 76
aff. 12 K.	Surdy Addition Plats: One	5 (r	97 1 db	0.104	547.264 645.864	\$3.58.50 6.556.40	82 Saand 83 Saadh	52/6 17 52/6 17	S15 106 S151-06	Sir m Sirin	91 179 76 84 179 76
747.7586	Sterly Addition Phase One	54) 64)	50' Lois 30' Lois	14 (92); 12 (42);	\$47.354 \$47.334	\$55% h3 \$55% n3	20 Tel 100	8236-17 5336-17	\$151.00	20.40	54 (79 76
7927484 7927483	Sagily Addition Phase One Sagily Addition Phase One	50) 50)	50 Lats	6.19%	\$47.23 J	S558 63	\$3,733,90	\$336.17	\$151.06	80.00	\$1 179 76
10,740	Sacily Addition Please Une	4.0	80 Logs	0. (48%)	N40 (SE)	\$170.60	\$7,747.18	\$200.33	81.38 (7	Sosar	\$3,543.71
2927645	Sigh Addinon Phase One	50	50° Lots	i ibi.	\$47,234	N558-63	\$3,223,90	\$256.17	\$151.96	80.00	\$4 176 76
19/17646	St. ily Addatost Phase Onc.	29.8	1973 JUS	9.798%	547.214	\$558 a3	\$5.253.66	5239 17	\$151.00	\$0.00	\$4 ( 49 %
2927647	Stally Addition Phase One	505	96 Lets	0.19%	847.274	S458 63	\$3,233.90	\$236.17	\$151.06	80.00	84 179 76
20077708	Stelly Audition Phase One	21-	M. Lock	41 \$16 m	\$40 (94)	\$473.07	2, 311.38	N2005-224	8428-97	\$4: 150 	\$4.543.71
7977767	Social Addition Phase One	40	40° Logs	0.16%	840.048	\$473.67	\$2,741.78	\$200.23	50447	\$0.00	53.343.74
39.5° (w	Sicily Addition Phase One	10	Print.	P ton.	\$40.546	9-134 6/2 2-122-40	82 741 78	2500.50	\$ ( P\$ 15"	\$6.00	\$3,543,78 \$3,543,71
3937708	Sierly Addition Phase One	3/2 	40° Cars	9 (6%)	\$10,546 \$40,046	247 - 53 248 - 53	\$2,741.78 83.743.78	\$200.27 \$300.23	70 8002 70 8012	\$0.00 80.00	22.412.41 22.542.11
25177704 24277-13	Souty Addition Phase One Story Audition Phase One	40	40° Loss •(° Loss	0. (6%) 0. (6%)	\$40,046 \$40,046	5473.42 5473.42	53.741.78	8500.52 8.000.2	5128.67	50 60	53 543 71
	Marin Management Linds, CDC	÷4.	(								
3927707	Sucily Addition Phase, One	1.1	Print of s	11 Maria	S-6 *46	547 6 57	82.74.78	8200.23	\$128.07	50.460	8 8 5 4 5 7 7

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Parcel 1D	Piat	Lat Size_	Lot Sizes	Percentage	Assessment	Principal	Enterest	Reserve	Expenses	TIRZ Credit	Installment
797 774g)	Sicily Addition Phase One	841	50° Lots	0.19%	\$47.754	\$3.48 6.5	25,532,00	\$256.15	\$151.06	\$0.96	\$1179.26
297.7699	Siedy Addition Phase One	24: 1 -	40" Lots	0.16°4	\$40.046	\$473.63	87,741.78	\$200.23	\$128.07	S9 00	53 543 71
1927696 3927696	Sicily Addition Planse One Sigily Addition Phase One	44: 24)	40° 1 ays ≠0° 1 ars	e (en. 0.36%	\$40 (54) \$40 (546)	\$4.74.65 \$473.62	52 744 78 52,741 78	\$200.23 \$200.25	\$128.97	S0 00 S0 00	क्षर करण है। इस करण है।
300 13508	Sicily Addition Phase One	and	80° Lugs	n inn.	\$40,046	\$473.62	57.744.18	\$200.23	8128.07	89.00	\$1.545.00
192769=	Sigily Addition Phase One	40	400 Lags	0.46%	\$40,046	\$477.63	82,741,78	\$200.75	8128 07	80.00	\$5,543,71
2927693	Sicily Addition Phase One	10	H° i ots	property.	Sec. 46	\$4.13.60	52 743 78	\$200.23	8128/07	So the	55,345,71
2927769 2927719	Sicily Addition Phase Onc	40	401 Lats 401 Lats	0.46% 0.76%	\$40 046 \$40 046	S973-62 S173-63	\$2.791.78 \$1.716.78	\$200.23 \$300.23	\$128.07 \$128.07	\$0.00 \$0.00	\$3.543.71 \$3.813.71
2927711	Sierly Addition Phase One Sierly Addition Phase One	40	JC Leis	0.50%	\$40,046	\$473.62	52,711.78	\$200.73	\$178.07	\$0.00	\$5,545.71
25/20012	Stails Addition Phase One	244	40° 4 mg	81-18%a	Select tight	847.065	87, 541, 58	\$200.23	8128/07	80.09	53,543 /2
1937585	Stelly Addition Phase One	5()	500 Logs	0.59%	\$47,754	8458.63	\$3,335,900	5236 17	8181 (.6	80.59	\$4 179 76
3427481	Sigily Addition Phase One	Se)	90 Lots	0.06%	Q11,034	\$5.5× 63	\$3.733.96	\$256.17	7151110	\$6.00	51 , 39 /6
3422595 2422525	Sigils Addition Phase One	.10 50	40" Lets 90" Lets	0.16% 0.76%	\$40 646 \$40 204	\$473 63 \$858 63	\$2.741.78 \$4.733.00	\$200-23 \$226-17	\$128.07 \$154.06	\$0.00 \$0.00	\$5,545.70 \$4,70.00
2927491	Sigily Addition Phase One Sigily Addition Phase One	56	90 Lats	0.19%	547 354	\$558.03	22 522 00	\$236.17	8131 06	50.00	\$4,179.76
2927494	Sicily Addition Phase the	See	971568	51.500	847.254	555X 63	Cr. grassin	S256 11	5151.06	\$6.00	54 1 59 36
24374441	Sicils Addition Phase One	59	50° Lats	0.39%	847.234	88.58-65	83.233 60	\$236.17	\$151.06	\$0.00	\$4,179,76
29/276/12	Sicily Addition Phase One	ao 	R1 Lets	th section	N (4) (32)	\$177.65	S 10.8	\$200.75	N128 (**	No no	89.514.50
2927481 2927395	Sicily Addition Phase One Sicily Addition Phase One	50 01	517 Lets 80 (198	0 10%; 0 18%;	\$47,254 \$40,700	\$338.63 \$473.62	23,333,40 23,333,40	\$236.17 \$300.23	\$131.96 \$128.97	50 00 50 00	54 479 76 53 545 75
7927843	Sieds Addition Phase Onc	50	50° Logs	0.19%	\$17,234	4554 M2	\$3,233,90	\$236.17	\$151.06	50.00	S4 179 76
2927924	Sicily Adintion Phase Onc.	4:1	HT Lets	0.25%	\$10,948	\$470.62	52,743,78	8,690.7	\$128.17	59 (6)	\$3.543.71
2927493	Sigily Addition Phase One	59	565 Uses	4) 19°5	\$17,234	\$55% 67	\$4,233,00	82,86,17	\$131.06	80.00	\$4 179 76
,1077477 2007477	Sigily Addition Phase Ouc	Sp.	HE Les	er tore	847234	5558-63	\$3.230.00	\$236.17	\$15150	56 (f()	\$4,179.26
10022113 20021123	Sicily Addition Phase One Sieth Addition Phase On.	50 Open HOA	59 Lots Open	er portu Greightig	\$47,234 \$0	20 mg 2552 P.;	\$3,232.90 \$0,00	8236-17 \$4:40	No. (1)	50 (9) 86 (9)	\$4,179.76 \$0.00
2927474	Sicily Addition Phase Oper	40	40° Loss	0.1674	\$40.046	S473.62	NO 741 7K	\$200.00	8128.07	Nt 06	53 543 71
2020/00/1	Signly Addition Phase One	46	407 Loas	15 [4] <sup>66</sup> [6	\$ \$10,045	54.25 m²	50,741,78	\$200.25	\$128.07	55 (5)	\$3.543.74
7927690	Signly Addition Phase One	40	JOY Lots	0.16%	\$40,045	8473,60	52,741,78	5200.73	S128 07	80 00	\$3,543,71
292 3689	Surfy Addition Phase One	40	archaels	0.16%	\$40.016	\$475.60	N2 741 78	\$100.04	×178 07 5028 07	80.00 80.00	\$3.545.73 \$3.543.75
1977an4 2577an3	Sicily Addition Phase One Sterly Addition Phase One	40	40° Lots ac' Lots	0.16% 0.16%	S40 045 Sacrots	5473.63 \$473.63	\$2,741,78 \$1,111,18	\$200.73	8128.07	\$6-00	94313.75
2927667	Sucily Addition Phase One	OpenHOA	Open	0.00%	<b>S</b> ()	SQ 90	\$6.00	80.00	\$0.00	80 00	\$0.08
292 feet	Socily Addition Phase One	SU	50° Lors	o prog-	547.341	\$2.58 m3	83.754 (8)	\$236.12	\$155.06	80.96	F4 4 19 76
2937689	Sicily Addition Phase One	Open/HOA	Oren	$I \cap (g(\mathbf{P})_{p_{\mathbf{k}}})$	\$0	St. 60	Mil ing	90 00	50.00	S0 (H1	Sicioto
202 7658	Smally Addition Physic One	*t)	Stritors 50° Lora	e 195.	847-224 847-234	NSN8 165 MERHAD	\$4.73196 \$3.733.96	\$356.47 \$356.47	\$15,06 \$131.06	\$0.00 \$0.00	\$4 179 76 \$4 179 76
2927687 2927664	Sicily Addition Phase One Sicily Addition Phase One	50 P1	FO LOIS	e ten.	540 040	9558-63 847 - 62	\$2.741.78	\$200.23	\$17897	\$0.00	44.44.71
2927656	Santy Addition Phase One	30	30 Lots	G 19%	\$47,234	53.58.63	\$3,233,90	\$236.17	\$151.06	\$0.90	\$4,179.76
2927684	Sacily Addition Phase Our	59	50 Lets	9 PC.	847.234	\$558.65	85 22 4 20	\$250 L7	8151.06	80 (60	\$4,179.76
2927653	Signly Addition Phase One	59	50° Lots	(1 192%)	\$47.254	\$55K 63	85,255,99	\$236.17	\$151.06	80.00	\$4 179 76
3927661 3927661	Steely Addition Phase One Seety Addition Phase One	50 50	50 Lots 50 Lots	o 19%. O 19%a	947 25 K 947 234	5558 65 5558 65	N4 244 00 83 233 90	8235 1 7 8236 1 7	\$151.00 \$151.66	\$0.00 \$0.00	84 179 76 84 179 76
20/2850	Siedy Addition Phase One	441	wittens	0.15%	54 1 23 4	N2 N8 11 S	53 31 150	\$256.17	\$151.06	50 mi	84 120 76
2927649	Sieds Addition Phase One	50	50° Fots	9.190.	\$47.274	2538.67	83 237 90	\$236.17	\$131.05	\$0.00	\$4 (79.76)
29 Sept 28	Sigily Addition Planse One	541	50 Lots	or fort.	24 ( 324	\$5.58.65	22.5 (196)	\$236.17	\$151.00	80.00	23:170.76
2927655	Sigily Addition Phase One	50	50° Lots	7 14% 	547 234	20.8552	\$3,233,90	\$236.17	\$151.05	S0 00	\$4   74 76 \$4 \$43 *1
2927566 2927666	Sicily Addition Phase One Sicily Addition Phase One	\$41 441	401 Lars 401 Lars	9 (6%) 9 (6%)	546 (46 \$46 (46	847 (16) 8473 60	51.714.18 82,741.78	8200.23 8200.23	\$ 18 07 \$108 07	Sc 00	\$5,545.71
2927668	Sight Addition Phase One	54	mit house	3 (18% a	547 23 i	8558 B	NS 343 km	\$236.17	\$151.75	Sterio	\$4.179.76
1027688	Sigily Addition Phase One	40	40° f ets	0.56%	549,046	\$473.62	\$7,741,78	\$240-23	\$128.07	\$9.50	\$1543.71
160,568,	Sicily Addition Phase One	£4÷	40° Cets	21 (IN").	\$10 Mg	2577.62	82.741.28	\$.588 CT	51"X ti"	Sea (it)	83.843.74
2927684	Sigily Addition Phase One	10	40" Lors	41 (6" 6	846 (016	N=23 62	52 744 78	\$209.23	\$128.67	\$0.70 \$0.00	\$5.545.7) \$1.176.76
2907686 2907686	Sigily Addition Phase One Sigily Addition Phase One	50 Open-DOA	97 tar. Open	44 \$975. 12 600° a	84 1 3 64 80	85.58 65 86.60	\$3,73,850	\$2.56 (17 80 (0)	\$151.66 \$0.00	Street	50.00
247 16 to	Samy Addition Phase Onc	10	48 1.45	4 10%	Statetan	\$177.62	\$2.501.78	5700-24	\$10807	\$12.14"	\$3,515.74
7927678	Sierly Addition Phase One	410	40 (.43	€ 16%	\$40,026	\$473.62	\$2.741.78	\$200.23	\$108.07	80.09	\$3,543.71
297,5663	Sterly Addition Phase One	511	See Hart	C 1975	\$47,234	1522.03	28 Les 40	8258 17	\$151.06	\$6.00	N 4 1 TO THE
2427477	Seesty Addition Phase One	21)	40° Lots	9 (6%)	\$46.648	8478 60	\$7,741,78	\$200.25 \$200.25	\$128.07 \$128.07	\$0,00 \$048	\$2,843,71 \$3,843,71
25017675 2027674	Sacily Addition Phase One Sucily Addition Phase Osc	10 40	10° 1 (48) 46° 1.688	9 16% 9 16%	246-646 246-646	8478 62 8478 62	\$2,741,78 \$2,741,78	5700.23	\$128.07	80.00	53 543 74
2023an	Surily Addition Phase One	40	40° Lats	0.15%	\$ Ht (UA)	8477-67	52,741.78	8200.23	\$128.07	8 (19)	\$4,543,71
7927677	Sigily Addition Phase One	40	40° Long	9.18%	\$40,046	\$478.60	\$2,741.78	\$20f. <u>1</u> 7	\$108,07	\$6.00	83 543 71
314,214	Stedy Administ Phase One	10	50° Lots	is form.	\$41.274	\$5.50 A C	\$5 (23.34%) 8 1 22 1400	N2 16 12	5 ( 5 4 10K	SOUR	\$4 (74) 7 <sub>1</sub> , 61 (70) 76
393,3670 391,7669	Stody Addition Phase One Seeds Addition Phase One	4a Ag	50' Lots 50' LoE	0 (92). 6 (93).	\$47,734 \$47,784	5558.63 \$558.63	%3-23 4 404 %4-24 4-404	5236 17 5236 17	\$151.06 \$151.06	\$0.00	54 179 76 54 179 76
3977689 3927676	Study Addition Phase One Study Addition Phase One	40	40 Los	U 16%	54 - 754 820 046	\$473.62	\$2.741.78	\$200,25	\$108.07	\$6.00	83.543.71
210,276.20	Signs Addition Please One	40	of Long	0.19%	\$17,371	5558 (-)	\$1.211.00	\$236.17	5153.06	\$1.00	54 179 76
2007561	Sicily Addition Place Onc.	14;	30° Logs	0.15%	\$40° 046	\$473.60	N2 741 78	25ma 53	\$128.97	80466	\$3,545.71
2927839	Siedy Addition Phase One	å1°	101 A 365	1061,	Side (Colder)	\$173.65	N2 544 58	\$200.00	N128 07	\$0.000 \$0.000	6.5 × 47. 70 0.4 × 70. 70
29 <b>27444</b> 2973443	Sigily Andrian Phase One Sigils Addition Phase One	50r 81r	597 Loss 567 Loss	0.59% 9.49%	\$47.254 \$17.564	5348 64 5550 64	83.233.90 83.233.90	\$726.17 \$236.13	\$151.06 \$451.00	\$0.96 \$0.00	S4 179 74 S4 179 %
262,2443	Sight Addition Phase One	59	50 Lots	0.19%	\$47.25 <b>4</b>	244X 44	53 233 96	\$256.17	\$151 da	50.00	54 179 76
1907441	Sacily Addition Phase One	50	501.45	· 10.7	547,134	\$558.63	\$1,711.00	5280 ( F	8454 - 18	Sec (Se)	\$1,179.76
2027446	Santy Addition Phase One	50	50 Lots	6.19%	\$47,234	\$55 <b>8</b> 63	\$8,253.90	\$236.17	\$151.06	SE 00	\$4,179.76
2027149	Stealy Addition Phase One	\$11 515	2011 July 2011 July	13 1 9 to	94 1 29 1	5558 m3 5358 63	\$1.212.mj	5/36 17 5236 17	\$150 pp. \$350 pp.	\$85.00 \$0.00	\$4 (79.76 \$4 (79.76
98.11 (10) 82.11 (10)	Signly Againston Phase One Signly Addition Phase One	51) 50)	50° Los 50° Lois	0.19% 5.19%	\$17,024 \$47,234	55 58 65 55 58 65	\$7,233.90 \$3,733.90	\$230 T7 \$236 \$7	\$151.0% \$151.0%	50.00	\$1159.56
2977475	Sigily Addition Phase One	\$0	50' Logs	0 (~25	542,724	515845	\$3,233,96	\$236.17	\$151.66	\$0.00	84 (79.76
2027134	Sicily Addition Phys., Onc.	16)	101 Lop	0.16%	\$40 546	5471 AV	\$2,741,78	\$200.22	\$128.03	20.00	\$2.545.71
1917438	S.cov Addition Phase One	40	#/ Lots	6.16° <sub>9</sub>	\$40,046	\$473.42	\$7.741.78	\$260.13	\$178.07	\$6.00	83 545 71
2923432	Signly Addition Physic One South Addition Physic Oxy	24) (8)	40 Lyas Jiri Lyas	0.16% 0.16%	\$40,046 \$40,046	5473.60 \$173.60	52 (1) (8 52 74) 78	\$200.23 \$200.23	\$108.07 \$108.07	80 99 80 99	53 543 71 \$5 543 71
2927431 2927439	Sigily Addition Phase One Sigily Addition Phase One	44) (q:	40° Lots 40° Lots	1.16.14	\$40.000	\$473.50 \$473.50	51.741.78	\$200.05	5 28 01	341 -H2	\$ (513.7)
3907409	Sicily Addition Phase One	441	etf Lags	0.56%	\$40 (46	\$473.62	52 741 78	\$200,23	\$128 o7	\$0.00	83,543.71
2927145	Siedy Addition Phase One	~#*	501 i.yts	0.79%	Sec. 11.4	35.58.65	\$3.73.590	8.501.	5251 444	201 120	\$4 (79.36)
1927446	Sigily Addition Phase Onc	546	507 Lats	er punds	\$47,234	\$558.65	\$8,253.90	\$236.17	\$151.66	50 (a.	\$4,179.76
2027417	Sigily Addition Phase On. Storic Addition Phase One	\$1. \$10	™ Les © Las	9 19% a 9 19% a	\$47,754 847,754	5538 63 5538 63	\$5,333.50 \$3,235.40	52 90 17 \$256 17	\$151 HK \$151 HK	S6 (20)	54 (79 %) 54 (79 76
2927448 2927461	Sieriy Addition Phase One Sieriy Addition Phase One	713	50 Lots 50 Lots	9 1875	\$47.734 \$47.754	20.08 cm	\$1.20 s. det	\$236 c 7	\$180 ms	String	54 179 76
212-401	Seems mander in the cite	**	. 4 1154	•	• • •				•		

				Affocation	Outstanding			Additional Interest	Administrative		Annual
Parcel ID	Plat	Lot Size	Lot Sizes	Percentage	Assessment	Principal	Interest	Heserve	Expenses	TIRZ Credit	Installment
2977463	Sicily Addition Phase One	50	50 Lots	0.19%	\$47,234	\$558,63	83 533 60	\$256.17	\$151.66	\$0.00	S4 179 76
20027467	Sucily Addition Please Onc.	Ser	59 Lors	0.10%	\$47,234	8888.63	§ \$ , ? 4 ? **q:	\$250-17	\$151 (0)	\$15 e161	\$4.179.76
2937461	Signly Addition Phase One	40 80	397 Lots	0 19% 0 19%,	847.234	N558 63	53 233 90 83 25 : 90	\$736.17 \$236.17	\$154.96 \$154.96	\$0.90	\$4 179 76 \$4 1 <sup>80</sup> 75
(967460) 292 <b>74</b> 59	Stealy Addition Plans One Stealy Addition Plans One	40	501 Lots 501 Lots	1 (40.	\$45,234 \$47,234	\$548 A3	S3 233 9H	\$236.17	\$151.00	80.00	84 (79.76
295 (188	Sicily Address Place One	, et 1	5011.00	1.194	847.234	X148 m3	\$3 32 kinks	5,36.47	\$15196	80.00	\$4 129 76
2937428	Sigils, Addition Phase One	44:	40° Loss	0.56%	\$40,046	8475.62	82,740,78	\$100.27	\$128.67	89.00	\$5,545,75
2923433	Sigily Addition Phase One	5-1	MC Lots	9 (AP).	541.351	\$2.58(6)	\$3.555.80	5236.17	\$151.08	\$0.065	\$1,159.76
2927455	Sigily Addition Phase One	80	98 Los	0.19%	Na7 234	K458 A3	\$3,233,90	5236-17	\$151.06	\$0.089	\$4,179.76
7957484	Sight Addition Phase One	542	80° 1 ets	41 EQ*_,	\$47.254	3558 p.:	83 23 CMF 83 23 CMF	S136 17 5236 17	\$151.06 \$151.06	\$0.00 \$0.00	84 179 76 84 179 76
2977455 2477462	Sicily Addition Phase One Sicily Addition Phase One	541	567 Lets 80 Lets	0.19%	\$47,774 \$11,334	\$558.65 \$558.65	\$2.73.500	\$276.17	\$151.06	\$6.00	Sa 1 20 Vis
2937451	Sicily Addition Phase One	344	SO Logs	6 19%	847.734	8556.63	\$3,132.90	\$736.17	\$137.06	\$0.00	54 179 76
1927480	Stelly Addition Phase One	415	50° 1 yes	0.19%	\$17,734	33.68 63	53 (13) 90	\$356.17	\$151,00	2000	\$4 (79.76)
2927449	Steely Addition Phase One	3.0	SOF LAG	3 19%	847.734	5558-62	\$3,233,90	\$286.17	\$151.96	St: 00	\$4 (79.76
2927486	Sicily Addition Phase One	ξ <sub>1</sub>	set Logs	i- \$10°°	\$47,354	\$ 5 5 K M T	83 /33 30	\$235.17	\$151.06	N() (10)	N4 179-76
2927466	Stelly Addition Phase Occ	Ороц <b>ПО</b> А 40	Open	District.	NO Storik	\$0.00 \$1.75 %2	80 00 82 74 78	\$0.00 \$500.23	80 (a) 8128 07	\$9.00 \$6.00	\$0.00
2027425	Nicily Addition Phase One Sieily Addition Phase One	41:	at 1 lots 40 lots	0 in%	\$20.046	8473.62	\$2.744.78	\$700.23	\$158.07	Su 20	S3 5 13 74
2027203	Such Addition Physic One	le.	Williams	9 30%	Strictle	5475 o.5	87.744.78	\$500.23	8128-07	Ži v civi	84.543.74
2927402	Sigils, Addition Phase One	40	40° Logs	$0.16^{o}s$	\$40,046	5473.62	82,741,78	\$200.23	\$138.07	\$9.00	83,349,71
2927409	Social Addition Phase One	415	40° 1 or s	6.18%	540 046	8177.62	57711.78	S 26 (4) 2.3	\$128 (6)	\$1,7-101	\$1.43.41
2927400	Soily Addition Phase One	4;1	40°1,445	6.16%	\$40.046	\$473.62	82 741 78	\$366.23	N128 07	\$0.00 \$0.00	\$3.543.71
1077106	Sorly Addition Phase One	2:1	het Lote	9 \$6" 6 \$6#	Storete	9473 63 8473 63	52 741 78 82,741 78	\$200.23 \$200.23	\$428.07 \$128,07	20.00	\$ 8,548.74 83,54 <b>3.7</b> 1
7937398 6677367	Signly Addition Phase One Signly Addition Phase One	49 40	40"   1445 40"   1534	0.16% 0.16%	\$40 046 \$40 046	\$473.60 \$473.60	52.741.78	\$200.27	510837	\$0.00	8134171
7927396	Sigh Addition Phase One	49	#C" Lots	3.15%	\$40,046	N#73 62	S2 741 78	\$200.33	\$128.97	\$41.00	\$7.543.71
39/7/94	Steply Addition Phase One	412	407 Lights	15.455%	\$40.006	\$174.57	52 741 78	\$,990.74	844x 07	\$40.45	\$3,545.71
2937593	Sight Addition Phase One	45	#0" Lots	0.05%	240.000	\$473.63	\$7,741.78	8200-23	\$178.07	\$0.00	85 545 71
5052603	Suraly Addition Physic One	412	10° Lors	0.16%	Nist 5046	\$473.62	S1 741 18	\$ 191.03	\$12007	CO gó Situata	83 543 71 83 543 71
297.7791	Stody Addition Phase One	40	#01 Lots #01 Lots	0.15% 0.16%	\$40,046 \$40,046	\$473.62 \$477.60	\$2,741.78 \$3,741.78	\$260.03 \$260.03	\$178.07 \$178.07	\$0.00 \$6.00	\$1540 J
2927389 2927389	Stelly Addition Phase One Stelly Addition Phase One	46 45	49 Lois	0.1666	\$40,046	S#35.62	\$2 741 7X	\$200.23	5108 07	80.00	\$3,543.71
1627188	Stealy Addition Phase One	144	10 Lors	0.16%	\$10,046	8473 62	82,241,78	\$208.25	5138.0"	Sprint	\$3,543,71
2027404	Sigily Addition Phase One	40	40' Lots	9.16%	840.646	8477.67	52 741 78	5200 13	\$128.07	\$5.00	\$3.543.70
2022408	Sicily Addition Phase One	4-1	40° 1 50s	o freeza	\$40,046	8473.67	52.74, 18	\$200.05	\$128.07	\$ 1 (4)	\$3.843.75
2427406	Sigily Addition Phase Onc	40	40° Logs	0.16%	\$40.046	\$473.50	\$2,741,78	\$200,73	\$128.07	\$0.90	\$3,543,71 \$4,543,71
,054740T	Sicily Addition Phase One	M:	46 Les	0.19%	\$40,046 \$40,046	8173 63 8473 63	\$0.191.78 \$7.744.78	\$200.23 \$200.23	\$128.00 \$128.07	Sec. (9)	\$5.543.71
2929427 7917427	Sicily Addition Phase One Sicily Addition Phase One	46) 193	40° Lots 12° Lots	g jana g kang	\$40,040	5473 6.5 5473 6.5	57 T44 TK	\$200.24	\$128.97	Section	53,343,71
2977471	Sierly Addition Phase One	44)	40 Loss	116%	\$40,046	5472-62	\$3.741.78	\$200,23	\$128.07	\$85.00	\$5,545.71
2012/10	Sigily Addition Phase One	\$1*	4614.668	C tob.	840 (130)	54 % 92	\$7,741,78	\$200.73	\$328.07	\$65.00	\$3.543.74
2927-119	Sierix Addition Phase One	40	40° Ł08	⊕ 16%	510.46	\$473.62	\$2,741.78	\$200,23	5128 07	50.00	82 543 71
4072418	Sacily Addition Phase One	219	407 Lots	1 16"n	Spr (48)	\$173.67	\$2.741.78	\$2001.17	5 (28.47)	50.00	53.543.71
7017417	Sigily Addition Phase One	¥10	≟C' Lets	(6. (% <sup>6</sup> )	\$30.616	\$475.63 \$475.63	\$2,741.78 \$3,741.78	\$200.23	\$128.97 \$128.97	\$0.00 \$0.06	85 545 71 53,545 70
2927416	Sicily Addition Phase One Sight Addition Phase One	40 46	IC Lois 40' Lois	u (6%. € (6%)	Santalan Santalan	\$475.62	50.741.78	\$200.23	\$128.07	SOUR	\$3.545.71
20/2444	Signly Addition Phase One	45)	for both	e lene	84-15-46	\$473.62	52,741,78	\$200.25	8178 0.5	80 (4)	\$4.447.71
7027474	Sicily Addition Phase One	40)	49° Lots	6.16%	\$40,046	5273.63	S2 741 78	\$7000.77	\$138.07	\$0.09	\$3,543,71
29627437	Sigily Addition Physic One	let	40 Lots	7 le*-	\$40,046	S473 nd	52 11 78	\$200.23	\$128.07	Strate	\$ 2 \$ \$ 1 Tg
2907431	Sigily Addition Phase One	40	40° Lots	0.16%	\$49,046	\$475.62	\$2,741,78	8500.53 8500.33	\$128.67 \$128.67	\$00.0 \$6.00	53 543 71 53 544 73
29274 let	Sicily Addition Phase One Sicily Addition Phase One	te: te:	#F Lots	11 16%. 0.36%.	540 046 \$46 646	\$173.62 8473.62	82 744 78 87 741 78	\$200.23	SF28 07	\$6.00	\$3.543.71
3977469 9937498	Sight Addition Phase One Sight Addition Phase One	ta ·	40° 1 (40-	0.16%	Shrida	51/3 (6)	57 144 18	\$200.23	3128.07	545.06	53 34 1 71
2027413	Sicily Addition Phase One	40	40° Logs	416°a	\$40) ((46)	\$177.65	\$2.741.78	8700.73	8108 07	\$9.00	\$2.543.71
er > : 10.5	Socily Addition Phase Onc.	Open HOA	Upon	17.43535	No.	50.00	80.45	\$40.402	SO OL	Section	80.00
2937468	Stelly Addition Phase One	Open HOA	Opera	0.08824	80	80.00	\$0.00	86.70	\$6.06	\$0.00 80.66	\$0.06
503.1830	Sicily Addition Phase One	80	50° Lots	12   47	84 1234	5158.43	\$1.54.50p	\$236.17	\$141 mg	50.489	\$1,70.76 81347.71
7927438	Stock Addition Phase One	40	40' Lors	Or lette Or lette	\$40.046 \$40.546	\$173.42 \$173.62	\$5,741.78 %1.11.18	\$200.25 8,500.25	\$128.07 \$128.07	\$0.000 50.000	\$2,515.11
5937557 5927636	Siedy Addition Phase One Stedy Addition Phase One	40 1 i	P) Lors 40" Lors	0 Jets	\$49.646	\$-73.63	\$1.741.78	N20G-23	\$128.07	\$0.00	83 843 71
102.73.45	Sierly Addition Plans One	40	40° Logs	130%	34111146	S475 62	\$2,744,78	\$200.23	30 ts 95	\$6.60	\$3,347.73
2927534	Stelly Addition Phase One	Aq:	40° Lets	0.06%	\$400 (\$16)	8473.60	87.743.78	\$200.33	NU8 97	\$6.60	53.543.70
3977834	Stelly Addition Phase Onc.	Open BOA	Opco	15 -1-19 24	30	\$1095	51: 19:	×(0.8)	\$(2.50	Section	устан 8 д. 179-76
2927579	Sicily Addition Phase One	567	50 Lots	6: 19% -1:36%	847 334 840 946	\$558.65 \$47 + 65	52 253 90 52 744 75	\$236.17	\$141.06 \$428.07	\$9.00 \$0.00	\$2.543.51
3927578 3927527	Siedy Addition Phase One Sprix Addition Phase One	21. 411	4011 oss 4011 jais	0.16%	S40 Ale	\$473 K2	\$7.741.79	\$709.23	5378407	\$0.00	\$3,545,71
2077576	Sacily Addition Phase One	10	let Lets	0.16%	540 tas	\$473.65	82,741,78	\$ 96 (3)	5408.97	Set for	\$5.545.7
0907804	Sight Addition Phase One	40	40° 1.66s	0.76%	540 946	5473.52	\$2,741.78	\$200.2%	81,58 (4)	\$6.00	83,545,71
260,839	Sicily Addition Physic Onc.	4.1	100 Fors	15 (5)	मंच मोल -	5470.53	85,111,58	5.206- 20	\$1.5x ± 5	Siron	\$ 0,543.78
2977521	Stots Addition Phase One	40	40° Lois	0.16%	\$40,046	\$473.65	\$2,741.78	\$200.23 \$200.23	\$128.07 \$128.07	\$9.79 \$0.00	53 543 71 \$43 74
119,774.70	Signs Addition Phase One	[#)	400 \$ 505	0 (44%) 0 (44%)	\$40 646 \$47 3,54	%47÷ 63 955× 63	50 740 78 \$5,733 99	\$230 17	5154.06	50.00	\$4 (79.76
3927519 2022589	Sigily Addition Phase One sigily Addition Plase On.	eq.	597 Uots 4074 ots	1 .nº	540,045	81.53 (6)	82 743 78	\$200.23	5.2895	\$6.29*	\$3.846.71
297.7546	Sight Addition Phase One	46)	10 Lots	fi Ireta	840 (546	5473 62	82 741 78	\$200.23	\$178.07	\$\$1309	\$3,543,71
2617843	Steely Addition Phase One	40	40° 1 ors	+: 4m"»	\$40,0546	\$4.13 m2	S7 134 7X	\$300.73	SUSC	541 (#6)	\$3,345.31
39,77542	Sicily Addition Phase Oec	16	an Lets	(* 155 <sub>n</sub>	\$40 (46	\$173.62	52.741.78	\$266.23	\$108.07	\$0.00	\$5.545.71
2077538	Saply Addition Phase One	10.	to Los	to term.	Sales (cdr)	3471.62 6472.43	\$2,741.75 82,741.78	5,000,17	\$1,50 m²	\$0.00 \$0.00	53 543 74 53 543 71
2977557	Stock Addition Phase One	40	49 Lots	(5. [45 <sup>2</sup> ])	San gan San Gan	\$4.73.62 \$4.73.40	\$2,741,78 \$2,711,78	8200-23 8200-23	\$128.67 \$128.60	S0 (0) S0 (0)	50 540 74 53 543 73
2927555 2927555	Stoffy Addition Phase One Stoffy Addition Phase One	121  441	er Las ar Lass	0 (6%	\$46.046 \$10.046	5-73-62	52 741 78	8200.23	\$128.67	\$6.00	83 543 70
2923555 2927551	Signs, Addition Phase One Signs, Addition Phase Uni-	ger	h* 1-4s	71 (16 <sup>3)</sup> .	San San San (UA	8473.62	S2 74 78	\$200.23	\$128-07	86.441	51.541.71
2427553	Sigily Addition Phase One	10	40° Lots	0.16%	S-17 140	\$475.62	82.771.78	\$200,03	8128 07	80 36	\$3,545.71
Selection of the	Sicily Addition Phase One	10	402° FaR :	9 John	Special	NI 73 157	K) 541.78	\$200.23	\$138.07	20.00	93 543 71
3927518	San's Addition Phase Que	50	90° Lets	3 19° a	847.234	\$858.63 8373.65	\$5,25,390 \$7,741,78	\$376.17 \$390.73	\$15149 \$178.57	86 66 86 66	\$4.079.76 \$45.545.74
[42.75%]	Scray Addition Phase One South Addition Phase One	40 40	401 Lots <b>4</b> 01 Lots	9 (6%) 0 (6%)	\$40,046 \$46,046	\$473.63 \$473.63	S2 741 78	\$200.73	5 (28 07	\$85.00	\$5.543.71
501,523.72 \$01,5240	Sigily Addition Phase One Sigily Addition Phase One	411	40 Fors	0.1674	540,046	\$471.62	N2 701 78	\$200.20	\$128.67	Stenik)	\$3.543.75
26275.47	Signly Augition Phase One	40	40° Lots	0 16%	Salt 1646	\$475.62	83.741.78	\$200.25	\$128.07	86.60	\$3,543,71
2972546	Sicily Addition Phase One	40	#i Lots	0.16%	Same-offs	3477.003	87.741.78	\$200 (23)	5128 07	Section	\$3.543.71
2927345	Stemy Addition Phase One	4.7	an Lors	3.16%	\$40,046	8477.62	\$3,741,78	\$200-23	4128 97	80 (9)	83 595 71

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				Altocation	Outstanding			Additional Interest	Administrative		/sunual
Parcel ID	Plat	Lot Size	Lot Sizes	Percentage	Assessment	Principal	Interest	Reserve	Expenses	HRZ Credit	Installment
gan 25 ju	Steak: Addition Phase One	40	40" Lots	0.16%	\$40.044	\$473.60	\$2,741.7X	\$200.23	\$1*K#T	\$6 (P)	\$5.445.71
79/7543	Sigily Addinge Phase One	40	40° Lots	0.16° a	540 046	\$475.62	82 741 78	\$200.23	\$128.07	50.00	\$2.545.71
2927550	Steph Addition Phase One	50	80° Ligro	o pro	847.284	\$558.67	53 233 901	5235.17	\$131.06	Service	84 J M 76
2027817	Sigily Addition Phase One	50	50' Lots	o) [42] .	847.234	5558 63	53, 232, 90	\$236.57	\$151.06	\$0.00	SJ 179 76
2027516	Signly Addition Phase One	59	Seri Evins	1.158%	847 134	5558.65	\$3, \$5,5000	\$236.17	\$151.96	\$0.00	54 129 26
2927515	Sicra Addition Phase One	50	90° Lors	\$1 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\$47.234	\$558.63	\$3,755.90	\$736.17	\$151.06	S0 CU	84 179 76
2027488	Sandy Addition Phase On.	411	SC Lock	0.19%	\$17.733	\$538.65	\$1,743.90	8236.17	5154.96	Stron	\$1.176.76
2927487	Sigily Addition Phase One	59	SELL ocs	2) (19%)	547,234	\$558.63	\$3,233.90	\$226.17	\$131.05	86.66	\$4 179.76
20,27 (86)	Sigily Addition Phase Onc.	510	97166	1.9%	817,334	\$5.53.63	\$3,734.800	5236.17	\$151.06	560,000	\$4.500.00
2927483	Sigily Addition Phase One	50	50' Loss	6.19%	\$47.254	5558.63	83 233 90	\$276.17	\$151.06	50.00	54 179 76
1977484	Sigily Addition Phase One	519	807 Fees	0.39%	547.754	575875	\$3,233.90	8,736 [7]	\$:31.06	\$65.00	\$4,179.76
2927487	Sieds Addition Phase One	50	SP Lots	0 10%	547.234	5558 63	83,232.90	8236 17	\$151.06	\$9.00	\$4 179 76
3927483	Sixily Addition Phase One	30	5011-048	4. 19%	\$17.24	8558.53	\$1.233.96	S258 17	\$151.96	\$4000	84 170 %
1077489	Sicily Addition Phase Ouc	50	50° Luta	1: IC*4	847.534	8558 63	\$7.772,00	5236-17	\$151.06	\$0.00	\$4 179 76
192 180	Sierly Audition Phase One	No	3011.46	40 \$10°%	547.244	455% 63	\$3, 343,000	5.556 (**	\$451.96	89.70	\$1150.56
1917478	Sieds Addition Phase One	50	50° Lots	6.19%	\$47.234	\$338.65	83 244 90	\$536.17	\$151.66	\$0.00	84 179 76
2927476	Sieils Addition Phase One	500	50° Lors	1.19%	\$17.284	\$ ~ 5 B 1/3	83,233,540	5736 . 7	\$1-146	8000	\$4,479.76
2927475	Sigily Addition Phase One	50	500 (2015	0.19%	847 234	55.58-63	\$5,233.40	\$236.17	\$151.66	80 99	\$4,179.76
38127474	Steely Addition Phase One	419	sir Links	o para	\$17,231	3448 93	83 25 6 mg	5220.37	Station	80.00	84 3 59 36
2927473	Sight Addition Phase One	50	50' 1 ets	9 -9-4	\$17,331	\$558.45	\$3,243,000	8236 17	\$131.06	\$0.00	\$1 179.76
241 p. 12 p.	Sigh Addition Phase One	40	50° Loas	1- ]u*.	347 (34	5558.05	55,733.44	8236-47	\$151.59	Society	\$4,179.76
2927171	Sign Addition Phase One	40	50' Less	0.14-4	542.234	\$558.63	\$1,713,90	\$236,17	\$151.46	80.00	\$4.,79.76
293,7479 293,7479		50 50	50° L Ma	14   50m <sup>2</sup>	\$42,214	5558.67	\$1,215.90	8236.17	\$151 on	Section .	\$4 (79) %
	Stealy Addition Phase One	40	40 Lois	14 16° a	\$49,046	\$473.62	82 741 78	\$200 17	\$178.97	50.69	83.543.71
292.7560 2927.693	Sieds Addition Phase One		so Lors	0 (40%)	S4" 234	55°8 43	NS 23 5 90	\$756.1	\$151.00	\$0.00	84 179 76
	Surely Addition Physic One	50	Str Lots	6 14m	547 254	5558 63	83 233 90	\$236,57	\$131.06	\$9.60	5+179.76
3427446	Siedy Addition Phase One			0.10%	247,534	5558 63	53 / 13 90	\$736.17	\$151.06	Sicon	\$1179.76
2027514	Sucity Addition Place One	4/1	Stillings	6 19%	NAT 234	8558.63	52.233.96	\$336.47	\$151.06	\$0.00	54 179 76
3937513	Siedy Addition Phase One	80	50° Lois					\$135.17 \$236.17	\$131.06	Selector	\$4,779.76
2972842	Sicily Addition Phase One	Sri	Set Exite	11   sheet,	547 784	\$558.03	\$1,535.90		\$151.06	50 00	€4 179 76
2927511	Storiy Addition Phase One	50	50° Lots	0.19%	\$47,374	8358 63	NS 255 90	\$236.17		Sec. () ()	\$4.79.76
1977540	Study, Addition Phase One	50	Str. Borgs	0.19%	847.734	\$558.03	\$4.233.40	\$156 L7	\$154.96 \$0.00	Str 90	Sp. 00
2422504	Sicris, Addition Phase One	Open HQA	Орол	0.00%	SI	80.00	\$5.00	S0 90		50.70	States
365 (208)	Stelly Addition Phase One	Орец НОА	Ogsar	J. (81)**	80	\$12,000	\$[+ :#1	\$6.090	Minim	\$0.00	S- 179 76
3927495	Sier's Addition Phase One	50	80' Lets	3 (8°%)	\$47.234	N558 63	85 23 ( 90	\$335.17	\$151.06	Service	34 (79.76
Act a result of	Sacily Addition Phase One	807	30/ Late	·- 19%	St 1.04	\$558.65	\$1.25 1.00	\$276.17	\$153.06	50.00	
2927504	Signb. Addition Phase One	50	50° Loss	0 10c?	\$47,234	\$558.63	84 233 90	\$236.17	\$151.06	S0 (9)	84 179 76
207.7502	Sicily Addition Phase One	4.1	SW Lors	or jur."	847.234	5558.455	24 124 00	\$156.17	\$151.00		\$4 (79.76)
2927501	Sigily Addition Phase One	50	50' Lots	18 1450	\$47,334	\$558.63	\$3,233,90	S236-17	\$151.06	\$9.00	54 129 76
505,5800	Sicily Addition Phase One	Set	Sm Lots	0. 10°%	847.731	\$5.58 (g)	53 (35 5 90)	5235 17	\$154.06	NUMBER	51,179.54
2027,100	Sicily Addition Phase One	50	50 bots	9-19%	847,234	\$558.63	\$3,233.90	\$236.17	\$131.06	\$6.00	\$4,179.76
20,7740%	Sanly Addition Place One	541	50° Lors	0.1825	24,2 154	2558.93	23, 23, 2, 40	\$256 IT	\$15149	\$6.00	N1 (79) hs
\$45,5445	Sigily Addition Phase One	50	50° Lots	0.10%	847.234	\$558.67	83,777,90	\$236.17	\$151.06	\$0.00	84 179 76
216.7.5464	Sicily Addition Phase One	54	METAUS	11 (May )	547.739	27.28 mg	\$1,373,90	\$2.96 T	\$151.00	\$45 (0)	\$1 (20.7)
3927697	Sigily Addition Phase One	46	46° Lets	O inºa	\$40,046	8473 63	\$2,741.78	\$200.23	\$128.07	50.00	53 543 71
Total				100,00%	\$24,774,000	\$293,000.00	\$1,6%,180.00	\$123,876.00	\$79,232,00	\$0.00	\$2,192,282,00

# <u>APPENDIX B-2</u> IMPROVEMENT AREA #1 TIRZ CREDIT CALCULATION – 2025-26

<u>Appendix B-2</u> Improvement Area #1 TIRZ Credit Summary - 2025-26

•		·· <del></del>	2024 Incremental	Percentage of Incremental	· · · · · · · · · · · · · · · · · · ·
Parcel ID	2024 Taxable Value	Base Year Value	Taxable Value	Taxable Value	TIRZ Credit
2844047	\$8,274,264,98	\$8,276,432.55	\$0.00	-	\$0.00
2927386	\$8,879,83	\$8,882.16	\$0.00	•	\$0.00
2927618	\$14,547,43	\$14,551.24	\$0.00	-	\$0,00
2927617	\$14.547.43	\$14,551,24	\$0.00	-	\$0.00
2937616	\$14,547.43	\$14,551.24	\$0,00	<del>-</del>	\$0.00
2927615	\$14,547.43	\$14.551.24	\$0.00	-	\$0.00
2927614	\$14.547.43	814,551.24	\$0.00	-	\$0.00
2927613	\$14,547,43	\$14,551.24	\$0.00	-	\$0.00
2927612	\$14,547.43	\$14,551,24	\$0.00	-	\$0.00
2927611	\$14,547.43	\$14.551.24	\$0.00	-	\$0.00
2927610	\$14.547.43	\$14,551.24	\$0.00	_	\$0.00
2927609	\$14,547.43	\$14.551.24	\$0.00	_	\$0.00
2927608	\$14.547.43	\$14,551,24	\$0.00	_	\$0.00
2927607	\$8,879.83	\$8,882.16	\$0.00	_	\$0.00
2927606	\$8,879.83	\$8,882.16	\$0.00	_	\$0.00
2927605	\$8.879.83	\$8,882.16	\$0.00	_	\$0.00
2927603	\$8.879.83	\$8,882.16	S0 00		\$0.00
	\$0.00	\$0.00	\$0.00	<u>-</u>	\$0.00
2927619				-	\$0.00
2927620	\$0.00	\$0.00	\$0.00	-	\$0.00
2927622	\$14.547.43	\$14,551.24	\$0.00	•	
2927623	\$14,547.43	\$14,551,24	\$0,00	-	\$(0,00)
2927642	\$0.00	\$0.00	\$0.00	-	\$0.00
2927639	\$14,547,43	\$14,551.24	\$0.00	•	\$0.00
2927638	\$14.547.43	\$14.551.24	\$0.00	-	S0 00
2927617	\$14.547.43	\$14,551.24	\$0.00	-	\$0.00
2927636	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927635	\$14,547.43	\$14,551,24	<b>\$</b> 0 (10	-	\$0,00
2927634	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927603	\$8,879,83	\$8,882.16	\$0,00	-	\$0.00
2927633	\$14,547.43	\$14.551.24	\$0.00	-	\$0.00
2927631	\$14,547.43	\$14.551.24	\$0.00	-	\$0.00
2927630	\$14.547.43	\$14,551.24	\$0.00	-	\$0.00
2927629	\$14,547,43	\$14,551.24	\$0.00	-	\$0.00
2927628	\$14,547.43	\$14,551.24	\$0.00	•	\$0.00
2927627	814,547.43	\$14,551.24	\$(1 (n)	-	\$0.00
2927625	\$14 547 43	\$14,551,24	\$0.00	-	\$0.00
2927624	\$14,547.43	\$14,551,24	\$0.00	_	\$0.00
2927632	\$14.547.43	\$14,551.24	\$0.00		\$0.00
2927644	\$14,547.43	\$14.551.24	\$0.00 \$0.00	_	\$0.00
	\$8.879.83	\$8,882.16	\$0.00		\$0.00
2927602	\$8,879,83	\$8,882 16	\$0.00	_	\$0.00
2927600				_	\$0.00
2927577	\$8.879.83	\$8.882.16	\$0.00	•	\$0.00
2927576	\$8,879.83	\$8,882 16	\$0.00	•	
2927575	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927574	\$8,879.83	\$8 882 16	\$0.00	-	\$0.00
2927573	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927572	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927571	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927570	\$8,879,83	\$8.882.16	\$0.00	-	\$0.00
2927569	\$0.00	\$0.00	\$0.00	-	\$0.00
2927568	\$0.00	\$0.00	\$0.00	-	\$0.00
2927567	\$8,879.83	\$8,882,16	\$0.00	-	\$0.00
2927566	\$8,879.83	\$8,882-16	\$0.00	-	\$0.00
2927565	\$8,879.83	\$8.882.16	\$0.00	-	\$0.00
2927564	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
	\$8,879.83	\$8,882.16	\$0.00	•	\$0.00
2927563	30.07.03				
2927563 2927578	\$8,879.83	\$8 882 16	\$0.00	-	\$0.00

				Percentage of Incrementa	
Parcel ID	2024 Taxable Value	Base Year Value	Taxable Value	Taxable Value	TIRZ Cred
2927580	\$14,547.43	\$14,551,24	\$0.00	-	\$0.00
2927582	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927599	\$8,879.83	\$8,882 16	\$0.00	-	\$0.00
2927598	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927597	\$8,879.83	\$8,882.16	\$0,00	-	\$0 (0)
2927596	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927595	\$8,879,83	\$8.882.16	\$0.00	-	\$0.00
2927594	\$8,879.83	\$8,882.16	\$0.00	•	\$0.00
2927593	\$8,879.83	\$8.882.16	\$0.00	-	\$0.00
2927601	\$8.879.83	\$8.882.16	\$0.00	•	\$0.00
2927592	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927590	\$0.00	\$0.00	\$0.00	•	\$0.00
2927589	\$14,547.43	814,551,24	\$0.00	-	\$0.00
2927588	\$14,547.43	\$14,551.24	\$0.00	•	\$0.00
2927587	\$14,547.43	\$14,551,24	\$0.00	-	\$0.00
2927586	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927584	\$14.547.43	\$14.551.24	\$0.00	-	\$0.00
2927583	\$14.547.43	\$14,551,24	\$0.00	-	\$0.00
2927591	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927645	\$14.547.43	\$14,551,24	\$0.00	-	\$0.00
2427646	\$14,547.43	\$14,551.24	\$0.00	•	\$0.00
2927647	\$14.547.43	\$14.551.24	\$0,00	•	\$0.00
2927708	\$8,879.83	\$8,882 16	\$0.00	•	\$0.00
2927707	\$8.879.83	\$8.882.16	\$0.00	•	\$0.00
292770h	\$8 879 83	\$8,882-16	\$0.00	•	\$0.00
2927705	\$8,879.83	\$8.882 16	\$0.00	•	\$0.00
2927701	\$8,879.83	\$8,882 16	50 00	•	\$0.00
2927703	\$8.879.83	\$8.882 16	\$0.00	-	\$0.00
2927702	\$8.879.83	\$8.882.16	Str (H)	-	\$0.00
2927701	\$14.547.43	\$14,551,24	\$0.00	•	S0 00
2927700	\$14,547.43	\$14,551,24	\$0.00	•	\$0,00
2927699	\$8,879,83	\$8,882.16	\$0.00	•	\$0.00
2927698	\$8,879.83	\$8,882.16	\$() (H)	-	\$0,00
2927696	\$8,879.83	\$8.882.16	\$0,00	-	\$0.00
2927695	\$8,879,83	\$8,882 (6)	\$0.00	-	\$0.00
2927694	\$8,879.83	\$8,882.16	\$0.00	•	\$0,00
2927693	\$8,879.83	\$8,882,16	\$0.00	-	\$0.00
2927709	\$8.879.83	\$8,882.16	\$0.00	•	\$0.00
2927710	\$8.879.83	\$8.882.16	\$0,00	•	\$0.00
2927711	\$8.879.83	\$8,882.16	\$0.00	•	\$0.00
2927712	\$8.879.83	\$8,882.16	\$0,00	-	\$0.00
2927585	\$14,547.43	\$14.551.24	\$0,00	-	\$0.00
2927581	\$14,547.43	\$14,551.24	\$0.00	•	\$0.00
2927525	\$8,879,83	\$8,882 16	\$0.00	•	\$0.00
2927503	\$14.547.43	\$14,551.24	\$0.00	-	\$0.00
2927494	\$14.547.43	\$14,551,24	\$0.00	•	\$0,00
2927491	\$14.547.43	\$14,551,24	\$0.00	•	\$0.00
2927490	\$14.547.43	\$14,551.24	\$0.00	-	\$0.00
2927692	\$8.879.83	\$8,882-16	\$0.00	•	\$0.00
2927481	\$14,547,43	\$14.551.24	\$0.00	-	\$0.00
2927395	\$8 879 83	\$8,882-16	\$0.00	-	\$0.00
2927643	\$14.547.43	\$14,551.24	\$0.00	•	\$0.00
2927521	\$8,879.83	\$8,882 16	\$0.00	-	\$0.00 50.00
2927493	\$14.547.43	\$14,551.24	\$0.00	•	\$0.00
2927477	\$14.547.43	\$14.551.24	\$0.00	-	\$0.00
2927437	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927713	\$0,00	\$0.00	\$0.00	-	\$0.00
2927424	\$8.879.83	\$8,882.16	S0 00	•	\$0.00
2927691	\$8,879.83	\$8,882 16	\$0.00	-	\$0,00
2927690	\$8.879.83 \$8,879.83	\$8,882.16 \$8,882.16	\$0.00	•	\$0.00 \$0.00
2927689			\$0,00		

<del> </del>	<u>, , , , , , , , , , , , , , , , , , , </u>		2024	P	
Power ID	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Credit
2927664	\$8.879.83	\$8.882.16	\$0.00	- Taxable Value	\$0.00
2927663	\$8,879.83	\$8.882.16	\$0.00	-	\$0.00
2927662	\$0.00	\$0.00	\$0.00	_	\$0.00
2927661	\$14.547.43	\$14,551,24	\$0.00		\$0,00
2927659	\$0.00	\$0.00	S0 00	_	\$0.00
2927658	\$14.547.43	\$14.551.24	\$0.00	_	\$0.00
2927657	\$14,547.43	\$14.551.24	\$0,00	_	\$0.00
2927665	\$8,879.83	\$8.882.16	\$0.00	,	\$0.00
2927656	\$14,547.43	\$14.551.24	\$0.00	_	\$0.00
2927654	\$14,547,43	\$14.551.24	\$0.00	_	\$0.00
2927653	\$14,547,43	\$14.551.24	\$0.00	_	\$0.00
2927652	\$14.547.43	\$14.551.24	\$0.00	_	\$0.00
2927651	\$14.547.43	\$14.551.24	\$0.00	_	\$0,00
2927650	\$14,547,43	\$14,551,24	\$9,00	•	\$0,00
2927649	\$14,547.43 \$14,547.43	\$14,551.24 \$14,551.24	\$0.00	-	\$0.00
			\$0,00	-	\$0.00
2927648	\$14,547,43	\$14.551.24		-	\$0.00
2927655	\$14,547.43	\$14,551,24	\$0.00	•	S0.00 S0.00
2927562	\$8,879.83	\$8.882 to	\$0.00	-	\$0.00
2927666	\$8,879.83	\$8.882.16	\$0.00	-	
2927668	\$14,547.43	\$14.551.24	\$0.00	-	\$0.00
2927688	\$8.879.83	\$8.882 16	\$0.00	•	\$0.00
2927687	\$8,879,83	\$8.882 16	\$0.00	-	\$0.00
2927686	\$8.879.83	\$8,882.16	\$0.00	•	\$0.00
2927685	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927680	\$0.00	\$0.00	S0 00	-	\$0.00
2927679	\$8,879.83	\$8,882 16	\$0.00	-	\$0.00
2927678	\$8.879.83	S8,882.16	\$0.00	•	\$0.00
2927667	\$14,547,43	\$14,351.24	\$0.00	-	So 00
2927677	\$8,879.83	\$8.882.16	\$0.00	-	\$0.00
2927675	\$8,879.83	\$8.882.16	\$0,00	-	\$0.00
2927674	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927673	\$8,879.83	\$8.882.16	\$0.00	-	\$0.00
2927672	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927671	\$14,547.43	\$14.551.24	\$0,00	-	\$0.00
2927670	\$14.547.43	\$14,551,24	\$0.00	•	\$0.00
2927669	\$14,547.43	\$14.551.24	\$0.00	-	\$0.00
2927676	\$8,879.83	\$8.882.16	\$0.00	•	\$0.00
2927626	\$14.547.43	\$14,551,24	\$0.00	•	\$0.00
2927561	\$8.879.83	\$8,882.16	\$0.00	•	\$0.00
2927559	\$8,879.83	\$8,882,16	\$0.00	-	\$0,00
2927444	\$14.547.43	\$14,551,24	\$0.00	-	\$0.00
2927443	\$14.547.43	\$14,551,24	\$0.00	-	\$0.00
2927442	\$14.547.43	\$14.551.24	\$0.00	•	\$0.00
2927441	\$14,547.43	\$14,551,24	\$0.00	•	\$0.00
2927440	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927439	\$14,547,43	\$14,551,24	\$0.00	•	\$0,00
2927438	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927436	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927435	\$14,547.43	\$14,551.24	\$0,00	•	\$0.00
2927434	\$8,879,83	\$8,882.16	\$0.00	-	\$0,00
2927433	\$8,879.83	\$8,882.16	\$0.00	•	\$0.00
2927432	\$8,879.83	\$8,882,16	\$0.00	-	\$0.00
2927431	\$8.879.83	\$8,882.16	\$0.00	•	\$0.00
2927430	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927429	\$8,879.83	\$8,882,16	\$0.00	•	\$0.00
2927445	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927446	\$14.547.43	\$14.551.24	\$0.00	•	\$0.00
2927447	\$14,547.43	\$14,551,24	\$0.00	-	\$0.00
2927448	\$14,547.43	\$14,551,24	20.00	-	\$0.00
2927464	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927463	\$14,547.43	\$14,551.24	\$0.00	•	\$0.00

			2024 Incremental	Percentage of Incremental	
Parcel ID	2024 Taxable Value	Base Year Value	Taxable Value	Taxable Value	TIRZ Credit
2927462	\$14,547,43	\$14,551,24	<b>\$</b> 0.00	<del>-</del>	\$0.00
2927461	\$14.547.43	\$14,551,24	\$0.00	÷	\$0.00
2927460	\$14.547.43	\$14.551.24	\$0.00	-	\$0.00
2927459	\$14.547.43	\$14.551.24	\$0.00	-	\$0.00
2927458	\$14.547.43	\$14,551,24	\$0.00	-	\$0.00
2927428	58.879 83	\$8,882.16	\$0.00	-	\$0.00
2927457	\$14.547.43	\$14.551.24	\$0,00	-	\$0.00
2927455	\$14.547.43	\$14.551.24	\$0.00	•	\$0.00
2927454	\$14.547.43	\$14.551.24	\$0.00	-	\$0.00
2927453	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927452	\$14,547.43	\$14,551,24	\$0.00	-	80 00
2927451	\$14.547.43	\$14.551.24	\$0.00	•	50.00
2927450	\$14,547,43	\$14,551.24	\$0.00	•	\$0.00
2927449	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927456	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927466	\$0.00	S0 00	S0 00	•	\$0.00
2927427	\$8,879,83	\$8,882.16	\$0.00	-	\$0,00
2927425	\$8,879,83	\$8.882 16	\$0.00	-	\$0.00
2927403	\$8,879,83	\$8,882.16	\$0,00	-	\$0.00
2927402	\$8,879,83	\$8,882.16	\$0.00	-	\$0.00
2927401	\$8 879 83	\$8,882.16	\$6.00	-	\$0.00
2927400	\$8.879.83	\$8.882 16	\$0.00	-	\$0.00
2927399	\$8,879,83	\$8.882.16	\$0.00	-	\$0.00
2927398	\$8,879.83	\$8.882 16	\$0.00	-	\$0.00
2927397	\$8,879.83	\$8,882,16	\$0.00		80 00
2927396	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927394	\$8.879.83	\$8.882.16	Sti 00	-	<b>\$0</b> (0)
2927393	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927392	\$8,879,83	\$8,882.16	\$0.00		\$0.00
2927391	\$8.879.83	\$8,882.16	\$0.00		\$0.00
2927390	\$8,879.83	\$8,882.16	\$0.00	-	SO 00
2927389	\$8.879.83	58,882 16	\$0.00	-	\$0.00
2927388	\$8.879.83	\$8,882.16	\$0,00	-	\$0.00
2927404	\$8,879,83	\$8.882.16	S0 00	•	\$0.00
2927405	\$8,879.83	\$8,882 16	\$0,00		\$0.00
2927406	\$8.879.83	\$8,882.16	\$0.00		\$0.00
2927407	\$8,879.83	\$8.882 16	\$0.00	-	\$0.00
2927423	\$8.879.83	\$8,882 16	\$0.00		\$0.00
2927422	\$8,879,83	\$8,882-16	SU OU	-	\$6,00
2927421	\$8.879.83	58.882.16	SO 00		\$0,00
2927420	\$8,879.83	\$8,882.16	\$0.00	-	\$6,00
2927419	\$8,879.83	\$8.882.16	<b>\$</b> 0 00	-	SO 00
2927418	\$8,879.83	\$8,882,16	\$0,00	_	\$0.00
2927417	\$8.879.83	\$8,882.16	\$0.00	_	\$0.00
2927426	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927416	\$8,879.83	\$8,882.16	\$0.00		\$0.00
2927414	\$8,879,83	\$8,882 16	\$0.00	_	\$0.00
2927413	\$8,879,83	\$8.882.16	\$0.00		\$0.00
2927412	\$8,879.83	\$8,882.16	\$0.00	_	\$0.00
2927411	\$8.879.83	\$8.882.16	\$0.00	_	\$0.00
2927410	\$8,879.83	\$8.882.16	\$0.00	_	\$0.00
			\$0.00	_	\$0.00
2927409	\$8.879.83	\$8,882 16 \$8,882 16	\$0.00	- -	\$0.00
2927408	\$8,879.83 \$0.970.93	\$8,882,16	S0.00 S0.00	· .	\$0.00
2927415	\$8.879.83 \$0.00	\$8,882.16 \$0.00	\$0.00	• -	\$0.00 \$0.00
2927467	\$0.00			- -	\$0.00
2927468	\$0.00	\$0,00	\$0.00 \$0.00	-	
2927470	\$14,547.43	\$14.351.24	\$0,00	-	\$0.00 \$0.00
2927538	\$8.879.83	\$8.882.16	\$0.00	•	\$0.00
2927537	\$8,879 83	\$8.882.16	\$0.00	-	\$0.00 \$0.00
2927536	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927535	\$8,879.83	\$8.882.16	\$0.00		\$0,00

Parcel ID	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Credit
2927534	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927531	\$0,00	\$0.00	\$0.00		\$0.00
2927529	\$14,547,43	\$14,551.24	\$0.00	-	\$0.00
2927528	\$8.879.83	\$8.882-16	\$0.00	-	\$0.00
2927527	\$8,879.83	\$8.882 16	\$0,00	•	\$0.00
2927526	\$8,879.83	\$8,882,16	\$0,00	-	\$0.00
2927524	\$8.879.83	\$8.882 16	\$0.00	-	\$0.00
2927523	\$8,879.83	\$8,882 16	\$0.00	-	\$0,00
2927522	\$8,879,83	\$8,882.16	\$0.00	•	\$0.00
2927520	\$8,879,83	\$8,882.16	\$0,00	-	\$0.00
2927519	\$14,547.43	\$14.551.24	S0 00		\$0.00
2927539	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927540	\$8.879.83	\$8,882,16	\$0.00	-	\$0.00
2927541	\$8,879.83	\$8.882.16	\$0.00	-	\$0.00
2927542	\$8,879.83	\$8.882.16	\$0.00	•	\$0.00
2927558	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927557	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927556	\$8,879.83	\$8,882-16	\$0.00	-	\$0.00
2927555	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927354	\$8,879.83	\$8,882.16	\$0,00	-	\$0.00
2927553	\$8.879.83	\$8,882.16	\$0.00	•	\$0.00
2927552	\$8,879.83	\$8,882 16	\$0.00		\$0,00
2927518	\$14,547,43	\$14,551,24	\$0.00	-	\$0.00
2927551	\$8,879.83	\$8,882 16	\$0.00	-	\$0.00
2927549	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927548	\$8,879.83	58,882 16	\$0,00	-	\$0.00
2927547	\$8,879.83	\$8.882.16	\$0.00	-	\$0.00
2927546	\$8,879.83	\$8,882.16	\$0,00	_	\$6.00
2927545	\$8.879.83	\$8,882.16	\$0.00	-	\$0.00
2927544	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
2927543	\$8.879.83	\$8,882.16	S0 00	-	\$0.00
2927550	\$14,547.43	\$14,551,24	\$0.00	-	\$0,00
2927517	\$14.547.43	\$14,551,24	\$0.00	_	\$0.00
2927516	\$14,547.43	\$14.551.24	\$0.00	-	\$0.00
2927515	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927488	\$14,547,43	\$14,551,24	\$0.00	_	\$0.00
2927487	\$14,547.43	\$14.551.24	\$0.00		\$0.00
2927486	\$14,547.43	\$14.551.24	\$0 (0)		\$0.00
2927485	\$14.547.43	\$14,551.24	\$0.00		\$0.00
2927484	\$14.547.43	814,551,24	\$0.00	_	\$0.00
2927483	\$14,547,43	\$14.551.24	\$0.00	-	\$0.00
2927482	\$14.547.43	\$14,551.24	\$0,00		\$0.00
2927489	\$14,547.43	\$14.551.24	\$0.00	_	\$0.00
2927480	\$14.547.43	\$14,551.24	\$0.00	_	\$0.00
2927478	\$14,547.43	\$14,551,24	\$0.00	•	\$0.00
2927476	\$14,547.43	\$14,551.24	\$0.00		50 00
2927475	\$14.547.43	\$14,551.24	\$0.00	_	50 00
2927474	\$14,547,43	\$14,551.24	\$0.00	_	\$0.00
2927473	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927472	\$14,547.43	\$14.551.24	\$0.00	_	\$0.00
2927471	\$14.547.43	\$14,551.24	\$0.00	_	\$0.00
2927479	\$14,547.43	\$14,551,24	\$0.00		\$0.00
2927560	\$8.879.83	\$8,882.16	\$0.00		\$0.00
2927300	\$14,547.43	\$14,551.24	\$0.00		\$0.00
2927496	\$14,547.43	\$14,551.24	\$0.00		\$0.00
2927514	\$14,547,43	\$14,551.24	\$0.00		\$0.00
2927513	\$14.547.43	\$14.551.24	\$0.00	_	<b>\$0</b> 00
2927513 2927512	\$14,547,43 \$14,547,43	\$14.551.24 \$14.551.24	\$0.00		\$0 (b)
2927512		\$14,551.24	\$0.00	-	\$0.00
1471311	\$14,547.43	カモナルファレ ムナ	30.00	<del>-</del>	
2927510	\$14,547.43	\$14,551.24	\$6.00	_	\$0.00

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Parcel ID	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Credit
2927508	\$0.00	\$0.00	\$0.00	•	\$0.00
2927495	\$14,547.43	\$14.551.24	\$0.00	•	\$0.00
2927507	\$14,547.43	\$14,551.24	<b>\$</b> 0 (R)		\$0.00
2927504	\$14,547.43	\$14,551.24	\$0,00	-	\$0.00
2927502	\$14.547.43	\$14.551.24	\$0.00	-	\$0,00
2927501	\$14,547,43	\$14,551.24	\$0.00	•	\$0.00
2927500	\$14,547.43	\$14,551.24	\$0.00	-	\$0,00
2927499	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927498	\$14.547.43	814.551.24	\$0.00		\$0,00
2927497	\$14,547,43	\$14,551.24	\$0.00	•	\$0.00
2927505	\$14,547.43	\$14,551.24	\$0.00	-	\$0.00
2927697	\$8,879.83	\$8,882.16	\$0.00	-	\$0.00
Total	\$11,722,041.78	\$11,725,112.54	\$0.00	-	\$0.00

# APPENDIX C MAJOR IMROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2025-26

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# Appendix C Major Improvement Area Assessment Roll Summary - 2025-26

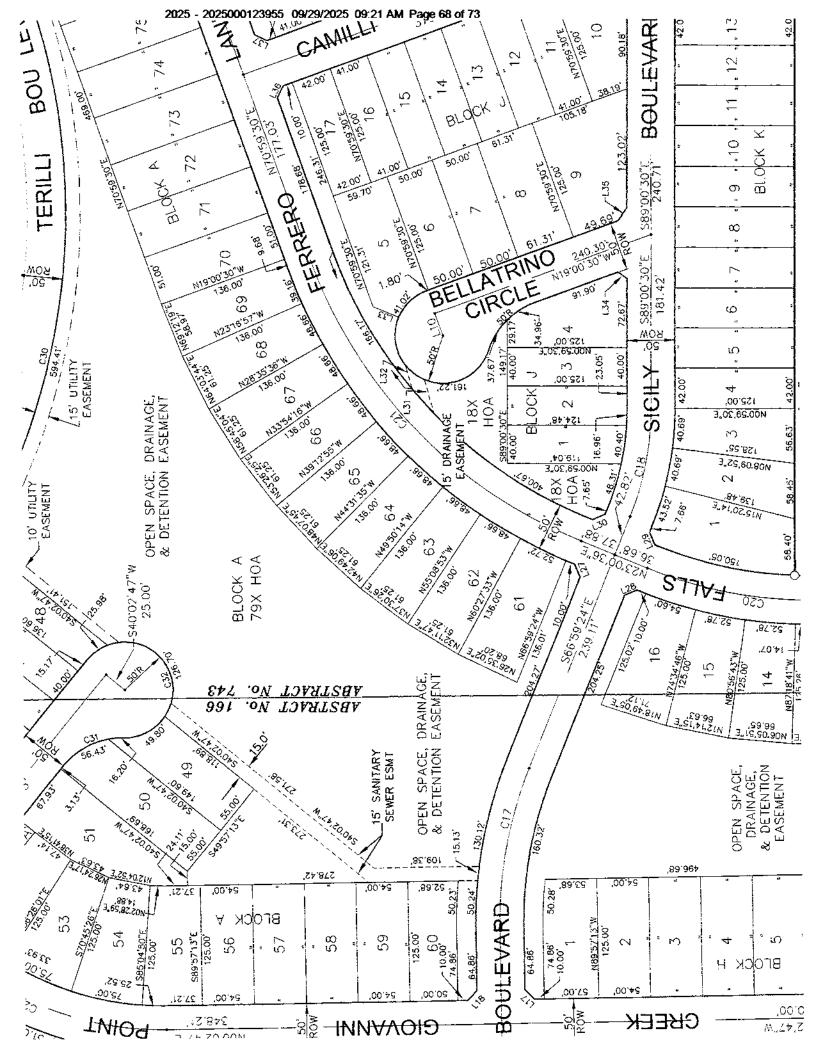
			Allocation						·—
Parcel ID	Plat	Let Type	Percentage	Outstanding Assessment	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Annual Installment
(6)77-(1)	N. 4	Various	\$2.93°	\$1,646,976	\$18,108.71	\$120,088.84	58,234.88	\$18 l6 i 89	\$164.494.32
1073956	N.A.	Various	48.13%	\$1,458 (84	\$38,023.18	\$054,0 <b>H2</b> ,07	\$17,290,92	\$3\$,134.84	\$347.49(3)
11808/19	<b>\ \</b> \	Vactous	12 424 4	\$928.058	810/2014 2	\$68,176,76	\$4 (84) (20)	510 23 1 08	893-284-78
2121827	NA	Various	16 93%	\$1,151,782	\$12,663.99	\$84,511,28	\$5,758.93	\$12,701.18	\$1.15,735.36
l'otai	•		100.00%	\$7,185,000	\$79,000.00	\$527,818,75	\$35,925,00	\$79,232,00	\$721,975,75

## APPENDIX D FINAL PLATS

POSTSTATE OF

3,4

27



seconds East, along the proposed north right-of-way line of said Del Rey Drive,

th a cap stamped "USA INC." set for corner,

s 30 seconds West, a distance of 50.00 feet to a 1/2 iron with a cap stamped ed south right-of-way line of said Del Rey Drive; 330 seconds West, along the proposed south right-of- way line of said Del Rey south right-of-way line of said Del Rey Drive with the east right-of-way line of iron with a cap stamped "USA INC." set for the northeast corner of a corner

s 45 seconds West, along said corner clip, a distance of 14.14 feet to a 1/2 iron the east right-of-way line of said Cremini Falls for the southwest corner of said

s 30 seconds West, along the proposed east right-of-way line of said Cremini iron with a cap stamped "USA INC." set for corner,

s 34 seconds West, a distance of 58.38 feet to a 1/2 iron with a cap stamped sed west right-of-way line of said Cremini Falls for the proposed southeast osed Sicily Addition;

5/8 inch iron rod found for the northeast corner of a 24.57 acre tract conveyed to the south line of said proposed Sicily Addition, a total distance of 1,465.91 feet ded in instrument No. 20161117001562600, of said Official Public Records, s 26 seconds West, along the south line of said proposed Sicily Addition, ed "USA INC." set for corner;

ars South 75 degrees 07 minutes 56 seconds West, a chord distance of 306.87 s 47 seconds East, a distance of 695.71 feet to a 1/2 inch iron rod with a cap the proposed south right-of-way line of said Sicily Boulevard, said point being to the left having a radius of 615.00 feet, a central angle of 28 degrees 53

ght-of-way line of said Sicily Boulevard the following nine (9) calls:

on-tangent curve to the left, an arc distance of 310.14 feet to a 1/2 inch iron rod at for corner at the beginning of a reverse curve to the right having a radius of degrees 24 minutes 19 seconds, whose chord bears South 79 degrees 23 distance of 343.10 feet.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_

MY COMMISSION EXPIRES 4-25-36

SURVEYOR'S CERTIFICATES

STATE OF TEXAS:

COUNTY OF DALLAS:

That I, William V. Perry, a Registered Professional land Surveyor a certify that I have prepared this plat form an actual survey of the egamonuments shown thereon were found and/or properly placed un with the platting rules and regulations of the City of Princeton, Cc

WITNESS MY HAND AT DALLAS, TEXAS this the 15th day of

William V. Perry, RPLS Registration No. 4699

化上表

Registered Professional Land Surveyor USA Professional Services Group Inc.

COUNTY OF DALLAS: STATE OF TEXAS:

BEFORE ME, the undersigned, a Notary Public in and for said Co personally appeared William V. Perry, known to me to be the per

# APPENDIX E PID ASSESSMENT NOTICE

#### **PID Assessment Notice**

# NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF PRINCETON, 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 Princeton, 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 Sicily Public Improvement District (the "District") created under Subchapter A. Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOU'R 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 <a href="mailto:txpid@municap.com">txpid@municap.com</a>.

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
	r acknowledges receipt of this notice before the effective date of a of the real property at the address described above.
Date:	
Signature of Purchaser	Signature of Purchaser
STATE OF TEXAS	ş s
COUNTY OF	§

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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 regoing instrument, and acknowledged to me that he or she executed the same for the purposes crein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an athorized signatory of said entities.
Given under my hand and scal of office on this, 20
Notary Public, State of Texas

# Collin County Honorable Stacey Kemp Collin County Clerk

Instrument Number: 2025000123955

eRecording - Real Property

**MISCELLANEOUS** 

Recorded On: September 29, 2025 09:21 AM Number of Pages: 73

" Examined and Charged as Follows: "

Total Recording: \$309.00

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

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

File Information: Record and Return To:

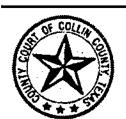
Document Number: 2025000123955

Receipt Number: 20250929000039

Recorded Date/Time: September 29, 2025 09:21 AM

User: Clarke B

Station: Workstation cck015



# STATE OF TEXAS COUNTY OF COLLIN

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

Simplifile

Dracey Kemp

Honorable Stacey Kemp Collin County Clerk Collin County, TX