ORDINANCE NO. 2025-08-25-08

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR SOUTHRIDGE PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1 PROJECT, IMPROVEMENT AREA #2 PROJECT AND IMPROVEMENT AREA #3 PROJECT) INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Southridge 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 Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project and Improvement Area #3 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 Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project and Improvement Area #3 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 Area #1 Project, Improvement Area #2 Project and Improvement Area #3 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 CITY OF PRINCETON, TEXAS, THAT:

Section 1. Findings. 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, Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project and Improvement Area #3 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 Southridge Public Improvement District (Improvement Area #1 Project, Improvement Area #2 Project and Improvement Area #3 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 August 25, 2025.

Mayor

ATTEST:

City Secretary

CITY OF PRINCETON
THE STATE OF TEXAS

EXHIBIT A

2025-2026 Annual Service and Assessment Plan Update

SOUTHRIDGE
PUBLIC IMPROVEMENT DISTRICT

CITY OF PRINCETON, TEXAS

PRINCETON
TEXAS

ANNUAL SERVICE PLAN UPDATE
2025-26

AS APPROVED BY CITY COUNCIL ON:
AUGUST 25, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

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SOUTHRIDGE
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2025-26

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I. INTRODUCTION

The Southridge Public Improvement District (the "PID") was created by Resolution No. 2022-04-25-R-01 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.

A service and assessment plan (the "Service and Assessment Plan") was subsequently prepared at the direction of the City Council identifying the Improvement Area #1 Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Improvements Costs, and the indebtedness to be incurred. Following a public hearing held on October 10, 2023 the City Council accepted and approved the Service and Assessment Plan and then levied assessments pursuant to Ordinances 2023-10-10-01. The Service and Assessment Plan was amended and restated on October 28, 2024 to identify the Improvement Area #2 Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Improvements Costs, and the indebtedness to be incurred (the “Amended and Restated Service and Assessment Plan”). Additionally, the Amended and Restated Service and Assessment Plan was updated on May 27, 2025 to identify the Improvement Area #3 Authorized Improvements and their estimated costs, the manner of assessing the property in the PID for such Improvements Costs, and the indebtedness to be incurred (the “Updated Amended and Restated Service and Assessment Plan”). Pursuant to the PID Act, the Updated Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Amended and Restated 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.

On October 10, 2023, special assessment revenue bonds in the principal amount of $7,954,000 (the "Series 2023 Bonds (Southridge Public Improvement Area No. 1 Project)") were issued pursuant to Ordinance 2023-10-10-02 (the "Improvement Area #1 PID Bond Ordinance") approved by the City Council. On October 28, 2024, special assessment revenue bonds in the principal amount of $9,532,000 (the "Series 2024 Bonds (Southridge Public Improvement Area No. 2 Project)") were issued pursuant to Ordinance 2024-10-28-08 (the "Improvement Area #2 PID Bond Ordinance") approved by the City Council. On May 27, 2025, special assessment revenue bonds in the principal amount of $7,739,000 (the "Series 2025 Bonds (Southridge Public Improvement Area No. 3 Project)") were issued pursuant to Ordinance 2025-05-27-01 (the "Improvement Area #3 PID Bond Ordinance") approved by the City Council.

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Amended and Restated 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 F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

(remainder of page left intentionally blank)

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 the GRBK Edgewood LLC's, a Texas limited liability company (the "Developer") quarterly disclosure for the quarter ending September 30, 2024, all Improvement Area #1 Improvements were completed and accepted by the City no later than February 2024.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the sources and uses of funds for Improvement Area #1 of the PID are shown in Table II-A-1 below.

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

	Improvement Area 1 Improvements	Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
Sources of Funds				
Bond Proceeds	$7,954,000	$0	$0	$7,954,000
Original Issue Discount	($42,640)	$0	$0	($42,640)
Owner Contribution	$1,986,219	$0	$4,972,916	$6,959,135
City PID Fee	$0	$401,400	$0	$401,400
Total Sources	**$9,897,579**	**$401,400**	**$4,972,916**	**$15,271,895**
Uses of Funds				
Authorized Improvements	$8,546,219	$0	$0	$8,546,219
Debt Service Reserve	$594,663	$0	$0	$594,663
Costs of Issuance	$483,078	$0	$0	$483,078
Underwriter's Discount	$238,620	$0	$0	$238,620
Administrative Fund	$35,000	$0	$0	$35,000
Private Improvements	$0	$0	$4,972,916	$4,972,916
City PID Fee Account	$0	$401,400	$0	$401,400
Total Uses of Funds	**$9,897,579**	**$401,400**	**$4,972,916**	**$15,271,895**

1 – According to the Updated Amended and Restated Service and Assessment Plan.

Improvement Area #2 Improvements Sources and Uses

According to the Developer's quarterly disclosure for the quarter ending June 30, 2025, all Improvement Area #2 Improvements were completed and accepted by the City on December 31, 2024.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the sources and uses of funds for Improvement Area #2 of the PID are shown in Table II-A-2 below.

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

	Phase #2 Authorized Improvements		Phase 2 Impact Fee Eligible Improvements	Phase 2 Additional Public Improvements	Phase 2 Private Improvements	Total
	IA #2 Improvements	*Future Phases Property*				
Sources of Funds						
Bond Proceeds	$9,532,000	$0	$0	$0	$0	$9,532,000
Original Issue Discount	($33,800)	$0	$0	$0	$0	($33,800)
Owner Contribution	$884,132	$258,052	$488,015	$0	$3,965,454	$5,595,653
City PID Fee	$0	$0	$0	$460,800	$0	$460,800
Total Sources	**$10,382,332**	**$258,052**	**$488,015**	**$460,800**	**$3,965,454**	**$15,554,653**
Uses of Funds						
Authorized Improvements	$8,889,132	$0	$0	$0	$0	$8,889,132
Debt Service Reserve	$661,485	$0	$0	$0	$0	$661,485
Costs of Issuance	$500,755	$0	$0	$0	$0	$500,755
Underwriter's Discount	$285,960	$0	$0	$0	$0	$285,960
Administrative Fund	$45,000	$0	$0	$0	$0	$45,000
Private Improvements	$0	$258,052	$0	$0	$3,965,454	$4,223,506
City Fee Credits	$0	$0	$488,015	$0	$0	$488,015
City PID Fee Account	$0	$0	$0	$460,800	$0	$460,800
Total Uses of Funds	**$10,382,332**	**$258,052**	**$488,015**	**$460,800**	**$3,965,454**	**$15,554,653**

1 – According to the Updated Amended and Restated Service and Assessment Plan.

Improvement Area #3 Improvements Sources and Uses

According to the Improvement Area #3 PID Bonds' Final Limited Offering Memorandum, all Improvement Area #3 Improvements were anticipated to be completed and accepted by the City in first quarter of 2025.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the sources and uses of funds for Improvement Area #3 of the PID are shown in Table II-A-3 on the following page.

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

	Improvement Area 3 Authorized Improvements		Phase 3 Auth. Improvements (Future Ph. 4)	Phase 3 Additional Public Improvements	Phase 3 Private Improvements	Total
	Phase 3 Auth. Improvements	*Phase 2 Auth. Improvements*				
Sources of Funds						
Bond Proceeds	$7,565,128	$173,872	$0	$0	$0	$7,739,000
Original Issue Discount	($32,015)	($735)	$0	$0	$0	($32,750)
Owner Contribution	$0	$0	$42,754	$0	$1,834,711	$1,877,465
City PID Fee	$0	$0	$0	$403,200	$0	$403,200
Total Sources	**$7,533,113**	**$173,137**	**$42,754**	**$403,200**	**$1,834,711**	**$9,986,915**
Uses of Funds						
Authorized Improvements	$6,287,549	$144,509	$42,754	$0	$0	$6,474,812
Debt Service Reserve	$551,610	$12,678	$0	$0	$0	$564,288
Costs of Issuance	$427,899	$9,835	$0	$0	$0	$437,734
Underwriter's Discount	$226,954	$5,216	$0	$0	$0	$232,170
Administrative Fund	$39,101	$899	$0	$0	$0	$40,000
Private Improvements	$0	$0	$0	$0	$1,834,711	$1,834,711
City PID Fee Account	$0	$0	$0	$403,200	$0	$403,200
Total Uses of Funds	**$7,533,113**	**$173,137**	**$42,754**	**$403,200**	**$1,834,711**	**$9,986,915**

1 – According to the Improvement Area #3 Final Limited Offering Memorandum.

B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS

Description of the Authorized Improvements – Phase #1

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #1 Authorized Improvements consist of the on-site public infrastructure necessary for the development of Improvement Area #1 of the PID. The Phase #1 Authorized Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, concrete, subgrade, sidewalks/trails, ramps, signs, testing, and bonds;
- Sanitary sewer facilities, including but not limited to, sanitary sewer lines and services, 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 reinforced concrete pipes and boxes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Landscape and irrigation within public rights-of-ways;
- Earthwork and erosion control; and

- Soft costs, including but not limited to, engineering, landscape architecture, construction management, geotechnical, surveying, testing, plan check and inspection fees.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #1 Authorized Improvements budgeted costs are shown in Table II-B-1 below.

Table II-B-1
Budgeted Phase #1 Authorized Improvement Costs[1]

Description	Improvement Area No. 1 Improvements	Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
Public Improvements				
Roads				
Paving	$2,897,579	$0	$0	$2,897,579
Sidewalks and Ramps	$325,060	$0	$0	$325,060
Earthwork	$169,940	$0	$0	$169,940
Erosion Control	$45,851	$0	$0	$45,851
Sewer	$1,164,443	$0	$0	$1,164,443
Stormwater	$2,842,016	$0	$0	$2,842,016
Landscape[a]	$189,312	$0	$0	$189,312
Soft Costs[b]	$912,018	$0	$0	$912,018
Total Public Improvements	**$8,546,219**	**$0**	**$0**	**$8,546,219**
Private Improvements				
Water	$0	$0	$1,441,655	$1,441,655
Earthwork	$0	$0	$1,029,145	$1,029,145
Erosion Control	$0	$0	$31,508	$31,508
Miscellaneous Hard Costs[c]	$0	$0	$69,319	$69,319
Miscellaneous Soft Costs[b]	$0	$0	$323,607	$323,607
Retaining Walls	$0	$0	$599,518	$599,518
Franchise Utilities	$0	$0	$292,899	$292,899
Landscape/Hardscape	$0	$0	$1,185,265	$1,185,265
Total Private Improvements	**$0**	**$0**	**$4,972,916**	**$4,972,916**
City Impact Fees	$0	$401,400	$0	$401,400
Total Assessed Costs	$6,560,000	$0	$0	$6,560,000
Bond Related Costs and Original Issue Discount				
Original Issue Discount	$42,640	$0	$0	$42,640
Debt Service Reserve	$594,663	$0	$0	$594,663
Costs of Issuance	$483,078	$0	$0	$483,078
Underwriter's Discount	$238,620	$0	$0	$238,620
Administrative Fund	$35,000	$0	$0	$35,000
Principal Assessed	**$7,954,000**	**$0**	**$0**	**$7,954,000**

1 – According to the Updated Amended and Restated Service and Assessment Plan.

Description of the Authorized Improvements – Phase #2

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #2 Improvements consist of the certain on-site road, water, sanitary, storm drainage, and landscape and irrigation public improvements and certain off-phase storm drainage public improvements benefiting and necessary for the development of Improvement Area #2 of the PID. The Phase #2 Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, concrete, subgrade, sidewalks/trails, barricades, headers, ramps, signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, sanitary sewer lines and services, 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 reinforced concrete pipes and boxes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Landscape and irrigation within public rights-of-ways;
- Earthwork and erosion control; and
- Soft costs, including but not limited to, engineering, landscape architecture, construction management, geotechnical, surveying, testing, plan check and inspection fees.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #2 Authorized Improvements budgeted costs are shown in Table II-B-2 on the following page.

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Table II-B-2
Budgeted Phase #2 Authorized Improvement Costs[1]

Description	Improvement Area No. 2 Improvements	Future Phases Property	Phase 2 Impact Fee Eligible Improvements	Phase 2 Additional Public Improvements	Phase 2 Private Improvements Costs	Total
Public Improvements						
Roads						
On-Site						
Paving	$2,315,259	$0	$0	$0	$0	$2,315,259
Sidewalks and Ramps	$357,670	$0	$0	$0	$0	$357,670
Earthwork	$212,981	$0	$0	$0	$0	$212,981
Erosion Control	$43,727	$0	$0	$0	$0	$43,727
Water						
On-site (Excluding 12-inch Line)	$1,031,509	$0	$0	$0	$0	$1,031,509
12-Inch Water Line	$147,455	$230,399	$0	$0	$0	$377,854
Sanitary Sewer	$0	$0	$0	$0	$0	$0
On-site (Excluding 15-inch Line)	$2,302,700	$0	$0	$0	$0	$2,302,700
15-Inch Sanitary Sewer Line	$0	$0	$435,718	$0	$0	$435,718
Stormwater						
On-site and Off-Phase	$1,491,602	$0	$0	$0	$0	$1,491,602
Landscape and Irrigation[a]	$0	$0	$0	$0	$0	$0
On-site	$72,272	$0	$0	$0	$0	$72,272
Maintenance Bonds						
On-site and Off-Phase	$59,302	$0	$0	$0	$0	$59,302
15-Inch Sanitary Sewer Line	$0	$0	$5,354	$0	$0	$5,354
12-Inch Water Line	$1,812	$2,831	$0	$0	$0	$4,643
Soft Costs[b]						
On-site	$836,955	$0	$0	$0	$0	$836,955
15-Inch Sanitary Sewer Line	$0	$0	$46,942	$0	$0	$46,942
12-Inch Water Line	$15,886	$24,822	$0	$0	$0	$40,708
Total Public Improvements	**$8,889,130**	**$258,052**	**$488,014**	**$0**	**$0**	**$9,635,196**
Private Improvements						
Erosion Control	$0	$0	$0	$0	$80,638	$80,638
Earthwork	$0	$0	$0	$0	$810,030	$810,030
Retaining Walls	$0	$0	$0	$0	$300,409	$300,409
Franchise Utilities	$0	$0	$0	$0	$353,000	$353,000
Landscape/Hardscape	$0	$0	$0	$0	$450,053	$450,053
Amenity Center	$0	$0	$0	$0	$1,669,517	$1,669,517
Miscellaneous Soft Costs[b]	$0	$0	$0	$0	$301,809	$301,809
Total Private Improvements	**$0**	**$0**	**$0**	**$0**	**$3,965,456**	**$3,965,456**
City Impact Fees	$0	$0	$0	$460,800	$0	$460,800
Total Assessed Costs	**$8,005,000**	**$0**	**$0**	**$0**	**$0**	**$8,005,000**
Bond Related Costs						
Original Issue Discount	$33,800	$0	$0	$0	$0	$33,800
Debt Service Reserve	$661,485	$0	$0	$0	$0	$661,485

Costs of Issuance	$500,755	$0	$0	$0	$0	$500,755
Underwriter's Discount	$285,960	$0	$0	$0	$0	$285,960
Administrative Fund	$45,000	$0	$0	$0	$0	$45,000
Principal Assessed	**$9,532,000**	**$0**	**$0**	**$0**	**$0**	**$9,532,000**

1 – According to the Updated Amended and Restated Service and Assessment Plan.

Description of the Authorized Improvements – Phase #3

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #3 Improvements consist of the certain on-site road, water, sanitary, storm drainage, and landscape public improvements and certain off-phase sanitary sewer public improvements benefiting and necessary for the development of Improvement Area #3 of the PID. The Phase #3 Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, concrete, subgrade, sidewalks, barricades, headers, ramps, signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, irrigation meters, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, sanitary sewer lines and services, 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 reinforced concrete pipes and boxes, inlets, manholes; headwalls, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Landscape and irrigation within public rights-of-ways;
- Earthwork and erosion control; and
- Soft costs, including but not limited to, engineering, landscape architecture, construction management, geotechnical testing, surveying, testing, plan check and inspection fees, construction management costs, and legal, financial and other consulting services costs incurred in connection with the creation of the PID and the levy of the Improvement Area #3 Assessments.

Pursuant to the Updated Amended and Restated Service and Assessment Plan, the Phase #3 Authorized Improvements budgeted costs are shown in Table II-B-3 on the following page.

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Table II-B-3
Budgeted Phase #3 Authorized Improvement Costs[1]

Description	Phase 3 Authorized Improvements Allocated to Improvement Area No.3	Phase 2 Authorized Improvements Allocated to Improvement Area No. 3	Improvement Area No. 3 Authorized Improvements	Phase 3 Authorized Improvements Allocated to Future Phase 4 Property	Phase 3 Additional Public Improvements	Phase 3 Private Improvements	Total
Public Improvements							
Roads							
On-Site							
Paving	$1,812,507	$0	$1,812,507	$0	$0	$0	$1,812,507
Sidewalks and Ramps	$123,345	$0	$123,345	$0	$0	$0	$123,345
Earthwork	$102,459	$0	$102,459	$0	$0	$0	$102,459
Erosion Control	$103,991	$0	$103,991	$0	$0	$0	$103,991
Water							
On-site	$998,750	$0	$998,750	$0	$0	$0	$998,750
12" Water	$0	$129,023	$129,023	$0	$0	$0	$129,023
Sanitary Sewer	$0	$0	$0	$0	$0	$0	$0
On-site	$959,649	$0	$959,649	$0	$0	$0	$959,649
Off-Phase	$48,022	$0	$48,022	$37,732	$0	$0	$85,754
Stormwater							
On-site	$1,303,097	$0	$1,303,097	$0	$0	$0	$1,303,097
Off-Phase	$0	$0	$0	$0	$0	$0	$0
Landscape and Irrigation[a]	$0	$0	$0	$0	$0	$0	$0
On-site	$68,540	$0	$68,540	$0	$0	$0	$68,540
Off-Phase	$0	$0	$0	$0	$0	$0	$0
Maintenance Bonds							
On-Site	$45,040	$0	$45,040	$0	$0	$0	$45,040
12" WATER	$0	$1,586	$1,586	$0	$0	$0	$1,586
Off-Phase	$663	$0	$663	$521	$0	$0	$1,184
Soft Costs[b]							
On-site	$640,757	$0	$640,757	$0	$0	$0	$640,757
12" Water	$0	$13,900	$13,900	$0	$0	$0	$13,900
Off-Phase	$5,729	$0	$5,729	$4,501	$0	$0	$10,230
Financial, Legal, and Other							
Consulting	$75,000	$0	$75,000	$0	$0	$0	$75,000
Total Public Improvements	**$6,287,549**	**$144,509**	**$6,432,058**	**$42,754**	**$0**	**$0**	**$6,474,812**
Private Improvements							
Erosion Control	$0	$0	$0	$0	$0	$19,188	$19,188
Earthwork	$0	$0	$0	$0	$0	$656,146	$656,146
Retaining Walls	$0	$0	$0	$0	$0	$345,961	$345,961
Franchise Utilities	$0	$0	$0	$0	$0	$0	$0
Landscape/Hardscape	$0	$0	$0	$0	$0	$553,991	$553,991
Amenity Center	$0	$0	$0	$0	$0	$0	$0

Soft Costs[b]	$0	$0	$0	$0	$0	$259,426	$259,426
Total Private Improvements	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,834,712**	**$1,834,712**
City Impact Fees	$0	$0	$0	$0	$403,200	$0	$403,200
Total Assessed Costs	$6,287,549	$144,509	$6,432,059	$0	$0	$0	$6,432,059
Bond Related Costs							
Original Issue Discount	$32,015	$736	$32,750	$0	$0	$0	$32,750
Debt Service Reserve	$551,610	$12,678	$564,288	$0	$0	$0	$564,288
Costs of Issuance	$427,899	$9,835	$437,734	$0	$0	$0	$437,734
Underwriter's Discount	$226,954	$5,216	$232,170	$0	$0	$0	$232,170
Administrative Fund	$39,101	$899	$40,000	$0	$0	$0	$40,000
Principal Assessed	**$7,565,128**	**$173,873**	**$7,739,000**	**$0**	**$0**	**$0**	**$7,739,000**

1 – According to the Updated Amended and Restated Service and Assessment Plan.

C. Annual Budget

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 Updated Amended and Restated Service and Assessment Plan, 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 Updated Amended and Restated Service and Assessment Plan, the TIRZ Annual Credit shall apply to each Parcel of Assessed Property within the PID. The TIRZ Annual Credit for each Improvement Area of the PID shall be calculated in arrears, and the amount of the TIRZ Annual Credit for each such Parcel constituting Assessed Property shall be determined by multiplying each Improvement Area 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 within each Improvement Area for which a TIRZ Annual Credit applies. According to the City, there have been $44,887 in 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 each Improvement Area as shown in Appendix B-2, Appendix C-2, and Appendix D-2 of this report.

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 Improvement Area #1 of the PID is shown in Table II-C-1 below, before application of the TIRZ Annual Credit for the Improvement Area #1 Assessed Property.

Table II-C-1
Annual Installment Calculations – Improvement Area #1

Descriptions	Total
Revenues	
Annual Installments	$638,305
Improvement Area #1 TIRZ Annual Credit[1]	$44,887
Available Fund Balances	
Administrative Fund	$24,000
Reserve Fund	$0
Total Revenues	**$707,193**
Expenditures	
Improvement Area #1 PID Bonds	
March 1, 2026 Interest	$239,834
September 1, 2026 Interest	$239,834
September 1, 2026 Principal	$114,000
Additional Interest	$38,325
Administrative Expenses	$75,200
Total Expenditures	**$707,193**

1 – Additional detail regarding the Improvement Area #1 TIRZ Annual Credit amounts can be found in Appendix B-2 of this report.

Collection of the Annual Installments for the Improvement Area #2 Assessed Property commenced with the 2024 tax year. The calculation of the Annual Installments for Improvement Area #2 of the PID is shown in Table II-C-2 below, before application of the TIRZ Annual Credit for the Improvement Area #2 Assessed Property.

Table II-C-2
Annual Installment Calculations – Improvement Area #2

Descriptions	Total
Revenues	
Annual Installments	$762,375
Improvement Area #2 TIRZ Annual Credit[1]	$0
Available Fund Balances	
Administrative Fund	$10,000
Reserve Fund	$0
Total Revenues	**$772,375**
Expenditures	
Improvement Area #2 PID Bonds	
March 1, 2026 Interest	$251,908
September 1, 2026 Interest	$251,908
September 1, 2026 Principal	$155,000
Additional Interest	$47,660
Administrative Expenses	$65,900
Total Expenditures	**$772,375**

1 – Additional detail regarding the Improvement Area #2 TIRZ Annual Credit amounts can be found in Appendix C-2 of this report.

Collection of the Annual Installments for the Improvement Area #3 Assessed Property commenced with the 2025 tax year. The calculation of the Annual Installments for Improvement Area #3 of the PID is shown in Table II-C-3 on the following page, before application of the TIRZ Annual Credit for the Improvement Area #3 Assessed Property.

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<u>Table II-C-3</u>
Annual Installment Calculations – Improvement Area #3

Descriptions	Total
Revenues	
Annual Installments	$657,883
Improvement Area #3 TIRZ Annual Credit[1]	$0
Available Fund Balances	
Administrative Fund	$11,000
Reserve Fund	$0
Total Revenues	**$668,883**
Expenditures	
Improvement Area #3 PID Bonds	
March 1, 2026 Interest[2]	$303,913
September 1, 2026 Interest	$222,375
September 1, 2026 Principal	$38,000
Additional Interest	$38,695
Administrative Expenses	$65,900
Total Expenditures	**$668,883**

1 – Additional detail regarding the Improvement Area #3 TIRZ Annual Credit amounts can be found in Appendix D-2 of this report.
2 – Includes interest due from the Improvement Area #3 Bond date of issuance to March 1, 2026.

D. 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 budgets for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs are shown in Section II of this report. The Annual Installments anticipated over the next five years for Improvement Area #1 of the PID is shown in Table II-D-1 on the following page.

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Table II-D-1
Projected Annual Installments – Improvement Area #1[1]

Description			Assessment Year			
	2026	2027	2028	2029	2030	2031
Revenues						
Annual Installments	$638,305	$707,857	$708,191	$708,195	$707,871	$709,219
TIRZ Annual Credit	$44,887	$0	$0	$0	$0	$0
Available Fund Balances						
Reserve Fund Income	$0	$0	$0	$0	$0	$0
Administrative Fund	$24,000	$0	$0	$0	$0	$0
Total Revenues	**$707,193**	**$707,857**	**$708,191**	**$708,195**	**$707,871**	**$709,219**
Expenditures						
Bond Debt Service	$593,668	$593,398	$592,798	$591,868	$590,608	$591,018
Administrative Expenses	$75,200	$76,704	$78,238	$79,803	$81,399	$83,027
Additional Interest	$38,325	$37,755	$37,155	$36,525	$35,865	$35,175
Total Expenditures	**$707,193**	**$707,857**	**$708,191**	**$708,195**	**$707,871**	**$709,219**

1 –Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ Annual Credits, if any. Assessment Years 2027-2031 represent projected future Annual Installments and will be updated in future annual service plan updates.

The Annual Installments anticipated over the next five years for Improvement Area #2 of the PID is shown in Table II-D-2 below.

Table II-D-2
Projected Annual Installments – Improvement Area #2[1]

Description			Assessment Year			
	2026	2027	2028	2029	2030	2031
Revenues						
Annual Installments	$762,375	$772,137	$772,632	$772,814	$772,681	$772,235
TIRZ Annual Credit	$0	$0	$0	$0	$0	$0
Available Fund Balances						
Reserve Fund Income	$0	$0	$0	$0	$0	$0
Administrative Fund	$10,000	$0	$0	$0	$0	$0
Total Revenues	**$772,375**	**$772,137**	**$772,632**	**$772,814**	**$772,681**	**$772,235**
Expenditures						
Bond Debt Service	$658,815	$658,034	$657,990	$657,640	$656,984	$656,021
Administrative Expenses	$65,900	$67,218	$68,562	$69,934	$71,332	$72,759
Additional Interest	$47,660	$46,885	$46,080	$45,240	$44,365	$43,455
Total Expenditures	**$772,375**	**$772,137**	**$772,632**	**$772,814**	**$772,681**	**$772,235**

1 –Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ Annual Credits, if any. Assessment Years 2027-2031 represent projected future Annual Installments and will be updated in future annual service plan updates.

The Annual Installments anticipated over the next five years for Improvement Area #3 of the PID is shown in Table II-D-3 below.

Table II-D-3
Projected Annual Installments – Improvement Area #3[1]

	Assessment Year					
Description	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Revenues						
Annual Installments	$657,883	$668,763	$669,107	$669,229	$670,127	$670,754
TIRZ Annual Credit	$0	$0	$0	$0	$0	$0
Available Fund Balances						
Reserve Fund Income	$0	$0	$0	$0	$0	$0
Administrative Fund	$11,000	$0	$0	$0	$0	$0
Total Revenues	**$668,883**	**$668,763**	**$669,107**	**$669,229**	**$670,127**	**$670,754**
Expenditures						
Bond Debt Service	$564,288	$563,040	$562,640	$562,015	$562,165	$562,045
Administrative Expenses	$65,900	$67,218	$68,562	$69,934	$71,332	$72,759
Additional Interest	$38,695	$38,505	$37,905	$37,280	$36,630	$35,950
Total Expenditures	**$668,883**	**$668,763**	**$669,107**	**$669,229**	**$670,127**	**$670,754**

1 –Assessment Year ending 2026 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ Annual Credits, if any. Assessment Years 2027-2031 represent projected future Annual Installments and will be updated in future annual service plan updates.

E. 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 F.

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.

F. Bond Redemption related Updates

Improvement Area #1 PID Bonds

The Improvement Area #1 PID Bonds were issued in 2023. Pursuant to Section 4.3 of the Improvement Area #1 Bond Indenture, the City reserves the right and option to redeem the Improvement Area #1 PID Bonds before their scheduled maturity date, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Improvement Area #1 PID Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption.

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

Improvement Area #2 PID Bonds

The Improvement Area #2 PID Bonds were issued in 2024. Pursuant to Section 4.3 of the Improvement Area #2 Bond Indenture, the City reserves the right and option to redeem the Improvement Area #2 PID Bonds before their scheduled maturity date, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Improvement Area #2 PID Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption.

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

Improvement Area #3 PID Bonds

The Improvement Area #3 PID Bonds were issued in 2024. Pursuant to Section 4.3 of the Improvement Area #3 Bond Indenture, the City reserves the right and option to redeem the Improvement Area #3 PID Bonds before their scheduled maturity date, 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 price equal to the principal amount of the Improvement Area #3 PID Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #3 Bond does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. Update of the Assessment Plan

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 Improvements

The City Council has determined to allocate the Budgeted Costs of the Phase #1 Authorized Improvements to each single-family lot within Improvement Area #1 of the PID 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 Improvement Area #1 of the PID 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 Improvements, and this benefit is equal to or greater than the amount assessed.

2. Improvement Area #2 Improvements

The City Council has determined to allocate the Budgeted Costs of the Phase #2 Authorized Improvements to Improvement Area #2 of the PID and to the extent and manner described in Section VI.A.2 of the Updated Amended and Restated Service and Assessment Plan to Improvement Area #3 and the Future Phase 4 Property. White Phase #2 Authorized Improvements are required to develop Improvement Area #2, certain water improvements confer benefit to Improvement Area #3 and the Future Phase 4 Property as in Section VI.A.2 of the Updated Amended and Restated Service and Assessment Plan.

3. Improvement Area #3 Improvements

The City Council has determined to allocate the Budgeted Costs of the Phase #3 Authorized Improvements to Improvement Area #3 of the PID and to the extent and manner described in Section VI.A.3 of the Updated Amended and Restated Service and Assessment Plan to the Future Phase 4 Property. White Phase #3 Authorized Improvements are required to develop Improvement Area #3, certain off-phase sanitary sewer improvements confer benefit to the Future Phase 4 Property as in Section VI.A.3 of the Updated Amended and Restated Service and Assessment Plan.

B. Calculation of Assessments

1. Improvement Area #1 Assessments

As noted in the Updated Amended and Restated Service and Assessment Plan, the City Council previously determined to allocate Improvement Area #1's share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (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. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area #1 Assessments per Lot Type, and the estimated Improvement Area #1 Assessment per unit are restated for Improvement Area #1 in Table III-B-1 on the following page.

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Table III-B-1
Allocation of Assessments – Improvement Area #1

Improvement Area #1							
Lot Type	**Estimated Count**	**Estimated Home Value**	**Total Buildout Value**	**% of Buildout Value**	**% per Lot**	**Assessment per Lot Type**	**Assessment per Unit**
Lot Type 60 Foot	43	$460,000	$19,780,000	23.11%	0.54%	$1,837,969	$42,743
Lot Type 50 Foot	47	$410,000	$19,270,000	22.51%	0.48%	$1,790,579	$38,097
Lot Type 40 Foot	133	$350,000	$46,550,000	54.38%	0.41%	$4,325,452	$32,522
	223		**$85,600,000**	**100.00%**		**$7,954,000**	

2. Improvement Area #2 Assessments

As noted in the Updated Amended and Restated Service and Assessment Plan, the City Council previously determined to allocate Improvement Area #2's share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (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 #2 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #2 Assessments are levied receive a direct and special benefit from the Improvement Area #2 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area #2 Assessments per Lot Type, and the estimated Improvement Area #2 Assessment per unit are restated for Improvement Area #2 in Table III-B-2 on the following page.

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Table III-B-2
Allocation of Assessments – Improvement Area #2

Improvement Area #2							
Lot Type	**Estimated Count**	**Estimated Home Value**	**Total Buildout Value**	**% of Buildout Value**	**% per Lot**	**Assessment per Lot Type**	**Assessment per Unit**
Lot Type 60 Foot	0	-	$0	0.00%	0.00%	$0	$0
Lot Type 50 Foot	109	$406,100	$44,264,900	46.39%	0.43%	$4,421,639	$40,565
Lot Type 40 Foot	147	$348,025	$51,159,675	53.61%	0.36%	$5,110,361	$34,764
	256		**$95,424,575**	**100.00%**		**$9,532,000**	

3. Improvement Area #3 Assessments

As noted in the Updated Amended and Restated Service and Assessment Plan, the City Council previously determined to allocate Improvement Area #3's share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (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 #3 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area #3 Assessments are levied receive a direct and special benefit from the Improvement Area #3 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area #3 Assessments per Lot Type, and the estimated Improvement Area #3 Assessment per unit are restated for Improvement Area #3 in Table III-B-3 on the following page.

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Table III-B-3
Allocation of Assessments – Improvement Area #3

Improvement Area #3							
Lot Type	**Estimated Count**	**Estimated Home Value**	**Total Buildout Value**	**% of Buildout Value**	**% per Lot**	**Assessment per Lot Type**	**Assessment per Unit**
Lot Type 60 Foot	41	$420,000	$17,220,000	20.09%	0.49%	$1,554,843	$37,923
Lot Type 50 Foot	119	$390,000	$46,410,000	54.15%	0.46%	$4,190,491	$35,214
Lot Type 40 Foot	64	$345,000	$22,080,000	25.76%	0.40%	$1,993,666	$31,151
	224		**$85,710,000**	**100.00%**		**$7,739,000**	

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IV. Update of the Assessment Roll

A. Parcel Updates

According to the Updated Amended and Restated Service and Assessment Plan, 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 Section III.B. of this report.

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.

B. Prepayment of Assessments

Improvement Area #1

As of July 31, 2025, the Administrator has no knowledge of any Improvement Area #1 Assessments.

Improvement Area #2

As of July 31, 2025, the Administrator has no knowledge of any Improvement Area #2 Assessments.

Improvement Area #3

As of July 31, 2025, the Administrator has no knowledge of any Improvement Area #3 Assessments.

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

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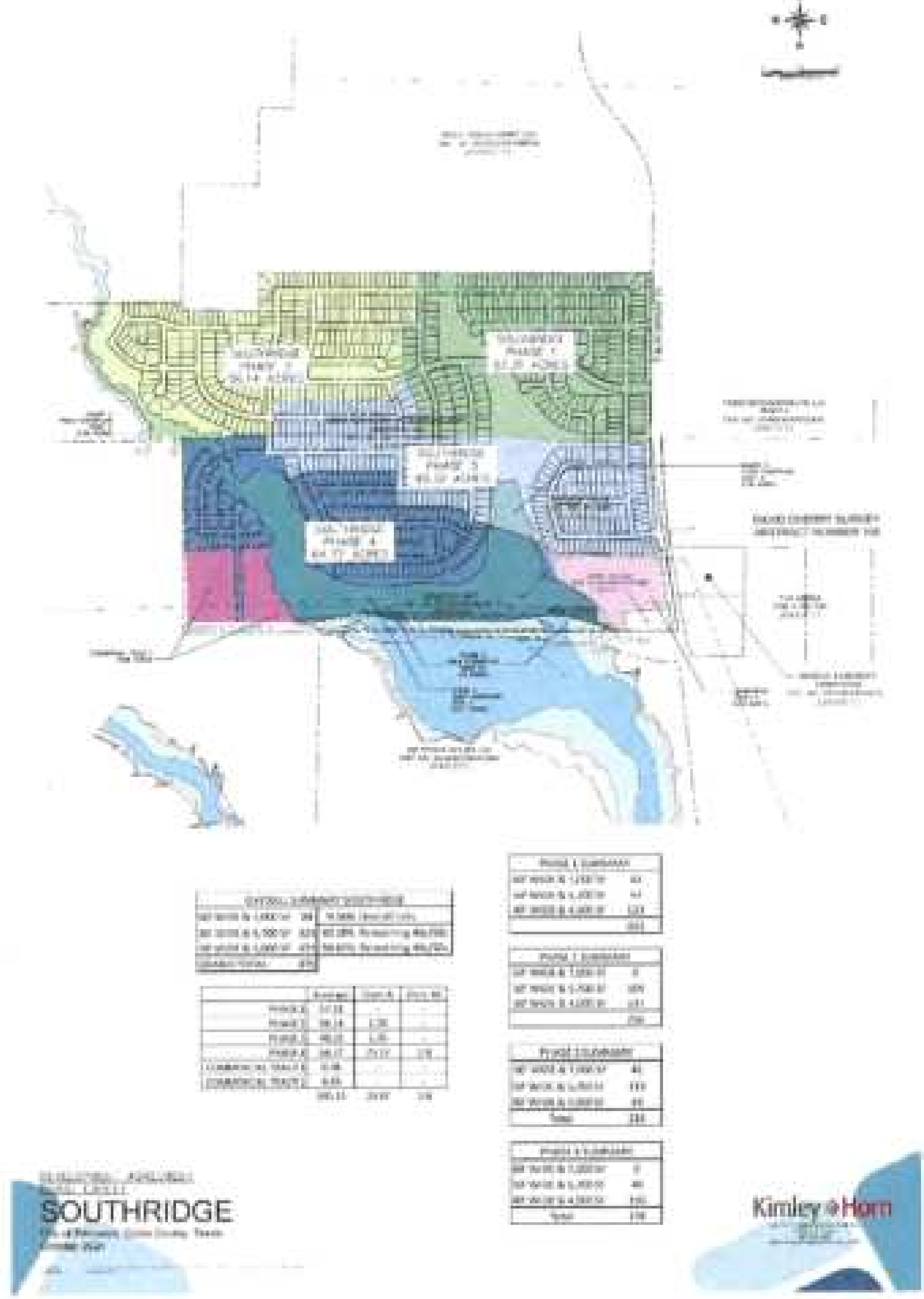
APPENDIX A
PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS


SOUTHRIDGE
Kimley-Horn

TRACT A

BEING a tract of land situated in the T.A. RHODES SURVEY, ABSTRACT NO. 741, in the City of Princeton, Collin County, Texas, and being a portion of a tract of land as described in deed to William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust recorded in County Clerk's Instrument No. 20150506000525110, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found, said iron rod being on the West right-of-way line of F.M. Highway No. 75 (90' right-of-way) and being the most easterly Northeast corner of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract;

THENCE South 00 deg 45 min 47 sec West, along said West right-of-way line and the east line of said William Virgil-Tillery;-III-Living-Trust & Julia Ann Tillery Living Trust tract, a distance of 1,207.95 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 5,774.60 feet, a central angle of 00 deg 56 min 23 sec, a chord bearing of South 00 deg 20 min 06 sec West and a chord length of94.71 feet;

THENCE continuing along said West right-of-way line and said East line, and along said curve to the left, an arc distance of94.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract;

THENCE North 89 deg 52 min 56 sec West, departing the West right-of-way line of said F.M. Highway 75 and the East line of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract and along the South line of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract, a distance of 2,462.86 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being on the North line of a tract of land as described in deed to Griffin Legacy LP, recorded in County Clerk's Instrument No. 20121205001547940, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 53 minutes 59 seconds West, continuing along the South line of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract, a distance of 1,509.63 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner on the North line of a tract of land described in deed to SS S&D Properties, LLC recorded in County Clerk's Instrument No. 20190821001020250, Official Public Records, Collin County, Texas, said iron rod also being situated at the approximate centerline of a creek;

THENCE departing said common line and along the approximate centerline of said creek, the following:

North 11 deg 15 min 56 sec East, a distance of 95 .14 feet to a point for corner;

North 39 deg 13 min 56 sec West, a distance of 341.09 feet to a point for corner;

North 63 deg 43 min 03 sec West, a distance of 182.16 feet to a point for corner;

North 29 deg 35 min 40 sec West, a distance of 317 .93 feet to a point for corner;

North 03 deg 58 min 34 sec West, a distance of 162.20 feet to a point for corner;

North 13 deg 10 min 36 sec East, a distance of 70. 79 feet to a point for corner;

South 65 deg 30 min 15 sec East, a distance of78.99 feet to a point for corner;

North 24 deg 22 min 37 sec East, a distance of 125 .58 feet to a point for corner;

North 06 deg 45 min 22 sec West, a distance of 62.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the North line of said William Virgil Tillery, m Living Trust & Julia Ann Tillery Living Trust tract and the South line of a tract of land described in deed to FH Farm Venture, LLC, recorded in County Clerk's File No. 20170918001249530, O.P.R.C.C.T.;

THENCE South 89 deg 42 min 56 sec East, along the North line of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract, the South line of said FH Farm Venture, LLC tract and the South line of a tract of land as described in deed to James Albert Lacy, recorded in Volume 5211, Page 2277, O.P.R.C.C.T., a distance of 661.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of said James Albert Lacy tract and being situated in the West line of a tract of land as described in deed to Patel & Patel LLC & Poonuru LLC & Bade LLC & Duggi LLC & Kuthuru LLC & Gouri Duggi, recorded in County Clerk's File No. 20190719000856140, Official Public Records, Collin County, Texas;

THENCE South 00 deg 27 min 17 sec West, departing the South line of said James Albert Lacy tract and along the West line of said Patel & Patel LLC & Poonuru LLC & Bade LLC & Duggi LLC & Kuthuru LLC & Gouri Duggi tract, a distance of 62.44 feet to a point for corner, from which a 5/8-inch iron rod with plastic cap stamped "RPLS558711 found bears South 19 deg 26 min 25 sec West, a distance of 0.32 feet, said point being the Southwest corner said Patel & Patel LLC & Poonuru LLC & Bade LLC & Duggi LLC & Kuthuru LLC & Gouri Duggi tract and being situated in the North line of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract;

THENCE along the North line of said William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust tract and theSouth line of said Patel & Patel LLC & Poonuru LLC & Bade LLC & Duggi LLC & Kuthuru LLC & Gouri Duggi, tract, the following:

South 88 deg 34 min 27 sec East, a distance of 612.36 feet to a point for corner from which a 1/2-inch iron rod found bears South 69 deg 44 min 01 sec West, a distance of 2.25 feet;

North 00 deg 10 min 18 sec East, a distance of 306.02 feet to a point for corner, from which a 1-inch iron pipe found bears South 71 deg 52 min 42 sec West, a distance of 2.24 feet;

South 89 deg 38 min 56 sec East, a distance of 3,111.15 feet to the POINT OF BEGINNING. CONTAINING within these metes and bounds 122.015 acres or 5,314,971 square feet of land, more or less

TRACT B

BEING a tract of land situated in the David Cherry Survey, Abstract Number 166, Collin County, Texas and being a portion of that tract of land conveyed to Griffin Legacy LP, according to the document filed of record in Document Number 20121205001547940, Official Public Records Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the north line of Collin County Road 408 and being in the west line of said Griffin Legacy tract, for the southeast corner of that tract of land conveyed to SS S&D Properties, LLC, according to the document filed of record in Document Number 20190821001020250 (O.P.R.C.C.T.), same being the common southwest corner of this tract;

THENCE North 1°26'20" West, with the east line of said SS S&D Properties tract, same being common with the west line of said Griffin tract and this tract, a distance of 1444.91 feet to a 1/2" iron rod found for the northwest corner of said Griffin tract and this tract;

THENCE South 89°55'12" East, with the north line of said Griffin tract and this tract, a distance of 3704.97 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the west line of F.M. Highway 75 for the northeast corner of said Griffin tract and this tract, said corner being in a curve to the left and having a central angle of 9°16'13", a radius of 5729.58 feet, a chord bearing and distance of South 4°34'43" East, 926.01 feet;

THENCE with said curve to the left and west line, an arc distance of927.02 feet to a 5/8" iron rod with plastic cap stamped "KHA' set in said west line for a corner of this tract;

THENCE South 9°18'16" East, continuing with said west line, a distance of 432.01 feet to a 1/2" iron rod found for the northeast corner of that tract of land conveyed to Terry and Carolyn Bachran, according to the document filed of record in Document Number 20160527000663930 (O.P.R.C.C.T.) and 191107170003877, Deed Record Collin County, Texas, said corner being the most easterly southeast corner of this tract;

THENCE South 83°28'29" West, with the north line of said Bachran tract, a distance of 144.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

THENCE South 84°26'41" West, continuing with said north line, a distance of 211.31 feet to a 5/8" iron rod found for the northwest corner of said Bachran tract and being a common interior "ell" corner of this tract;

THENCE South 8°17'26" East, with the west line of said Bachran tract, a distance of 140. 75 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of the above-mentioned County Road 408 for the southwest corner of said Bachran tract and being the common most westerly southeast corner of this tract;

THENCE with the north line of said County Road 408 the following ten (10) courses and distances;

North 89°04'29" West, a distance of 174.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 0°44'56" East, a distance of 31.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 74°20'03" West, a distance of 324.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°11 '32" West, a distance of 150.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 81 °06'37" West, a distance of296.33 feet to a 5/8" iron rod found for corner;

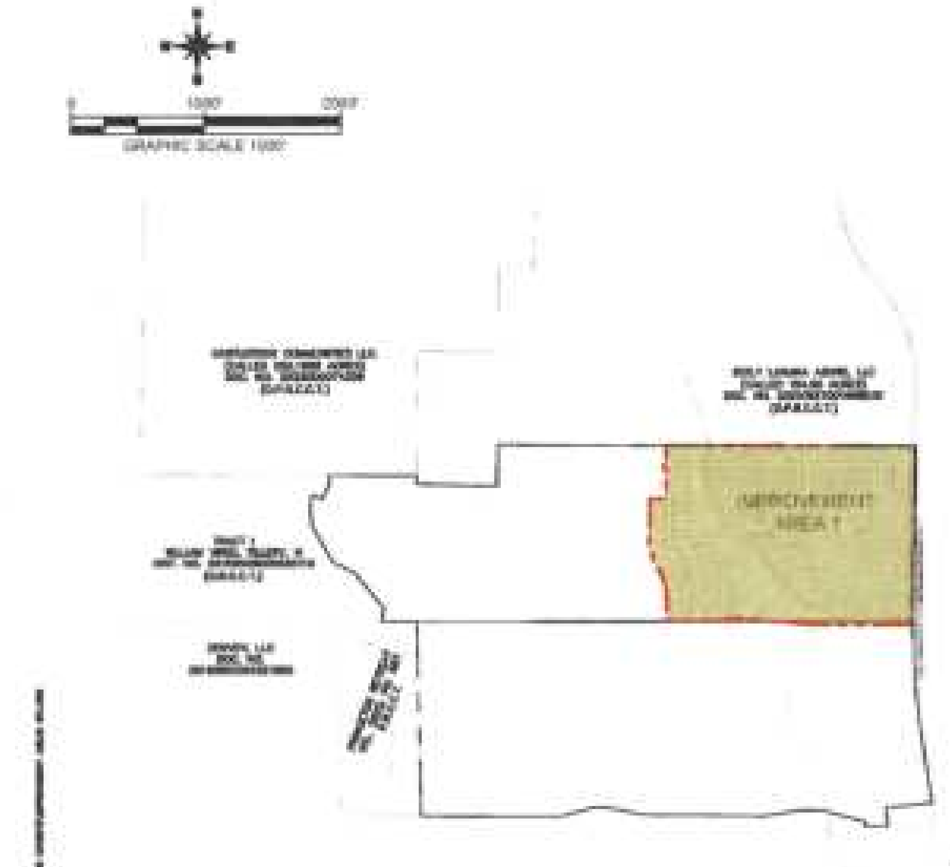
North 89°13101" West, a distance of 886.68 feet to a 5/8" iron rod found for corner;

North 78°17'37" West, a distance of 265.76 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°08'16" West, a distance of 110.02 feet to a 5/8" iron rod with plastic cap stamped "WOOLPERT" found for corner;

South 75°07'37" West, a distance of258.12 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°39'35" West, a distance of 1043.50 feet to the POINT OF BEGINNING and containing 123.1124 acres or 5,362,775 square feet of land, more or less.



IMPROVEMENT AREA 1 LOT SUMMARY	
LOT TYPE	COUNT
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Southridge Phase 1

City of Princeton, Collin County, Texas
March 2023

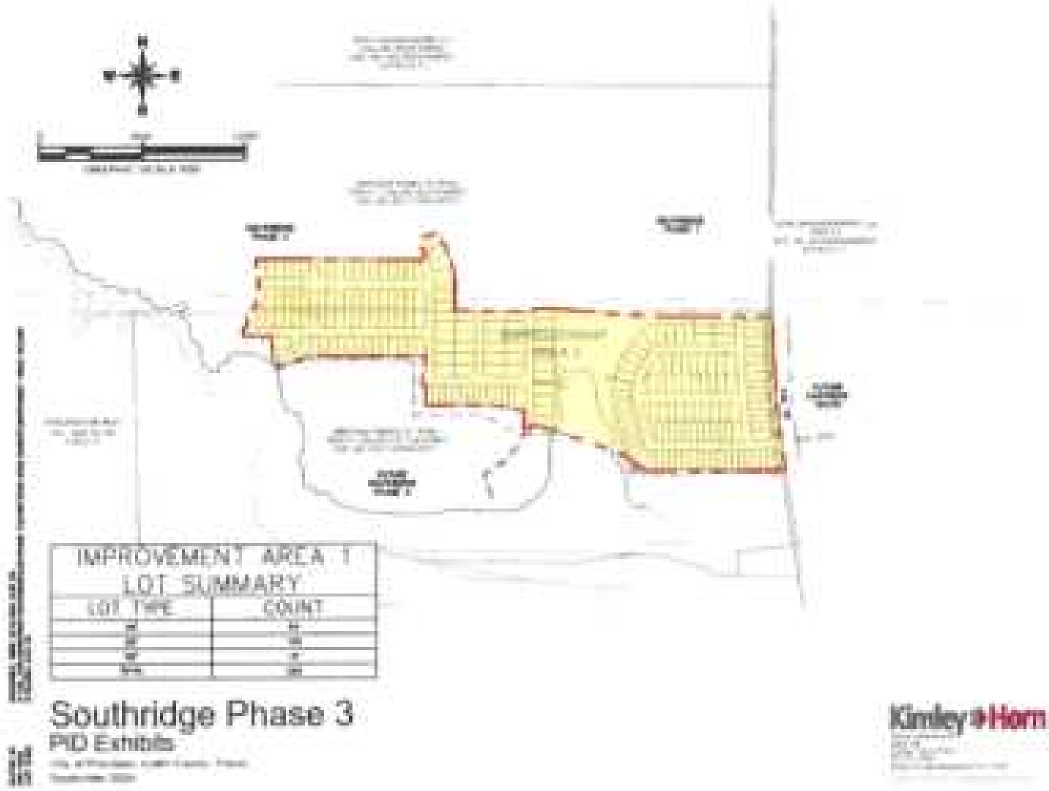
Kimley»Horn

IMPROVEMENT AREA 2 LOT SUMMARY	
LOT TYPE	COUNT
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Improvement Area 2

Southridge Phase 2

Kimley»Horn


IMPROVEMENT AREA 1
LOT SUMMARY
LOT TYPE
COUNT
Southridge Phase 3
PID Exhibits
Kimley-Horn

APPENDIX B-1
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2892947	Southridge Phase 1	A	1X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2892948	Southridge Phase 1	A	2	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($401.38)	$2,392.05
2892953	Southridge Phase 1	A	3	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($164.01)	$2,629.42
2892954	Southridge Phase 1	A	4	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($288.78)	$2,504.65
2892955	Southridge Phase 1	A	5	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($301.27)	$2,492.16
2892956	Southridge Phase 1	A	6	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($162.67)	$2,630.75
2892957	Southridge Phase 1	A	7	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($179.52)	$2,613.91
2892958	Southridge Phase 1	A	8	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($146.67)	$2,646.75
2892959	Southridge Phase 1	A	9	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($335.00)	$2,458.43
2892961	Southridge Phase 1	A	10	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($307.91)	$2,485.51
2892962	Southridge Phase 1	A	11	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($312.37)	$2,481.06
2892963	Southridge Phase 1	A	12	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($301.32)	$2,492.11
2892964	Southridge Phase 1	A	13	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($251.81)	$2,541.62
2892965	Southridge Phase 1	A	14	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($377.78)	$2,415.65
2892966	Southridge Phase 1	A	15	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($166.89)	$2,626.54
2892967	Southridge Phase 1	A	16	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892968	Southridge Phase 1	A	17	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892969	Southridge Phase 1	A	18	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892970	Southridge Phase 1	A	19	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892971	Southridge Phase 1	A	20	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892972	Southridge Phase 1	A	21	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892973	Southridge Phase 1	A	22	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892974	Southridge Phase 1	A	23	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892975	Southridge Phase 1	A	24	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892976	Southridge Phase 1	A	25	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892977	Southridge Phase 1	A	26	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892978	Southridge Phase 1	A	27	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892979	Southridge Phase 1	A	28	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892980	Southridge Phase 1	A	29	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892981	Southridge Phase 1	A	30	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892982	Southridge Phase 1	A	31	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892983	Southridge Phase 1	A	32	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892984	Southridge Phase 1	A	33	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892985	Southridge Phase 1	A	34	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892986	Southridge Phase 1	A	35	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892987	Southridge Phase 1	A	36	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892988	Southridge Phase 1	A	37	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892989	Southridge Phase 1	A	38	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892990	Southridge Phase 1	A	39	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892991	Southridge Phase 1	A	40	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892992	Southridge Phase 1	A	41	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2892993	Southridge Phase 1	A	42	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($92.29)	$2,701.13
2892994	Southridge Phase 1	A	43X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2892995	Southridge Phase 1	A	44	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($92.29)	$2,701.13
2892998	Southridge Phase 1	A	45	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($98.54)	$2,694.89
2892999	Southridge Phase 1	B	1X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893001	Southridge Phase 1	B	2	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($343.63)	$2,928.67
2893002	Southridge Phase 1	B	3	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($316.50)	$2,955.80
2893003	Southridge Phase 1	B	4	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($406.55)	$2,865.75
2893004	Southridge Phase 1	B	5	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893005	Southridge Phase 1	B	6	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($525.44)	$2,746.86
2893006	Southridge Phase 1	B	7	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($452.04)	$2,820.26
2893007	Southridge Phase 1	B	8	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($477.32)	$2,794.98

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2893008	Southridge Phase 1	B	9	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($426.90)	$2,845.40
2893009	Southridge Phase 1	C	1X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893010	Southridge Phase 1	C	2	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($98.54)	$3,173.76
2893011	Southridge Phase 1	C	3	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($92.29)	$3,180.01
2893012	Southridge Phase 1	C	4	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($92.29)	$3,180.01
2893013	Southridge Phase 1	C	5	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893014	Southridge Phase 1	C	6	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893015	Southridge Phase 1	C	7	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($131.22)	$3,141.08
2893016	Southridge Phase 1	D	1	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($123.50)	$2,669.93
2893017	Southridge Phase 1	D	2	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893018	Southridge Phase 1	D	3	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($140.23)	$2,653.20
2893019	Southridge Phase 1	D	4	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($123.50)	$2,669.93
2893020	Southridge Phase 1	D	5	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($123.50)	$2,669.93
2893021	Southridge Phase 1	D	6	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893022	Southridge Phase 1	D	7	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893023	Southridge Phase 1	D	8	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($123.50)	$2,669.93
2893024	Southridge Phase 1	D	9	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($123.50)	$2,669.93
2893025	Southridge Phase 1	D	10	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893026	Southridge Phase 1	D	11	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893027	Southridge Phase 1	D	12	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893028	Southridge Phase 1	D	13	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($123.50)	$2,669.93
2893029	Southridge Phase 1	D	14	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($138.95)	$2,654.48
2893030	Southridge Phase 1	D	15	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($131.22)	$2,662.21
2893031	Southridge Phase 1	D	16	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893032	Southridge Phase 1	D	17	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893033	Southridge Phase 1	D	18	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893034	Southridge Phase 1	D	19	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893035	Southridge Phase 1	D	20	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893036	Southridge Phase 1	D	21	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893037	Southridge Phase 1	D	22	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893038	Southridge Phase 1	D	23	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893039	Southridge Phase 1	D	24	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893040	Southridge Phase 1	D	25	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893041	Southridge Phase 1	D	26	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893042	Southridge Phase 1	D	27	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893043	Southridge Phase 1	D	28	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($123.50)	$2,669.93
2893044	Southridge Phase 1	D	29	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($142.49)	$2,650.94
2893045	Southridge Phase 1	D	30	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($134.10)	$2,659.33
2893046	Southridge Phase 1	D	31	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($135.87)	$2,657.56
2893047	Southridge Phase 1	D	32	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($139.33)	$2,654.09
2893048	Southridge Phase 1	D	33	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($137.20)	$2,656.23
2893049	Southridge Phase 1	D	34	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893050	Southridge Phase 1	D	35	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893051	Southridge Phase 1	D	36	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893052	Southridge Phase 1	D	37	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893053	Southridge Phase 1	D	38	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893054	Southridge Phase 1	D	39	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893055	Southridge Phase 1	D	40	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893056	Southridge Phase 1	D	41	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893057	Southridge Phase 1	D	42	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893058	Southridge Phase 1	D	43	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893059	Southridge Phase 1	D	44	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893060	Southridge Phase 1	D	45	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2893061	Southridge Phase 1	D	46	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($210.18)	$3,461.18
2893062	Southridge Phase 1	D	47	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($216.92)	$3,454.44
2893063	Southridge Phase 1	D	48	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($218.35)	$3,453.01
2893064	Southridge Phase 1	D	49	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($215.09)	$3,456.27
2893065	Southridge Phase 1	D	50	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($131.22)	$3,540.14
2893066	Southridge Phase 1	D	51	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($131.22)	$3,540.14
2893067	Southridge Phase 1	D	52	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($138.95)	$3,532.42
2893068	Southridge Phase 1	D	53X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893069	Southridge Phase 1	E	1	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($92.29)	$2,701.13
2893070	Southridge Phase 1	E	2	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893071	Southridge Phase 1	E	3	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893072	Southridge Phase 1	E	4	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893073	Southridge Phase 1	E	5	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893074	Southridge Phase 1	E	6	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893075	Southridge Phase 1	E	7	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893076	Southridge Phase 1	E	8	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($86.05)	$2,707.37
2893077	Southridge Phase 1	E	9	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893078	Southridge Phase 1	E	10	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($162.65)	$2,630.77
2893079	Southridge Phase 1	E	11	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($312.37)	$2,481.06
2893080	Southridge Phase 1	E	12	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($349.34)	$2,444.09
2893081	Southridge Phase 1	E	13	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($265.51)	$2,527.92
2893082	Southridge Phase 1	E	14	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($350.31)	$2,443.12
2893085	Southridge Phase 1	E	15	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($398.52)	$2,394.91
2893086	Southridge Phase 1	E	16	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($337.35)	$2,456.08
2893087	Southridge Phase 1	E	17	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($317.89)	$2,475.54
2893088	Southridge Phase 1	E	18	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($372.91)	$2,420.51
2893089	Southridge Phase 1	E	19	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($228.74)	$2,564.69
2893090	Southridge Phase 1	E	20	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($282.10)	$2,511.33
2893091	Southridge Phase 1	E	21	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($171.36)	$2,622.06
2893092	Southridge Phase 1	E	22	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($177.03)	$2,616.39
2893093	Southridge Phase 1	E	23	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($159.57)	$2,633.86
2893094	Southridge Phase 1	E	24	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($171.48)	$2,621.95
2893095	Southridge Phase 1	E	25	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($163.78)	$2,629.65
2893096	Southridge Phase 1	E	26	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($172.63)	$2,620.79
2893097	Southridge Phase 1	F	1	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($138.95)	$3,532.42
2893098	Southridge Phase 1	F	2	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($131.22)	$3,540.14
2893099	Southridge Phase 1	F	3	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($131.22)	$3,540.14
2893100	Southridge Phase 1	F	4	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($138.95)	$3,532.42
2893101	Southridge Phase 1	F	5X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893102	Southridge Phase 1	G	1	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($375.10)	$2,897.20
2893103	Southridge Phase 1	G	2	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($337.16)	$2,935.14
2893104	Southridge Phase 1	G	3	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($327.86)	$2,944.44
2893105	Southridge Phase 1	G	4	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($378.04)	$2,894.26
2893106	Southridge Phase 1	G	5	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($459.26)	$2,813.04
2893107	Southridge Phase 1	G	6	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($471.30)	$2,801.00
2893108	Southridge Phase 1	G	7	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($395.36)	$2,876.94
2893109	Southridge Phase 1	G	8	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($422.58)	$2,849.72
2893110	Southridge Phase 1	G	9	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($320.23)	$2,473.19
2893111	Southridge Phase 1	G	10	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($395.68)	$2,397.75
2893112	Southridge Phase 1	G	11	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($337.35)	$2,456.08
2893113	Southridge Phase 1	G	12	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($319.01)	$2,474.41
2893114	Southridge Phase 1	G	13	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($330.06)	$2,463.37
2893115	Southridge Phase 1	G	14	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($316.75)	$2,476.68

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2893116	Southridge Phase 1	G	15	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($298.38)	$2,495.05
2893117	Southridge Phase 1	G	16	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($337.78)	$2,455.64
2893118	Southridge Phase 1	G	17	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($293.71)	$2,499.71
2893119	Southridge Phase 1	G	18	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($374.58)	$2,418.85
2893120	Southridge Phase 1	G	19	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($292.51)	$2,500.91
2893121	Southridge Phase 1	G	20	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($292.63)	$2,500.80
2893122	Southridge Phase 1	G	21	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($298.38)	$2,495.05
2893123	Southridge Phase 1	G	22	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($184.02)	$2,609.40
2893124	Southridge Phase 1	G	23	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($163.78)	$2,629.65
2893125	Southridge Phase 1	G	24	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($165.15)	$2,628.27
2893126	Southridge Phase 1	G	25	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($179.21)	$2,614.22
2893127	Southridge Phase 1	G	26X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893128	Southridge Phase 1	H	1	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($104.77)	$3,566.59
2893129	Southridge Phase 1	H	2	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($98.54)	$3,572.83
2893130	Southridge Phase 1	H	3	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($98.53)	$3,572.83
2893131	Southridge Phase 1	H	4	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($98.54)	$3,572.83
2893132	Southridge Phase 1	H	5	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($138.95)	$3,532.42
2893133	Southridge Phase 1	H	6X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893134	Southridge Phase 1	H	7	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($138.95)	$3,532.42
2893135	Southridge Phase 1	H	8	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($131.22)	$3,540.14
2893136	Southridge Phase 1	I	1	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($104.77)	$3,566.59
2893137	Southridge Phase 1	I	2	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($98.54)	$3,572.83
2893138	Southridge Phase 1	I	3	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($98.54)	$3,572.83
2893139	Southridge Phase 1	I	4	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($98.54)	$3,572.83
2893140	Southridge Phase 1	I	5	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($131.22)	$3,540.14
2893141	Southridge Phase 1	I	6	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($138.95)	$3,532.42
2893142	Southridge Phase 1	I	7X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893143	Southridge Phase 1	I	8	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($138.95)	$3,532.42
2893144	Southridge Phase 1	I	9	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($131.22)	$3,540.14
2893145	Southridge Phase 1	I	23	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($399.96)	$3,271.40
2893146	Southridge Phase 1	I	24	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($396.66)	$3,274.70
2893147	Southridge Phase 1	I	25	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($429.52)	$3,241.84
2893148	Southridge Phase 1	I	26	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($399.96)	$3,271.40
2893149	Southridge Phase 1	I	27	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($388.93)	$3,282.43
2893150	Southridge Phase 1	I	28	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($371.35)	$3,300.01
2893151	Southridge Phase 1	I	29	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($421.28)	$3,250.09
2893152	Southridge Phase 1	I	30	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($407.69)	$3,263.67
2893153	Southridge Phase 1	I	31X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893154	Southridge Phase 1	J	38	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($328.98)	$2,943.32
2893155	Southridge Phase 1	J	39	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($263.01)	$3,009.29
2893156	Southridge Phase 1	J	40	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($266.30)	$3,006.00
2893157	Southridge Phase 1	J	41	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($293.54)	$2,978.76
2893158	Southridge Phase 1	J	42	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($131.61)	$3,140.69
2893159	Southridge Phase 1	J	43	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($131.61)	$3,140.69
2893160	Southridge Phase 1	J	44	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($131.61)	$3,140.69
2893161	Southridge Phase 1	J	45	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($139.72)	$3,132.58
2893162	Southridge Phase 1	J	46	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893166	Southridge Phase 1	J	47	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893167	Southridge Phase 1	J	48	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893168	Southridge Phase 1	J	49	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($138.95)	$3,133.35
2893169	Southridge Phase 1	J	50	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($405.54)	$3,265.82
2893170	Southridge Phase 1	J	51	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($408.46)	$3,262.90
2893171	Southridge Phase 1	J	52	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($469.33)	$3,202.03

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2893172	Southridge Phase 1	J	53	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($413.68)	$3,257.68
2893173	Southridge Phase 1	J	54	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($442.29)	$3,229.07
2893174	Southridge Phase 1	J	55	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($88.75)	$3,582.61
2893175	Southridge Phase 1	J	56	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($469.33)	$3,202.03
2893176	Southridge Phase 1	J	57X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893177	Southridge Phase 1	K	1X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893178	Southridge Phase 1	K	3	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893180	Southridge Phase 1	K	4	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893181	Southridge Phase 1	K	5	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($123.50)	$3,148.80
2893182	Southridge Phase 1	K	6	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($380.06)	$2,892.24
2893183	Southridge Phase 1	K	7	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($367.37)	$2,904.93
2893184	Southridge Phase 1	K	8	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($265.91)	$3,006.39
2893185	Southridge Phase 1	K	9	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($287.50)	$2,984.80
2893186	Southridge Phase 1	K	10	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($299.33)	$2,972.97
2893187	Southridge Phase 1	K	11	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($325.63)	$2,946.67
2893188	Southridge Phase 1	K	12	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($330.45)	$2,941.85
2893189	Southridge Phase 1	K	13X	Non-benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2893190	Southridge Phase 1	K	20	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893191	Southridge Phase 1	K	21	Lot Type 40 Foot	0.41%	$31,340.54	$466.12	$1,961.26	$209.35	$156.70	($115.77)	$2,677.66
2893192	Southridge Phase 1	K	22	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($619.53)	$2,652.77
2893193	Southridge Phase 1	K	23	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($525.44)	$2,746.86
2893194	Southridge Phase 1	K	24	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($685.48)	$2,985.88
2893195	Southridge Phase 1	K	25	Lot Type 60 Foot	0.54%	$41,190.42	$612.62	$2,577.65	$275.14	$205.95	($104.77)	$3,566.59
2893196	Southridge Phase 1	K	2	Lot Type 50 Foot	0.48%	$36,713.20	$546.03	$2,297.47	$245.23	$183.57	($131.22)	$3,141.08
					100.00%	**$7,665,000.00**	**$114,000.00**	**$479,667.50**	**$51,200.00**	**$38,325.00**	**($44,887.13)**	**$638,305.37**

APPENDIX B-2
IMPROVEMENT AREA #1 TIRZ CREDIT CALCULATION

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2892947	$0.00	$19,560.44	$0.00	0.00%	$0.00
2892948	$222,172.25	$19,560.44	$202,611.80	0.89%	$401.38
2892953	$102,351.97	$19,560.44	$82,791.53	0.37%	$164.01
2892954	$165,333.26	$19,560.44	$145,772.82	0.64%	$288.78
2892955	$171,639.11	$19,560.44	$152,078.67	0.67%	$301.27
2892956	$101,677.32	$19,560.44	$82,116.88	0.36%	$162.67
2892957	$110,179.77	$19,560.44	$90,619.33	0.40%	$179.52
2892958	$93,599.65	$19,560.44	$74,039.21	0.33%	$146.67
2892959	$188,664.46	$19,560.44	$169,104.01	0.75%	$335.00
2892961	$174,991.94	$19,560.44	$155,431.49	0.69%	$307.91
2892962	$177,243.05	$19,560.44	$157,682.61	0.70%	$312.37
2892963	$171,661.83	$19,560.44	$152,101.38	0.67%	$301.32
2892964	$146,670.12	$19,560.44	$127,109.68	0.56%	$251.81
2892965	$210,260.18	$19,560.44	$190,699.74	0.84%	$377.78
2892966	$103,803.50	$19,560.44	$84,243.06	0.37%	$166.89
2892967	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892968	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892969	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892970	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892971	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892972	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892973	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892974	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892975	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892976	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892977	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892978	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892979	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892980	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892981	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892982	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892983	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892984	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892985	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892986	$63,000.00	$19,560.44	$43,439.56	0.19%	$86.05
2892987	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892988	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892989	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892990	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892991	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892992	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2892993	$66,150.11	$19,560.44	$46,589.67	0.21%	$92.29
2892994	$0.00	$19,560.44	$0.00	0.00%	$0.00
2892995	$66,150.11	$19,560.44	$46,589.67	0.21%	$92.29
2892998	$69,300.77	$19,560.44	$49,740.32	0.22%	$98.54
2892999	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893001	$193,023.58	$19,560.44	$173,463.14	0.77%	$343.63
2893002	$179,326.07	$19,560.44	$159,765.63	0.71%	$316.50
2893003	$224,784.54	$19,560.44	$205,224.10	0.91%	$406.55
2893004	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893005	$284,799.17	$19,560.44	$265,238.73	1.17%	$525.44
2893006	$247,745.48	$19,560.44	$228,185.03	1.01%	$452.04
2893007	$260,507.10	$19,560.44	$240,946.66	1.06%	$477.32
2893008	$235,054.27	$19,560.44	$215,493.82	0.95%	$426.90
2893009	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893010	$69,300.77	$19,560.44	$49,740.32	0.22%	$98.54
2893011	$66,150.11	$19,560.44	$46,589.67	0.21%	$92.29
2893012	$66,150.11	$19,560.44	$46,589.67	0.21%	$92.29
2893013	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2893014	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893015	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893016	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893017	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893018	$90,346.78	$19,560.44	$70,786.33	0.31%	$140.23
2893019	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893020	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893021	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893022	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893023	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893024	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893025	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893026	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893027	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893028	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893029	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893030	$85,800.00	$19,560.44	$66,239.56	0.29%	$131.22
2893031	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893032	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893033	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893034	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893035	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893036	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893037	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893038	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893039	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893040	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893041	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893042	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893043	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893044	$91,487.10	$19,560.44	$71,926.66	0.32%	$142.49
2893045	$87,252.91	$19,560.44	$67,692.47	0.30%	$134.10
2893046	$88,145.63	$19,560.44	$68,585.19	0.30%	$135.87
2893047	$89,894.74	$19,560.44	$70,334.29	0.31%	$139.33
2893048	$88,815.74	$19,560.44	$69,255.30	0.31%	$137.20
2893049	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893050	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893051	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893052	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893053	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893054	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893055	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893056	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893057	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893058	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893059	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893060	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893061	$125,655.91	$19,560.44	$106,095.47	0.47%	$210.18
2893062	$129,058.71	$19,560.44	$109,498.27	0.48%	$216.92
2893063	$129,781.07	$19,560.44	$110,220.62	0.49%	$218.35
2893064	$128,136.46	$19,560.44	$108,576.01	0.48%	$215.09
2893065	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893066	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893067	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893068	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893069	$66,150.11	$19,560.44	$46,589.67	0.21%	$92.29
2893070	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893071	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893072	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2893073	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893074	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893075	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893076	$62,999.46	$19,560.44	$43,439.02	0.19%	$86.05
2893077	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893078	$101,665.96	$19,560.44	$82,105.52	0.36%	$162.65
2893079	$177,243.00	$19,560.44	$157,682.56	0.70%	$312.37
2893080	$195,903.92	$19,560.44	$176,343.48	0.78%	$349.34
2893081	$153,587.02	$19,560.44	$134,026.58	0.59%	$265.51
2893082	$196,392.31	$19,560.44	$176,831.86	0.78%	$350.31
2893085	$220,727.54	$19,560.44	$201,167.09	0.89%	$398.52
2893086	$189,852.48	$19,560.44	$170,292.04	0.75%	$337.35
2893087	$180,027.99	$19,560.44	$160,467.54	0.71%	$317.89
2893088	$207,804.63	$19,560.44	$188,244.18	0.83%	$372.91
2893089	$135,026.10	$19,560.44	$115,465.66	0.51%	$228.74
2893090	$161,962.26	$19,560.44	$142,401.82	0.63%	$282.10
2893091	$106,063.70	$19,560.44	$86,503.26	0.38%	$171.36
2893092	$108,925.87	$19,560.44	$89,365.43	0.39%	$177.03
2893093	$100,107.67	$19,560.44	$80,547.23	0.36%	$159.57
2893094	$106,122.76	$19,560.44	$86,562.32	0.38%	$171.48
2893095	$102,233.85	$19,560.44	$82,673.41	0.36%	$163.78
2893096	$106,704.28	$19,560.44	$87,143.84	0.38%	$172.63
2893097	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893098	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893099	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893100	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893101	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893102	$208,906.33	$19,560.44	$189,345.89	0.84%	$375.10
2893103	$189,754.81	$19,560.44	$170,194.36	0.75%	$337.16
2893104	$185,059.49	$19,560.44	$165,499.05	0.73%	$327.86
2893105	$210,391.94	$19,560.44	$190,831.49	0.84%	$378.04
2893106	$251,389.06	$19,560.44	$231,828.62	1.02%	$459.26
2893107	$257,470.03	$19,560.44	$237,909.58	1.05%	$471.30
2893108	$219,132.90	$19,560.44	$199,572.46	0.88%	$395.36
2893109	$232,873.57	$19,560.44	$213,313.13	0.94%	$422.58
2893110	$181,211.47	$19,560.44	$161,651.02	0.71%	$320.23
2893111	$219,296.45	$19,560.44	$199,736.01	0.88%	$395.68
2893112	$189,852.48	$19,560.44	$170,292.04	0.75%	$337.35
2893113	$180,595.88	$19,560.44	$161,035.43	0.71%	$319.01
2893114	$186,170.29	$19,560.44	$166,609.84	0.74%	$330.06
2893115	$179,451.01	$19,560.44	$159,890.57	0.71%	$316.75
2893116	$170,180.77	$19,560.44	$150,620.33	0.66%	$298.38
2893117	$190,070.55	$19,560.44	$170,510.11	0.75%	$337.78
2893118	$167,825.16	$19,560.44	$148,264.72	0.65%	$293.71
2893119	$208,642.83	$19,560.44	$189,082.39	0.83%	$374.58
2893120	$167,218.66	$19,560.44	$147,658.21	0.65%	$292.51
2893121	$167,277.72	$19,560.44	$147,717.27	0.65%	$292.63
2893122	$170,180.77	$19,560.44	$150,620.33	0.66%	$298.38
2893123	$112,453.60	$19,560.44	$92,893.16	0.41%	$184.02
2893124	$102,233.85	$19,560.44	$82,673.41	0.36%	$163.78
2893125	$102,928.95	$19,560.44	$83,368.51	0.37%	$165.15
2893126	$110,023.03	$19,560.44	$90,462.59	0.40%	$179.21
2893127	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893128	$72,449.15	$19,560.44	$52,888.71	0.23%	$104.77
2893129	$69,300.77	$19,560.44	$49,740.32	0.22%	$98.54
2893130	$69,300.00	$19,560.44	$49,739.56	0.22%	$98.53
2893131	$69,300.77	$19,560.44	$49,740.32	0.22%	$98.54
2893132	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893133	$0.00	$19,560.44	$0.00	0.00%	$0.00

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2893134	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893135	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893136	$72,449.15	$19,560.44	$52,888.71	0.23%	$104.77
2893137	$69,300.77	$19,560.44	$49,740.32	0.22%	$98.54
2893138	$69,300.77	$19,560.44	$49,740.32	0.22%	$98.54
2893139	$69,300.77	$19,560.44	$49,740.32	0.22%	$98.54
2893140	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893141	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893142	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893143	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893144	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22
2893145	$221,458.98	$19,560.44	$201,898.53	0.89%	$399.96
2893146	$219,791.65	$19,560.44	$200,231.21	0.88%	$396.66
2893147	$236,380.86	$19,560.44	$216,820.41	0.96%	$429.52
2893148	$221,458.98	$19,560.44	$201,898.53	0.89%	$399.96
2893149	$215,891.38	$19,560.44	$196,330.94	0.87%	$388.93
2893150	$207,016.40	$19,560.44	$187,455.95	0.83%	$371.35
2893151	$232,217.09	$19,560.44	$212,656.64	0.94%	$421.28
2893152	$225,359.25	$19,560.44	$205,798.80	0.91%	$407.69
2893153	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893154	$185,625.11	$19,560.44	$166,064.67	0.73%	$328.98
2893155	$152,324.03	$19,560.44	$132,763.59	0.59%	$263.01
2893156	$153,986.82	$19,560.44	$134,426.37	0.59%	$266.30
2893157	$167,736.57	$19,560.44	$148,176.13	0.65%	$293.54
2893158	$85,994.47	$19,560.44	$66,434.02	0.29%	$131.61
2893159	$85,994.47	$19,560.44	$66,434.02	0.29%	$131.61
2893160	$85,994.47	$19,560.44	$66,434.02	0.29%	$131.61
2893161	$90,090.00	$19,560.44	$70,529.56	0.31%	$139.72
2893162	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893166	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893167	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893168	$89,699.38	$19,560.44	$70,138.94	0.31%	$138.95
2893169	$224,275.71	$19,560.44	$204,715.27	0.90%	$405.54
2893170	$225,749.96	$19,560.44	$206,189.51	0.91%	$408.46
2893171	$256,475.08	$19,560.44	$236,914.64	1.05%	$469.33
2893172	$228,384.97	$19,560.44	$208,824.52	0.92%	$413.68
2893173	$242,823.00	$19,560.44	$223,262.56	0.99%	$442.29
2893174	$64,360.12	$19,560.44	$44,799.68	0.20%	$88.75
2893175	$256,475.08	$19,560.44	$236,914.64	1.05%	$469.33
2893176	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893177	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893178	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893180	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893181	$81,901.11	$19,560.44	$62,340.67	0.28%	$123.50
2893182	$211,411.87	$19,560.44	$191,851.42	0.85%	$380.06
2893183	$205,006.00	$19,560.44	$185,445.56	0.82%	$367.37
2893184	$153,791.46	$19,560.44	$134,231.02	0.59%	$265.91
2893185	$164,685.87	$19,560.44	$145,125.42	0.64%	$287.50
2893186	$170,660.07	$19,560.44	$151,099.63	0.67%	$299.33
2893187	$183,935.07	$19,560.44	$164,374.63	0.73%	$325.63
2893188	$186,367.91	$19,560.44	$166,807.47	0.74%	$330.45
2893189	$0.00	$19,560.44	$0.00	0.00%	$0.00
2893190	$78,000.85	$19,560.44	$58,440.40	0.26%	$115.77
2893191	$78,000.00	$19,560.44	$58,439.56	0.26%	$115.77
2893192	$332,292.96	$19,560.44	$312,732.51	1.38%	$619.53
2893193	$284,799.17	$19,560.44	$265,238.73	1.17%	$525.44
2893194	$365,584.95	$19,560.44	$346,024.51	1.53%	$685.48
2893195	$72,449.15	$19,560.44	$52,888.71	0.23%	$104.77
2893196	$85,799.11	$19,560.44	$66,238.67	0.29%	$131.22

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
	$27,020,607.20	**$4,616,264.77**	**$22,658,628.20**	**100.00%**	**$44,887.13**

<u>APPENDIX C-1</u>

IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2923269	Southridge Phase 2A	F	20	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923270	Southridge Phase 2A	F	21	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923271	Southridge Phase 2A	F	22	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923272	Southridge Phase 2A	F	23	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923273	Southridge Phase 2A	F	24	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923274	Southridge Phase 2A	F	25	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923275	Southridge Phase 2A	F	26	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923276	Southridge Phase 2A	F	27	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923277	Southridge Phase 2A	F	28	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923278	Southridge Phase 2A	F	29	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923279	Southridge Phase 2A	F	30	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923280	Southridge Phase 2A	F	31	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923281	Southridge Phase 2A	F	32	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923282	Southridge Phase 2A	F	33	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923283	Southridge Phase 2A	F	34	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923284	Southridge Phase 2A	F	35	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923285	Southridge Phase 2A	L	1	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923286	Southridge Phase 2A	L	2	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923287	Southridge Phase 2A	L	3	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923288	Southridge Phase 2A	L	4	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923289	Southridge Phase 2A	L	5	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923290	Southridge Phase 2A	L	6	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923291	Southridge Phase 2A	L	7	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923292	Southridge Phase 2A	L	8	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923293	Southridge Phase 2A	L	9	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923294	Southridge Phase 2A	L	10	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923295	Southridge Phase 2A	L	11	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923296	Southridge Phase 2A	L	12	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923297	Southridge Phase 2A	L	13	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923298	Southridge Phase 2A	L	14	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923299	Southridge Phase 2A	L	15	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923300	Southridge Phase 2A	L	16	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923301	Southridge Phase 2A	L	17	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923302	Southridge Phase 2A	L	18	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923303	Southridge Phase 2A	L	19	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923304	Southridge Phase 2A	L	20	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923305	Southridge Phase 2A	L	21	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923306	Southridge Phase 2A	M	1	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923307	Southridge Phase 2A	M	2	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923308	Southridge Phase 2A	M	3	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923309	Southridge Phase 2A	M	4	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923310	Southridge Phase 2A	M	5	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923311	Southridge Phase 2A	M	6	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923312	Southridge Phase 2A	M	7	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923313	Southridge Phase 2A	M	8	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923314	Southridge Phase 2A	M	9	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923315	Southridge Phase 2A	M	10	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923316	Southridge Phase 2A	M	11	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923317	Southridge Phase 2A	M	12	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923318	Southridge Phase 2A	M	13	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923319	Southridge Phase 2A	M	14	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923320	Southridge Phase 2A	M	15	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923321	Southridge Phase 2A	M	16	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923322	Southridge Phase 2A	M	17	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2923323	Southridge Phase 2A	M	18	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923324	Southridge Phase 2A	M	19	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923325	Southridge Phase 2A	M	20	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923326	Southridge Phase 2A	M	21	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923327	Southridge Phase 2A	M	22	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923328	Southridge Phase 2A	M	23	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923329	Southridge Phase 2A	M	24	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923330	Southridge Phase 2A	M	25	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923331	Southridge Phase 2A	M	26	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923332	Southridge Phase 2A	M	27	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923333	Southridge Phase 2A	M	28	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923334	Southridge Phase 2A	M	29	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923335	Southridge Phase 2A	M	30	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923336	Southridge Phase 2A	M	31	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923337	Southridge Phase 2A	M	32	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923338	Southridge Phase 2A	M	33	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923339	Southridge Phase 2A	M	34	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923340	Southridge Phase 2A	M	35	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923341	Southridge Phase 2A	M	36	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923342	Southridge Phase 2A	M	37	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923343	Southridge Phase 2A	M	38	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923344	Southridge Phase 2A	N	16	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923345	Southridge Phase 2A	N	17	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923346	Southridge Phase 2A	N	18	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923347	Southridge Phase 2A	N	19	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923348	Southridge Phase 2A	N	20	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923349	Southridge Phase 2A	N	21	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923350	Southridge Phase 2A	N	22	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2923351	Southridge Phase 2A	N	23	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929154	Southridge Phase 2B	F	7	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929155	Southridge Phase 2B	F	8	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929156	Southridge Phase 2B	F	9	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929157	Southridge Phase 2B	F	10	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929158	Southridge Phase 2B	F	11	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929159	Southridge Phase 2B	F	12	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929160	Southridge Phase 2B	F	13	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929161	Southridge Phase 2B	F	14	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929162	Southridge Phase 2B	F	15	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929163	Southridge Phase 2B	F	16	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929164	Southridge Phase 2B	F	17	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929165	Southridge Phase 2B	F	18	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929166	Southridge Phase 2B	F	19	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929167	Southridge Phase 2B	F	6X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929168	Southridge Phase 2B	L	22	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929169	Southridge Phase 2B	L	23	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929170	Southridge Phase 2B	L	24	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929171	Southridge Phase 2B	L	25	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929172	Southridge Phase 2B	L	26	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929173	Southridge Phase 2B	L	27	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929174	Southridge Phase 2B	L	28	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929175	Southridge Phase 2B	L	29	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929176	Southridge Phase 2B	L	30	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929177	Southridge Phase 2B	L	31	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929178	Southridge Phase 2B	L	32	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2929179	Southridge Phase 2B	L	33	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929180	Southridge Phase 2B	L	34	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929181	Southridge Phase 2B	L	35	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929182	Southridge Phase 2B	L	36X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929183	Southridge Phase 2B	L	37	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929184	Southridge Phase 2B	L	38	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929185	Southridge Phase 2B	L	39	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929186	Southridge Phase 2B	N	1	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929187	Southridge Phase 2B	N	2	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929188	Southridge Phase 2B	N	3	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929189	Southridge Phase 2B	N	4	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929190	Southridge Phase 2B	N	5	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929191	Southridge Phase 2B	N	6	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929192	Southridge Phase 2B	N	7	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929193	Southridge Phase 2B	N	8	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929194	Southridge Phase 2B	N	9	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929195	Southridge Phase 2B	N	10	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929196	Southridge Phase 2B	N	11	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929197	Southridge Phase 2B	N	12	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929198	Southridge Phase 2B	N	13	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929199	Southridge Phase 2B	N	14	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929200	Southridge Phase 2B	N	15	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929201	Southridge Phase 2B	N	24	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929202	Southridge Phase 2B	N	25	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929203	Southridge Phase 2B	N	26	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929204	Southridge Phase 2B	N	27	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929205	Southridge Phase 2B	N	28	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929206	Southridge Phase 2B	N	29	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929207	Southridge Phase 2B	N	30	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929208	Southridge Phase 2B	N	31X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929209	Southridge Phase 2B	O	1	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929210	Southridge Phase 2B	O	2	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929211	Southridge Phase 2B	O	3	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929212	Southridge Phase 2B	O	4	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929213	Southridge Phase 2B	O	5	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929214	Southridge Phase 2B	O	6	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929215	Southridge Phase 2B	O	7	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929216	Southridge Phase 2B	O	8	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929217	Southridge Phase 2B	O	9	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929218	Southridge Phase 2B	O	10	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929219	Southridge Phase 2B	O	11	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929220	Southridge Phase 2B	O	12	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929221	Southridge Phase 2B	O	13X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929222	Southridge Phase 2B	P	1	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929223	Southridge Phase 2B	P	2	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929224	Southridge Phase 2B	P	3	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929225	Southridge Phase 2B	P	4	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929226	Southridge Phase 2B	P	5	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929227	Southridge Phase 2B	P	6	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929228	Southridge Phase 2B	P	7	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929229	Southridge Phase 2B	P	8	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929230	Southridge Phase 2B	P	9	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929231	Southridge Phase 2B	P	10	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929232	Southridge Phase 2B	P	11	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2929233	Southridge Phase 2B	P	12	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929234	Southridge Phase 2B	P	13	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929235	Southridge Phase 2B	P	14	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929236	Southridge Phase 2B	P	15	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929237	Southridge Phase 2B	P	16	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929238	Southridge Phase 2B	P	17	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929239	Southridge Phase 2B	P	18	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929240	Southridge Phase 2B	P	19X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929241	Southridge Phase 2B	Q	1	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929242	Southridge Phase 2B	Q	2	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929243	Southridge Phase 2B	Q	3	40	0.36%	$34,764.36	$565.30	$1,837.47	$203.87	$173.82	$0.00	$2,780.47
2929244	Southridge Phase 2B	Q	4X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929245	Southridge Phase 2B	Q	5	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929246	Southridge Phase 2B	Q	6	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929247	Southridge Phase 2B	Q	7	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929248	Southridge Phase 2B	Q	8	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929249	Southridge Phase 2B	Q	9	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929250	Southridge Phase 2B	Q	10	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929251	Southridge Phase 2B	Q	11	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929252	Southridge Phase 2B	Q	12	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929253	Southridge Phase 2B	Q	13	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929254	Southridge Phase 2B	Q	14X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929255	Southridge Phase 2B	R	1	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929256	Southridge Phase 2B	R	2	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929257	Southridge Phase 2B	R	3	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929258	Southridge Phase 2B	R	4	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929259	Southridge Phase 2B	R	5	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929260	Southridge Phase 2B	R	6	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929261	Southridge Phase 2B	R	7	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929262	Southridge Phase 2B	R	8	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929263	Southridge Phase 2B	R	9	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929264	Southridge Phase 2B	R	10	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929265	Southridge Phase 2B	S	1	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929266	Southridge Phase 2B	S	2	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929267	Southridge Phase 2B	S	3	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929268	Southridge Phase 2B	S	4	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929269	Southridge Phase 2B	S	5	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929270	Southridge Phase 2B	S	6	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929271	Southridge Phase 2B	S	7	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929272	Southridge Phase 2B	S	8	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929273	Southridge Phase 2B	S	9	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929274	Southridge Phase 2B	S	10	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929275	Southridge Phase 2B	S	11	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929276	Southridge Phase 2B	S	12	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929277	Southridge Phase 2B	S	13	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929278	Southridge Phase 2B	S	14	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929279	Southridge Phase 2B	S	15	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929280	Southridge Phase 2B	S	16	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929281	Southridge Phase 2B	S	17	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929282	Southridge Phase 2B	S	18	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929283	Southridge Phase 2B	S	19	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929284	Southridge Phase 2B	S	20	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929285	Southridge Phase 2B	S	21	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929286	Southridge Phase 2B	S	22	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2929287	Southridge Phase 2B	S	23	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929288	Southridge Phase 2B	S	24	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929289	Southridge Phase 2B	S	25	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929290	Southridge Phase 2B	S	26	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929291	Southridge Phase 2B	S	27	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929292	Southridge Phase 2B	S	28	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929293	Southridge Phase 2B	S	29X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929294	Southridge Phase 2B	T	1	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929295	Southridge Phase 2B	T	2	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929296	Southridge Phase 2B	T	3	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929297	Southridge Phase 2B	T	4	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929298	Southridge Phase 2B	T	5	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929299	Southridge Phase 2B	T	6	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929300	Southridge Phase 2B	T	7	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929301	Southridge Phase 2B	T	8	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929302	Southridge Phase 2B	T	9	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929303	Southridge Phase 2B	T	10	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929304	Southridge Phase 2B	T	11	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929305	Southridge Phase 2B	T	12	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929306	Southridge Phase 2B	T	13	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929307	Southridge Phase 2B	T	14	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929308	Southridge Phase 2B	T	15	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929309	Southridge Phase 2B	T	16	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929310	Southridge Phase 2B	T	17	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929311	Southridge Phase 2B	T	18X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929312	Southridge Phase 2B	U	1X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2929313	Southridge Phase 2B	U	2	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929314	Southridge Phase 2B	U	3	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929315	Southridge Phase 2B	U	4	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929316	Southridge Phase 2B	U	5	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929317	Southridge Phase 2B	U	6	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929318	Southridge Phase 2B	U	7	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929319	Southridge Phase 2B	U	8	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929320	Southridge Phase 2B	U	9	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929321	Southridge Phase 2B	U	10	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929322	Southridge Phase 2B	U	11	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929323	Southridge Phase 2B	U	12	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929324	Southridge Phase 2B	U	13	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929325	Southridge Phase 2B	U	14	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929326	Southridge Phase 2B	U	15	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929327	Southridge Phase 2B	U	16	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929328	Southridge Phase 2B	U	17	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929329	Southridge Phase 2B	U	18	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929330	Southridge Phase 2B	U	19	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929331	Southridge Phase 2B	U	20	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929332	Southridge Phase 2B	U	21	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929333	Southridge Phase 2B	U	22	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929334	Southridge Phase 2B	U	23	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929335	Southridge Phase 2B	U	24	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
2929336	Southridge Phase 2B	U	25	50	0.43%	$40,565.50	$659.64	$2,144.09	$237.89	$202.83	$0.00	$3,244.45
					100.00%	**$9,532,000.00**	**$155,000.00**	**$503,815.00**	**$55,900.00**	**$47,660.00**	**$0.00**	**$762,375.00**

APPENDIX C-2
IMPROVEMENT AREA #2 TIRZ CREDIT CALCULATION

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2923269	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923270	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923271	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923272	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923273	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923274	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923275	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923276	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923277	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923278	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923279	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923280	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923281	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923282	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923283	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923284	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923285	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923286	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923287	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923288	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923289	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923290	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923291	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923292	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923293	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923294	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923295	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923296	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923297	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923298	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923299	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923300	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923301	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923302	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923303	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923304	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923305	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923306	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923307	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923308	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923309	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923310	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923311	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923312	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923313	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923314	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923315	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923316	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923317	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923318	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923319	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923320	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923321	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923322	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923323	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923324	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923325	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923326	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923327	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923328	$11,392.80	$11,392.80	$0.00	0.00%	$0.00

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2923329	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923330	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923331	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923332	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923333	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923334	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923335	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923336	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923337	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923338	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923339	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923340	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923341	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923342	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923343	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923344	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923345	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923346	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923347	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923348	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923349	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923350	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2923351	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929154	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929155	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929156	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929157	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929158	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929159	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929160	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929161	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929162	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929163	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929164	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929165	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929166	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929167	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929168	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929169	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929170	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929171	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929172	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929173	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929174	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929175	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929176	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929177	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929178	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929179	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929180	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929181	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929182	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929183	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929184	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929185	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929186	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929187	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929188	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929189	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929190	$11,392.80	$11,392.80	$0.00	0.00%	$0.00

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2929191	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929192	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929193	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929194	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929195	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929196	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929197	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929198	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929199	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929200	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929201	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929202	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929203	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929204	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929205	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929206	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929207	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929208	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929209	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929210	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929211	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929212	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929213	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929214	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929215	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929216	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929217	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929218	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929219	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929220	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929221	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929222	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929223	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929224	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929225	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929226	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929227	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929228	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929229	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929230	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929231	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929232	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929233	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929234	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929235	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929236	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929237	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929238	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929239	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929240	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929241	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929242	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929243	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929244	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929245	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929246	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929247	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929248	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929249	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929250	$11,392.80	$11,392.80	$0.00	0.00%	$0.00

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2929251	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929252	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929253	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929254	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929255	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929256	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929257	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929258	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929259	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929260	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929261	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929262	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929263	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929264	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929265	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929266	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929267	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929268	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929269	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929270	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929271	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929272	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929273	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929274	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929275	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929276	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929277	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929278	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929279	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929280	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929281	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929282	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929283	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929284	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929285	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929286	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929287	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929288	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929289	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929290	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929291	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929292	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929293	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929294	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929295	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929296	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929297	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929298	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929299	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929300	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929301	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929302	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929303	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929304	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929305	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929306	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929307	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929308	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929309	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929310	$11,392.80	$11,392.80	$0.00	0.00%	$0.00

Parcel	2024 Taxable Value	Base Year Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2929311	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929312	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929313	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929314	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929315	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929316	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929317	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929318	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929319	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929320	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929321	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929322	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929323	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929324	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929325	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929326	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929327	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929328	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929329	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929330	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929331	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929332	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929333	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929334	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929335	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
2929336	$11,392.80	$11,392.80	$0.00	0.00%	$0.00
	$3,030,483.97	**$3,030,483.97**	**$0.00**	**0.00%**	**$0.00**

APPENDIX D-1

IMPROVEMENT AREA #3 ASSESSMENT ROLL SUMMARY

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2935696	Southridge Phase 3	A	1X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935698	Southridge Phase 3	A	2	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935699	Southridge Phase 3	A	3	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935700	Southridge Phase 3	A	4	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935701	Southridge Phase 3	A	5	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935702	Southridge Phase 3	A	6	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935703	Southridge Phase 3	A	7	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935704	Southridge Phase 3	A	8	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935705	Southridge Phase 3	A	9	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935706	Southridge Phase 3	A	10	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935708	Southridge Phase 3	A	11	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935709	Southridge Phase 3	A	12	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935710	Southridge Phase 3	A	1 3	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935711	Southridge Phase 3	A	14	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935712	Southridge Phase 3	A	15	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935713	Southridge Phase 3	A	16	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935714	Southridge Phase 3	A	17	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935715	Southridge Phase 3	A	18	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935716	Southridge Phase 3	A	19	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935717	Southridge Phase 3	B	1X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935719	Southridge Phase 3	B	2	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935720	Southridge Phase 3	B	3	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935721	Southridge Phase 3	B	4	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935722	Southridge Phase 3	B	5	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935723	Southridge Phase 3	B	6	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935724	Southridge Phase 3	B	7	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935725	Southridge Phase 3	B	8	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935726	Southridge Phase 3	B	9	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935727	Southridge Phase 3	B	10	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935728	Southridge Phase 3	B	11	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935729	Southridge Phase 3	B	12	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935730	Southridge Phase 3	B	13	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935731	Southridge Phase 3	B	14	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935732	Southridge Phase 3	B	15	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935733	Southridge Phase 3	B	16	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935734	Southridge Phase 3	B	17	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935735	Southridge Phase 3	B	18	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935736	Southridge Phase 3	B	19	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935737	Southridge Phase 3	B	20	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935738	Southridge Phase 3	B	21	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935739	Southridge Phase 3	B	22	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935740	Southridge Phase 3	B	23	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935741	Southridge Phase 3	C	8	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935744	Southridge Phase 3	C	9	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935745	Southridge Phase 3	C	10	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935746	Southridge Phase 3	C	11	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935747	Southridge Phase 3	C	12	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935748	Southridge Phase 3	C	13	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935749	Southridge Phase 3	C	14	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935750	Southridge Phase 3	C	15	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935751	Southridge Phase 3	C	16	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935752	Southridge Phase 3	C	17	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935753	Southridge Phase 3	C	18	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2935754	Southridge Phase 3	C	19	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935755	Southridge Phase 3	C	20	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935756	Southridge Phase 3	C	21	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935757	Southridge Phase 3	C	22	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935758	Southridge Phase 3	J	2	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935759	Southridge Phase 3	C	1X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935760	Southridge Phase 3	J	1X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935761	Southridge Phase 3	J	3	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935762	Southridge Phase 3	J	4	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935763	Southridge Phase 3	J	5	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935764	Southridge Phase 3	J	6	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935765	Southridge Phase 3	J	7	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935766	Southridge Phase 3	J	8	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935767	Southridge Phase 3	J	9	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935768	Southridge Phase 3	J	10	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935769	Southridge Phase 3	J	11	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935770	Southridge Phase 3	J	12	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935771	Southridge Phase 3	J	13	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935772	Southridge Phase 3	J	14	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935773	Southridge Phase 3	J	15	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935774	Southridge Phase 3	J	16	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935775	Southridge Phase 3	J	17	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935776	Southridge Phase 3	J	18	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935777	Southridge Phase 3	J	19	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935778	Southridge Phase 3	J	20	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935779	Southridge Phase 3	J	21	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935780	Southridge Phase 3	J	22	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935781	Southridge Phase 3	J	23	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935782	Southridge Phase 3	J	24	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935783	Southridge Phase 3	J	25	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935784	Southridge Phase 3	J	26	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935785	Southridge Phase 3	J	27	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935786	Southridge Phase 3	J	28	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935787	Southridge Phase 3	j	57X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935788	Southridge Phase 3	J	29	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935789	Southridge Phase 3	J	30	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935790	Southridge Phase 3	J	31	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935791	Southridge Phase 3	J	32	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935792	Southridge Phase 3	J	33	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935793	Southridge Phase 3	J	34	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935795	Southridge Phase 3	J	35	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935796	Southridge Phase 3	J	36	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935797	Southridge Phase 3	J	37	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935798	Southridge Phase 3	K	14	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935799	Southridge Phase 3	K	15	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935800	Southridge Phase 3	K	16	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935801	Southridge Phase 3	K	17	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935802	Southridge Phase 3	K	18	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935803	Southridge Phase 3	K	19	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935804	Southridge Phase 3	D	16	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935805	Southridge Phase 3	D	17	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935806	Southridge Phase 3	D	18	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935807	Southridge Phase 3	D	19	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2935808	Southridge Phase 3	D	20	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935809	Southridge Phase 3	D	21	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935810	Southridge Phase 3	D	22	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935811	Southridge Phase 3	D	23	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935812	Southridge Phase 3	D	24	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935813	Southridge Phase 3	D	25	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935814	Southridge Phase 3	D	26	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935815	Southridge Phase 3	D	27	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935816	Southridge Phase 3	D	28	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935817	Southridge Phase 3	D	29	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935818	Southridge Phase 3	E	2	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935819	Southridge Phase 3	E	3	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935820	Southridge Phase 3	E	4	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935821	Southridge Phase 3	E	5	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935822	Southridge Phase 3	E	6	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935823	Southridge Phase 3	E	7	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935824	Southridge Phase 3	E	8	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935825	Southridge Phase 3	E	9	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935826	Southridge Phase 3	E	10	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935827	Southridge Phase 3	E	11	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935828	Southridge Phase 3	E	12	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935829	Southridge Phase 3	E	13	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935830	Southridge Phase 3	E	14	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935831	Southridge Phase 3	J	111	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935832	Southridge Phase 3	E	1X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935833	Southridge Phase 3	J	112	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935834	Southridge Phase 3	J	113	40	0.40%	$31,151.03	$152.96	$2,118.41	$220.98	$155.76	$0.00	$2,648.11
2935835	Southridge Phase 3	F	1	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935836	Southridge Phase 3	F	2	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935837	Southridge Phase 3	F	3	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935838	Southridge Phase 3	F	4	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935839	Southridge Phase 3	F	5	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935840	Southridge Phase 3	F	6	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935841	Southridge Phase 3	F	7	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935842	Southridge Phase 3	F	8	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935843	Southridge Phase 3	F	9	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935844	Southridge Phase 3	F	10	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935845	Southridge Phase 3	F	11	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935846	Southridge Phase 3	F	12	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935847	Southridge Phase 3	F	13	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935848	Southridge Phase 3	F	14	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935849	Southridge Phase 3	F	15	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935850	Southridge Phase 3	F	16	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935851	Southridge Phase 3	F	17	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935852	Southridge Phase 3	F	18	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935853	Southridge Phase 3	F	19	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935854	Southridge Phase 3	F	20	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935855	Southridge Phase 3	F	21	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935856	Southridge Phase 3	F	22	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935857	Southridge Phase 3	F	23	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935858	Southridge Phase 3	F	24	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935859	Southridge Phase 3	F	25	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935860	Southridge Phase 3	F	26	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2935861	Southridge Phase 3	F	27	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935862	Southridge Phase 3	F	28	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935863	Southridge Phase 3	F	29	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935864	Southridge Phase 3	F	30	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935865	Southridge Phase 3	F	31	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935866	Southridge Phase 3	F	32	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935867	Southridge Phase 3	F	33	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935868	Southridge Phase 3	F	34	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935869	Southridge Phase 3	F	35	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935870	Southridge Phase 3	F	36	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935871	Southridge Phase 3	F	37	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935872	Southridge Phase 3	F	38	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935873	Southridge Phase 3	T	19	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935874	Southridge Phase 3	T	20	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935875	Southridge Phase 3	T	21	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935876	Southridge Phase 3	T	22	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935877	Southridge Phase 3	T	23	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935878	Southridge Phase 3	T	24	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935879	Southridge Phase 3	T	25	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935880	Southridge Phase 3	T	26	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935881	Southridge Phase 3	T	27	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935882	Southridge Phase 3	T	28	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935883	Southridge Phase 3	T	29	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935884	Southridge Phase 3	T	30	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935885	Southridge Phase 3	T	31	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935886	Southridge Phase 3	T	32	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935887	Southridge Phase 3	T	33	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935888	Southridge Phase 3	T	34	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935889	Southridge Phase 3	T	35	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935890	Southridge Phase 3	T	36	50	0.46%	$35,214.21	$172.91	$2,394.73	$249.81	$176.07	$0.00	$2,993.52
2935891	Southridge Phase 3	T	18X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935892	Southridge Phase 3	H	9	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935893	Southridge Phase 3	H	10	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935894	Southridge Phase 3	H	11	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935895	Southridge Phase 3	H	12	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935896	Southridge Phase 3	H	13	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935897	Southridge Phase 3	H	14	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935898	Southridge Phase 3	H	1 5	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935899	Southridge Phase 3	H	16	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935900	Southridge Phase 3	H	17	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935901	Southridge Phase 3	H	18	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935902	Southridge Phase 3	H	19	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935903	Southridge Phase 3	H	20	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935904	Southridge Phase 3	H	21	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935905	Southridge Phase 3	H	22	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935906	Southridge Phase 3	H	23	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935907	Southridge Phase 3	H	24	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935908	Southridge Phase 3	H	25	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935909	Southridge Phase 3	H	26	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935910	Southridge Phase 3	I	10	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935911	Southridge Phase 3	I	11	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935912	Southridge Phase 3	I	1 2	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935913	Southridge Phase 3	I	1 3	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79

Parcel	Plat	Block #	Lot	Lot Type	Allocation Percentage of Assessment	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Credit	Total Annual Installment
2935914	Southridge Phase 3	I	14	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935915	Southridge Phase 3	I	15	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935916	Southridge Phase 3	I	17	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935917	Southridge Phase 3	I	18	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935918	Southridge Phase 3	I	19	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935919	Southridge Phase 3	I	20	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935920	Southridge Phase 3	I	21	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935921	Southridge Phase 3	I	22	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935922	Southridge Phase 3	J	57	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935923	Southridge Phase 3	H	6X	Non-Benefited	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2935924	Southridge Phase 3	J	58	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935925	Southridge Phase 3	J	59	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935926	Southridge Phase 3	J	60	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935927	Southridge Phase 3	J	61	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935928	Southridge Phase 3	J	62	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935929	Southridge Phase 3	J	63	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935930	Southridge Phase 3	J	64	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935931	Southridge Phase 3	J	65	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935932	Southridge Phase 3	J	66	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
2935933	Southridge Phase 3	J	67	60	0.49%	$37,923.00	$186.21	$2,578.94	$269.02	$189.61	$0.00	$3,223.79
					100.00%	**$7,739,000.00**	**$38,000.00**	**$526,287.50**	**$54,900.00**	**$38,695.00**	**$0.00**	**$657,882.50**

<u>APPENDIX D-2</u>
IMPROVEMENT AREA #3 TIRZ CREDIT CALCULATION

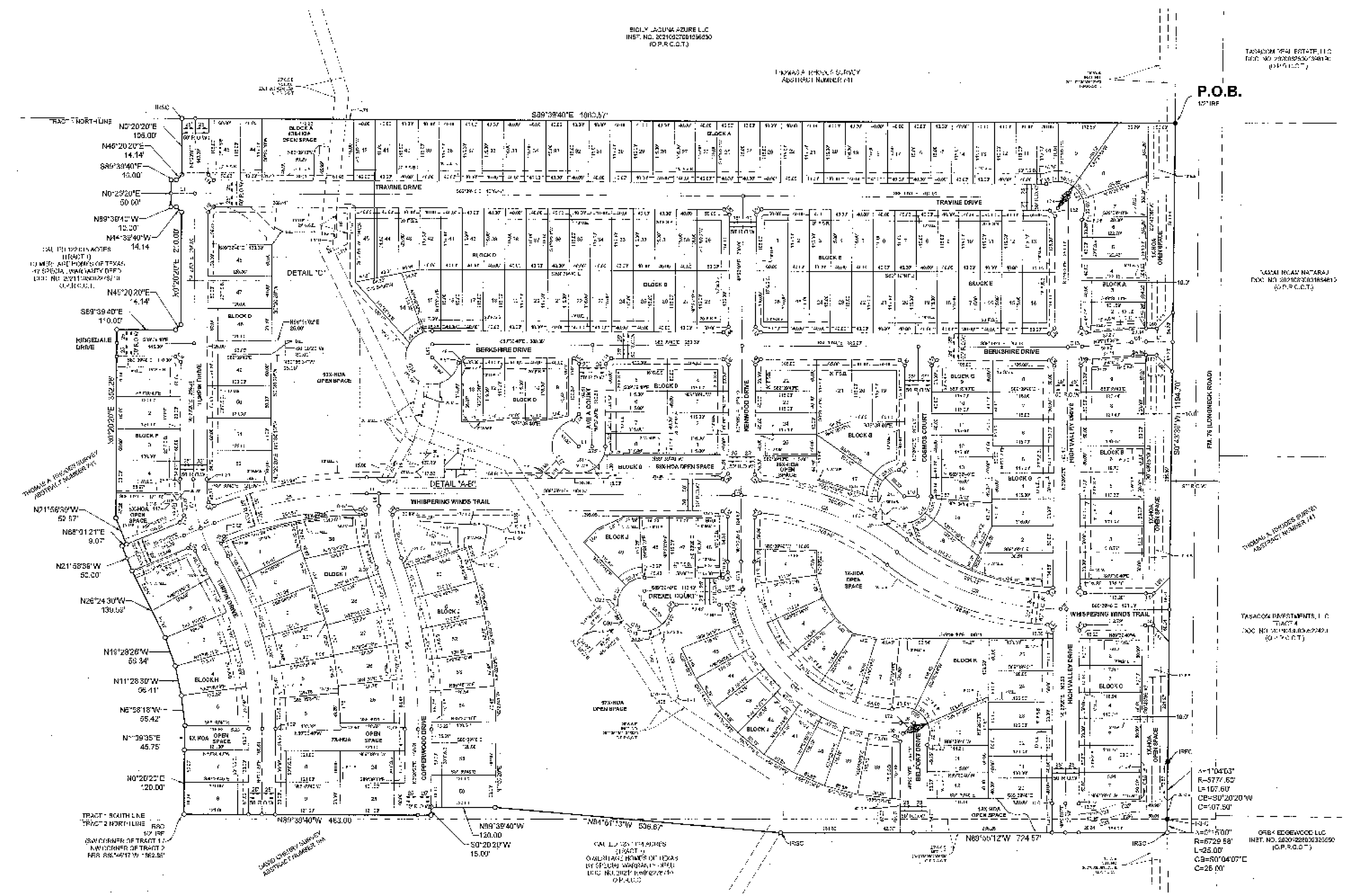
Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2935696	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935698	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935699	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935700	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935701	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935702	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935703	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935704	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935705	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935706	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935708	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935709	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935710	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935711	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935712	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935713	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935714	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935715	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935716	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935717	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935719	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935720	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935721	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935722	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935723	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935724	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935725	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935726	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935727	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935728	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935729	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935730	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935731	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935732	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935733	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935734	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935735	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935736	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935737	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935738	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935739	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935740	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935741	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935744	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935745	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935746	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935747	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935748	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935749	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935750	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935751	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935752	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935753	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935754	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935755	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935756	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935757	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935758	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935759	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935760	$10,665.23	$10,665.23	$0.00	0.00%	$0.00

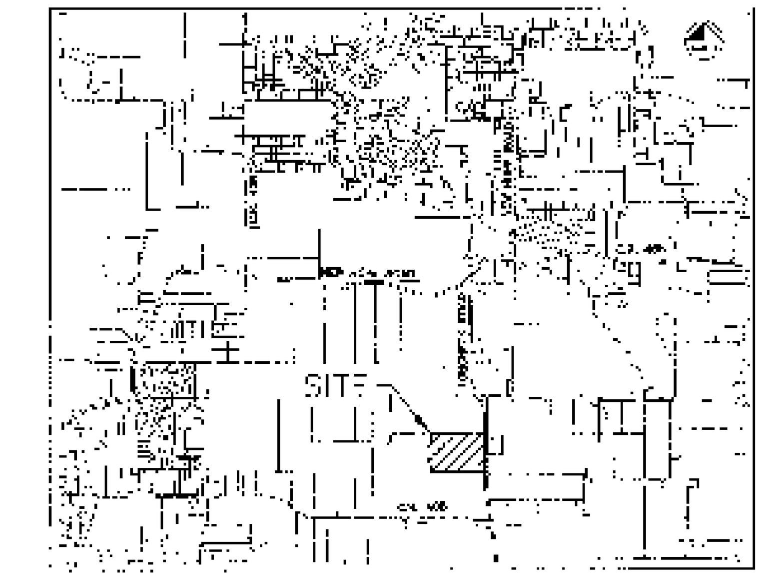
Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2935761	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935762	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935763	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935764	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935765	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935766	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935767	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935768	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935769	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935770	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935771	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935772	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935773	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935774	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935775	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935776	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935777	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935778	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935779	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935780	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935781	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935782	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935783	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935784	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935785	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935786	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935787	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935788	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935789	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935790	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935791	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935792	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935793	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935795	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935796	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935797	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935798	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935799	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935800	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935801	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935802	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935803	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935804	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935805	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935806	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935807	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935808	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935809	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935810	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935811	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935812	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935813	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935814	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935815	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935816	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935817	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935818	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935819	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935820	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935821	$10,665.23	$10,665.23	$0.00	0.00%	$0.00

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2935822	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935823	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935824	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935825	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935826	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935827	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935828	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935829	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935830	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935831	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935832	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935833	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935834	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935835	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935836	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935837	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935838	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935839	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935840	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935841	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935842	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935843	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935844	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935845	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935846	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935847	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935848	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935849	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935850	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935851	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935852	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935853	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935854	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935855	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935856	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935857	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935858	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935859	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935860	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935861	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935862	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935863	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935864	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935865	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935866	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935867	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935868	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935869	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935870	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935871	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935872	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935873	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935874	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935875	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935876	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935877	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935878	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935879	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935880	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935881	$10,665.23	$10,665.23	$0.00	0.00%	$0.00

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2935882	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935883	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935884	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935885	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935886	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935887	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935888	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935889	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935890	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935891	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935892	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935893	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935894	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935895	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935896	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935897	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935898	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935899	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935900	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935901	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935902	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935903	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935904	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935905	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935906	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935907	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935908	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935909	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935910	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935911	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935912	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935913	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935914	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935915	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935916	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935917	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935918	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935919	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935920	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935921	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935922	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935923	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935924	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935925	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935926	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935927	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935928	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935929	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935930	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935931	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935932	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
2935933	$10,665.23	$10,665.23	$0.00	0.00%	$0.00
	$2,474,333.47	**$2,474,333.47**	**$0.00**	**0.00%**	**$0.00**

APPENDIX E
FINAL PLATS



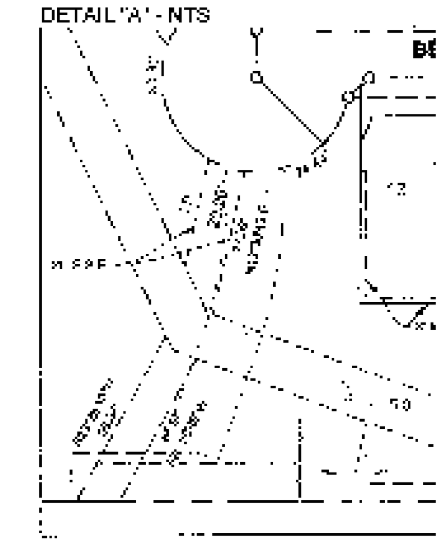


VICINITY MAP
SCALE: 1" = 5,000'

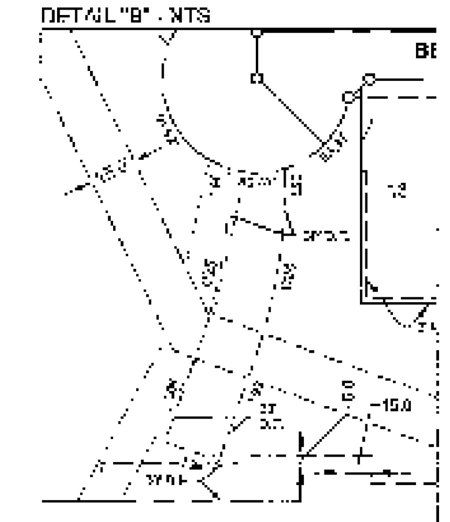
NORTH

GRAPHIC SCALE IN FEET
1" = 100' @ 24X36

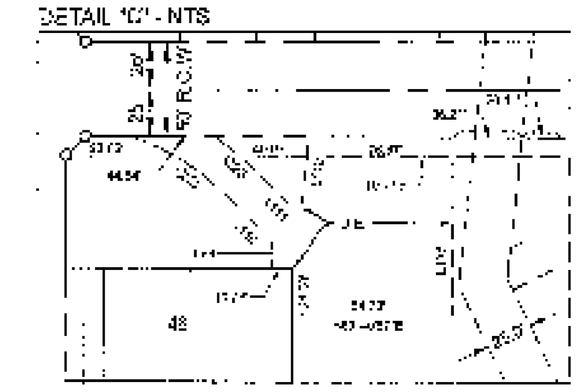
DETAIL "A" - NTS



DETAIL "B" - NTS



DETAIL "C" - NTS



LEGEND

POINT OF BEGINNING
IRON ROD FOUND
IRON ROD SET
BUILDING LINE
UTILITY EASEMENT
DRAINAGE EASEMENT
SIDEWALK EASEMENT
HOMEOWNERS ASSOCIATION
DEED RECORDS OF COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
LOT LINE
BUILDING LINE

Notes:

1. All corners set with capped iron rod stamped "K-H" unless otherwise noted.
2. All bearings shown are based on grid north of the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Combined Scale Factor (CSF) of 0.999847312.
3. All HOA lots are to be owned and maintained by the Homeowners Association.
4. All lots meet the minimum requirements of PD#23.
5. According to Community Panel No. 48085C0235J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
7. Residential Lots: Block A, Lots 2-42, 44-45; Block B, Lots 2-9; Block C, Lots 2-7; Block D, Lots 1-52; Block E, Lots 1-26; Block F, Lots 1-4; Block G, Lots 1-25; Block H, Lots 1-5, 7-8; Block I, Lots 1-8, 8-9, 23-30; Block J, Lots 38-56; Block K, Lots 2-12, 20-25.
8. Open Space Lots: Block A, 1X-HOA, 43X-HOA; Block B, 1X-HOA; Block C, 1X-HOA; Block D, 53X-HOA; Block F, 5X-HOA; Block G, 26X-HOA; Block H, 6X-HOA; Block I, 7X-HOA, 31X-HOA; Block J, 57X-HOA; Block K, 1X-HOA, 13X-HOA.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°39'41"E	45.01'
L2	N89°01'26"E	34.17'
L3	N89°01'18"E	27.57'
L4	N00°20'20"E	25.47'
L5	S89°39'40"E	22.73'
L6	N89°39'20"W	25.00'
L7	N00°20'20"E	1.73'
L8	S89°39'42"E	10.73'
L9	S56°39'40"E	50.00'
L10	S89°39'40"E	25.00'
L11	S56°39'40"E	25.00'
L12	N00°20'20"E	25.00'
L13	N00°20'20"E	25.00'
L14	S44°39'40"E	14.14'
L15	N45°20'20"E	14.14'
L16	N44°39'40"W	14.14'
L17	N27°44'57"E	15.20'
L18	N37°33'52"W	14.23'
L19	S21°54'10"W	12.02'
L20	S30°39'56"E	12.92'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S45°58'17"E	14.32'
L22	S44°07'30"W	15.05'
L23	S44°30'40"E	14.14'
L24	S45°03'48"W	15.45'
L25	S42°14'43"E	14.73'
L26	N45°20'20"E	14.14'
L27	N41°47'08"E	13.88'
L28	S54°12'17"E	15.41'
L29	S40°17'49"W	14.82'
L30	S44°13'10"E	14.29'
L31	S43°37'15"E	14.40'
L32	S45°20'20"W	14.14'
L33	S44°39'40"E	14.14'
L34	S45°20'30"W	13.80'
L35	S44°39'40"E	14.14'
L36	N42°00'03"E	14.74'
L37	S47°14'01"E	13.49'
L38	N45°20'20"E	14.14'
L39	S45°20'20"W	14.14'
L40	S44°39'40"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L41	S42°25'51"W	14.82'
L42	S45°20'20"W	14.14'
L43	S44°39'40"E	14.14'
L44	N45°20'20"E	14.14'
L45	S44°39'40"E	14.14'
L46	S45°20'20"W	14.14'
L47	S44°39'40"E	14.14'
L48	S42°25'51"W	14.82'
L49	S48°14'40"W	9.37'
L50	S44°39'40"E	14.14'
L51	S45°20'20"W	14.14'
L52	S44°39'40"E	14.14'
L53	S89°16'24"E	15.00'
L54	S89°16'24"E	15.00'
L55	N45°43'38"E	42.43'
L56	S44°16'24"E	42.43'
L57	S89°39'40"E	19.72'
L58	S44°16'24"E	42.57'
L59	N45°43'36"E	42.29'
L60	S89°39'40"E	15.10'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S84°47'06"E	20.07'
L62	N80°18'47"W	44.49'
L63	S45°10'12"E	44.40'
L64	S82°04'40"E	44.51'
L65	S10°09'52"E	44.51'
L66	S45°40'02"W	35.36'
L67	N43°07'55"E	58.59'
L68	S16°45'46"E	37.20'
L69	N80°19'28"E	40.62'
L70	N87°32'11"E	40.27'
L71	S89°39'40"E	40.00'
L72	S45°20'20"W	28.28'
L73	S45°20'20"W	20.20'
L74	S14°43'35"E	72.68'
L75	S17°29'08"E	67.90'
L76	S18°01'26"E	67.07'
L77	S07°03'10"E	67.40'
L78	S03°24'40"E	70.02'
L79	N12°30'04"E	68.21'
L80	N00°20'20"E	44.50'

LINE TABLE		
NO.	BEARING	LENGTH
L81	N00°20'20"E	27.60'
L82	N00°06'45"W	55.59'
L83	N25°50'58"W	8.43'
L84	N33°23'22"E	12.09'
L85	N18°18'06"W	15.35'
L86	S02°11'07"W	20.16'
L87	S32°11'57"W	13.34'
L88	N81°11'21"E	[illegible]
L89	S00°20'20"W	13.77'
L90	S45°20'20"W	45.68'
L91	S45°20'20"W	26.36'
L92	S00°20'20"W	12.27'
L93	S13°40'02"W	58.48'
L94	N70°13'58"W	30.00'
L95	N14°40'02"E	68.48'
L96	N00°20'20"E	12.27'
L99	N00°20'20"E	28.34'
L100	N86°06'41"W	62.68'
L101	N30°03'47"W	20.10'
L102	S22°51'19"W	10.00'

LINE TABLE		
NO.	BEARING	LENGTH
L103	S05°45'26"W	65.02'
L104	S13°55'27"E	27.79'
L105	S56°35'08"W	17.97'
L106	S00°20'20"W	27.79'
L107	S33°24'33"E	20.20'
L108	S55°44'30"E	7.49'
L109	N31°18'08"W	193.28'
L110	S45°39'40"E	24.08'
L111	S44°39'40"E	36.36'
L112	N08°14'50"E	42.44'
L113	N00°20'20"E	80.92'
L114	S84°11'21"W	27.36'
L115	S00°10'27"W	67.85'
L116	N06°04'59"E	16.98'
L117	N80°40'01"E	23.06'
L118	S00°07'02"W	26.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	[illegible]	300.00'	26.41'	N08°34'53"W	26.40'
C2	13°38'33"	300.00'	71.43'	N06°42'02"W	71.26'
C3	31°25'50"	592.00'	325.29'	N16°58'35"W	321.22'
C4	20°37'36"	884.00'	318.24'	N10°38'53"W	316.57'
C5	23°23'46"	260.00'	106.32'	N06°53'33"W	105.43'
C6	22°16'17"	745.00'	290.12'	N70°11'20"E	290.28'
C7	1°42'40"	499.00'	14.90'	S89°11'10"E	14.90'
C8	38°11'34"	500.00'	316.37'	S60°55'12"E	310.60'
C9	37°02'39"	500.00'	[illegible]	[illegible]	324.58'
C10	80°19'07"	200.00'	419.77'	N66°34'49"W	305.36'
C11	8°48'55"	284.95'	51.47'	N04°34'58"W	51.4[illegible]
C12	5°49'53"	400.00'	42.05'	N03°25'05"E	42.02'
C13	5°40'55"	250.00'	25.64'	N67°45'09"E	25.63'
C14	[illegible]	300.00'	25.51'	[illegible]	25.50'
C15	0°45'57"	5624.57'	71.09'	S00°13'03"E	71.09'
C16	259°32'27"	50.00'	226.50'	S38°59'54"E	77.42'
C17	259°32'27"	50.00'	226.50'	S80°29'03"E	77.42'
C19	259°32'27"	50.00'	226.50'	S85°33'27"E	77.42'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C18	259°32'27"	50.00'	226.50'	S09°59'54"E	77.42'
C20	140°37'30"	50.00'	122.57'	N44°02'54"W	94.11'
C21	14°14'32"	300.00'	74.57'	[illegible]	74.38'
C22	36°48'16"	120.00'	65.82'	S58°00'45"E	60.27'
C23	29°27'52"	140.00'	72.00'	S46°53'21"E	71.20'
C24	19°19'52"	200.00'	68.40'	S10°01'17"W	68.08'
C25	18°21'29"	255.00'	79.29'	N19°31'11"E	78.00'
C26	[illegible]	155.00'	[illegible]	[illegible]	[illegible]
C27	[illegible]	125.00'	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	5°00'20"	125.00'	[illegible]	[illegible]	[illegible]
C30	3°39'34"	125.00'	1.28'	N47°07'09"E	1.28'
C31	[illegible]	25.00'	[illegible]	[illegible]	[illegible]
C32	29°29'31"	160.00'	67.08'	S80°05'09"E	65.78'
C33	29°29'31"	140.00'	67.90'	[illegible]	67.81'
C34	20°29'34"	140.00'	50.07'	S48°08'53"E	49.72'

Δ=1°04'53"
R=5771.60'
L=107.60'
CB=S0°20'20"W
C=107.60'

Δ=0°15'00"
R=5729.58'
L=25.00'
CB=S0°04'07"E
C=25.00'

S13084

FINAL PLAT
OF
SOUTHRIDGE
PHASE 1

BLOCK A, LOTS 1X-HOA, 2-42, 43X-HOA, 44-45;
BLOCK B, LOTS 1X-HOA, 2-9; BLOCK C, 1X-HOA, 2-7;
BLOCK D, LOTS 1-52, 53X-HOA; BLOCK E, LOTS 1-26;
BLOCK F, LOTS 1-4, 5X-HOA; BLOCK G, LOTS 1-25, 26X-HOA;
BLOCK H, LOTS 1-5, 6X-HOA, 7-8; BLOCK I, 1-6, 7X-HOA, 8-9, 23-30, 31X-HOA;
BLOCK J, 38-56, 57X-HOA; BLOCK K, 1X-HOA, 2-12, 13X-HOA, 20-25;

223 RESIDENTIAL LOTS
13 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 57.314 ACRES IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	MJS	08/08/2023	064531517	1 OF 2

DEVELOPER/OWNER:
GRBK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, Texas 75093
Phone: 817-538-2112
Contact : Bobby L. Samuels III

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Waters Blvd, ST. 100
Dallas, Texas 75019
Phone: 972-580-6329
Contact : Frank Su

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2272
Contact : Daniel Arthur R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Alexandra Dollahite, P.E.

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON 09/13/2023 09:57 AM
PLAT BOOK 2023 PAGE 703 - 704
NUMBER OF PAGES: 2 AMOUNT: $83.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY Amanda Johnson DEPUTY

PROPERTY DESCRIPTION

57.314 ACRES

BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas, being a portion of a called 122.010 acre tract of land ("Tract 1"), and a portion of a called 120.1184 acre tract of land ("Tract 2") conveyed to Meritage Homes of Texas, LLC by Special Warranty Deed recorded in Document No. 20211105002275700, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Tract 1, common with the southeast corner of that tract of land conveyed to [illegible] according to the document filed of record in Instrument No. [illegible] O.P.R.C.C.T., and the west right of way line of F.M. 75 [illegible];

THENCE South 00°43'30" West, with said west right of way line, common with the east line of said Tract 1, a distance of 1,784.70 feet to a 5/8-inch iron rod set with plastic cap stamped "KHA" at the beginning of a non-tangent curve to the left with a radius of [illegible] feet, a central angle of 01°04'05", a chord bearing and distance of South 00°22'20" West, 107.80 feet;

THENCE continuing with said common line and said curve to the left, an arc distance of 107.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of said Tract 1, common with the northeast corner of said "Tract 2" and being at the beginning of a non-tangent curve to the left with a radius of 5,729.58 feet, a central angle of 00°15'00", and a chord bearing and distance of South 00°04'07" East, 25.00 feet;

THENCE with the east line of said Tract 2, common with said west right of way line, and with said curve to the left, an arc distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set;

THENCE over and across said Tract 2 and Tract 1 the following twenty-four (24) courses and distances:

North 90°00'12" West, a distance of 724.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°51'13" West, a distance of 539.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°20'40" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°20'20" West, a distance of 15.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North [illegible] West, a distance of [illegible] feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°20'20" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North [illegible] East, a distance of [illegible] feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°30'10" West, a distance of 50.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°28'30" West, a distance of 58.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North [illegible] West, a distance of [illegible] feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°24'30" West, a distance of 130.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North [illegible] West, a distance of [illegible] feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°01'21" East, a distance of 8.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°59'39" West, a distance of 52.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North [illegible] East, a distance of 342.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°39'40" East, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°20'20" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°20'20" East, a distance of 210.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°39'40" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°39'40" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°20'20" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°39'40" East, a distance of [illegible] feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°20'20" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°20'20" East, a distance of 105.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of said Tract 1, same being common with the south line of the above mentioned [illegible] tract;

THENCE South [illegible] East, with said common line, a distance of 1,860.27 feet to the **POINT OF BEGINNING** and containing 2,496,570 square feet or 57.314 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC., and GRBK EDGEWOOD LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described tract as SOUTHRIDGE PHASE 1, an addition to City of Princeton, Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton, forever, the streets and easements shown thereon. MERITAGE HOMES OF TEXAS, LLC., and GRBK EDGEWOOD LLC, does hereby certify the following:

1. The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas and the City will maintain the streets, sidewalks, [illegible]
2. The easements and public use areas, as shown, are dedicated for the public use, including specifically for City of Princeton, forever for the purposes indicated on this plat.
3. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by City of Princeton.
4. City of Princeton is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and the City['s] use thereof [illegible] to any existing utilities.
6. City of Princeton and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
7. City of Princeton and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the City, unless and except, repair or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.

Witness my hand this the 17th day of August, 2023

MERITAGE HOMES OF TEXAS, LLC.
a Texas limited liability company

By: ____________

Name: Frank Su
Title: Vice President

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on August 17, 2023, by Frank Su, ____________ of MERITAGE HOMES OF TEXAS, LLC., a Texas limited liability company, on behalf of the limited liability company.

Lisa Craven
Notary Public, State of Texas

LISA CRAVEN
Notary Public, State of Texas
Comm. Expires 02-17-2027
Notary ID 134208501

DEVELOPER/PARTNER by Memorandum of Joint Development Agreement recorded in Document Number 20211105002328840, Official Public Records of Collin County, Texas, by and between Meritage Homes of Texas, LLC and GRBK Edgewood LLC entered into on November 5, 2021 and are collectively referred to as "owners"

GRBK EDGEWOOD LLC
a Texas limited liability company

By: ____________

Name: Brian Hunnicutt
Title: Authorized Signer

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on August 16, 2023, by Brian Hunnicutt ____________ of GRBK EDGEWOOD LLC, a Texas limited liability company, on behalf of the limited liability company.

Lisa Craven
Notary Public, State of Texas

LISA CRAVEN
Notary Public, State of Texas
Comm. Expires 02-17-2027
Notary ID 134208501

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2172
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16th day of August, 2023.

Lisa Craven
Notary Public in and for the State of Texas

Lisa Craven
Printed Name

02-17-2027
My Commission Expires

LISA CRAVEN
Notary Public, State of Texas
Comm. Expires 02-17-2027
Notary ID 134208501

Notes:

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance multiply the ground distance by the Project Combined Factor (PCF) of 0.999847[illegible].
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- All lots meet the minimum requirements of [illegible].
- According to Community Panel No. 48085C0[illegible], dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.
- Residential Lots: Block A, Lots 2-42, 44-45; Block B, Lots 2-9; Block C, Lots 2-7; Block D, Lots 1-52; Block E, Lots 1-20; Block F, Lots 1-4; Block G, Lots 1-25; Block H, Lots 1-5, 7-8; Block I, Lots 1-6, 8-9, 23-30; Block J, Lots 38-56; Block K, Lots 2-12, 20-25.
- Open Space Lots: Block A, 1X-HOA, 43X-HOA; Block B, 1X-HOA; Block C, 1X HOA; Block D, 53X HOA; Block F, 5X-HOA; Block G, 26X-HOA; Block H, 6X-HOA; Block I, 7X HOA, 31X HOA; Block J, 57X-HOA; Block K, 1X-HOA, 13X-HOA.

"RECOMMENDED FOR APPROVAL"

____________ Date 8-28-23
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"APPROVED"

Brianna Chacon Date 9-12-23
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLETION

"ACCEPTED"

Brianna Chacon Date 9-12-23
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLIANCE

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Southridge Phase 1 Subdivision or addition to the City of Princeton was submitted to the City Council on the 11 day of September 2023 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 12 day of September, A.D. 2023

Amber Anderson
City Secretary
City of Princeton, Texas

CITY OF PRINCETON
THE STATE OF TEXAS

FINAL PLAT
OF
SOUTHRIDGE
PHASE 1

BLOCK A, LOTS 1X-HOA, 2-42, 43X-HOA, 44-45;
BLOCK B, LOTS 1X-HOA, 2-9; BLOCK C, 1X-HOA, 2-7;
BLOCK D, LOTS 1-52, 53X-HOA; BLOCK E, LOTS 1-20;
BLOCK F, LOTS 1-4, 5X-HOA; BLOCK G, LOTS 1-25, 26X-HOA;
BLOCK H, LOTS 1-5, 6X-HOA, 7-8; BLOCK I, 1-6, 7X-HOA, 8-9, 23-30, 31X-HOA;
BLOCK J, 38-56, 57X-HOA; BLOCK K, 1X-HOA, 2-12, 13X-HOA, 20-25;

223 RESIDENTIAL LOTS
13 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 57.314 ACRES IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

From
R-6741-006-0430-1 - 56.829 AC
R-6166-002-1320-1 - 0.485 AC
For 2024

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	MJS	08/05/2023	064531517	2 OF 2

DEVELOPER/OWNER:
GRBK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, Texas 75093
Phone 817-656-2112
Contact: Bobby L. Samuel III

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Water Blvd
ST. 100
Dallas, Texas 75019
Phone: 972-580-6329
Contact: Frank Su

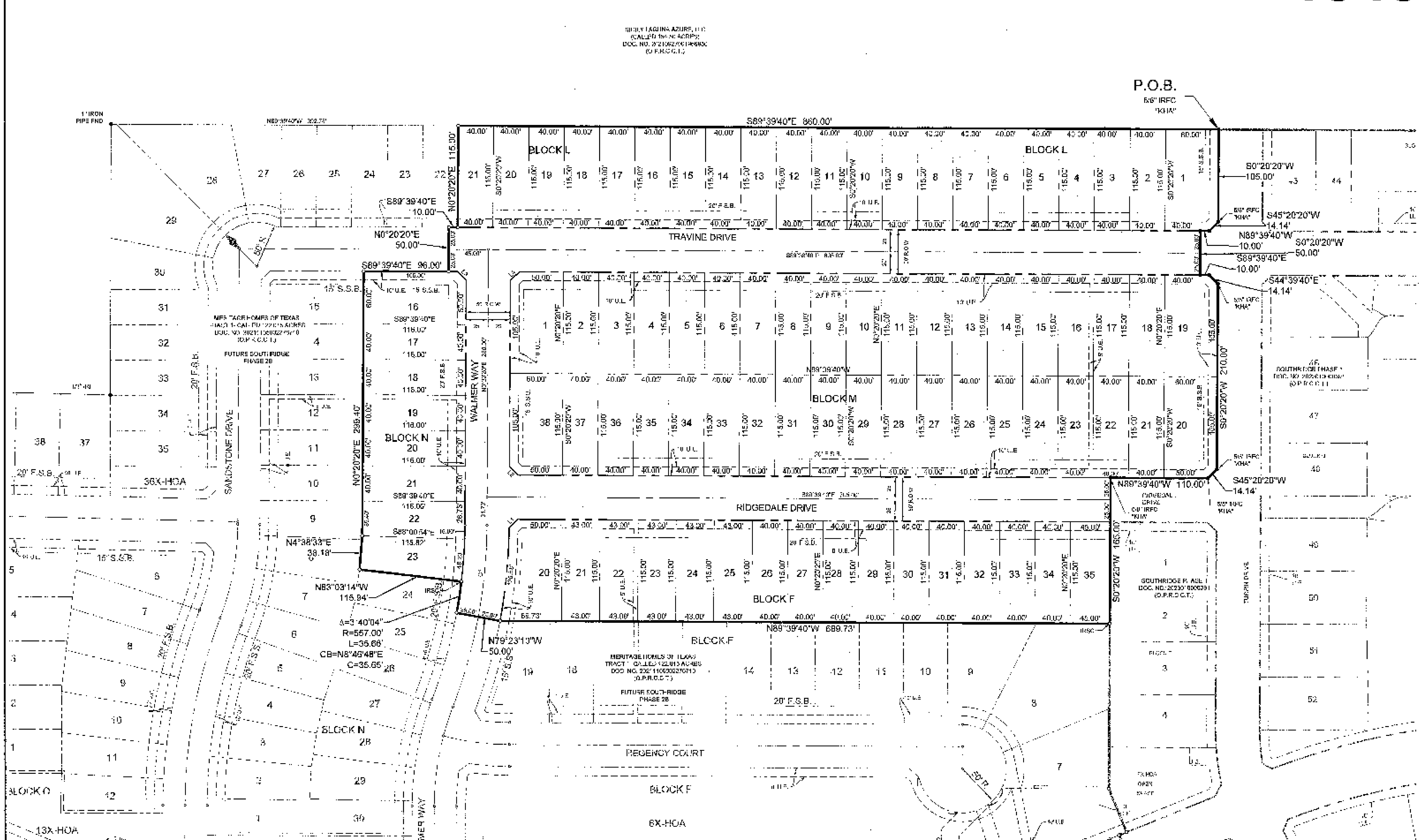
SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2172
Contact: Daniel Arthur R.P.L.S.

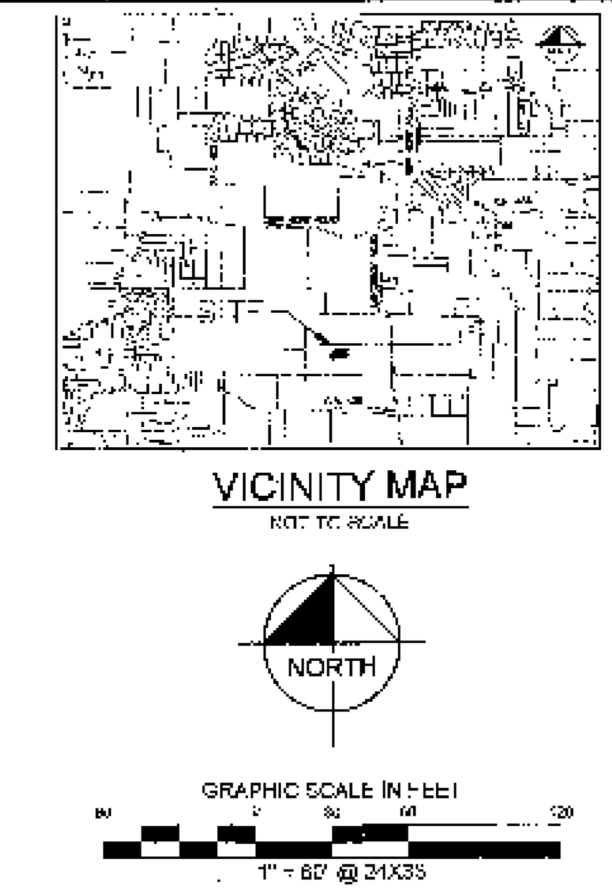
ENGINEER:
Kimley Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra Dullahite, P.E.

COUNTY COURT OF COLLIN COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 09/13/2023 09:57 AM
PLAT BOOK 2023 PAGE 702 - 703
NUMBER OF PAGES 2 AMOUNT: $48.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: Amanda Johnson, DEPUTY

13434





S13434

FINAL PLAT
OF
SOUTHRIDGE PHASE 2A

BLOCK F, LOTS 20-35;
BLOCK L, LOTS 1-21; BLOCK M, 1-38;
BLOCK N, LOTS 16-23,

83 RESIDENTIAL LOTS
0 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 11.416 ACRES IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	WBD	KHA	07/11/2024	064537544	1 OF 2

Notes:

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of [illegible].
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- All lots meet the minimum requirements of [illegible].
- According to Community Panel No. [illegible] dated June [illegible], 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.

LAND USE TABLE

LAND USE	[illegible]	[illegible]
RESIDENTIAL	[illegible]	83
HOA/OPEN SPACE	[illegible]	
STREET R.O.W.	[illegible]	-
TOTAL	[illegible]	[illegible]

SURVEYOR
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469 501 2200
Contact: Daniel Arthur, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469 501-2200
Contact: Alexandra Dolahite, P.E.

DEVELOPER/OWNER:
ORBK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby L. Samuel III

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Waters Blvd, ST. 100
Dallas, Texas 75019
Phone: 972-580-8075
Contact: Frank Su

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 08/28/2024 02:27 PM
PLAT BOOK 2024 PAGE: 776 - 777
NUMBER OF PAGES: 2 AMOUNT: $100.50
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: ______ DEPUTY

From
R-6741-006-0430-1 - 11.416 AC
For 2025

13434-2

PROPERTY DESCRIPTION

11.416 ACRES

BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas; and being a portion of Tract 1 - a called 122.015-acres as described in deed to Meritage Homes of Texas according to the document filed of record in Document Number 20211105002276710, Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with cap stamped "KHA" in a south line of that a called 154.50-acre tract of land conveyed to Sicily Laguna Azure, LLC, according to the document filed of record in Document Number 20210627001166820 O.P.R.C.C.T., same being the northwest corner of Southridge Phase 1, an addition to the City of Princeton, according to the Plat filed of record in Document Number 20230110000281 O.P.R.C.C.T.;

THENCE with the west line of said Southridge Phase 1 the following bearings and distances:

South 00°20'20" West, a distance of 105.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract;

South 45°20'20" West, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract;

North 89°39'40" West, a distance of 10.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract;

South 00°20'20" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract;

South 89°39'40" East, a distance of 10.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract;

South 44°39'40" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract;

South 00°20'20" West, a distance of 210.00 feet to a point; 5/8-inch iron rod found with cap stamped "KHA" for corner of this tract;

South 45°20'20" West, a distance of 14.14 feet to a 5/8 inch iron rod found with cap stamped "KHA" for corner of this tract;

North 89°39'40" West, a distance of 110.00 feet to a 5/8 inch iron rod found with cap stamped "KHA" for corner of this tract;

South 00°20'20" West, a distance of 155.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

THENCE over and across the above-mentioned 122.015-acre tract the following bearings and distances:

North 89°39'40" West, a distance of 580.73 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

North 79°28'10" West, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract at the beginning of a curve to the left having a radius of 557.00 feet, a central angle of 03°40'04", and a chord bearing and distance of North 06°41'48" East, a distance of 35.65 feet;

With said curve to the left an arc distance of 35.66 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

North 80°02'14" West, a distance of 116.94 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

North 04°38'33" East, a distance of 28.18 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner of this tract;

North 00°20'20" East, a distance of 289.40 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

South 89°39'40" East, a distance of 95.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

North 00°20'20" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

South 89°39'40" East, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract;

North 00°20'20" East, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner of this tract in a south line of the above-mentioned 154.50-acre tract, same being common with the north line of the above-mentioned 122.015-acre tract, from which a 1-inch iron pipe found for a northwest corner of said 122.015 acre, same being for an interior corner of said 154.50-acre tract bears North 89°39'40" West, a distance of 892.70 feet;

THENCE South 89°39'40" East, with said common line, a distance of 880.00 feet to the **POINT OF BEGINNING** and containing 11.416 acres or 497,290 square feet of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD LLC., & MERITAGE HOMES OF TEXAS, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as SOUTHRIDGE PHASE 2A, an addition to City of Princeton, Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton, forever, the streets and easements shown thereon. GRBK EDGEWOOD LLC. & MERITAGE HOMES OF TEXAS, LLC. does hereby certify the following:

1. The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas and the City will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
2. The easements and public use areas, as shown are dedicated for the public use including specifically for City of Princeton forever for the purposes indicated on this plat.
3. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by City of Princeton.
4. City of Princeton is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and the City and subject to offset specifications for any existing utilities.
6. City of Princeton and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
7. City of Princeton and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the City, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.

Witness, my hand this the 11th day of July, 2024

MERITAGE HOMES OF TEXAS, LLC.
a Texas limited liability company

By: ____________

Name: Frank Su
Title: Vice President

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on July 11, 2024, by Frank Su, VP of MERITAGE HOMES OF TEXAS, LLC., a Texas limited liability company, on behalf of the limited liability company.

____
Notary Public, State of Texas

LISA CRAVEN
Notary Public, State of Texas
Comm. Expires 02-17-2027
Notary ID [illegible]

DEVELOPER/PARTNER by Memorandum of Joint Development Agreement recorded in Document Number 20211116002335840, Official Public Records of Collin County, Texas, by and between Meritage Homes of Texas, LLC and GRBK Edgewood LLC, entered into on November 5, 2021 and are collectively referred to as "owners".

GRBK EDGEWOOD LLC
a Texas limited liability company

By: ____________

Name: Brian Hunnicutt

Title: Authorized Signer

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on July 11, 2024, by Brian Hunnicutt, Authorized Signer of GRBK EDGEWOOD LLC, a Texas limited liability company, on behalf of the limited liability company.

____
Notary Public, State of Texas

[illegible]
Notary ID #129770236
My Commission Expires
April 1, 2026

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

____
Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2172
daniel.arthur@kimley-horn.com

STATE OF TEXAS
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ~~Sean Pettory~~ Daniel Arthur (DR) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 11th day of July, 2024.

____
Notary Public in and for the State of Texas

Lisa Craven
Printed Name

02/17/27
My Commission Expires

LISA CRAVEN
Notary Public, State of Texas
Comm. Expires 02-17-2027
Notary ID [illegible]

"RECOMMENDED FOR APPROVAL"

____________ Date: 8-19-24
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"APPROVED"

____________ Date: 8.21.24
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLETION

"ACCEPTED"

____________ Date: 8.27.24
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLIANCE

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Southridge Phase 2A Subdivision or addition to the City of Princeton was submitted to the City Council on the 26 day of August 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 27 day of August, A.D., 2024

Amber Anderson
City Secretary
City of Princeton, Texas

FINAL PLAT OF SOUTHRIDGE PHASE 2A

BLOCK F, LOTS 20-35;
BLOCK L, LOTS 1-21; BLOCK M, 1-38;
BLOCK N, LOTS 16-23;

83 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 11.416 ACRES IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WBD	KHA	07/11/2024	064537544	2 OF 2

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Daniel Arthur R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra Gollahite, P.E.

DEVELOPER/OWNER:
GRBK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby L. Samuel III

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Water Blvd
STE 100
Dallas, Texas 75019
Phone: 972-580-6375
Contact: Frank Su

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 08/28/2024 02:27 PM
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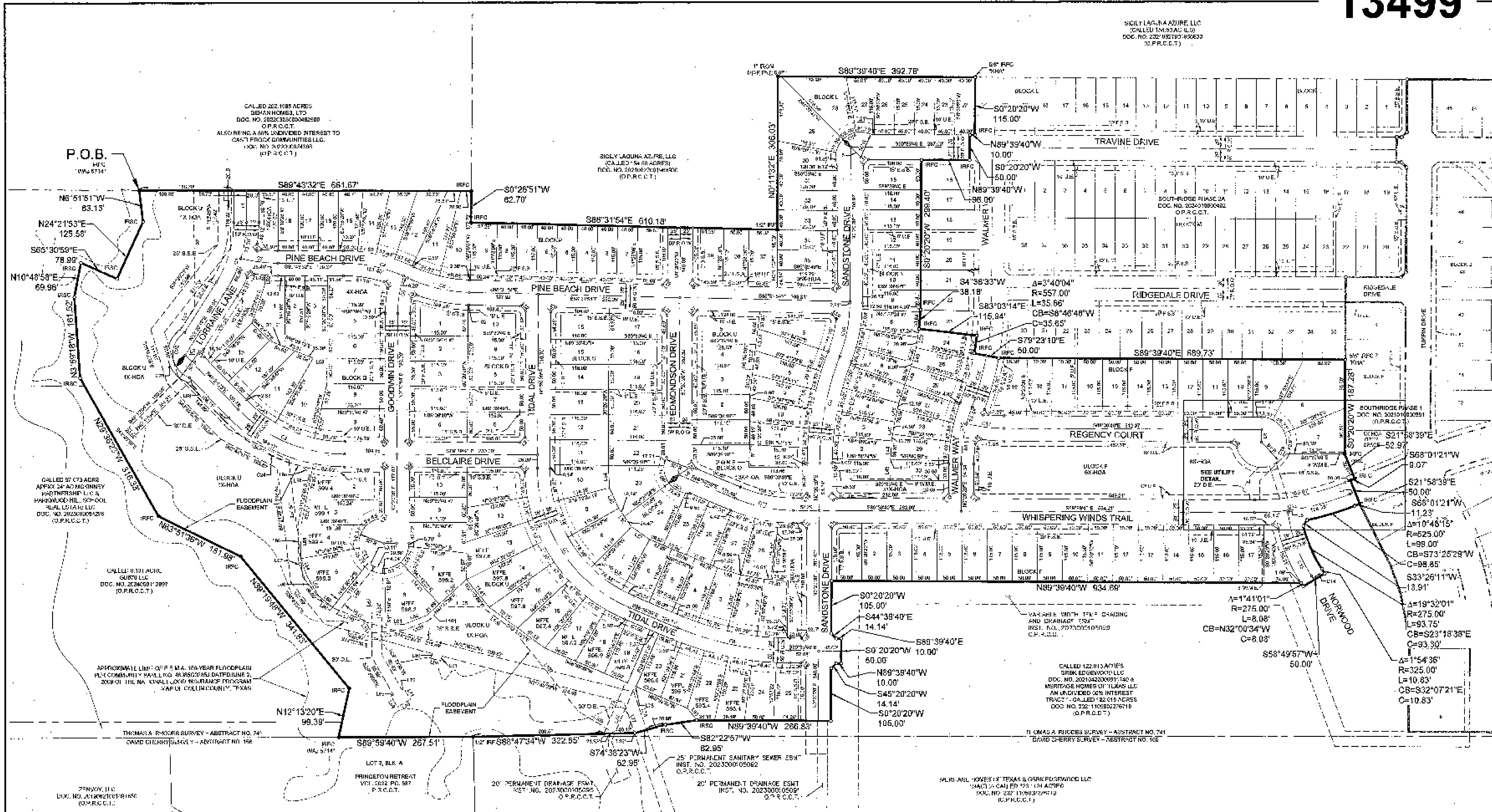
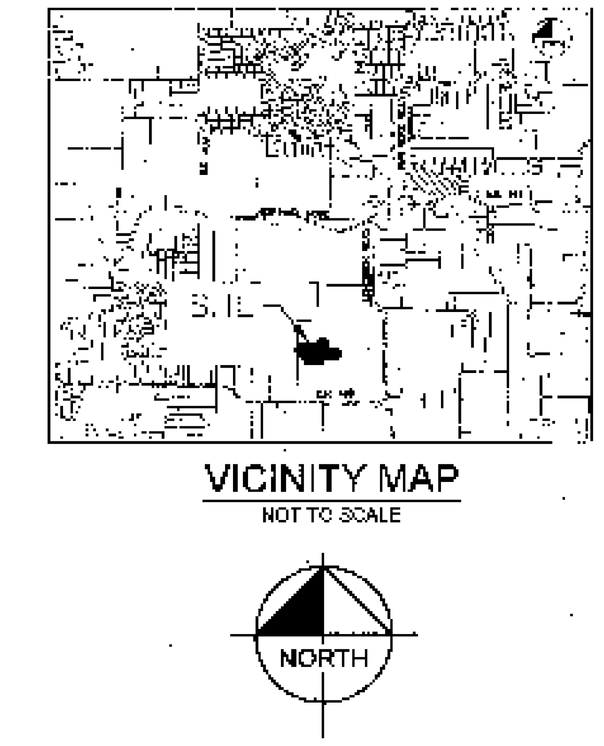
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: ____________, DEPUTY

13499





LEGEND

LINE TYPE LEGEND

NO.	BEARING	LENGTH
L1	N00°18'29"E	63.77'
L2	S83°50'23"W	25.61'
L3	S00°39'40"E	25.00'
L4	S59°40'21"W	34.03'
L5	N44°38'42"W	28.20'
L6	N07°18'29"W	4.29'
L7	N68°01'21"E	11.23'
L8	S00°20'20"W	25.00'
L9	S20°32'09"E	12.63'
L10	S64°45'47"W	14.13'
L11	S44°39'40"E	14.14'
L12	S02°03'15"E	16.06'
L13	S45°20'20"W	14.14'
L14	S46°20'20"W	14.14'
L15	S44°39'40"E	14.14'
L16	N45°20'20"E	14.14'
L17	S44°39'40"E	14.14'
L18	N45°20'20"E	14.14'
L19	S44°39'40"E	14.14'
L20	S45°30'12"E	14.20'
L21	N45°20'20"E	14.14'
L22	S45°20'20"W	7.07'
L23	S44°39'40"E	7.07'

NO.	BEARING	LENGTH
L24	N45°20'20"E	7.07'
L25	S44°39'40"E	7.07'
L26	S42°25'51"W	14.82'
L27	S05°01'35"E	15.85'
L28	S81°18'21"W	15.85'
L29	S35°39'11"E	13.00'
L30	S28°54'20"E	14.82'
L31	N80°10'29"E	12.83'
L32	S44°05'47"E	14.29'
L33	S45°54'13"W	14.00'
L34	S44°05'47"E	14.29'
L35	N45°54'13"E	14.00'
L36	S44°05'47"E	14.20'
L37	N45°54'13"E	14.00'
L38	S33°19'20"E	16.56'
L39	S41°18'06"E	15.58'
L40	N45°54'13"E	14.00'
L41	N45°20'20"E	14.14'
L42	S47°34'09"E	14.82'
L43	N00°20'20"E	40.29'
L44	N05°02'36"E	30.26'
L45	N09°10'44"E	38.26'
L46	N12°39'31"E	30.24'

NO.	BEARING	LENGTH
L47	N18°30'21"E	38.39'
L48	N19°37'55"E	38.76'
L49	N14°50'28"E	38.20'
L50	N02°46'54"E	38.20'
L51	S01°15'08"W	44.00'
L52	S00°18'28"W	20.08'
L53	N55°43'32"W	27.82'
L54	S00°22'18"E	45.04'
L55	N22°54'51"W	44.34'
L56	N34°11'48"W	45.57'
L57	N54°44'07"W	44.39'
L58	S72°21'42"E	47.81'
L59	N37°37'36"W	20.52'
L60	N68°18'24"E	51.14'
L61	S82°43'10"W	35.56'
L62	S51°09'20"E	35.56'
L63	N32°41'42"W	46.70'
L64	N18°44'46"W	37.49'
L65	S00°20'20"W	67.92'
L66	S05°50'32"W	171.42'
L67	S00°20'20"W	173.18'
L68	S50°27'22"W	5.00'
L69	S24°39'36"E	25.00'

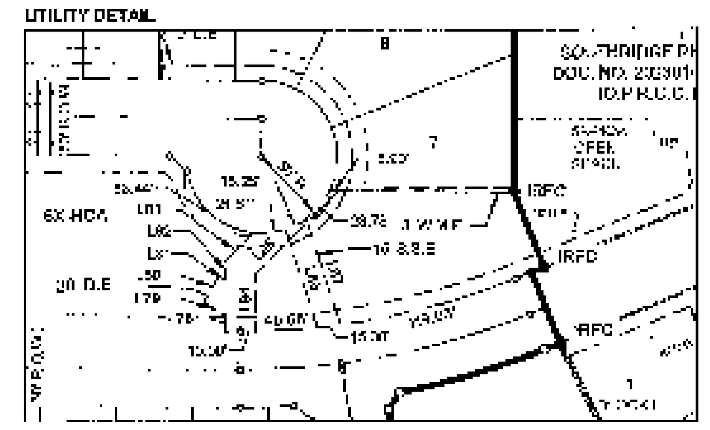
NO.	BEARING	LENGTH
L70	N60°20'22"E	20.00'
L71	N26°36'30"W	25.00'
L72	S80°20'22"W	5.00'
L73	N28°00'21"E	111.06
L74	S08°00'21"W	132.58
L75	N66°56'25"W	2.50'
L76	S16°50'06"E	70.65'
L77	N18°58'51"W	64.59'
L78	S00°20'20"W	10.73'
L79	S50°30'40"E	15.50'
L80	S30°20'20"W	20.00'
L81	N89°39'40"W	5.00'
L82	N00°23'16"E	13.08'
L83	N45°20'20"E	25.37'
L84	N00°30'20"E	38.44'
L85	N45°21'24"E	75.02'
L86	S15°02'09"E	60.11'
L87	S15°02'06"E	72.43'
L88	S44°25'41"E	128.00'
L89	N16°13'59"E	10.00'
L90	S74°57'28"E	20.11'
L91	N15°13'59"E	10.00'
L92	S03°39'36"E	233.32

NO.	BEARING	LENGTH
L93	S32°57'36"W	52.52'
L94	S42°57'02"E	20.97'
L95	S13°11'44"W	101.64
L96	S00°08'49"W	[illegible]
L97	S13°27'10"E	41.58'
L99	S33°17'20"E	41.33'
L98	S81°15'46"E	44.71'
L100	S67°19'29"E	62.79'
L101	S03°43'25"E	[illegible]
L102	N84°28'07"E	66.21'
L103	N66°46'44"E	[illegible]
L104	N44°54'41"E	37.79'
L105	N08°50'42"E	78.72'
L106	S53°25'27"E	77.27'
L107	S00°34'05"E	208.77'
L108	S56°25'59"E	94.09'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°03'44"	250.00'	139.92'	N16°12'20"E	138.08'
C2	45°10'18"	300.00'	237.04'	S67°01'31"E	230.92'
C3	14°19'48"	300.00'	75.03'	S82°38'38"E	74.83'
C4	25°20'31"	300.00'	132.67'	N77°09'22"W	131.60'
C5	24°09'43"	300.00'	126.47'	S78°12'33"E	125.49'
C6	17°26'07"	250.00'	76.08'	S08°08'23"W	75.78'
C7	67°19'08"	300.00'	352.06'	S33°16'38"E	332.64'
C8	22°40'02"	582.50'	230.25'	S78°16'39"E	228.75'
C9	20°45'52"	600.00'	217.04'	S10°42'06"W	215.85'
C10	20°43'32"	300.00'	108.52'	N10°42'08"E	107.93'
C11	22°40'02"	300.00'	118.68'	S78°19'30"E	117.91'
C12	22°10'59"	300.00'	184.78'	N78°10'54"E	183.62'
C13	25°48'13"	300.00'	135.12'	S20°10'30"E	133.98'
C14	1°54'36"	300.00'	10.00'	N32°07'21"W	10.00'
C15	20°43'32"	318.00'	115.03'	S10°42'08"W	114.40'
C16	10°27'02"	302.00'	106.15'	N15°30'21"E	105.61'
C17	14°26'25"	300.00'	75.62'	S82°26'52"E	75.32'
C18	258°22'27"	50.00'	225.62'	N39°30'33"E	77.42'
C19	141°41'09"	50.00'	123.64'	S45°20'20"W	94.46'
C20	128°24'37"	60.00'	112.06'	S00°31'08"E	60.34'
C21	259°02'27"	50.00'	225.62'	S50°22'37"E	77.44'
C22	119°01'00"	50.00'	103.28'	S32°19'35"E	86.17'
C23	122°22'58"	50.00'	125.63'	S08°56'40"E	104.27'
C24	30°57'27"	300.37'	162.29'	S51°23'40"E	160.32'

UTILITY DETAIL



From
R-6741-006-0430-1 - 29.571 AC
R-6741-005-0420-1 - 15.155 AC
For 2025

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847313.
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- All lots meet the minimum requirements of PD#23A.
- According to Community Panel No. 48085C0286J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency Federal Insurance Administration, a this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.

LAND USE TABLE

FINAL PLAT
OF
SOUTHRIDGE
PHASE 2B

BLOCK F, LOTS 6X HOA, 7-19,
BLOCK L, LOTS 22-35, 36X-HOA, 37-39;
BLOCK N, LOTS 1-15, 24-30, 31X-HOA;
BLOCK O, LOTS 1-12, 13X-HOA;
BLOCK P, LOTS 1-18, 19X-HOA;
BLOCK Q, LOTS 1-3, 4X-HOA, 5-13, 14X-HOA;
BLOCK R, LOTS 1-10, BLOCK S, 1-28, 29X-HOA;
BLOCK T, 1-17, 18X-HOA; BLOCK U, 1X-HOA, 2-25.

173 RESIDENTIAL LOTS
10 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 44.726 ACRES IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

S13499

1" = 100'	SPA	DRA	10/14/2024	064537571	1 OF 2

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur R.P.L.S

APPLICANT:
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OWNER/DEVELOPER:
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ST 100
Dallas, Texas 75019
Phone 972 580 6375
Contact : Frank Su

STATE OF TEXAS COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON 10/29/2024 03:51 PM
PLAT BOOK 2024 PAGE 962 - 963
NUMBER OF PAGES 2 AMOUNT: $100.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY Cathy Ele DEPUTY

13499-2

SOUTHRIDGE PHASE 2B DESCRIPTION
44.726 ACRES

BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas and being a portion of a called 122.015 acres as described in deed to GRBK Edgewood LLC, according to the document filed of record in Document Number 20210422000811740, Official Public Records of Collin County, Texas (O.P.R.C.C.T.) also being an undivided 50% interest by deed described as Tract 1 conveyed to Meritage Homes of Texas, L.L.C., according to the document filed of record in Document No. 20211105002276710, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped W.A.J. 5714 found in the south line of that called 252.1985 acre tract of land conveyed to Collin Homes, LTD., according to the document filed of record in Document No. 20220328000462980, O.P.R.C.C.T., being an undivided 50% interest to Casawick Communities, LLC according to the document filed of record in Document Number 20220000374800 (O.P.R.C.C.T.), for the southernmost northeast corner of a called 97.073 acre tract of land conveyed to Apexx 241AC Mckinney Partnership LLC & Portwood Hill School Real Estate LLC according to the document filed of record in Document Number 20230000042180 (O.P.R.C.C.T.), same being the northwest corner of said 122.015 acre tract;

THENCE South 89°43'32" East, with said south line, a distance of 637.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the southeast corner of said 252.1985 acre tract, same being in the west line of that called 154.50-acre tract of land conveyed to Sicily Laguna Azure, LLC according to the document filed of record in Document Number 20210927001586830, (O.P.R.C.C.T.);

THENCE South 00°26'51" West, with said west line, a distance of 52.70 feet to a 1/2 inch iron rod with cap found at the southwest corner of said 154.50-acre tract, same being in the north line of the above mentioned 122.015-acre tract;

THENCE South 88°31'54" East, with the south line of said 154.50-acre tract and the common north line of said 122.015-acre tract, a distance of 310.18 feet to a 1/2-inch iron rod found for corner;

THENCE North 00°11'32" East, with the common line of said 154.50-acre tract and said 122.015-acre tract, a distance of 335.03 feet to a 1-inch iron pipe found for corner;

THENCE South 89°38'40" East, with the south line of said 154.50 acre tract and the common north line of the above mentioned 122.015-acre tract, a distance of 582.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Lot 21, Block L of Southridge Phase 2A, an addition to the City of Princeton, according to the Plat filed of record in Document No. 20240100004 O.P.R.C.C.T.;

THENCE South 00°23'20" West, a distance of 115.00 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the southwest corner of said Lot 21, in the north line of Traviine Drive;

THENCE North 89°36'40" West, with said north line, a distance of 10.30 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner;

THENCE South 00°23'20" West, a distance of 50.00 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner, in the south line of Traviine Drive, same being the north line of Lot 18, Block N Southridge Phase 2A;

THENCE North 89°36'40" West, with said common line, a distance of 56.00 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the northwest corner of said 18;

THENCE South 00°23'20" West, a distance of 209.43 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the southwest corner of Lot 22, in said Block N, same being for the northwest corner of Lot 23, in said Block N;

THENCE South 4°35'33" West, with the west line of said Lot 23, a distance of 28.18 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the southwest corner of said Lot 23;

THENCE South 83°03'14" East, with the south line of said Lot 23, a distance of 116.94 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner in the west line of Walnut Way a 50' right-of-way, in a curve to the right having a radius of 557.00 feet, a central angle of 03°40'04", and a chord bearing and distance of South 08°46'43" West, a distance of 35.65 feet;

THENCE With said curve an arc distance of 35.66 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner;

THENCE South 79°23'10" East, a distance of 80.00 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the southwest corner of Lot 20, Block F of said Southridge Phase 2A;

THENCE South 89°36'40" East, a distance of 659.73 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the southeast corner of Lot 30 of said Block F, in the west line of Lot 2, Block F, Southridge Phase 1 An addition to the City of Princeton, according to the Plat filed of record in document No. 2023310000391 O.P.R.C.C.T.;

THENCE South 00°20'20" West, a distance of 187.28 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner in the west line of Lot 5X-HOA, in said Block F;

THENCE South 21°58'38" East, continuing with said west line, a distance of 52.97 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the southwest corner of said Lot 5X-HOA, in the north line of Whispering Winds Trail a 50' right-of-way;

THENCE South 68°01'21" West, with said north line, a distance of 5.07 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner;

THENCE South 21°58'38" East, a distance of 50.03 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for the northwest corner of Lot 1, Block H of said Southridge Phase 1, in the south line of said Whispering Winds Trail;

THENCE over and across the above mentioned 122.015-acre tract the following bearings and distances:

South 68°01'21" West, a distance of 11.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 525.00 feet, a central angle of 10°48'18", and a chord bearing and distance of South 73°25'29" West, 98.85 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 99.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°28'11" West, a distance of 13.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 19°32'01", and a chord bearing and distance of South 23°18'38" East, 93.30 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 93.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a reverse curve to the right with a radius of 325.00 feet, a central angle of 01°54'38", and a chord bearing and distance of South 32°07'21" East, 10.83 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 10.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 58°49'57" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 01°41'01", and a chord bearing and distance of North 32°00'34" West, 8.08 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 8.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°39'43" West, a distance of 504.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°20'20" West, a distance of 185.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°39'40" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°39'40" East, a distance of 13.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°20'20" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°39'40" West, a distance of 10.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°20'20" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°20'20" West, a distance of 165.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°39'40" West, a distance of 266.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 82°22'57" West, a distance of 52.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°38'23" West, a distance of 52.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°47'34" West, with said common south line, a distance of 532.65 feet to a 1/2-inch iron rod found at the northwest corner of Tract 2- called 123.1124 acres as described in deed to Meritage Homes of Texas according to the document filed of record in Document Number 20211105002276710, (O.P.R.C.C.T.), same being the common northeast corner of Lot 3, Block A, Princeton Railroad, an addition to Collin County according to the plat filed of record in Volume 2022, Page 587, O.P.R.C.C.T.

THENCE South 89°59'40" West, with said south line and common north line of said Lot 3, Block A, a distance of 257.51 feet to a 1/2 inch iron rod with plastic cap stamped W.A.J. 5714 found for the southeast corner of the above-mentioned 97.073-acre tract, same being for the southwest corner of the above mentioned 122.015-acre tract, for corner;

THENCE North 12°13'28" East, a distance of 80.39 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner in the west line of said 122.015-acre tract, same being common with the east line of a called 8.131-acre tract of land conveyed to GRBK LLC, according to the document filed of record in Document No. 20240001136997 O.P.R.C.C.T;

THENCE with said common line the following bearings and distances:

North 39°19'48" West, a distance of 341.83 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner;

North 82°51'36" West, a distance of 181.98 feet to a 5/8-inch iron rod found with plastic cap stamped "KHA" for corner;

North 22°36'23" West, a distance of 310.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" for corner in the west line of said 122.015-acre tract, same being common with the east line of said 97.073-acre tract;

THENCE with said common line the following bearings and distances:

North 03°59'18" West, a distance of 161.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 10°48'53" East, a distance of 68.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°30'55" East, a distance of 78.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 24°21'53" East, a distance of 125.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°31'01" West, a distance of 83.13 feet to the **POINT OF BEGINNING** and containing 44.726 acres or 1,948,263 square feet of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD LLC., & MERITAGE HOMES OF TEXAS, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as SOUTHRIDGE PHASE 2B, an addition to City of Princeton, Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton, forever, the streets and easements shown thereon. GRBK EDGEWOOD LLC. & MERITAGE HOMES OF TEXAS, LLC. does hereby certify the following:

1. The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas and the City will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights of way.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for City of Princeton forever for the purposes indicated on the plat.
3. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by City of Princeton.
4. City of Princeton is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use of public utilities being subordinate to the public and the City and subject to offset specifications for any existing utilities.
6. City of Princeton and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
7. City of Princeton and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the City, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.

Witness, my hand this the 17th day of October, 2024.

MERITAGE HOMES OF TEXAS, LLC.
a Texas limited liability company

By: ____________

Name: Frank Su
Title: Vice President

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on 10/17 2024, by Frank Su of MERITAGE HOMES OF TEXAS, LLC., a Texas limited liability company, on behalf of the limited liability company.

____
Notary Public, State of Texas

LISA M RIAZI
Notary ID #134206301
My Commission Expires
February 17, 2027

DEVELOPER/PARTNER by Memorandum of Joint Development Agreement recorded in Document Number 20211105002276910, Official Public Records of Collin County, Texas, by and between Meritage Homes of Texas, LLC. and GRBK Edgewood LLC, entered into on November 5, 2021 and are collectively referred to as "owners".

GRBK EDGEWOOD LLC
a Texas limited liability company

By: ____________

Name: Brian Hunnicutt
Title: Authorized Signer

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on 10/17 2024, by Brian Hunnicutt of GRBK EDGEWOOD LLC, a Texas limited liability company, on behalf of the limited liability company.

____
Notary Public, State of Texas

LISA M RIAZI
Notary ID #134206301
My Commission Expires
February 17, 2027

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

____
Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2172
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 17th day of October, 2024.

____
Notary Public in and for the State of Texas

Lisa Riazi
Printed Name

02/17/27
My Commission Expires

LISA M. RIAZI
MY COMMISSION EXPIRES
02/17/2027
NOTARY ID. 134206301

"RECOMMENDED FOR APPROVAL"

____________ Date: 10-24-24
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"APPROVED"

____________ Date: 10-29-24
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLETION

"ACCEPTED"

____________ Date: 10-29-24
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLIANCE

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Southridge Phase 2B Subdivision or addition to the City of Princeton was submitted to the City Council on the 28 day of October 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 28 day of October, A.D., 2024

____
City Secretary
City of Princeton, Texas

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Daniel Arthur R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandre Dollahite, P.E.

FINAL PLAT
OF
SOUTHRIDGE PHASE 2B

BLOCK F, LOTS 6X-HOA, 7-19;
BLOCK L, LOTS 22-35, 36X-HOA, 37-39;
BLOCK N, LOTS 1-15, 24-30, 31X-HOA;
BLOCK O, LOTS 1-12, 13X-HOA;
BLOCK P, LOTS 1-18, 19X-HOA;
BLOCK Q, LOTS 1-3, 4X-HOA, 5-13, 14X-HOA;
BLOCK R, LOTS 1-10; BLOCK S, 1-28, 29X-HOA;
BLOCK T, 1-17, 18X-HOA, BLOCK U, 1X-HOA, 2-25;

173 RESIDENTIAL LOTS
10 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 44.726 ACRES IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

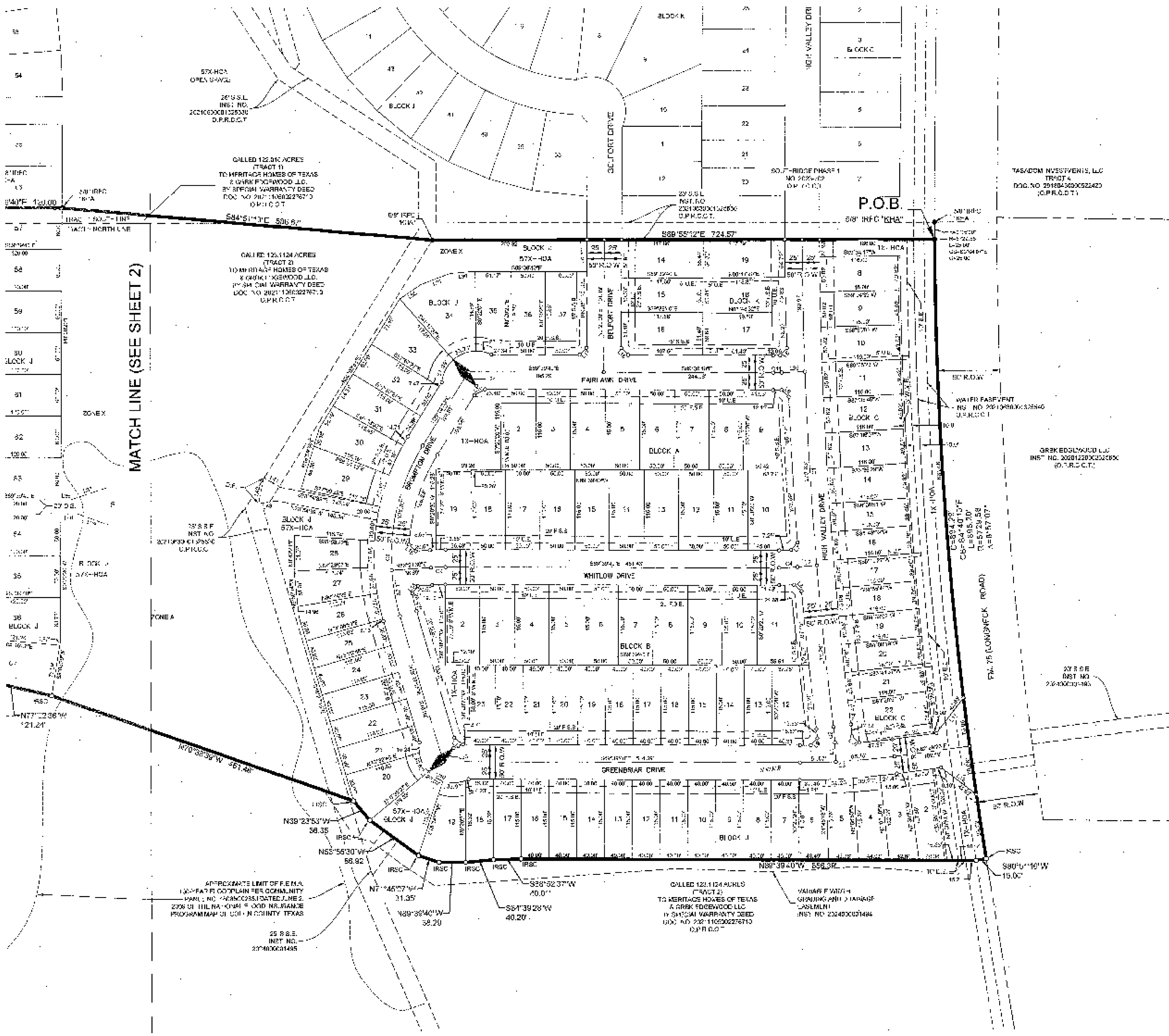
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	DRA	10/14/2024	064537571	2 OF 2

DEVELOPER/OWNER:
GRBK EDGEWOOD LLC
2805 Dallas Pkwy. Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby L. Samuel III

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Water Blvd,
ST. 100
Dallas, Texas 75019
Phone. 972-580-6375
Contact: Frank Su

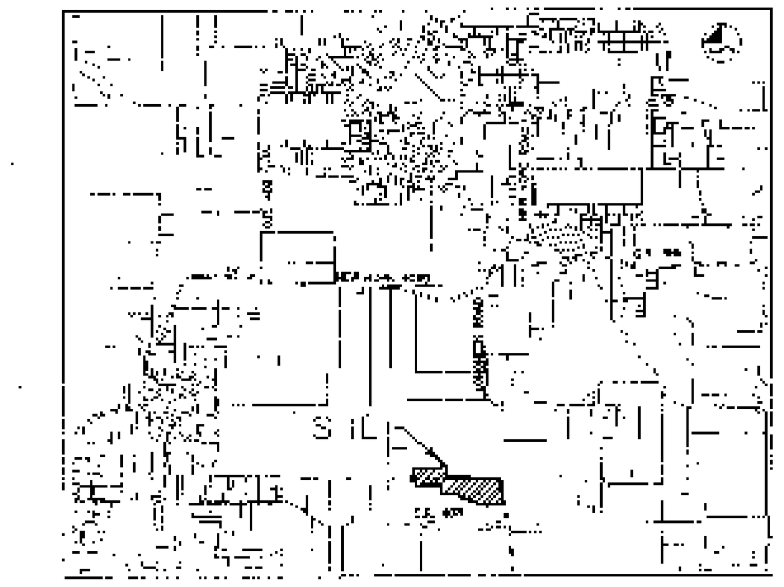
STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 10/29/2024 03:51 PM
PLAT BOOK: 2024 PAGE: 902 - 903
NUMBER OF PAGES: 2 AMOUNT: $100.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: ____________ DEPUTY
Cathy Lee

13557



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N40°37'38"W	27.75'	L23	S44°39'40"E	14.14'
L2	N52°10'17"E	27.60'	L24	N44°39'40"W	14.14'
L3	S00°20'20"W	25.00'	L25	N45°20'20"E	14.14'
L4	S24°10'06"E	10.02'	L26	S44°39'40"E	14.14'
L5	[illegible]	[illegible]	L27	N41°06'25"E	13.89'
L6	S47°10'06"E	14.18'	L28	N44°48'10"E	14.01'
L7	[illegible]	[illegible]	L29	S45°06'11"E	14.25'
L8	S40°50'06"E	4.23'	L30	N80°32'00"E	[illegible]
L9	[illegible]	[illegible]	L31	N80°10'06"E	45.30'
L10	S45°48'06"E	13.95'	L32	S06°03'01"W	[illegible]
L11	N30°11'27"E	50.95'	L33	N36°56'32"E	24.91'
L12	S52°42'30"E	63.93'	L34	S02°40'04"E	29.40'
L13	S53°00'25"E	16.06'	L35	N37°55'04"E	30.02'
L14	S38°13'50"W	12.50'	L36	S59°09'40"E	14.54'
L15	S45°00'40"E	13.39'	L37	N71°27'10"E	30.00'
L16	N61°11'29"E	17.47'	L38	S00°20'20"W	54.57'
L17	N45°20'20"E	14.14'	L39	N70°46'30"W	40.70'
L18	S44°39'40"E	14.14'	L40	N89°39'40"W	13.31'
L19	S44°39'40"E	14.14'	L41	S59°49'02"E	21.39'
L20	N45°20'20"E	14.14'	L42	N11°05'21"E	28.50'
L21	S44°39'40"E	14.14'	L43	S51°59'44"W	27.00'
L22	N45°20'20"E	14.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°49'37"	2625.00	202.68'	S02°45'40"E	202.44'
C2	[illegible]	300.00	22.79'	N04°48'34"W	22.79'
C3	7°52'51"	1050.00'	133.57'	N06°12'51"E	133.48'
C4	5°04'05"	300.00	26.53'	N87°48'16"E	26.52'
C5	[illegible]	300.00'	253.03'	S07°47'32"W	246.41'
C6	15°50'01"	400.00'	110.24	N05°15'27"E	110.18'
C7	31°03'24"	300.00'	164.57'	N15°24'58"W	162.00'
C8	24°31'19"	300.00'	128.40'	S11°59'20"E	127.42'
C9	3°49'44"	300.00'	20.03'	S05°27'54"W	20.03'
C10	29°30'57"	50.00'	25.07'	S57°25'41"E	24.74'
C11	2°22'15"	300.00'	12.41'	N89°09'12"E	12.41'



VICINITY MAP

GRAPHIC SCALE IN FEET

1" = 60' @ 24X36

LEGEND

LINE TYPE LEGEND

Notes :

- All corners are 5/8" iron rebar with a plastic cap stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847313.
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- All lots meet the minimum requirements of [illegible]
- Fences are not allowed within easements.
- According to Community Panel No. [illegible] dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X [illegible] to be outside the 0.2% annual chance floodplain and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined)". This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.
- [illegible] Lots: Block A, Lots 2-19; Block B, Lots 2-23; Block C, Lots 8-22; Block D, Lots 16-29; Block E, Lots 2-1[illegible]; Block F, Lots 1-38; Block H, Lots 9-26; Block I, Lots 10-15, 17-22; Block J, Lots 2-37, 57-67, 111-113; Block K, Lots 14-19; Block T, Lots 19-36
- Open Space Lots: Block A, 1X-HOA; Block B, 1X-HOA; Block C, 1X-HOA; Block E, 1X-HOA; Block H, 5X-HOA; Block J, 1X-HOA, 57X-HOA; Block T, 18X-HOA

LAND USE TABLE

FINAL PLAT
OF
SOUTHRIDGE PHASE 3

BLOCK A, LOTS 1X-HOA, 2-19; BLOCK B, LOTS 1X-HOA, 2-23; BLOCK C, 1X-HOA, 8-22; BLOCK D, LOTS 16-29; BLOCK E, LOTS 1X-HOA, 2-14; BLOCK F, LOTS 1-38; BLOCK H, LOTS 5X-HOA, 9-26; BLOCK I, 10-15, 17-22; BLOCK J, 1X-HOA, 2-37, 57-67, 111-113, 57X-HOA; BLOCK K, 14-19; BLOCK T, LOTS 18X-HOA, 19-36;

224 RESIDENTIAL LOTS
8 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 40.349 ACRES,
2,140,634 SQUARE FEET IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
DAVID CHERRY SURVEY, ABSTRACT NO. 166
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

S13557

1" = 60'	SPA	MJS	12/4/2024	064507673	1 OF 3

From
R-6741-006-0430-1 - 8.82 AC
R-6166-002-1320-1 - 40.529 AC
For 2025

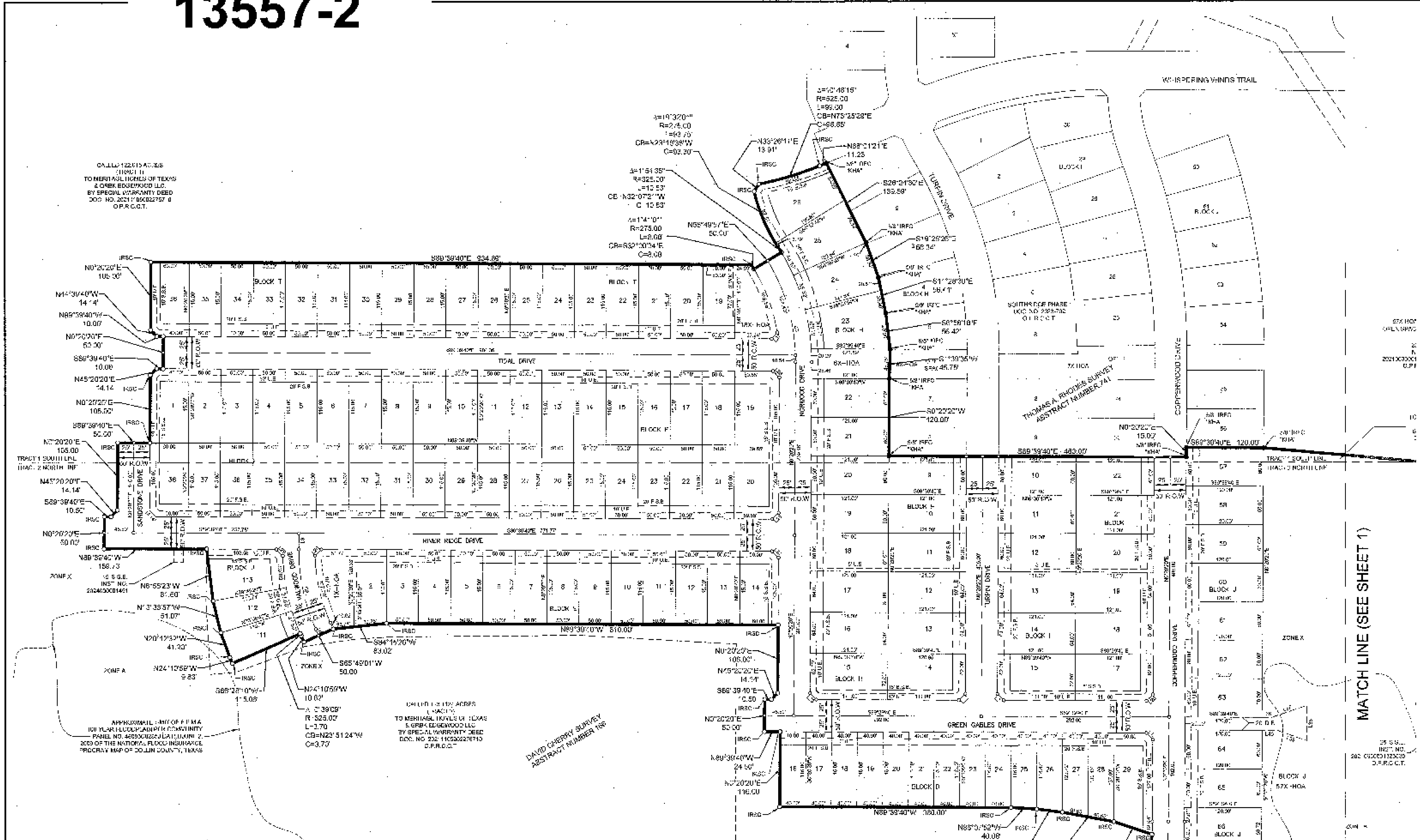
SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2172
Contact : Daniel Arthur R.P.L.S.

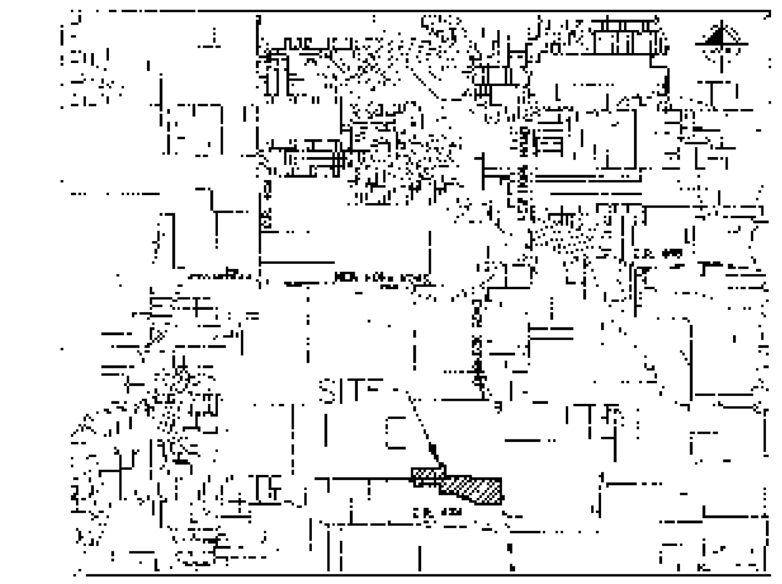
ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone 469-501-2200
Contact : Alexandre Dollahite, P.E.

DEVELOPER/OWNER
GRBK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, Texas 75093
Phone: 817-568-2112
Contact : Bobby L. Samuel II

DEVELOPER/OWNER
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Waters Blvd, Ste 100
Dallas, Texas 75019
Phone: 972-580-6372
Contact : Frank Su

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON 01/17/2025 03:31 PM
PLAT BOOK: 2025 PAGE: 38 - 38
NUMBER OF PAGES: 3 AMOUNT: $150.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: _______ DEPUTY





VICINITY MAP

NORTH

GRAPHIC SCALE IN FEET

1" = 80' @ 24X36

LEGEND

LINE TYPE LEGEND

CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	[illegible]	[illegible]	702.86	S08°32'05"E	702.44
C2	4°21'10"	300.00	22.78'	N01°18'31"W	22.78'
C3	[illegible]	1000.00	139.97	N86°24'54"E	139.85
C4	5°04'03"	300.00	26.53'	N57°45'10"E	26.53'
C5	[illegible]	900.00	253.09'	S07°47'59"W	245.41'
C6	15°50'01"	400.00'	110.54	N05°13'21"E	110.19
C7	31°30'25"	300.00'	164.97	N15°24'52"W	162.90
C8	24°31'19"	300.00'	128.40	S11°53'20"E	127.42
C9	[illegible]	300.00	20.93'	S58°20'58"W	20.93'
C10	28°38'52"	40.00'	20.00'	S57°23'41"E	19.79'
C11	2°22'13"	300.00'	12.41'	N89°02'12"E	12.41'

LINE TABLE			LINE TABLE		
NO	BEARING	LENGTH	NO	BEARING	LENGTH
L1	N00°37'00"W	27.76	L23	S44°39'40"E	14.14'
L2	N25°18'17"E	27.86	L24	N44°39'40"W	14.14'
L3	S00°20'20"W	25.00	L25	N45°20'20"E	14.14'
L4	S24°10'59"E	10.37	L26	S44°39'40"E	14.14'
L5	N42°37'17"E	14.19'	L27	N01°03'20"E	10.00'
L6	S47°10'06"E	14.19'	L28	N44°48'17"E	14.01'
L7	N46°40'30"E	14.11'	L29	[illegible]	14.25'
L8	S45°18'00"E	14.24	L30	N65°02'03"E	36.24'
L9	S42°37'05"W	13.89'	L31	N88°11'09"E	45.33'
L10	S48°48'03"E	14.84'	L32	S55°52'01"W	37.05'
L11	N37°41'27"E	63.99	L33	N03°53'03"E	54.81'
L12	S52°42'50"E	86.55	L34	S28°48'34"E	22.00'
L13	S53°03'28"E	10.05'	L35	N01°58'03"E	49.37'
L14	S52°13'54"W	13.98'	L36	S80°29'40"E	4.54'
L15	S45°30'40"E	13.25'	L37	[illegible]	58.31'
L16	N81°11'58"E	12.47'	L38	S00°20'20"W	54.57'
L17	N45°20'20"E	14.14'	L39	N40°49'37"W	45.79'
L18	S44°39'40"E	14.14'	L40	N80°30'40"W	23.31'
L19	S44°39'40"E	14.14'	L41	S68°48'02"E	27.89'
L20	N45°20'20"E	14.14'	L42	N11°05'21"E	36.07'
L21	S44°39'40"E	14.14'	L43	S01°59'44"W	27.33'
L22	N45°20'20"E	14.14'			

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "K-H" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847012.
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- All lots meet the minimum requirements of PD423A.
- Fences are not allowed within easements.
- According to Community Panel No. 48085C0285J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) and Zone A defined as "Special Flood Hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.
- Residential Lots : Block A, Lots 2-19; Block B, Lots 2-23; Block C, Lots 8-22; Block D, Lots 16-29; Block E, Lots 2-14; Block F, Lots 1-38; Block H, Lots 9-26; Block I, Lots 10-15, 17-22; Block J, Lots 2-37, 57-67, 111-113; Block K, Lots 14-19; Block T, Lots 19-36.
- Open Space Lots : Block A, 1X-HOA; Block B, 1X-HOA; Block C, 1X-HOA; Block E, 1X-HOA; Block H, 6X-HOA; Block J, 1X-HOA, 57X-HOA; Block T, 18X-HOA.

FINAL PLAT
OF
SOUTHRIDGE
PHASE 3

BLOCK A, LOTS 1X-HOA, 2-19, BLOCK B, LOTS 1X HOA, 2-23, BLOCK C, 1X-HOA, 8-22; BLOCK D, LOTS 16-29; BLOCK E, LOTS 1X-HOA, 2-14, BLOCK F, LOTS 1-38; BLOCK H, LOTS 6X-HOA, 9-26; BLOCK I, 10-15, 17-22, BLOCK J, 1X-HOA, 2-37, 57-67, 111-113, 57X-HOA; BLOCK K, 14-19; BLOCK T, LOTS 18X-HOA, 19-36;

224 RESIDENTIAL LOTS
8 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 49.349 ACRES,
2,149.634 SQUARE FEET IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
DAVID CHERRY SURVEY, ABSTRACT NO. 166
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2172
Contact : Daniel Arthur R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Alexandra Dollanite, P.E.

Kimley»Horn

400 North Oklahoma Dr. Suite 105
Celina, Texas 75009
FIRM # 10194603
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	SPA	MJS	12/4/2024	064537573	2 OF 3

DEVELOPER/OWNER:
GRBK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact : Bobby L. Samuel III

DEVELOPER/OWNER:
MERITAGE HOMES OF TEXAS LLC
8840 Cypress Waters Blvd.
ST. 100
Dallas, Texas 75019
Phone: 972-580-6375
Contact : Frank Su

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 01/17/2025 03:31 PM
PLAT BOOK: 2025 PAGE: 33 - 35
NUMBER OF PAGES: 3 AMOUNT: $150.75
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE
COUNTY CLERK, COLLIN COUNTY, TEXAS

BY: ______ DEPUTY
Cathy Lee

13557-3

PROPERTY DESCRIPTION

49.349 ACRE

BEING a tract of land situated in the David Cherry Survey, Abstract No. 166 and Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas and being a portion of a called 122.3[illegible] acre tract described as Tract 1 and a called 12[illegible].124-acre tract described as Tract 2 conveyed to Meritage Homes of Texas, LLC, according to the document filed of record in Document No. 2021110500227[illegible] Official Public Records, Collin County, Texas, also being an undivided 50% interest by deed to GRBK Edgewood LLC, according to the document filed of record in Document Number 20211118002338540 O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap set stamped "KHA" in the west line of F.M. 75 (Longneck Road) for the northeast corner of said 12[illegible].124-acre tract, same being the northeast corner of said 122.3[illegible]-acre tract, in a curve to the left with a radius of 5,[illegible] feet, a central angle of [illegible], and a chord bearing and distance of South [illegible] East, [illegible] feet;

THENCE with said curve to the left and east line of said 12[illegible].124-acre tract, an arc distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner of this tract;

THENCE over and across said 12[illegible].124-acre tract and said 122.3[illegible]-acre tract the following bearings and distances:

South [illegible] West, a distance of 15.50 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 50°[illegible]40" West, a distance of [illegible] feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

South [illegible] West, a distance of 40.0[illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 84°[illegible]25" West, a distance of 40.20 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible] West, a distance of 58.28 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 7[illegible]°45'07" West, a distance of 3[illegible].20 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

North [illegible] West, a distance of 28.92 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible]°23'59" West, a distance of 50.26 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

North 70°[illegible]'36" West, a distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible]°02'38" West, a distance of 121.24 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 425.00 feet, a central angle of 03°12'07", and a chord bearing and distance of South 1[illegible] West, [illegible] feet;

With said curve to the right, an arc distance of 23.55 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible]°48'30" West, a distance of 50.00 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 375.00 feet, a central angle of 12°47'10", and a chord bearing and distance of North [illegible] East, [illegible] feet;

With said curve to the left, an arc distance of 83.70 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner of this tract;

North [illegible]°44'35" West, a distance of 62.50 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

North 70°24'1[illegible]" West, a distance of [illegible].20 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible]°53'24" West, a distance of 40.28 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 86°07'52" West, a distance of 40.08 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 09°39'[illegible]" West, a distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible]°20'20" East, a distance of 110.00 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

North 09°30'4[illegible]" West, a distance of 24.20 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible] East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 89°39'40" East, a distance of 10.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible] East, a distance of 14.14 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 00°20'20" East, a distance of 100.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 09°3[illegible]' West, a distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 84°15'20" West, a distance of 93.02 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

South 65°49'01" West, a distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 24°10'50" West, a distance of 10.02 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 320.00 feet, a central angle of 00°[illegible], and a chord bearing and distance of North 23°51'24" West, 3.70 feet;

With said curve to the right, an arc distance of 3.70 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

South 65°26'10" West, a distance of 115.06 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 24°[illegible]" West, a distance of 9.83 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 80°12'32" West, a distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible] West, a distance of 51.07 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 06°59'23" West, a distance of 51.50 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible] West, a distance of 159.73 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 00°20'20" East, a distance of 50.00 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

South 89°39'40" East, a distance of 10.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 45°20'20" East, a distance of 14.14 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

North 00°20'20" East, a distance of 1[illegible].00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 89°39'40" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 00°20'20" East, a distance of 100.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 45°20'20" West, a distance of 14.14 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 89°39'40" East, a distance of 10.00 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

North 00°20'20" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 89°39'40" West, a distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 44°39'40" West, a distance of 14.14 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner;

North 00°20'20" East, a distance of 100.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 89°39'40" East, a distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 01°41'01", and a chord bearing and distance of South 32°[illegible] East, [illegible] feet;

With said curve to the left, an arc distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North [illegible] East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 01°54'36", and a chord bearing and distance of North 32°07'21" West, 10.83 feet;

With said curve to the right, an arc distance of 10.83 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 1[illegible]°32'01", and a chord bearing and distance of North 22°18'39" West, [illegible] feet;

With said curve to the right, an arc distance of [illegible] feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner of this tract;

North [illegible] East, a distance of 19.01 feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 525.00 feet, a central angle of 10°[illegible], and a chord bearing and distance of North 73°25'20" East, 95.03 feet;

With said curve to the left, an arc distance of 95.[illegible] feet to a 5/8 inch iron rod set with cap stamped "KHA" for corner of this tract;

North 68°01'2[illegible]" East, a distance of 1[illegible].20 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the northwest corner of Lot 1, Block [illegible], Southridge Phase 1, an addition to the City of Princeton according to the plat filed of record in Document No. 2023-792, in the south line of Whispering Winds Trail;

THENCE with the west lines of Block H the following bearings and distances:

South [illegible] East, a distance of 130.69 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 13°28'26" East, a distance of 50.04 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 11°[illegible] East, a distance of 56.41 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 08°58'[illegible] East, a distance of 50.[illegible] feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 01°[illegible] West, a distance of 45.75 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 00°20'20" West, a distance of 120.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southwest corner of Lot [illegible] of said Block H;

THENCE South 89°39'40" East, a distance of 458.00 feet to a 5/8 inch iron rod found with cap stamped "KHA" for corner in the east line of Copperwood Drive;

THENCE North 00°20'20" [illegible] with the said east line, a distance of 15.00 feet to a 5/8 inch iron rod found with cap stamped "KHA" for the southwest corner of Lot 26, Block [illegible] of said Southridge Phase 1;

THENCE South 89°39'40" East, with the south line of said Lot 26, a distance of 120.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southeast corner of said Lot 26;

THENCE with the south line of said Phase 1 the following bearings and distances:

South 84°51'18" East, a distance of 696.37 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 89°53'12" East, a distance of 724.5[illegible] feet to the POINT OF BEGINNING and containing 2,149,634 square feet or 49.349 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC., and GRBK EDGEWOOD LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as SOUTHRIDGE PHASE 3, an addition to City of Princeton, Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton, forever, the streets and easements shown hereon. MERITAGE HOMES OF TEXAS, LLC., and GRBK EDGEWOOD LLC. does hereby certify the following:

1. The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas and the City will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights of way.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for City of Princeton forever for the purposes indicated on the plat.
3. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown except that landscape improvements may be placed in landscape easements if approved by City of Princeton.
4. City of Princeton is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
5. Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and the City and subject to effect specifications for any existing utilities.
6. City of Princeton and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance or efficiency of their respective systems in the easements.
7. City of Princeton and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the City, unless and except, repairs or replacement of a public utility results in pavement removal, in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.

Witness my hand this the 4th day of December, 2024

MERITAGE HOMES OF TEXAS, LLC.
a Texas limited liability company

By: ____________

Name: Frank Su
Title: Vice President

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on December 9, 2024, by Frank Su, VP of MERITAGE HOMES OF TEXAS, LLC., a Texas limited liability company, on behalf of the limited liability company.

____
Notary Public, State of Texas
Lisa Riazi
Printed Name
02/17/27
My Commission Expires

LISA M. RIAZI
MY COMMISSION EXPIRES
02/17/2027
NOTARY ID: 134208301

DEVELOPER/PARTNER by Memorandum of Joint Development Agreement recorded in Document Number 20211118002338540, Official Public Records of Collin County, Texas, by and between Meritage Homes of Texas LLC and GRBK Edgewood LLC, entered into on November 5, 2021 and are collectively referred to as "owners".

GRBK EDGEWOOD LLC
a Texas limited liability company

By: ____________
Name: Brian Hunnicutt
Title: Authorized Signer

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on December 9, 2024, by Brian Hunnicutt, Signer of GRBK EDGEWOOD LLC, a Texas limited liability company, on behalf of the limited liability company.

____
Notary Public, State of Texas
Lisa Riazi
Printed Name
02.17.27
My Commission Expires

LISA M. RIAZI
Notary ID 134208301
My Commission Expires
February 17, 2027

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

____
Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2172
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 5th day of December, 2024

____
Notary Public in and for the State of Texas
Lisa Riazi
Printed Name
02/17/27
My Commission Expires

LISA M. RIAZI
MY COMMISSION EXPIRES
02/17/2027
NOTARY ID: 134208301

Notes:

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999847313.
- All HOA lots are to be owned and maintained by the Homeowner's Association.
- All lots meet the minimum requirements of [illegible].
- Fences are not allowed within easements.
- According to Community Panel No. 48085C0255J dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) and Zone A defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevation determined)". This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits.
- Residential Lots: Block A, Lots 2-19; Block B, Lots 2-23; Block C, Lots 8-22; Block D, Lots 16-29; Block E, Lots 2-14; Block F, Lots 1-38; Block H, Lots 9-26; Block I, Lots 10-15, 17-22; Block J, Lots 2-37, 57-67, 111-113; Block K, Lots 14-19; Block T, Lots 19-36
- Open Space Lots: Block A, 1X-HOA; Block B, 1X-HOA; Block C, 1X-HOA; Block E, 1X-HOA; Block H, 6X-HOA; Block J, 1X-HOA, 57X-HOA; Block T, 18X-HOA

"RECOMMENDED FOR APPROVAL"

____________ Date: 1/8/25
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"APPROVED"

____________ Date: 1/14/25
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLETION

"ACCEPTED"

____________ Date: 1/14/25
Mayor
City of Princeton, Texas

CERTIFICATE OF COMPLIANCE

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Southridge Phase 3 Subdivision or addition to the City of Princeton was submitted to the City Council on the 13 day of Jan 2025 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 14 day of January, A.D., 2025

____
City Secretary
City of Princeton, Texas

FINAL PLAT
OF
SOUTHRIDGE PHASE 3

BLOCK A, LOTS 1X-HOA, 2-19; BLOCK B, LOTS 1X-HOA, 2-23; BLOCK C, 1X-HOA, 8-22; BLOCK D, LOTS 16-29; BLOCK E, LOTS 1X-HOA, 2-14; BLOCK F, LOTS 1-38; BLOCK H, LOTS 6X-HOA, 9-26; BLOCK I, 10-15, 17-22; BLOCK J, 1X-HOA, 2-37, 57-67, 111-113, 57X-HOA; BLOCK K, 14-19; BLOCK T, LOTS 18X-HOA, 19-36;

224 RESIDENTIAL LOTS
8 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 49.349 ACRES,
2,149,634 SQUARE FEET IN THE
THOMAS A. RHODES SURVEY, ABSTRACT NO. 741
DAVID CHERRY SURVEY, ABSTRACT NO. 166
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	MJS	12/4/2024	064537573	3 OF 3

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2172
Contact: Daniel Arthur R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra Dollahite, P.E.

DEVELOPER/OWNER
GRBK EDGEWOOD LLC
2805 Dallas Pkwy, Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby L. Samuel III

DEVELOPER/OWNER
MERITAGE HOMES OF TEXAS LLC
6540 Cypress Water Blvd, ST. 100
Dallas, Texas 75019
Phone: 972-580-6375
Contact: Frank Su

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 01/17/2025 03:31 PM
PLAT BOOK: 2025 PAGE: 32 - 35
NUMBER OF PAGES: 3 AMOUNT: $150.75
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: ____________ DEPUTY
Cathy Lee

COUNTY COURT OF COLLIN COUNTY TEXAS

APPENDIX F
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 Southridge Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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

Date: ___________________

___________________________________	_________________________________
Signature of Seller	Signature of Seller

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

Date: ___________________

___________________________________	_________________________________
Signature of Purchaser	Signature of Purchaser

STATE OF TEXAS	§
	§
COUNTY OF ___________	§

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

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

____
Notary Public, State of Texas