

ORDINANCE NO. 2025-08-25-10

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR WHITEWING TRAILS PUBLIC IMPROVEMENT DISTRICT NUMBER TWO (PHASE #1 AND PHASES #2-6 MAJOR IMPROVEMENT PROJECT) INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Whitewing Trails Number Two 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 Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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 Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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 Phase #1 and Phases #2-6 Major Improvements 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, Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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 Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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 affected 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.

George Haven Jr
Mayor

ATTEST:

City Secretary



**WHITEWING TRAILS
PUBLIC IMPROVEMENT DISTRICT NO. 2
CITY OF 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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WHITEWING TRAILS PID No. 2 PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2025-26

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I. INTRODUCTION

The Whitewing Trails Public Improvement District No. 2 (the "PID") was created by Resolution No. 2019-06-10R-04 adopted by the City Council of the City of Princeton (the "City Council") on June 10, 2019 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On August 26, 2019, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2019 (Whitewing Trails Public Improvement District No. 2 Phase # 1 Project) (the "Phase #1 PID Bonds") in the aggregate principal amount of \$7,850,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Phase #1 PID Bonds are secured by the Phase #1 Assessments (the "Phase #1 Assessments").

Additionally, on August 26, 2019, the City approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2019 (Whitewing Trails Public Improvement District Phases #2-6 Major Improvement Project) (the "Phase #2-6 Major Improvement PID Bonds") in the aggregate principal amount of \$8,210,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Series 2019 Bonds (Phases #2-6 Major Improvement Project are secured by the Phases #2-6 Assessments (the "Phases #2-6 Assessments").

A service and assessment plan originally dated August 26, 2019, and most recently updated for September 23, 2024, (the "Current Service and Assessment Plan" or "Current SAP") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update Current SAP for 2025-26 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

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

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual

Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

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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

Phase #1 Improvements Sources and Uses

The sources and uses of funds for the Phase #1 PID Bonds are presented on the following page in Table II-1 as shown in the Current SAP.

According to the Developer quarterly disclosure for the quarter ending September 30, 2021, the Phase #1 Improvements were completed and accepted by the City on September 17, 2020.

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Table II-1
Phase #1 PID Bonds) - Sources and Uses of Funds

Sources of Funds	Total
Bond Proceeds	\$7,850,000
Developer Cash Contribution	\$1,141,970
Total Sources	\$8,991,970
Uses of Funds	
Project Fund	
Phase #1 Bond Single Family Improvement Account	\$4,725,389
Phase #1 Bond Multi Family Improvement Account	\$1,135,875
Developer Improvement Account	\$1,141,970
Debt Service Reserve	\$513,275
Delinquency and Prepayment Reserve	\$39,250
Capitalized Interest	\$694,564
Cost of Issuance	\$421,048
Underwriter's Discount	\$235,500
Administrative Fund	\$85,098
Total Uses	\$8,991,970

Phases #2-6 Major Improvements Sources and Uses

The sources and uses of funds for the Phase #2-6 Major Improvement PID Bonds are shown on the following page in Table II-2

According to the Developer quarterly disclosure for the quarter ending December 31, 2021, the Phase #2-6 Single Family Improvements were completed and accepted by the City on September 17, 2020.

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Table II-2
Series 2019 Bonds (Phases #2-6 Major Improvement Project) - Sources and Uses of Funds

Sources of Funds	Total
Par Amount	\$8,210,000
Total Sources	\$8,210,000
Uses of Funds	
Project Fund	
Phase #2-6 Major Improvements Bond Improvement Account	\$5,361,924
Debt Service Reserve	\$603,825
Delinquency and Prepayment Reserve	\$82,100
Capitalized Interest	\$1,350,430
Cost of Issuance	\$423,020
Underwriter's Discount	\$246,300
Administrative Fund	\$142,400
Total Uses	\$8,210,000

B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS

Description of the Authorized Improvements – Phase #1 Local Improvements (the “Phase #1 Local Improvement”)

Pursuant to the Current SAP, the Phase 1 Local Improvements consist of the on-site Public Infrastructure necessary for the development of Phase 1. The Phase 1 Local Improvements include, but are not limited to, the following:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, and signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, lines, manholes, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater;
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; box culvert, headwalls, concrete flume, rip rap, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of stormwater;
- Earthwork; and
- City, professional, and other fees, including but not limited to, plan check and inspection fees, geotechnical and environmental services, construction staking, and engineering and surveying.

The costs of the Phase #1 Single Family Improvements, Phase #1 Multifamily Improvements, Private Improvements, PID creation, issuance of the Phase #1 PID Bonds are shown in Table II-3, below and Table II-4, and Table II-5 on the following pages.

Table II-3
Projected Costs for Phase #1 Single Family Improvements

Improvement Description	Total	Phase #1 Major Improvements	Total Phase #1 Local Improvements
<u>Soft Costs</u>			
Site Prep, Mobilization, SWPP, Bonds, Etc.	\$168,399	\$13,149	\$155,250
Contingency	\$219,482	\$37,281	\$182,201
Engineering, Survey, Testing	\$107,560	\$6,348	\$101,212
District Formation Costs	\$76,094	\$76,094	\$0
<u>Hard Costs</u>			
Earthwork	\$164,783	\$31,375	\$133,408
Water	\$667,134	\$54,790	\$612,344
Sanitary Sewer	\$679,840	\$84,410	\$595,430
Storm Sewer	\$657,551	\$44,645	\$612,906
Roads	\$1,665,939	\$171,747	\$1,494,192
Right of Way	\$318,609	\$318,609	\$0
<u>Total Hard and Soft Costs</u>	<u>\$4,725,391</u>	<u>\$838,448</u>	<u>\$3,886,943</u>
Developer Cash Contribution	\$0	\$0	\$0
<u>Total Assessed Hard and Soft Costs</u>	<u>\$4,725,391</u>	<u>\$838,448</u>	<u>\$3,886,943</u>
<u>Series 2019 Single Family Bond Related Costs</u>			
Debt Service Reserve	\$413,806	\$73,423	\$340,382
Capitalized Interest	\$559,962	\$99,357	\$460,606
Cost of Issuance	\$339,452	\$60,230	\$279,221
Underwriter's Discount	\$189,862	\$33,688	\$156,174
Delinquency and Prepayment Reserve	\$31,644	\$5,615	\$26,029
Administration Expenses	\$68,607	\$121,763	\$56,433
<u>Principal Assessed</u>	<u>\$6,328,724</u>	<u>\$1,232,525</u>	<u>\$5,205,788</u>

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Table II-4
Projected Costs for Phase #1 Multi-Family Improvements

Improvement Description	Total	Phase #1 Major Improvements	Phase #1 Local Improvements
Soft Costs			
Site Preparation, Mobilization, SWPP, Bonds, Etc.	\$81,175	\$6,338	\$74,837
Contingency	\$105,800	\$17,971	\$87,829
Engineering, Surveying, Testing	\$51,848	\$3,060	\$48,788
PID Creation	\$36,681	\$36,681	\$0
Hard Costs			
Earthwork	\$79,433	\$15,124	\$64,309
Water	\$321,587	\$26,411	\$295,176
Sanitary Sewer	\$327,713	\$40,689	\$287,024
Storm Sewer	\$316,969	\$21,521	\$295,448
Roads	\$803,055	\$82,789	\$720,266
Right of Way	\$153,583	\$153,583	\$0
Total Hard and Soft Costs	\$2,277,844	\$404,168	\$1,873,677
Developer Cash Contribution	(\$1,141,970)	\$0	(\$1,141,970)
Total Assessed Hard and Soft Costs	\$1,135,875	\$404,168	\$731,707
<i><u>Series 2019 Multi-Family Bond Related Costs</u></i>			
Debt Service Reserve	\$99,469	\$35,393	\$64,076
Capitalized Interest	\$134,602	\$47,894	\$86,708
Cost of Issuance	\$81,597	\$29,034	\$52,563
Underwriter's Discount	\$45,638	\$16,239	\$29,399
Delinquency and Prepayment Reserve	\$7,607	\$2,707	\$4,900
Administration Expenses	\$16,491	\$5,868	\$10,623
Principal Assessed	\$1,521,279	\$541,303	\$979,976

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Table II-5
Projected Costs for Phase #1 Private Improvements

Improvement Description	Phase #1 Private Improvements
Miscellaneous Costs	\$307,140
Excavation	\$543,722
Retaining Walls	\$520,300
Erosion Control	\$79,710
Dry Utilities	\$555,351
Amenity Center & Open Space	\$1,390,080
Landscape & Irrigation	\$300,000
North Beauchamp Road (2 Lanes West)	\$1,800,000
City Inspection Fees	\$275,000
Total	\$5,771,303

Description of the Authorized Improvements – Major Improvements

Pursuant to the Current SAP, the Major Improvements consist of the on-site and off-site Public Infrastructure necessary for the development of the PID. The Major Improvements include, but are not limited to, the design, engineering, inspection, rights-of-way, and construction of the following:

- Major road improvements include on-site Beauchamp Boulevard improvements (the "Beauchamp Boulevard Improvements"), on-site Princeton Parkway improvements (the "Princeton Parkway Improvements"), one-half width FM 75 tie-in improvements (the "FM 75 Tie-In Improvements"), and Creek Fork Loop improvements (the "Creek Fork Loop Improvements"). The Developer's Share of the Beauchamp Boulevard Improvements, FM 75 Tie-In Improvements, and Creek Fork Loop Improvements is one hundred percent (100%). The Developer's Share of the Princeton Parkway Improvements is eighty percent (80%).
- Major water improvements include 16", 12", and 8" water line improvements. The 16" water line improvements (the "16" Water Improvements") are generally located within and/or connect to Beauchamp Boulevard, Princeton Parkway, and FM 75. The 12" water line improvements (the "12" Water Improvements") are generally located within and/or connect to Creek Fork Loop and FM 75. The 8" water line improvements (the "8" Water Improvements) are generally located within and/or connect to Creek Fork Loop and Loop South. The Developer's Share of the 16" Water Improvements, 12" Water Improvements, and 8" Water Improvements is one hundred percent (100%). Wastewater Improvements Major wastewater improvements include 24" off-site trunk wastewater improvements (the "Off-Site Wastewater Improvements") and 24", 21", 15", and 12" on-site trunk wastewater

improvements(the "24" On-Site Wastewater Improvements," "21" On-Site Wastewater Improvements," "15" On-Site Wastewater Improvements," and "12"

- On-Site Wastewater Improvements The Developers of the Off-Site Wastewater Improvements, 21" On-Site Wastewater Improvements, 15" On-Site Wastewater Improvements, and 12" On-Site Wastewater Improvements is one hundred percent(100%). The Developer's Share of the 24" On-Site Wastewater Improvements is fifty percent (50%).
- Major drainage improvements include 36"on-site trunk storm drain improvements (the "36" On-Site Storm Drain Improvements) located within Beauchamp Blvd, Princeton Parkway, Creek Fork Loop and FM-75. The Developer's Share of the 36" On-Site Storm Drain Improvements is one hundred percent (100%).
- Rights-of-way include the street rights-of-way for the on-site Beauchamp Boulevard and Princeton Parkway improvements, and City fire station and community complex sites.

The costs of Phase #2-6 Major Improvements, PID Creation, and Issuance of the Phase #2-6 Major Improvement PID Bondsare shown in Table II-6 on the following page.

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Table II-6
Projected Costs for Phase #2-6 Major Improvements

Improvement Description	Phase #2-6 Major Improvements
Soft Costs	
Site Preparation, Mobilization, SWPP, Bonds, Etc.	\$84,087
Contingency	\$238,416
Engineering, Surveying, Testing	\$40,593
PID Creation	\$486,625
Hard Costs	
Earthwork	\$200,647
Water	\$350,387
Sanitary Sewer	\$539,806
Storm Sewer	\$285,509
Roads	\$1,098,332
Right of Way	\$2,037,522
Total Hard and Soft Costs	\$5,361,924
Developer Cash Contribution	\$0
Total Assessed Hard and Soft Costs	\$5,361,924
Phase #2-6 Major Improvements Bond Related Costs	
Debt Service Reserve	\$603,825
Capitalized Interest	\$1,350,430
Cost of Issuance	\$423,020
Underwriter's Discount	\$246,300
Delinquency and Prepayment Reserve	\$142,400
Administrative Expenses	\$82,100
Principal Assessed	\$8,210,000

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 Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative

Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

Pursuant to Section IV.5 of the Current Service and Assessment Plan, the Phase #1 Single Family TIRZ Annual Credit shall apply to each Parcel of Phase #1 Single Family Assessed Property. The Phase #1 Single Family TIRZ Annual Credit shall be calculated in arrears, and the amount of the Phase #1 Single Family TIRZ Annual Credit for each such Parcel constituting Phase #1 Single Family Assessed Property shall be determined by multiplying the Phase #1 Single Family TIRZ Fund balance as of June 30 by the ratio of such Parcel's incremental taxable value to the incremental taxable value for all Parcels for which a Phase #1 Single Family TIRZ Annual Credit applies. According to the City, there have been TIRZ incremental revenues collected in 2025 in the total amount of \$26,696.21 as of June 30, 2025, that are available to be used as a TIRZ Annual Credit in 2025-26 for the respective Parcels within Phase #1 Single Family Assessed Property. This TIRZ Credit amount is allocated based upon the ratio of each Parcel's incremental taxable value to the incremental taxable value for all Parcels for which a Phase #1 Single Family Parcel is applicable as calculated in Appendix B-2.

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

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

Collection of the Annual Installments for the Phase #1 Assessed Property commenced with the 2020 tax year. The calculation of the Annual Installments for the Phase #1 Assessed Property, is shown in Table II-7 on the following page, before application of the Phase #1 Single Family TIRZ Annual Credit. The average Phase #1 Single Family TIRZ Annual Credit per lot is also shown below. The actual Phase #1 Single Family TIRZ Annual Credit for each Parcel is shown in the Assessment Roll included herein as Appendix B-2.

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Table II-7
Annual Installment Calculation- Phase #1 Project

Aggregate				
Revenues and Expenditures	Total	Ph #1 60' Lots	Phase #1 50' Lots	Multi-Family Units
Revenues				
Annual Installments	\$553,463	\$20,322	\$423,636	\$109,506
Phase #1 TIRZ Annual Credit	\$26,696	\$1,150	\$25,547	\$0
Available Fund Balance				
Administrative Fund	\$0	\$0	\$0	\$0
Reserve Fund Credit	\$9,000	\$166	\$4,165	\$4,669
Total Revenues	\$589,160	\$21,637	\$453,347	\$114,175
Expenditures				
Series 2019 Bonds				
March 1, 2026 Interest	\$161,069	\$5,915	\$123,939	\$31,214
September 1 2026 Interest	\$161,069	\$5,915	\$123,939	\$31,214
September 1 2026 Principal	\$175,000	\$6,427	\$134,659	\$33,914
Additional Interest	\$36,100	\$1,326	\$27,778	\$6,996
Administrative Expenses	\$55,922	\$2,054	\$43,031	\$10,837
Total Expenditures	\$589,160	\$21,637	\$453,347	\$114,175
Per Lot/Unit				
Revenues				
Annual Installments	\$1,452	\$1,204	\$274	
Phase #1 TIRZ Annual Credit	\$82	\$73	\$0	
Available Fund Balances	\$0	\$0	\$0	
Administrative Fund	\$0	\$0	\$0	
Reserve Fund Credit	\$12	\$12	\$12	
Total Revenues	\$1,546	\$1,288	\$285	
Expenditures				
Series 2019 Bonds				
March 1, 2026, Interest	\$423	\$352	\$78	
September 1, 2026 Interest	\$423	\$352	\$78	
September1, 2026 Principal	\$459	\$383	\$85	
Additional Interest	\$95	\$79	\$17	
Administrative Expenses	\$147	\$122	\$27	
Total Expenditures	\$1,546	\$1,288	\$285	

The Annual Installments are allocated to each Lot Type pursuant to the Assessment apportionment as show in Table II-8 on the following page.

Collection of the Annual Installments for the Phase #2-6 Major Improvement Area Assessed Property commenced with the 2020 tax year. The calculation of the Annual Installments for the Phase #2-6 Assessed Property, is shown in Table II-8 below.

Table II-8
Annual Installment Calculation- Phase #2-6 Major Improvement Project

Aggregate					
Revenues and Expenditures	Total	Ph #2-6 100' Lots	P#2-6 75' Lots	Ph #2-6 60' Lots	Ph #2-6 50' Lots
Revenues					
Annual Installments	\$689,472	\$0	\$26,921	\$295,720	\$366,830
Available Fund Balance					
Administrative Fund	\$0	\$0	\$0	\$0	\$0
Pledged Revenue Fund	\$20,000	\$0	\$564	\$7,785	\$11,650
Total Revenues	\$709,472	\$0	\$26,921	\$295,720	\$366,830
Expenditures					
Phase #2-6 Major Imr improvement PID					
Bonds					
March 1 2026 Interest	\$217,081	\$0	\$6,122	\$84,504	\$126,455
September 1 2026 Interest	\$217,081	\$0	\$6,122	\$84,504	\$126,455
September 12026 Principal	\$165,000	\$0	\$6,392	\$70,586	\$88,022
Administrative	\$71,534	\$0	\$2,771	\$30,602	\$38,161
Additional Interest	\$38,775	\$0	\$1,502	\$16,588	\$20,685
Total Expenditures	\$709,472	\$0	\$22,910	\$286,783	\$399,779
Per Lot/Unit					
Annual Installments	\$0.00	\$441.33	\$351.21	\$291.14	
Available Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	
Administrative Fund	\$0.00	\$0.00	\$0.00	\$0.00	
Pledged Revenue Fund	\$0.00	\$9.25	\$9.25	\$9.25	
Total Revenues	\$0.00	\$441.33	\$351.21	\$291.14	
Expenditures					
Phase #2-6 Major Imr improvement PID		\$0.00	\$0.00	\$0.00	\$0.00
Bonds	\$0.00				
March 1 2026 Interest	\$0.00	\$100.36	\$100.36	\$100.36	
September 1 2026 Interest	\$0.00	\$100.36	\$100.36	\$100.36	
September 1 2026 Principal	\$0.00	\$104.79	\$83.83	\$69.86	
Additional Interest	\$0.00	\$45.43	\$36.34	\$30.29	
Administrative Expenses	\$0.00	\$24.63	\$19.70	\$16.42	
Total Expenditures	\$0.00	\$375.57	\$340.60	\$317.28	

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 budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-9 on the following page.

Table II-9
Five Year Service Plan – Phase #1

Description	2026	2027	2028	2029	2030	2031
Revenues						
Annual Installments	\$562,463	\$596,403	\$599,444	\$597,057	\$599,469	\$600,430
TIRZ Annual Credit	\$26,696	\$0	\$0	\$0	\$0	\$0
Available Fund Balances						
Reserve Fund Income	\$9,000	\$0	\$0	\$0	\$0	\$0
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$598,160	\$596,403	\$599,444	\$597,057	\$599,469	\$600,430
Expenditures						
Bond Debt Service	\$506,138	\$504,138	\$506,938	\$504,338	\$506,538	\$507,313
Administrative Expenses	\$55,922	\$57,040	\$58,181	\$59,345	\$60,532	\$61,742
Additional Interest	\$36,100	\$35,225	\$34,325	\$33,375	\$32,400	\$31,375
Total Expenditures	\$598,160	\$596,403	\$599,444	\$597,057	\$599,469	\$600,430

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-10 on the following page.

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Table II-10
Five Year Service Plan – Phase #2-6 Major Improvement Project

Description	2026	2027	2028	2029	2030	2031
Revenues						
Annual Installments	\$689,472	\$711,827	\$708,661	\$710,250	\$711,318	\$710,867
Available Fund	\$0	\$0	\$0	\$0	\$0	\$0
Balances						
Reserve Fund Income	\$20,000	\$0	\$0	\$0	\$0	\$0
Administrative Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$709,472	\$711,827	\$708,661	\$710,250	\$711,318	\$710,867
Expenditures						
Bond Debt Service	\$599,163	\$600,913	\$597,163	\$598,163	\$598,663	\$597,663
Administrative Expenses	\$71,534	\$72,965	\$74,424	\$75,912	\$77,431	\$78,979
Additional Interest	\$38,775	\$37,950	\$37,075	\$36,175	\$35,225	\$34,225
Total Expenditures	\$709,472	\$711,827	\$708,661	\$710,250	\$711,318	\$710,867

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 D.

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 situations 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 providing 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.

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F. BOND REDEMPTION RELATED UPDATES

Phase #1 PID Bonds

The Phase #1 PID Bonds were issued in 2019. Pursuant to Section 4.3 of the Phase #1 PID Bonds Indenture, the City reserves the right and option to redeem the Phase #1 PID Bonds before their scheduled maturity dates, in whole or in part, on date on or after September 1, 2029, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #1 PID Bonds Indenture.

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

Phase #2-6 Major Imrprovement PID Bonds

The Phase #2-6 Major Improvement PID Bonds were issued in 2019. Pursuant to Section 4.3 of the Phase #2-6 Major Improvement PID Bonds Indenture, the City reserves the right and option to redeem the Phase #2-6 Major Improvement PID Bonds before their scheduled maturity dates, in whole or in part, on date on or after September 1, 2029, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #2-6 Major Improvement PID Bonds Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2-6 Major Improvement PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

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. Phase #1 Authorized Improvements

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

B. Calculation of Assessments

1. Phase #1 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Phase #1 and the resulting assessments and estimated Annual Installments for each Lot Type are shown in Table III-1. Estimated value-to-Assessment ratios are shown in Table III-2.

Table III-1
Estimated Value to Assessment Ratio – Phase #1

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit
Lot Type 60 Foot	14	\$337,500	\$4,725,000	3.07%	0.26%	\$288,293.00	\$20,592.36
Lot Type 50 Foot	352	\$281,250	\$99,000,000	64.40%	0.22%	\$6,040,428.00	\$17,160.31
Lot Type Multifamily	400	\$125,000	\$50,000,000	32.53%	0.05%	\$1,521,279.00	\$3,803.20
Total	766		\$153,725,000	100.00%		\$7,850,000.00	

Table III-2
Resulting Assessments and Estimated Annual Installments – Phase #1

Lot Type	No. of Outstanding Units	Total Outstanding Special Assessments	Percentage of Total Special Assessment	Annual Installments	Annual Installment Per Lot Type
Lot Type 60 Foot	14	\$265,156	3.67%	\$20,472.96	\$1,462.35
Lot Type 50 Foot	352	\$5,555,655	76.95%	\$428,957.56	\$1,218.63
Lot Type Multifamily	400	\$1,399,189	19.38%	\$108,032.76	\$270.08
Non-Benefited	5	\$0	0.00%	\$0.00	\$0.00
	771	\$7,220,000	100.00%	\$557,463.29	

1. Phase #2-6 Major Improvement Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Phase #2-6 and the resulting assessments and estimated Annual Installments for each Lot Type are shown in Table III-3. Estimated value-to-Assessment ratios are shown in Table III-4.

Table III-3
Estimated Value to Assessment Ratio – Phase #2-6 Major Improvements

<u>Lot Type</u>	<u>Estimated Count</u>	<u>Estimated Home Value</u>	<u>Total Buildout Value</u>	<u>% of Buildout Value</u>	<u>% per Lot</u>	<u>Total Assessment Per Lot Type</u>	<u>Original Assessment Per Unit</u>
Lot Type 100 Foot	0	\$562,500	\$0	0.00%	0.00%	\$0.00	\$0.00
Lot Type 75 Foot	61	\$421,875	\$25,734,375	3.87%	0.06%	\$318,055.38	\$5,214.02
Lot Type 60 Foot	842	\$337,500	\$284,175,000	42.78%	0.05%	\$3,512,165.63	\$4,171.22
Lot Type 50 Foot	1260	\$281,250	\$354,375,000	53.35%	0.04%	\$4,379,778.99	\$3,476.02
Lot Type Multifamily	0	\$0	\$0	0.00%	0.00%	\$0.00	\$0.00
Total	2163		\$664,284,375	100.00%		\$8,210,000.00	

Table III-4
Resulting Assessments and Estimated Annual Installments – Phase #2-6 Major Improvements

<u>Lot Type</u>	<u>No. of Outstanding Units</u>	<u>Total Outstanding Special Assessments</u>	<u>Percentage of Total Special Assessment</u>	<u>Annual Installments</u>	<u>Annual Installment Per Lot Type</u>
Lot Type 100 Foot	0	\$0	0.00%	\$0.00	\$0.00
Lot Type 75 Foot	61	\$300,429	3.87%	\$26,710.12	\$437.87
Lot Type 60 Foot	842	\$3,317,521	42.78%	\$294,949.83	\$350.30
Lot Type 50 Foot	1260	\$4,137,051	53.35%	\$367,811.55	\$291.91
Lot Type Multifamily	0	\$0	0.00%	\$0.00	\$0.00
Non-Benefited	0	\$0	0.00%	\$0.00	\$0.00
	2163	\$7,755,000	100.00%	\$689,471.50	

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IV. UPDATE OF THE ASSESSMENT ROLL

A. PARCEL UPDATES

According to the Current 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 E attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table _.

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.

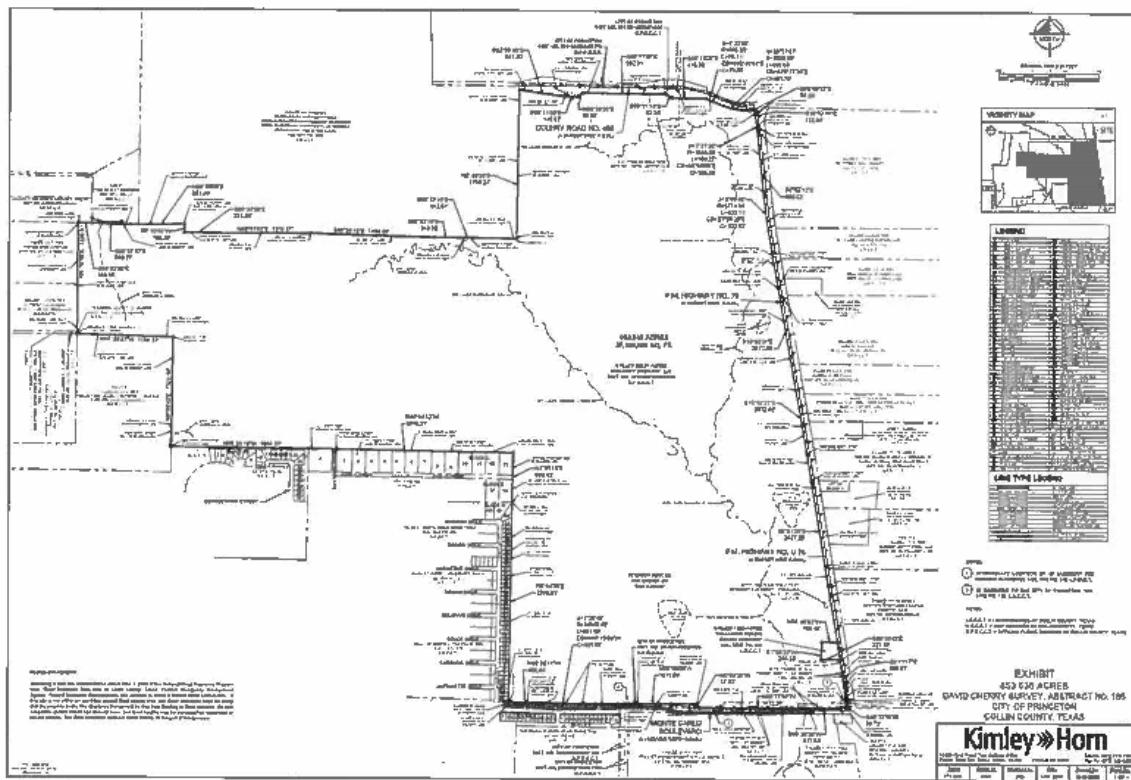
B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2025.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Princeton, Texas 75009.

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APPENDIX A
PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS



APPENDIX B-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2025-26

Appendix B-1
Phase #1 Assessment Roll

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Reserve Fund Credit	Total Annual Installment
2841021	DAVID CHERRY SURVEY	2	228	Lot Type Multifamily	\$657,850.38	\$605,054.74	\$14,665.45	\$26,995.96	\$4,686.41	\$3,025.27	\$0.00	(\$2,019.14)	\$47,353.96
2841022	DAVID CHERRY SURVEY	2	229	Lot Type Multifamily	\$863,428.62	\$794,134.35	\$19,248.41	\$35,432.20	\$6,150.91	\$3,970.67	\$0.00	(\$2,650.12)	\$62,152.07
2824814	WHITEWING TRAILS PHASE I	A	1X	Non-Benefited	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2824824	WHITEWING TRAILS PHASE I	A	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$62.71)	(\$11.83)	\$1,213.38
2824825	WHITEWING TRAILS PHASE I	A	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$69.49)	(\$11.83)	\$1,206.60
2824826	WHITEWING TRAILS PHASE I	A	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$13.72)	(\$11.83)	\$1,262.37
2824827	WHITEWING TRAILS PHASE I	A	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$13.72)	(\$11.83)	\$1,262.37
2824828	WHITEWING TRAILS PHASE I	A	8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$13.72)	(\$11.83)	\$1,262.37
2824829	WHITEWING TRAILS PHASE I	A	9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$91.35)	(\$11.83)	\$1,184.74
2824830	WHITEWING TRAILS PHASE I	A	10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2824831	WHITEWING TRAILS PHASE I	A	11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$73.35)	(\$11.83)	\$1,202.74
2824832	WHITEWING TRAILS PHASE I	A	12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.07)	(\$11.83)	\$1,197.01
2824833	WHITEWING TRAILS PHASE I	A	13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.90)	(\$11.83)	\$1,187.19
2824834	WHITEWING TRAILS PHASE I	A	14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2824835	WHITEWING TRAILS PHASE I	A	15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.17)	(\$11.83)	\$1,199.92
2824836	WHITEWING TRAILS PHASE I	A	16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.69)	(\$11.83)	\$1,187.39
2824837	WHITEWING TRAILS PHASE I	A	17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.47)	(\$11.83)	\$1,188.62
2824838	WHITEWING TRAILS PHASE I	A	18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$86.39)	(\$11.83)	\$1,189.70
2824839	WHITEWING TRAILS PHASE I	A	19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$83.81)	(\$11.83)	\$1,192.28
2824840	WHITEWING TRAILS PHASE I	A	20	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2824841	WHITEWING TRAILS PHASE I	A	21	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2824842	WHITEWING TRAILS PHASE I	A	22	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2824843	WHITEWING TRAILS PHASE I	A	23	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.55)	(\$11.83)	\$1,188.53
2824844	WHITEWING TRAILS PHASE I	A	24	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$80.78)	(\$11.83)	\$1,195.31
2824845	WHITEWING TRAILS PHASE I	A	25	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.84)	(\$11.83)	\$1,197.25
2824846	WHITEWING TRAILS PHASE I	A	26	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.40)	(\$11.83)	\$1,186.69
2824847	WHITEWING TRAILS PHASE I	A	27	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$74.54)	(\$11.83)	\$1,201.54
2824848	WHITEWING TRAILS PHASE I	A	28	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.72)	(\$11.83)	\$1,188.37
2824849	WHITEWING TRAILS PHASE I	A	29	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.08)	(\$11.83)	\$1,205.01
2824850	WHITEWING TRAILS PHASE I	A	30	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$65.82)	(\$11.83)	\$1,210.27
2824851	WHITEWING TRAILS PHASE I	A	31	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$74.54)	(\$11.83)	\$1,201.54
2824852	WHITEWING TRAILS PHASE I	A	32	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$60.68)	(\$11.83)	\$1,215.40
2824853	WHITEWING TRAILS PHASE I	A	33	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$15.78)	(\$11.83)	\$1,260.31
2824854	WHITEWING TRAILS PHASE I	A	34	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$15.78)	(\$11.83)	\$1,260.31
2824855	WHITEWING TRAILS PHASE I	A	35	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$15.78)	(\$11.83)	\$1,260.31
2824856	WHITEWING TRAILS PHASE I	A	36	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$73.57)	(\$11.83)	\$1,202.52
2824857	WHITEWING TRAILS PHASE I	A	37	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$91.58)	(\$11.83)	\$1,184.51
2824858	WHITEWING TRAILS PHASE I	A	38	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.36)	(\$11.83)	\$1,185.73
2824859	WHITEWING TRAILS PHASE I	A	39	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.09)	(\$11.83)	\$1,209.00
2824860	WHITEWING TRAILS PHASE I	A	40	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.95)	(\$11.83)	\$1,186.14
2824861	WHITEWING TRAILS PHASE I	A	41	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$84.67)	(\$11.83)	\$1,191.41
2824862	WHITEWING TRAILS PHASE I	A	42	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.42)	(\$11.83)	\$1,188.67
2824863	WHITEWING TRAILS PHASE I	A	43	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.27)	(\$11.83)	\$1,199.81
2824864	WHITEWING TRAILS PHASE I	A	44	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$68.52)	(\$11.83)	\$1,207.56
2824865	WHITEWING TRAILS PHASE I	A	45	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.71)	(\$11.83)	\$1,208.37
2824866	WHITEWING TRAILS PHASE I	A	46	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2824867	WHITEWING TRAILS PHASE I	A	47	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.69)	(\$11.83)	\$1,204.39
2824868	WHITEWING TRAILS PHASE I	A	48	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2824869	WHITEWING TRAILS PHASE I	A	49	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.55)	(\$11.83)	\$1,188.53
2824870	WHITEWING TRAILS PHASE I	A	50	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.99)	(\$11.83)	\$1,200.09
2824871	WHITEWING TRAILS PHASE I	A	51	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2824872	WHITEWING TRAILS PHASE I	A	52	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2824873	WHITEWING TRAILS PHASE I	A	53	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.41)	(\$11.83)	\$1,186.68
2824874	WHITEWING TRAILS PHASE I	A	54	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$86.53)	(\$11.83)	\$1,189.55
2824875	WHITEWING TRAILS PHASE I	A	55	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2824876	WHITEWING TRAILS PHASE I	A	56	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.60)	(\$11.83)	\$1,200.49
2824877	WHITEWING TRAILS PHASE I	A	57	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.19)	(\$11.83)	\$1,196.89
2824878	WHITEWING TRAILS PHASE I	A	58	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.56)	(\$11.83)	\$1,188.53
2824879	WHITEWING TRAILS PHASE I	A	59	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$68.48)	(\$11.83)	\$1,207.61
2824880	WHITEWING TRAILS PHASE I	A	60	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.19)	(\$11.83)	\$1,196.89
2824881	WHITEWING TRAILS PHASE I	A	61	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.71)	(\$11.83)	\$1,208.37
2824882	WHITEWING TRAILS PHASE I	A	62	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$74.45)	(\$11.83)	\$1,201.64
2824883	WHITEWING TRAILS PHASE I	A	63	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2824884	WHITEWING TRAILS PHASE I	A	64	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2824885	WHITEWING TRAILS PHASE I	A	65	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2824886	WHITEWING TRAILS PHASE I	A	66	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.54)	(\$11.83)	\$1,204.54
2824887	WHITEWING TRAILS PHASE I	A	67	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2824888	WHITEWING TRAILS PHASE I	A	68	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2824889	WHITEWING TRAILS PHASE I	A	69	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$93.38)	(\$11.83)	\$1,182.70

Appendix B-1
Phase #1 Assessment Roll

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Reserve Fund Credit	Total Annual Installment
2824891	WHITEWING TRAILS PHASE I	A	71	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.78)	(\$11.83)	\$1,186.31
2824892	WHITEWING TRAILS PHASE I	A	72	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.61)	(\$11.83)	\$1,200.47
2824893	WHITEWING TRAILS PHASE I	A	73	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$70.73)	(\$11.83)	\$1,205.35
2824894	WHITEWING TRAILS PHASE I	A	74	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.04)	(\$11.83)	\$1,187.04
2824895	WHITEWING TRAILS PHASE I	A	75	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$77.66)	(\$11.83)	\$1,198.43
2824896	WHITEWING TRAILS PHASE I	A	76	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.56)	(\$11.83)	\$1,188.53
2824897	WHITEWING TRAILS PHASE I	B	1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2824898	WHITEWING TRAILS PHASE I	B	2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.54)	(\$11.83)	\$1,204.54
2824899	WHITEWING TRAILS PHASE I	B	3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.71)	(\$11.83)	\$1,208.37
2824900	WHITEWING TRAILS PHASE I	B	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2824901	WHITEWING TRAILS PHASE I	B	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.49)	(\$11.83)	\$1,197.60
2824902	WHITEWING TRAILS PHASE I	B	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2824903	WHITEWING TRAILS PHASE I	B	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$36.67)	(\$11.83)	\$1,239.42
2824904	WHITEWING TRAILS PHASE I	B	8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.22)	(\$11.83)	\$1,187.87
2824905	WHITEWING TRAILS PHASE I	B	9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.02)	(\$11.83)	\$1,205.07
2824906	WHITEWING TRAILS PHASE I	B	10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.61)	(\$11.83)	\$1,200.47
2824907	WHITEWING TRAILS PHASE I	B	11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2824908	WHITEWING TRAILS PHASE I	B	12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$68.97)	(\$11.83)	\$1,207.11
2824909	WHITEWING TRAILS PHASE I	B	13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.71)	(\$11.83)	\$1,208.37
2824910	WHITEWING TRAILS PHASE I	B	14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.94)	(\$11.83)	\$1,196.15
2824911	WHITEWING TRAILS PHASE I	C	1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.75)	(\$11.83)	\$1,196.34
2824912	WHITEWING TRAILS PHASE I	C	2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2824913	WHITEWING TRAILS PHASE I	C	3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.54)	(\$11.83)	\$1,204.54
2824914	WHITEWING TRAILS PHASE I	C	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2824915	WHITEWING TRAILS PHASE I	C	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2824916	WHITEWING TRAILS PHASE I	C	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2824917	WHITEWING TRAILS PHASE I	C	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2824918	WHITEWING TRAILS PHASE I	C	8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.65)	(\$11.83)	\$1,188.43
2824919	WHITEWING TRAILS PHASE I	C	9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$70.73)	(\$11.83)	\$1,205.35
2824920	WHITEWING TRAILS PHASE I	C	10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$95.64)	(\$11.83)	\$1,180.45
2824921	WHITEWING TRAILS PHASE I	C	11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.93)	(\$11.83)	\$1,197.15
2824922	WHITEWING TRAILS PHASE I	C	12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.60)	(\$11.83)	\$1,200.48
2824923	WHITEWING TRAILS PHASE I	C	13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$73.92)	(\$11.83)	\$1,202.16
2824924	WHITEWING TRAILS PHASE I	C	14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.61)	(\$11.83)	\$1,200.47
2824925	WHITEWING TRAILS PHASE I	C	15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.95)	(\$11.83)	\$1,197.13
2824926	WHITEWING TRAILS PHASE I	C	16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$85.33)	(\$11.83)	\$1,190.75
2824927	WHITEWING TRAILS PHASE I	C	17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.12)	(\$11.83)	\$1,200.96
2824928	WHITEWING TRAILS PHASE I	C	18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$73.64)	(\$11.83)	\$1,202.45
2824929	WHITEWING TRAILS PHASE I	C	19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$69.50)	(\$11.83)	\$1,206.59
2824930	WHITEWING TRAILS PHASE I	C	20	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$80.70)	(\$11.83)	\$1,195.39
2824931	WHITEWING TRAILS PHASE I	C	21	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.20)	(\$11.83)	\$1,197.89
2824932	WHITEWING TRAILS PHASE I	C	22	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$85.26)	(\$11.83)	\$1,190.83
2824933	WHITEWING TRAILS PHASE I	C	23	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.29)	(\$11.83)	\$1,196.80
2824934	WHITEWING TRAILS PHASE I	C	24	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.78)	(\$11.83)	\$1,196.30
2824935	WHITEWING TRAILS PHASE I	C	25	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.47)	(\$11.83)	\$1,188.62
2824936	WHITEWING TRAILS PHASE I	C	26	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.83)	(\$11.83)	\$1,199.25
2824937	WHITEWING TRAILS PHASE I	C	27	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.23)	(\$11.83)	\$1,181.85
2824938	WHITEWING TRAILS PHASE I	C	28	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$13.72)	(\$11.83)	\$1,262.37
2824939	WHITEWING TRAILS PHASE I	C	29	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.98)	(\$11.83)	\$1,186.11
2824940	WHITEWING TRAILS PHASE I	C	30	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.78)	(\$11.83)	\$1,196.30
2824941	WHITEWING TRAILS PHASE I	C	31	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.47)	(\$11.83)	\$1,185.61
2824942	WHITEWING TRAILS PHASE I	C	32	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.00)	(\$11.83)	\$1,197.09
2824943	WHITEWING TRAILS PHASE I	C	33	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.22)	(\$11.83)	\$1,181.87
2824944	WHITEWING TRAILS PHASE I	C	34	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.23)	(\$11.83)	\$1,187.85
2824945	WHITEWING TRAILS PHASE I	C	35	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.54)	(\$11.83)	\$1,204.54
2856024	WHITEWING TRAILS PHASE I	C	35	Lot Type 50-Foot-Undivided Interest	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.54)	(\$11.83)	\$1,204.54
2824946	WHITEWING TRAILS PHASE I	C	36	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$74.43)	(\$11.83)	\$1,201.66
2824948	WHITEWING TRAILS PHASE I	C	38	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2824949	WHITEWING TRAILS PHASE I	C	39	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.52)	(\$11.83)	\$1,203.57
2824950	WHITEWING TRAILS PHASE I	C	40	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2824951	WHITEWING TRAILS PHASE I	C	41	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.93)	(\$11.83)	\$1,199.15
2824952	WHITEWING TRAILS PHASE I	C	42	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$93.49)	(\$11.83)	\$1,182.59
2824953	WHITEWING TRAILS PHASE I	C	43	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$84.48)	(\$11.83)	\$1,191.61
2824954	WHITEWING TRAILS PHASE I	C	44	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$93.63)	(\$11.83)	\$1,182.46
2824955	WHITEWING TRAILS PHASE I	C	45	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.60)	(\$11.83)	\$1,200.48
2824956	WHITEWING TRAILS PHASE I	C	46	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2824957	WHITEWING TRAILS PHASE I	C	47	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2824958	WHITEWING TRAILS PHASE I	C	48	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2824959	WHITEWING TRAILS PHASE I	C	49	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74

Appendix B-1
Phase #1 Assessment Roll

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Reserve Fund Credit	Total Annual Installment
2824960	WHITEWING TRAILS PHASE I	C	50	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.29)	(\$11.83)	\$1,200.79
2824961	WHITEWING TRAILS PHASE I	C	51	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2824962	WHITEWING TRAILS PHASE I	D	1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$86.41)	(\$11.83)	\$1,189.67
2824964	WHITEWING TRAILS PHASE I	D	2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.61)	(\$11.83)	\$1,200.47
2824965	WHITEWING TRAILS PHASE I	D	3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$84.37)	(\$11.83)	\$1,191.72
2824966	WHITEWING TRAILS PHASE I	D	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$77.02)	(\$11.83)	\$1,199.07
2824967	WHITEWING TRAILS PHASE I	D	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.56)	(\$11.83)	\$1,199.53
2824968	WHITEWING TRAILS PHASE I	D	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.12)	(\$11.83)	\$1,186.97
2824969	WHITEWING TRAILS PHASE I	D	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.82)	(\$11.83)	\$1,203.26
2824970	WHITEWING TRAILS PHASE I	D	8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$59.31)	(\$11.83)	\$1,216.77
2824971	WHITEWING TRAILS PHASE I	D	9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$77.26)	(\$11.83)	\$1,198.83
2824972	WHITEWING TRAILS PHASE I	D	10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$68.27)	(\$11.83)	\$1,207.81
2824973	WHITEWING TRAILS PHASE I	D	11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.65)	(\$11.83)	\$1,188.43
2824974	WHITEWING TRAILS PHASE I	D	12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$66.32)	(\$11.83)	\$1,209.76
2824975	WHITEWING TRAILS PHASE I	D	13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.52)	(\$11.83)	\$1,197.57
2824976	WHITEWING TRAILS PHASE I	D	14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2824978	WHITEWING TRAILS PHASE I	D	16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.09)	(\$11.83)	\$1,201.00
2824979	WHITEWING TRAILS PHASE I	D	17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.49)	(\$11.83)	\$1,203.60
2824980	WHITEWING TRAILS PHASE I	D	18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.45)	(\$11.83)	\$1,186.64
2824981	WHITEWING TRAILS PHASE I	D	19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$68.23)	(\$11.83)	\$1,207.85
2824982	WHITEWING TRAILS PHASE I	D	20	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.47)	(\$11.83)	\$1,208.62
2824983	WHITEWING TRAILS PHASE I	D	21	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.78)	(\$11.83)	\$1,186.31
2824984	WHITEWING TRAILS PHASE I	D	22	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.19)	(\$11.83)	\$1,196.89
2824985	WHITEWING TRAILS PHASE I	D	23	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.65)	(\$11.83)	\$1,188.43
2824986	WHITEWING TRAILS PHASE I	D	24	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2824987	WHITEWING TRAILS PHASE I	D	25	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2824988	WHITEWING TRAILS PHASE I	D	26	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2824989	WHITEWING TRAILS PHASE I	D	27	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$64.50)	(\$11.83)	\$1,211.58
2824990	WHITEWING TRAILS PHASE I	D	28	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2824991	WHITEWING TRAILS PHASE I	D	29	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2824992	WHITEWING TRAILS PHASE I	D	30	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.78)	(\$11.83)	\$1,200.31
2824993	WHITEWING TRAILS PHASE I	E	1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$82.74)	(\$11.83)	\$1,193.35
2824996	WHITEWING TRAILS PHASE I	E	2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2824997	WHITEWING TRAILS PHASE I	E	3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.23)	(\$11.83)	\$1,194.86
2824998	WHITEWING TRAILS PHASE I	E	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.80)	(\$11.83)	\$1,200.29
2824999	WHITEWING TRAILS PHASE I	E	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.73)	(\$11.83)	\$1,208.36
2825000	WHITEWING TRAILS PHASE I	E	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.12)	(\$11.83)	\$1,186.97
2825001	WHITEWING TRAILS PHASE I	E	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825002	WHITEWING TRAILS PHASE I	E	8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.64)	(\$11.83)	\$1,186.44
2825003	WHITEWING TRAILS PHASE I	E	9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$84.70)	(\$11.83)	\$1,191.38
2825004	WHITEWING TRAILS PHASE I	E	10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.42)	(\$11.83)	\$1,197.67
2825005	WHITEWING TRAILS PHASE I	E	11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.94)	(\$11.83)	\$1,200.14
2825006	WHITEWING TRAILS PHASE I	E	12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.36)	(\$11.83)	\$1,185.73
2825007	WHITEWING TRAILS PHASE I	E	13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$41.57)	(\$11.83)	\$1,234.52
285448	WHITEWING TRAILS PHASE I	E	13	Undivided Interest 50.0000000000%	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$41.57)	(\$11.83)	\$1,234.52
2825008	WHITEWING TRAILS PHASE I	E	14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.40)	(\$11.83)	\$1,197.69
2825009	WHITEWING TRAILS PHASE I	E	15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.70)	(\$11.83)	\$1,188.39
2825010	WHITEWING TRAILS PHASE I	E	16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.19)	(\$11.83)	\$1,196.89
2825011	WHITEWING TRAILS PHASE I	E	17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$85.14)	(\$11.83)	\$1,190.95
2825012	WHITEWING TRAILS PHASE I	E	18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.46)	(\$11.83)	\$1,181.62
2825013	WHITEWING TRAILS PHASE I	E	19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$70.51)	(\$11.83)	\$1,205.58
2825014	WHITEWING TRAILS PHASE I	E	20	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.92)	(\$11.83)	\$1,187.16
2825015	WHITEWING TRAILS PHASE I	E	21	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2825016	WHITEWING TRAILS PHASE I	E	22	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.54)	(\$11.83)	\$1,204.54
2825017	WHITEWING TRAILS PHASE I	E	23	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2825018	WHITEWING TRAILS PHASE I	E	24	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2825019	WHITEWING TRAILS PHASE I	E	25	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.99)	(\$11.83)	\$1,185.10
2825020	WHITEWING TRAILS PHASE I	F	1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2825021	WHITEWING TRAILS PHASE I	F	2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$60.48)	(\$11.83)	\$1,215.61
2825022	WHITEWING TRAILS PHASE I	F	3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2825023	WHITEWING TRAILS PHASE I	F	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.54)	(\$11.83)	\$1,204.54
2825024	WHITEWING TRAILS PHASE I	F	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$74.45)	(\$11.83)	\$1,201.64
2825025	WHITEWING TRAILS PHASE I	F	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2825026	WHITEWING TRAILS PHASE I	F	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$85.43)	(\$11.83)	\$1,190.65
2825027	WHITEWING TRAILS PHASE I	F	8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.09)	(\$11.83)	\$1,198.00
2825028	WHITEWING TRAILS PHASE I	F	9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2825029	WHITEWING TRAILS PHASE I	F	10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2825030	WHITEWING TRAILS PHASE I	F	11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.65)	(\$11.83)	\$1,188.43
2825031	WHITEWING TRAILS PHASE I	F	12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.78)	(\$11.83)	\$1,186.31
282503													

Appendix B-1
Phase #1 Assessment Roll

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Reserve Fund Credit	Total Annual Installment
2825033	WHITEWING TRAILS PHASE I		F 14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.80)	(\$11.83)	\$1,187.29
2825034	WHITEWING TRAILS PHASE I		F 15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.19)	(\$11.83)	\$1,196.89
2825035	WHITEWING TRAILS PHASE I		F 16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$93.63)	(\$11.83)	\$1,182.46
2825036	WHITEWING TRAILS PHASE I		F 17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.55)	(\$11.83)	\$1,188.53
2825037	WHITEWING TRAILS PHASE I		F 18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.69)	(\$11.83)	\$1,204.39
2825038	WHITEWING TRAILS PHASE I		F 19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2825039	WHITEWING TRAILS PHASE I		F 20	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2825040	WHITEWING TRAILS PHASE I		F 21	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2825041	WHITEWING TRAILS PHASE I		F 22	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825042	WHITEWING TRAILS PHASE I		F 23	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825043	WHITEWING TRAILS PHASE I		F 24	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.37)	(\$11.83)	\$1,181.72
2825044	WHITEWING TRAILS PHASE I		F 25	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$73.01)	(\$11.83)	\$1,203.07
2825045	WHITEWING TRAILS PHASE I		F 26	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.47)	(\$11.83)	\$1,185.61
2825046	WHITEWING TRAILS PHASE I		F 27	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.19)	(\$11.83)	\$1,196.89
2825047	WHITEWING TRAILS PHASE I		F 28	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.60)	(\$11.83)	\$1,200.48
2825048	WHITEWING TRAILS PHASE I		F 29	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$86.80)	(\$11.83)	\$1,189.29
2825049	WHITEWING TRAILS PHASE I		F 30	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.67)	(\$11.83)	\$1,186.41
2825050	WHITEWING TRAILS PHASE I		F 31	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.49)	(\$11.83)	\$1,197.60
2825051	WHITEWING TRAILS PHASE I		F 32	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$85.14)	(\$11.83)	\$1,190.95
2825052	WHITEWING TRAILS PHASE I		F 33	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2825053	WHITEWING TRAILS PHASE I		F 34	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2825054	WHITEWING TRAILS PHASE I		F 35	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.55)	(\$11.83)	\$1,188.53
2825055	WHITEWING TRAILS PHASE I		F 36	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2825056	WHITEWING TRAILS PHASE I		F 37	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.04)	(\$11.83)	\$1,186.05
2825057	WHITEWING TRAILS PHASE I		F 38	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2825058	WHITEWING TRAILS PHASE I		F 39	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2825059	WHITEWING TRAILS PHASE I		F 40	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2825060	WHITEWING TRAILS PHASE I		F 41	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.69)	(\$11.83)	\$1,204.39
2825061	WHITEWING TRAILS PHASE I		F 42	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2825062	WHITEWING TRAILS PHASE I		F 43	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$33.92)	(\$11.83)	\$1,242.17
2844596	WHITEWING TRAILS PHASE I		F 43	Undivided Interest 50.0000000000%	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92			
2825063	WHITEWING TRAILS PHASE I		F 44	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2825064	WHITEWING TRAILS PHASE I		G 1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$85.33)	(\$11.83)	\$1,190.75
2825065	WHITEWING TRAILS PHASE I		G 2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.49)	(\$11.83)	\$1,197.60
2825066	WHITEWING TRAILS PHASE I		G 3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.66)	(\$11.83)	\$1,204.42
2825067	WHITEWING TRAILS PHASE I		G 4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.95)	(\$11.83)	\$1,186.14
2825068	WHITEWING TRAILS PHASE I		G 5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.61)	(\$11.83)	\$1,200.47
2825069	WHITEWING TRAILS PHASE I		G 6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$69.05)	(\$11.83)	\$1,207.03
2825070	WHITEWING TRAILS PHASE I		G 7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.93)	(\$11.83)	\$1,197.15
2825071	WHITEWING TRAILS PHASE I		G 8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2825072	WHITEWING TRAILS PHASE I		G 9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$77.13)	(\$11.83)	\$1,198.95
2825073	WHITEWING TRAILS PHASE I		G 10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.53)	(\$11.83)	\$1,200.55
2825074	WHITEWING TRAILS PHASE I		G 11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2825075	WHITEWING TRAILS PHASE I		G 12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.69)	(\$11.83)	\$1,204.39
2825076	WHITEWING TRAILS PHASE I		G 13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2825077	WHITEWING TRAILS PHASE I		G 14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.09)	(\$11.83)	\$1,198.00
2825078	WHITEWING TRAILS PHASE I		G 15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.12)	(\$11.83)	\$1,181.97
2825079	WHITEWING TRAILS PHASE I		G 16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.47)	(\$11.83)	\$1,188.62
2825080	WHITEWING TRAILS PHASE I		G 17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.81)	(\$11.83)	\$1,186.28
2825081	WHITEWING TRAILS PHASE I		G 18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825082	WHITEWING TRAILS PHASE I		G 19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.07)	(\$11.83)	\$1,197.01
2825083	WHITEWING TRAILS PHASE I		G 20	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$92.01)	(\$11.83)	\$1,184.08
2825084	WHITEWING TRAILS PHASE I		G 21	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825085	WHITEWING TRAILS PHASE I		G 22	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$75.78)	(\$11.83)	\$1,200.31
2825086	WHITEWING TRAILS PHASE I		G 23	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.93)	(\$11.83)	\$1,208.16
2825087	WHITEWING TRAILS PHASE I		G 24	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$37.84)	(\$11.83)	\$1,238.24
2883389	WHITEWING TRAILS PHASE I		G 24	Undivided Interest 50.0000000000%	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92			
2825088	WHITEWING TRAILS PHASE I		G 25	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2825089	WHITEWING TRAILS PHASE I		G 26	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2825090	WHITEWING TRAILS PHASE I		G 27	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.86)	(\$11.83)	\$1,199.23
2825091	WHITEWING TRAILS PHASE I		G 28	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$74.13)	(\$11.83)	\$1,201.95
2825092	WHITEWING TRAILS PHASE I		G 29	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825093	WHITEWING TRAILS PHASE I		G 30	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.47)	(\$11.83)	\$1,197.62
2825094	WHITEWING TRAILS PHASE I		G 31	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.56)	(\$11.83)	\$1,188.53
2825095	WHITEWING TRAILS PHASE I		G 32	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.42)	(\$11.83)	\$1,203.67
2825096	WHITEWING TRAILS PHASE I		G 33	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.40)	(\$11.83)	\$1,197.69
2825097	WHITEWING TRAILS PHASE I		G 34	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$84.48)	(\$11.83)	\$1,191.61
2825098	WHITEWING TRAILS PHASE I		G 35	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$93.63)	(\$11.83)	\$1,182.46
2825099	WHITEWING TRAILS PHASE I		G 36	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.55)	(\$11.83)	\$1,196.54
2825100	WHITEWING TRAILS PHASE I		H										

Appendix B-1
Phase #1 Assessment Roll

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Reserve Fund Credit	Total Annual Installment
2825107	WHITEWING TRAILS PHASE I		H 8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$80.12)	(\$11.83)	\$1,195.97
2825108	WHITEWING TRAILS PHASE I		H 9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.12)	(\$11.83)	\$1,181.97
2825109	WHITEWING TRAILS PHASE I		H 10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.78)	(\$11.83)	\$1,196.30
2825110	WHITEWING TRAILS PHASE I		H 11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.12)	(\$11.83)	\$1,181.97
2825111	WHITEWING TRAILS PHASE I		H 12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.00)	(\$11.83)	\$1,197.09
2825112	WHITEWING TRAILS PHASE I		H 13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.81)	(\$11.83)	\$1,186.28
2825113	WHITEWING TRAILS PHASE I		H 14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.47)	(\$11.83)	\$1,188.62
2825114	WHITEWING TRAILS PHASE I		H 15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.65)	(\$11.83)	\$1,188.43
2825115	WHITEWING TRAILS PHASE I		H 16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.60)	(\$11.83)	\$1,203.48
2825116	WHITEWING TRAILS PHASE I		H 17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.63)	(\$11.83)	\$1,197.45
2825117	WHITEWING TRAILS PHASE I		H 18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2825118	WHITEWING TRAILS PHASE I	I 1	1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$77.93)	(\$11.83)	\$1,198.16
2825119	WHITEWING TRAILS PHASE I	I 2	2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$70.03)	(\$11.83)	\$1,206.05
2825120	WHITEWING TRAILS PHASE I	I 3	3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.69)	(\$11.83)	\$1,204.39
2825121	WHITEWING TRAILS PHASE I	I 4	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.73)	(\$11.83)	\$1,208.36
2825122	WHITEWING TRAILS PHASE I	I 5	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38
2825123	WHITEWING TRAILS PHASE I	I 6	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825124	WHITEWING TRAILS PHASE I	I 7	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825125	WHITEWING TRAILS PHASE I	I 8	8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.67)	(\$11.83)	\$1,194.42
2825126	WHITEWING TRAILS PHASE I	I 9	9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.55)	(\$11.83)	\$1,208.53
2825127	WHITEWING TRAILS PHASE I	I 10	10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$81.35)	(\$11.83)	\$1,194.74
2825128	WHITEWING TRAILS PHASE I	I 11	11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.94)	(\$11.83)	\$1,188.15
2825129	WHITEWING TRAILS PHASE I	I 12	12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.17)	(\$11.83)	\$1,199.92
2825130	WHITEWING TRAILS PHASE I	I 13	13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.07)	(\$11.83)	\$1,197.01
2825131	WHITEWING TRAILS PHASE I	I 14	14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.78)	(\$11.83)	\$1,196.30
2825132	WHITEWING TRAILS PHASE I	I 15	15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.23)	(\$11.83)	\$1,187.85
2825133	WHITEWING TRAILS PHASE I	I 16	16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.78)	(\$11.83)	\$1,196.30
2825134	WHITEWING TRAILS PHASE I	I 17	17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$89.81)	(\$11.83)	\$1,186.28
2825135	WHITEWING TRAILS PHASE I	I 18	18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$13.72)	(\$11.83)	\$1,262.37
2825136	WHITEWING TRAILS PHASE I	I 19	19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$13.72)	(\$11.83)	\$1,262.37
2825137	WHITEWING TRAILS PHASE I	J 1	1	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$86.42)	(\$11.83)	\$1,189.66
2825138	WHITEWING TRAILS PHASE I	J 2	2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09
2825139	WHITEWING TRAILS PHASE I	J 3	3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.37)	(\$11.83)	\$1,181.72
2825140	WHITEWING TRAILS PHASE I	J 4	4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.13)	(\$11.83)	\$1,187.95
2825141	WHITEWING TRAILS PHASE I	J 5	5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.47)	(\$11.83)	\$1,185.61
2825142	WHITEWING TRAILS PHASE I	J 6	6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.53)	(\$11.83)	\$1,196.56
2825143	WHITEWING TRAILS PHASE I	J 7	7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$94.78)	(\$11.83)	\$1,181.30
2825144	WHITEWING TRAILS PHASE I	J 8X	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2825163	WHITEWING TRAILS PHASE I	L 1X	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2825164	WHITEWING TRAILS PHASE I	L 2	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$16.61)	(\$11.83)	\$1,259.47	
2825165	WHITEWING TRAILS PHASE I	L 3	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$16.61)	(\$11.83)	\$1,259.47	
2825166	WHITEWING TRAILS PHASE I	L 4	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$16.61)	(\$11.83)	\$1,259.47	
2825167	WHITEWING TRAILS PHASE I	L 5	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$63.00)	(\$11.83)	\$1,213.09	
2825168	WHITEWING TRAILS PHASE I	L 6	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	\$0.00	(\$11.83)	\$1,276.09	
2825169	WHITEWING TRAILS PHASE I	L 7	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$16.61)	(\$11.83)	\$1,259.47	
2825170	WHITEWING TRAILS PHASE I	L 8	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$17.45)	(\$11.83)	\$1,258.64	
2825171	WHITEWING TRAILS PHASE I	L 9	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$77.28)	(\$11.83)	\$1,198.81	
2825174	WHITEWING TRAILS PHASE I	L 10	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.42)	(\$11.83)	\$1,208.66	
2825175	WHITEWING TRAILS PHASE I	L 11	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$78.78)	(\$11.83)	\$1,197.31	
2825176	WHITEWING TRAILS PHASE I	L 12	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.35)	(\$11.83)	\$1,199.73	
2825177	WHITEWING TRAILS PHASE I	L 13	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$91.10)	(\$11.83)	\$1,184.99	
2825178	WHITEWING TRAILS PHASE I	L 14	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$84.02)	(\$11.83)	\$1,192.06	
2825179	WHITEWING TRAILS PHASE I	L 15	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.28)	(\$11.83)	\$1,185.81	
2825180	WHITEWING TRAILS PHASE I	L 16	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.90)	(\$11.83)	\$1,188.18	
2825181	WHITEWING TRAILS PHASE I	L 17	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$85.32)	(\$11.83)	\$1,190.77	
2825182	WHITEWING TRAILS PHASE I	L 18	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$90.88)	(\$11.83)	\$1,185.20	
2825183	WHITEWING TRAILS PHASE I	L 19	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.47)	(\$11.83)	\$1,188.62	
2825184	WHITEWING TRAILS PHASE I	L 20	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$91.05)	(\$11.83)	\$1,185.03	
2825185	WHITEWING TRAILS PHASE I	L 21	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$72.77)	(\$11.83)	\$1,203.32	
2825186	WHITEWING TRAILS PHASE I	L 22	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$83.49)	(\$11.83)	\$1,192.60	
2825187	WHITEWING TRAILS PHASE I	L 23	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$88.69)	(\$11.83)	\$1,187.40	
2825188	WHITEWING TRAILS PHASE I	L 24	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$34.93)	(\$11.83)	\$1,241.16	
2856638	WHITEWING TRAILS PHASE I	L 24	Undivided Interest 50.000000000%	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$34.93)	(\$11.83)	\$1,208.34	
2825189	WHITEWING TRAILS PHASE I	L 25	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$67.74)	(\$11.83)	\$1,208.34	
2825190	WHITEWING TRAILS PHASE I	L 26	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$73.67)	(\$11.83)	\$1,202.41	
2825191	WHITEWING TRAILS PHASE I	L 27	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$87.56)	(\$11.83)	\$1,188.53	
2825192	WHITEWING TRAILS PHASE I	L 28	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$76.27)	(\$11.83)	\$1,199.81	
2825193	WHITEWING TRAILS PHASE I	L 29	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$77.66)	(\$11.83)	\$1,198.43	
2825194	WHITEWING TRAILS PHASE I	L 30	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$79.70)	(\$11.83)	\$1,196.38	
2825195	WHITEWING TRAILS PHASE I	L 31	Lot Type 50 Foot	\$17,160.31	\$15,783.11	\$382.55	\$704.20	\$122.25	\$78.92	(\$71.50)</td			

Appendix B-1
Phase #1 Assessment Roll

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Reserve Fund Credit	Total Annual Installment
2825145	WHITEWING TRAILS PHASE 1		K 1	Lot type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$89.91)	(\$11.83)	\$1,443.75
2825146	WHITEWING TRAILS PHASE 1		K 2	Lot Type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$87.51)	(\$11.83)	\$1,446.16
2825147	WHITEWING TRAILS PHASE 1		K 3	Lot type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$80.78)	(\$11.83)	\$1,452.89
2825148	WHITEWING TRAILS PHASE 1		K 4	Lot Type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$82.74)	(\$11.83)	\$1,450.93
2825149	WHITEWING TRAILS PHASE 1		K 5	Lot type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$91.05)	(\$11.83)	\$1,442.62
2825150	WHITEWING TRAILS PHASE 1		K 6	Lot Type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$83.18)	(\$11.83)	\$1,450.48
2825151	WHITEWING TRAILS PHASE 1		K 7	Lot type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$95.44)	(\$11.83)	\$1,438.23
2825152	WHITEWING TRAILS PHASE 1		K 8	Lot Type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$79.99)	(\$11.83)	\$1,453.68
2825153	WHITEWING TRAILS PHASE 1		K 9	Lot type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$77.93)	(\$11.83)	\$1,455.74
2825154	WHITEWING TRAILS PHASE 1		K 10	Lot Type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$49.75)	(\$11.83)	\$1,483.92
2825155	WHITEWING TRAILS PHASE 1		K 11	Lot type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$73.80)	(\$11.83)	\$1,459.87
2825156	WHITEWING TRAILS PHASE 1		K 12	Lot Type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$91.55)	(\$11.83)	\$1,442.12
2825157	WHITEWING TRAILS PHASE 1		K 13	Lot type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$84.78)	(\$11.83)	\$1,448.88
2825158	WHITEWING TRAILS PHASE 1		K 14	Lot Type 60 Foot	\$20,592.37	\$18,939.72	\$459.07	\$845.04	\$146.70	\$94.70	(\$81.19)	(\$11.83)	\$1,452.48
2825159	WHITEWING TRAILS PHASE 1		K 15X	Non-Benefited	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2825160	WHITEWING TRAILS PHASE 1		K 16X	Non-Benefited	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$7,850,001.30	\$7,220,000.00	\$175,000.00	\$322,137.50	\$55,922.00	\$36,100.00	(\$26,696.21)	(\$9,000.00)	\$553,463.29

APPENDIX B-2
PHASE #1 TIRZ CREDIT CALCULATION – 2025-26

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824824	\$293,208	\$450	\$292,758	0.24%	(\$62.71)
2824825	\$324,865	\$450	\$324,415	0.26%	(\$69.49)
2824826	\$64,501	\$450	\$64,051	0.05%	(\$13.72)
2824827	\$64,501	\$450	\$64,051	0.05%	(\$13.72)
2824828	\$64,501	\$450	\$64,051	0.05%	(\$13.72)
2824829	\$426,903	\$450	\$426,453	0.34%	(\$91.35)
2824830	\$0	\$450	\$0	0.00%	\$0.00
2824831	\$342,874	\$450	\$342,424	0.27%	(\$73.35)
2824832	\$369,599	\$450	\$369,149	0.30%	(\$79.07)
2824833	\$415,471	\$450	\$415,021	0.33%	(\$88.90)
2824834	\$0	\$450	\$0	0.00%	\$0.00
2824835	\$356,042	\$450	\$355,592	0.29%	(\$76.17)
2824836	\$414,521	\$450	\$414,071	0.33%	(\$88.69)
2824837	\$408,792	\$450	\$408,342	0.33%	(\$87.47)
2824838	\$403,763	\$450	\$403,313	0.32%	(\$86.39)
2824839	\$391,712	\$450	\$391,262	0.31%	(\$83.81)
2824840	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2824841	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2824842	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2824843	\$409,183	\$450	\$408,733	0.33%	(\$87.55)
2824844	\$377,552	\$450	\$377,102	0.30%	(\$80.78)
2824845	\$368,513	\$450	\$368,063	0.30%	(\$78.84)
2824846	\$417,813	\$450	\$417,363	0.34%	(\$89.40)
2824847	\$348,455	\$450	\$348,005	0.28%	(\$74.54)
2824848	\$409,969	\$450	\$409,519	0.33%	(\$87.72)
2824849	\$332,270	\$450	\$331,820	0.27%	(\$71.08)
2824850	\$307,717	\$450	\$307,267	0.25%	(\$65.82)
2824851	\$348,455	\$450	\$348,005	0.28%	(\$74.54)
2824852	\$283,741	\$450	\$283,291	0.23%	(\$60.68)
2824853	\$74,101	\$450	\$73,651	0.06%	(\$15.78)
2824854	\$74,101	\$450	\$73,651	0.06%	(\$15.78)
2824855	\$74,101	\$450	\$73,651	0.06%	(\$15.78)
2824856	\$343,910	\$450	\$343,460	0.28%	(\$73.57)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824857	\$427,987	\$450	\$427,537	0.34%	(\$91.58)
2824858	\$422,285	\$450	\$421,835	0.34%	(\$90.36)
2824859	\$313,648	\$450	\$313,198	0.25%	(\$67.09)
2824860	\$420,366	\$450	\$419,916	0.34%	(\$89.95)
2824861	\$395,744	\$450	\$395,294	0.32%	(\$84.67)
2824862	\$408,563	\$450	\$408,113	0.33%	(\$87.42)
2824863	\$356,535	\$450	\$356,085	0.29%	(\$76.27)
2824864	\$320,340	\$450	\$319,890	0.26%	(\$68.52)
2824865	\$316,576	\$450	\$316,126	0.25%	(\$67.71)
2824866	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2824867	\$335,151	\$450	\$334,701	0.27%	(\$71.69)
2824868	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2824869	\$409,183	\$450	\$408,733	0.33%	(\$87.55)
2824870	\$355,222	\$450	\$354,772	0.28%	(\$75.99)
2824871	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2824872	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2824873	\$417,844	\$450	\$417,394	0.34%	(\$89.41)
2824874	\$404,433	\$450	\$403,983	0.32%	(\$86.53)
2824875	\$0	\$450	\$0	0.00%	\$0.00
2824876	\$353,384	\$450	\$352,934	0.28%	(\$75.60)
2824877	\$370,164	\$450	\$369,714	0.30%	(\$79.19)
2824878	\$409,206	\$450	\$408,756	0.33%	(\$87.56)
2824879	\$320,136	\$450	\$319,686	0.26%	(\$68.48)
2824880	\$370,164	\$450	\$369,714	0.30%	(\$79.19)
2824881	\$316,576	\$450	\$316,126	0.25%	(\$67.71)
2824882	\$348,001	\$450	\$347,551	0.28%	(\$74.45)
2824883	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2824884	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2824885	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2824886	\$334,451	\$450	\$334,001	0.27%	(\$71.54)
2824887	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2824888	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2824889	\$436,403	\$450	\$435,953	0.35%	(\$93.38)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824890	\$409,206	\$450	\$408,756	0.33%	(\$87.56)
2824891	\$419,573	\$450	\$419,123	0.34%	(\$89.78)
2824892	\$353,457	\$450	\$353,007	0.28%	(\$75.61)
2824893	\$330,671	\$450	\$330,221	0.27%	(\$70.73)
2824894	\$416,145	\$450	\$415,695	0.33%	(\$89.04)
2824895	\$363,000	\$450	\$362,550	0.29%	(\$77.66)
2824896	\$409,206	\$450	\$408,756	0.33%	(\$87.56)
2824897	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2824898	\$334,451	\$450	\$334,001	0.27%	(\$71.54)
2824899	\$316,576	\$450	\$316,126	0.25%	(\$67.71)
2824900	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2824901	\$366,873	\$450	\$366,423	0.29%	(\$78.49)
2824902	\$0	\$450	\$0	0.00%	\$0.00
2824903	\$171,639	\$450	\$171,189	0.14%	(\$36.67)
2824904	\$412,286	\$450	\$411,836	0.33%	(\$88.22)
2824905	\$332,000	\$450	\$331,550	0.27%	(\$71.02)
2824906	\$353,457	\$450	\$353,007	0.28%	(\$75.61)
2824907	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2824908	\$322,450	\$450	\$322,000	0.26%	(\$68.97)
2824909	\$316,576	\$450	\$316,126	0.25%	(\$67.71)
2824910	\$373,651	\$450	\$373,201	0.30%	(\$79.94)
2824911	\$372,765	\$450	\$372,315	0.30%	(\$79.75)
2824912	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2824913	\$334,451	\$450	\$334,001	0.27%	(\$71.54)
2824914	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2824915	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2824916	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2824917	\$0	\$450	\$0	0.00%	\$0.00
2824918	\$409,649	\$450	\$409,199	0.33%	(\$87.65)
2824919	\$330,673	\$450	\$330,223	0.27%	(\$70.73)
2824920	\$446,930	\$450	\$446,480	0.36%	(\$95.64)
2824921	\$368,951	\$450	\$368,501	0.30%	(\$78.93)
2824922	\$353,409	\$450	\$352,959	0.28%	(\$75.60)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824923	\$345,550	\$450	\$345,100	0.28%	(\$73.92)
2824924	\$353,457	\$450	\$353,007	0.28%	(\$75.61)
2824925	\$369,049	\$450	\$368,599	0.30%	(\$78.95)
2824926	\$398,825	\$450	\$398,375	0.32%	(\$85.33)
2824927	\$351,158	\$450	\$350,708	0.28%	(\$75.12)
2824928	\$344,241	\$450	\$343,791	0.28%	(\$73.64)
2824929	\$324,890	\$450	\$324,440	0.26%	(\$69.50)
2824930	\$377,186	\$450	\$376,736	0.30%	(\$80.70)
2824931	\$365,512	\$450	\$365,062	0.29%	(\$78.20)
2824932	\$398,484	\$450	\$398,034	0.32%	(\$85.26)
2824933	\$370,610	\$450	\$370,160	0.30%	(\$79.29)
2824934	\$372,922	\$450	\$372,472	0.30%	(\$79.78)
2824935	\$408,792	\$450	\$408,342	0.33%	(\$87.47)
2824936	\$359,152	\$450	\$358,702	0.29%	(\$76.83)
2824937	\$440,369	\$450	\$439,919	0.35%	(\$94.23)
2824938	\$64,501	\$450	\$64,051	0.05%	(\$13.72)
2824939	\$420,523	\$450	\$420,073	0.34%	(\$89.98)
2824940	\$372,922	\$450	\$372,472	0.30%	(\$79.78)
2824941	\$422,831	\$450	\$422,381	0.34%	(\$90.47)
2824942	\$369,244	\$450	\$368,794	0.30%	(\$79.00)
2824943	\$440,294	\$450	\$439,844	0.35%	(\$94.22)
2824944	\$412,361	\$450	\$411,911	0.33%	(\$88.23)
2824945	\$251,930	\$450	\$251,480	0.20%	(\$71.54)
2824946	\$334,451	\$450	\$334,001	0.27%	(\$71.54)
2824947	\$347,919	\$450	\$347,469	0.28%	(\$74.43)
2824948	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2824949	\$339,001	\$450	\$338,551	0.27%	(\$72.52)
2824950	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2824951	\$359,604	\$450	\$359,154	0.29%	(\$76.93)
2824952	\$436,930	\$450	\$436,480	0.35%	(\$93.49)
2824953	\$394,829	\$450	\$394,379	0.32%	(\$84.48)
2824954	\$437,557	\$450	\$437,107	0.35%	(\$93.63)
2824955	\$353,409	\$450	\$352,959	0.28%	(\$75.60)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824956	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2824957	\$0	\$450	\$0	0.00%	\$0.00
2824958	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2824959	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2824960	\$351,949	\$450	\$351,499	0.28%	(\$75.29)
2824961	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2824962	\$403,863	\$450	\$403,413	0.32%	(\$86.41)
2824964	\$353,457	\$450	\$353,007	0.28%	(\$75.61)
2824965	\$394,320	\$450	\$393,870	0.32%	(\$84.37)
2824966	\$359,999	\$450	\$359,549	0.29%	(\$77.02)
2824967	\$357,868	\$450	\$357,418	0.29%	(\$76.56)
2824968	\$416,493	\$450	\$416,043	0.33%	(\$89.12)
2824969	\$340,418	\$450	\$339,968	0.27%	(\$72.82)
2824970	\$277,362	\$450	\$276,912	0.22%	(\$59.31)
2824971	\$361,135	\$450	\$360,685	0.29%	(\$77.26)
2824972	\$319,177	\$450	\$318,727	0.26%	(\$68.27)
2824973	\$409,649	\$450	\$409,199	0.33%	(\$87.65)
2824974	\$310,082	\$450	\$309,632	0.25%	(\$66.32)
2824975	\$367,000	\$450	\$366,550	0.29%	(\$78.52)
2824976	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2824978	\$350,999	\$450	\$350,549	0.28%	(\$75.09)
2824979	\$338,865	\$450	\$338,415	0.27%	(\$72.49)
2824980	\$418,049	\$450	\$417,599	0.34%	(\$89.45)
2824981	\$319,000	\$450	\$318,550	0.26%	(\$68.23)
2824982	\$315,420	\$450	\$314,970	0.25%	(\$67.47)
2824983	\$419,573	\$450	\$419,123	0.34%	(\$89.78)
2824984	\$370,164	\$450	\$369,714	0.30%	(\$79.19)
2824985	\$409,649	\$450	\$409,199	0.33%	(\$87.65)
2824986	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2824987	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2824988	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2824989	\$301,575	\$450	\$301,125	0.24%	(\$64.50)
2824990	\$359,263	\$450	\$358,813	0.29%	(\$76.86)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824991	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2824992	\$354,227	\$450	\$353,777	0.28%	(\$75.78)
2824993	\$386,713	\$450	\$386,263	0.31%	(\$82.74)
2824996	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2824997	\$379,657	\$450	\$379,207	0.30%	(\$81.23)
2824998	\$354,323	\$450	\$353,873	0.28%	(\$75.80)
2824999	\$316,637	\$450	\$316,187	0.25%	(\$67.73)
2825000	\$416,493	\$450	\$416,043	0.33%	(\$89.12)
2825001	\$0	\$450	\$0	0.00%	\$0.00
2825002	\$418,944	\$450	\$418,494	0.34%	(\$89.64)
2825003	\$395,885	\$450	\$395,435	0.32%	(\$84.70)
2825004	\$366,555	\$450	\$366,105	0.29%	(\$78.42)
2825005	\$354,999	\$450	\$354,549	0.28%	(\$75.94)
2825006	\$422,285	\$450	\$421,835	0.34%	(\$90.36)
2825007	\$194,500	\$450	\$194,050	0.16%	(\$41.57)
2825008	\$366,450	\$450	\$366,000	0.29%	(\$78.40)
2825009	\$409,876	\$450	\$409,426	0.33%	(\$87.70)
2825010	\$370,164	\$450	\$369,714	0.30%	(\$79.19)
2825011	\$397,907	\$450	\$397,457	0.32%	(\$85.14)
2825012	\$441,446	\$450	\$440,996	0.35%	(\$94.46)
2825013	\$329,613	\$450	\$329,163	0.26%	(\$70.51)
2825014	\$415,589	\$450	\$415,139	0.33%	(\$88.92)
2825015	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825016	\$334,451	\$450	\$334,001	0.27%	(\$71.54)
2825017	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2825018	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2825019	\$425,218	\$450	\$424,768	0.34%	(\$90.99)
2825020	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825021	\$282,784	\$450	\$282,334	0.23%	(\$60.48)
2825022	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2825023	\$334,451	\$450	\$334,001	0.27%	(\$71.54)
2825024	\$348,001	\$450	\$347,551	0.28%	(\$74.45)
2825025	\$380,223	\$450	\$379,773	0.30%	(\$81.35)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825026	\$399,299	\$450	\$398,849	0.32%	(\$85.43)
2825027	\$364,999	\$450	\$364,549	0.29%	(\$78.09)
2825028	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825029	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2825030	\$409,649	\$450	\$409,199	0.33%	(\$87.65)
2825031	\$419,573	\$450	\$419,123	0.34%	(\$89.78)
2825032	\$353,457	\$450	\$353,007	0.28%	(\$75.61)
2825033	\$415,000	\$450	\$414,550	0.33%	(\$88.80)
2825034	\$370,164	\$450	\$369,714	0.30%	(\$79.19)
2825035	\$437,557	\$450	\$437,107	0.35%	(\$93.63)
2825036	\$409,183	\$450	\$408,733	0.33%	(\$87.55)
2825037	\$335,157	\$450	\$334,707	0.27%	(\$71.69)
2825038	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2825039	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2825040	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2825041	\$0	\$450	\$0	0.00%	\$0.00
2825042	\$0	\$450	\$0	0.00%	\$0.00
2825043	\$441,003	\$450	\$440,553	0.35%	(\$94.37)
2825044	\$341,304	\$450	\$340,854	0.27%	(\$73.01)
2825045	\$422,831	\$450	\$422,381	0.34%	(\$90.47)
2825046	\$370,164	\$450	\$369,714	0.30%	(\$79.19)
2825047	\$353,409	\$450	\$352,959	0.28%	(\$75.60)
2825048	\$405,676	\$450	\$405,226	0.33%	(\$86.80)
2825049	\$419,087	\$450	\$418,637	0.34%	(\$89.67)
2825050	\$366,873	\$450	\$366,423	0.29%	(\$78.49)
2825051	\$397,907	\$450	\$397,457	0.32%	(\$85.14)
2825052	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825053	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2825054	\$409,183	\$450	\$408,733	0.33%	(\$87.55)
2825055	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2825056	\$420,784	\$450	\$420,334	0.34%	(\$90.04)
2825057	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2825058	\$339,401	\$450	\$338,951	0.27%	(\$72.60)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825059	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2825060	\$335,157	\$450	\$334,707	0.27%	(\$71.69)
2825061	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825062	\$158,791	\$450	\$158,341	0.13%	(\$33.92)
2825063	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2825064	\$398,825	\$450	\$398,375	0.32%	(\$85.33)
2825065	\$366,873	\$450	\$366,423	0.29%	(\$78.49)
2825066	\$335,001	\$450	\$334,551	0.27%	(\$71.66)
2825067	\$420,366	\$450	\$419,916	0.34%	(\$89.95)
2825068	\$353,457	\$450	\$353,007	0.28%	(\$75.61)
2825069	\$322,816	\$450	\$322,366	0.26%	(\$69.05)
2825070	\$368,951	\$450	\$368,501	0.30%	(\$78.93)
2825071	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2825072	\$360,551	\$450	\$360,101	0.29%	(\$77.13)
2825073	\$353,069	\$450	\$352,619	0.28%	(\$75.53)
2825074	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2825075	\$335,151	\$450	\$334,701	0.27%	(\$71.69)
2825076	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2825077	\$365,001	\$450	\$364,551	0.29%	(\$78.09)
2825078	\$439,833	\$450	\$439,383	0.35%	(\$94.12)
2825079	\$408,792	\$450	\$408,342	0.33%	(\$87.47)
2825080	\$419,721	\$450	\$419,271	0.34%	(\$89.81)
2825081	\$0	\$450	\$0	0.00%	\$0.00
2825082	\$369,599	\$450	\$369,149	0.30%	(\$79.07)
2825083	\$430,000	\$450	\$429,550	0.34%	(\$92.01)
2825084	\$0	\$450	\$0	0.00%	\$0.00
2825085	\$354,227	\$450	\$353,777	0.28%	(\$75.78)
2825086	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2825087	\$177,123	\$450	\$176,673	0.14%	(\$37.84)
2825088	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2825089	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825090	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2825091	\$346,545	\$450	\$346,095	0.28%	(\$74.13)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825092	\$0	\$450	\$0	0.00%	\$0.00
2825093	\$366,771	\$450	\$366,321	0.29%	(\$78.47)
2825094	\$409,206	\$450	\$408,756	0.33%	(\$87.56)
2825095	\$338,544	\$450	\$338,094	0.27%	(\$72.42)
2825096	\$366,450	\$450	\$366,000	0.29%	(\$78.40)
2825097	\$394,829	\$450	\$394,379	0.32%	(\$84.48)
2825098	\$437,557	\$450	\$437,107	0.35%	(\$93.63)
2825099	\$371,811	\$450	\$371,361	0.30%	(\$79.55)
2825100	\$364,211	\$450	\$363,761	0.29%	(\$77.92)
2825101	\$335,157	\$450	\$334,707	0.27%	(\$71.69)
2825102	\$359,263	\$450	\$358,813	0.29%	(\$76.86)
2825103	\$339,128	\$450	\$338,678	0.27%	(\$72.55)
2825104	\$399,456	\$450	\$399,006	0.32%	(\$85.47)
2825105	\$359,152	\$450	\$358,702	0.29%	(\$76.83)
2825106	\$401,873	\$450	\$401,423	0.32%	(\$85.99)
2825107	\$374,478	\$450	\$374,028	0.30%	(\$80.12)
2825108	\$439,833	\$450	\$439,383	0.35%	(\$94.12)
2825109	\$372,922	\$450	\$372,472	0.30%	(\$79.78)
2825110	\$439,833	\$450	\$439,383	0.35%	(\$94.12)
2825111	\$369,244	\$450	\$368,794	0.30%	(\$79.00)
2825112	\$419,721	\$450	\$419,271	0.34%	(\$89.81)
2825113	\$408,792	\$450	\$408,342	0.33%	(\$87.47)
2825114	\$409,649	\$450	\$409,199	0.33%	(\$87.65)
2825115	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2825116	\$367,552	\$450	\$367,102	0.29%	(\$78.63)
2825117	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2825118	\$364,263	\$450	\$363,813	0.29%	(\$77.93)
2825119	\$327,400	\$450	\$326,950	0.26%	(\$70.03)
2825120	\$335,157	\$450	\$334,707	0.27%	(\$71.69)
2825121	\$316,637	\$450	\$316,187	0.25%	(\$67.73)
2825122	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825123	\$0	\$450	\$0	0.00%	\$0.00
2825124	\$0	\$450	\$0	0.00%	\$0.00

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825125	\$381,713	\$450	\$381,263	0.31%	(\$81.67)
2825126	\$315,811	\$450	\$315,361	0.25%	(\$67.55)
2825127	\$380,223	\$450	\$379,773	0.30%	(\$81.35)
2825128	\$411,000	\$450	\$410,550	0.33%	(\$87.94)
2825129	\$356,042	\$450	\$355,592	0.29%	(\$76.17)
2825130	\$369,599	\$450	\$369,149	0.30%	(\$79.07)
2825131	\$372,922	\$450	\$372,472	0.30%	(\$79.78)
2825132	\$412,361	\$450	\$411,911	0.33%	(\$88.23)
2825133	\$372,922	\$450	\$372,472	0.30%	(\$79.78)
2825134	\$419,721	\$450	\$419,271	0.34%	(\$89.81)
2825135	\$64,501	\$450	\$64,051	0.05%	(\$13.72)
2825136	\$64,501	\$450	\$64,051	0.05%	(\$13.72)
2825137	\$403,906	\$450	\$403,456	0.32%	(\$86.42)
2825138	\$0	\$450	\$0	0.00%	\$0.00
2825139	\$441,003	\$450	\$440,553	0.35%	(\$94.37)
2825140	\$411,902	\$450	\$411,452	0.33%	(\$88.13)
2825141	\$422,831	\$450	\$422,381	0.34%	(\$90.47)
2825142	\$371,718	\$450	\$371,268	0.30%	(\$79.53)
2825143	\$442,943	\$450	\$442,493	0.36%	(\$94.78)
2825164	\$78,001	\$450	\$77,551	0.06%	(\$16.61)
2825165	\$78,001	\$450	\$77,551	0.06%	(\$16.61)
2825166	\$78,001	\$450	\$77,551	0.06%	(\$16.61)
2825167	\$294,551	\$450	\$294,101	0.24%	(\$63.00)
2825168	\$0	\$450	\$0	0.00%	\$0.00
2825169	\$78,001	\$450	\$77,551	0.06%	(\$16.61)
2825170	\$81,901	\$450	\$81,451	0.07%	(\$17.45)
2825171	\$361,226	\$450	\$360,776	0.29%	(\$77.28)
2825174	\$315,204	\$450	\$314,754	0.25%	(\$67.42)
2825175	\$368,225	\$450	\$367,775	0.30%	(\$78.78)
2825176	\$356,908	\$450	\$356,458	0.29%	(\$76.35)
2825177	\$425,734	\$450	\$425,284	0.34%	(\$91.10)
2825178	\$392,710	\$450	\$392,260	0.31%	(\$84.02)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825179	\$421,904	\$450	\$421,454	0.34%	(\$90.28)
2825180	\$410,830	\$450	\$410,380	0.33%	(\$87.90)
2825181	\$398,761	\$450	\$398,311	0.32%	(\$85.32)
2825182	\$424,730	\$450	\$424,280	0.34%	(\$90.88)
2825183	\$408,792	\$450	\$408,342	0.33%	(\$87.47)
2825184	\$425,522	\$450	\$425,072	0.34%	(\$91.05)
2825185	\$340,157	\$450	\$339,707	0.27%	(\$72.77)
2825186	\$390,222	\$450	\$389,772	0.31%	(\$83.49)
2825187	\$414,501	\$450	\$414,051	0.33%	(\$88.69)
2825188	\$163,500	\$450	\$163,050	0.13%	(\$34.93)
2825189	\$316,699	\$450	\$316,249	0.25%	(\$67.74)
2825190	\$344,400	\$450	\$343,950	0.28%	(\$73.67)
2825191	\$409,206	\$450	\$408,756	0.33%	(\$87.56)
2825192	\$356,535	\$450	\$356,085	0.29%	(\$76.27)
2825193	\$363,000	\$450	\$362,550	0.29%	(\$77.66)
2825194	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825195	\$334,265	\$450	\$333,815	0.27%	(\$71.50)
2825196	\$317,580	\$450	\$317,130	0.25%	(\$67.93)
2825197	\$336,379	\$450	\$335,929	0.27%	(\$71.96)
2825198	\$334,451	\$450	\$334,001	0.27%	(\$71.54)
2825199	\$339,401	\$450	\$338,951	0.27%	(\$72.60)
2825200	\$379,750	\$450	\$379,300	0.30%	(\$81.25)
2825201	\$372,552	\$450	\$372,102	0.30%	(\$79.70)
2825145	\$420,218	\$450	\$419,768	0.34%	(\$89.91)
2825146	\$408,981	\$450	\$408,531	0.33%	(\$87.51)
2825147	\$377,552	\$450	\$377,102	0.30%	(\$80.78)
2825148	\$386,713	\$450	\$386,263	0.31%	(\$82.74)
2825149	\$425,522	\$450	\$425,072	0.34%	(\$91.05)
2825150	\$388,793	\$450	\$388,343	0.31%	(\$83.18)
2825151	\$446,003	\$450	\$445,553	0.36%	(\$95.44)
2825152	\$373,890	\$450	\$373,440	0.30%	(\$79.99)
2825153	\$364,263	\$450	\$363,813	0.29%	(\$77.93)
2825154	\$232,708	\$450	\$232,258	0.19%	(\$49.75)

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	2024 Taxable Value	Base Value	2024 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825155	\$344,973	\$450	\$344,523	0.28%	(\$73.80)
2825156	\$427,830	\$450	\$427,380	0.34%	(\$91.55)
2825157	\$396,262	\$450	\$395,812	0.32%	(\$84.78)
2825158	\$379,478	\$450	\$379,028	0.30%	(\$81.19)
	\$124,706,469	\$164,700	\$124,548,969	100.00%	(\$26,696.21)

APPENDIX C
PHASES #2-6 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY – 2025-26

Appendix C
Phase #2-6 Major Improvement Area Assessment Roll Summary 2025-26

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Reserve Fund Credit	Total Annual Installment
2658194	DAVID CHERRY SURVEY	2	137	Multiple Lot Types	\$5,232,445.49	\$1,754,963.17	\$37,339.64	\$98,251.35	\$16,188.21	\$8,774.82	(4,660.19)	\$155,893.82
2919098	DAVID CHERRY SURVEY	2	232	Multiple Lot Types	-	\$2,270,124.48	\$48,300.52	\$127,092.57	\$20,940.18	\$11,350.62	(5,483.13)	\$202,200.77
2919523	DAVID CHERRY SURVEY	2	233	Multiple Lot Types	-	\$866,810.62	\$18,442.78	\$48,528.26	\$7,995.67	\$4,334.05	(2,441.05)	\$76,859.71
2658188	DAVID CHERRY SURVEY	1	88	Multiple Lot Types	\$905,849.53	\$906,211.10	\$19,281.09	\$50,734.09	\$8,359.11	\$4,531.06	(2,126.68)	\$80,778.67
2875554	WHITEWING TRAILS PHASE 2B(CPN)	A	77	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875558	WHITEWING TRAILS PHASE 2B(CPN)	A	78	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875559	WHITEWING TRAILS PHASE 2B(CPN)	A	79	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875560	WHITEWING TRAILS PHASE 2B(CPN)	A	80	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875561	WHITEWING TRAILS PHASE 2B(CPN)	A	81	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875562	WHITEWING TRAILS PHASE 2B(CPN)	A	82	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875563	WHITEWING TRAILS PHASE 2B(CPN)	B	2	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875567	WHITEWING TRAILS PHASE 2B(CPN)	B	3	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875568	WHITEWING TRAILS PHASE 2B(CPN)	B	4	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875569	WHITEWING TRAILS PHASE 2B(CPN)	B	5	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875570	WHITEWING TRAILS PHASE 2B(CPN)	B	6	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875571	WHITEWING TRAILS PHASE 2B(CPN)	B	7	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875572	WHITEWING TRAILS PHASE 2B(CPN)	B	8	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875574	WHITEWING TRAILS PHASE 2B(CPN)	B	9	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875575	WHITEWING TRAILS PHASE 2B(CPN)	B	10	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875577	WHITEWING TRAILS PHASE 2B(CPN)	B	11	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875578	WHITEWING TRAILS PHASE 2B(CPN)	B	12	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875579	WHITEWING TRAILS PHASE 2B(CPN)	B	13	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875580	WHITEWING TRAILS PHASE 2B(CPN)	B	14	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875581	WHITEWING TRAILS PHASE 2B(CPN)	B	15	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875582	WHITEWING TRAILS PHASE 2B(CPN)	B	16	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875583	WHITEWING TRAILS PHASE 2B(CPN)	B	17	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875584	WHITEWING TRAILS PHASE 2B(CPN)	B	18	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875585	WHITEWING TRAILS PHASE 2B(CPN)	B	19	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875586	WHITEWING TRAILS PHASE 2B(CPN)	B	20	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875587	WHITEWING TRAILS PHASE 2B(CPN)	B	21	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875588	WHITEWING TRAILS PHASE 2B(CPN)	B	22	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875589	WHITEWING TRAILS PHASE 2B(CPN)	B	23	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875590	WHITEWING TRAILS PHASE 2B(CPN)	B	24	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875591	WHITEWING TRAILS PHASE 2B(CPN)	B	25	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875593	WHITEWING TRAILS PHASE 2B(CPN)	C	1	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875594	WHITEWING TRAILS PHASE 2B(CPN)	C	2	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875596	WHITEWING TRAILS PHASE 2B(CPN)	C	3	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875597	WHITEWING TRAILS PHASE 2B(CPN)	C	4	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875598	WHITEWING TRAILS PHASE 2B(CPN)	C	5	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875599	WHITEWING TRAILS PHASE 2B(CPN)	C	6	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875600	WHITEWING TRAILS PHASE 2B(CPN)	C	7	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875601	WHITEWING TRAILS PHASE 2B(CPN)	C	8	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875602	WHITEWING TRAILS PHASE 2B(CPN)	C	9	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875603	WHITEWING TRAILS PHASE 2B(CPN)	C	10	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875604	WHITEWING TRAILS PHASE 2B(CPN)	C	11	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875605	WHITEWING TRAILS PHASE 2B(CPN)	C	12	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875606	WHITEWING TRAILS PHASE 2B(CPN)	C	13	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875607	WHITEWING TRAILS PHASE 2B(CPN)	C	14	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875608	WHITEWING TRAILS PHASE 2B(CPN)	C	15	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875609	WHITEWING TRAILS PHASE 2B(CPN)	C	16	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875610	WHITEWING TRAILS PHASE 2B(CPN)	C	17	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875612	WHITEWING TRAILS PHASE 2B(CPN)	D	1	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875614	WHITEWING TRAILS PHASE 2B(CPN)	D	2	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875615	WHITEWING TRAILS PHASE 2B(CPN)	D	3	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875616	WHITEWING TRAILS PHASE 2B(CPN)	D	4	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875617	WHITEWING TRAILS PHASE 2B(CPN)	D	5	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875618	WHITEWING TRAILS PHASE 2B(CPN)	D	6	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14
2875619	WHITEWING TRAILS PHASE 2B(CPN)	D	7	Lot Type 50 Foot	\$3,476.02	\$3,283.37	\$69.86	\$183.82	\$30.29	\$16.42	(9.25)	\$291.14

Appendix C

APPENDIX D
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 Whitewing Trails Public Improvement District No. 2 (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

APPENDIX E
FINAL PLATS

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK A : 1	34710
BLOCK A : 2	6610
BLOCK A : 3	5676
BLOCK A : 4	5690
BLOCK A : 5	5690
BLOCK A : 6	5690
BLOCK A : 7	5690
BLOCK A : 8	5690
BLOCK A : 9	5690
BLOCK A : 10	5690
BLOCK A : 11	5690
BLOCK A : 12	5690
BLOCK A : 13	5690
BLOCK A : 14	5690
BLOCK A : 15	5690
BLOCK A : 16	5690
BLOCK A : 17	5690
BLOCK A : 18	5690
BLOCK A : 19	5690
BLOCK A : 20	5690

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK B : 1	5682
BLOCK B : 2	5682
BLOCK B : 3	5682
BLOCK B : 4	5682
BLOCK B : 5	5682
BLOCK B : 6	5713
BLOCK B : 7	5701
BLOCK B : 8	6235
BLOCK B : 9	6167
BLOCK B : 10	6668
BLOCK B : 11	6610
BLOCK B : 12	7003
BLOCK B : 13	5780
BLOCK B : 14	5780
BLOCK B : 15	5780
BLOCK B : 16	5780
BLOCK B : 17	5780
BLOCK B : 18	5780
BLOCK B : 19	5780
BLOCK B : 20	5887

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK C : 1	6610
BLOCK C : 2	6114
BLOCK C : 3	5291
BLOCK C : 4	5301
BLOCK C : 5	6312
BLOCK C : 6	6312
BLOCK C : 7	6261
BLOCK C : 8	7499
BLOCK C : 9	7485
BLOCK C : 10	5965
BLOCK C : 11	6177
BLOCK C : 12	6165

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK C : 13	5351
BLOCK C : 14	5891
BLOCK C : 15	6815
BLOCK C : 16	6720
BLOCK C : 17	5712
BLOCK C : 18	6311
BLOCK C : 19	6671
BLOCK C : 20	6362
BLOCK C : 21	6357
BLOCK C : 22	6311
BLOCK C : 23	6671
BLOCK C : 24	5836
BLOCK C : 25	5875
BLOCK C : 26	5836
BLOCK C : 27	5746
BLOCK C : 28	5726
BLOCK C : 29	5751
BLOCK C : 30	5778
BLOCK C : 31	5855
BLOCK C : 32	5802
BLOCK C : 33	6141
BLOCK C : 34	7962
BLOCK C : 35	5820
BLOCK C : 36	5819
BLOCK C : 37	5819
BLOCK C : 38	5819
BLOCK C : 39	5820
BLOCK C : 40	5819
BLOCK C : 41	5819
BLOCK C : 42	5819
BLOCK C : 43	5819
BLOCK C : 44	5819
BLOCK C : 45	5819
BLOCK C : 46	6486
BLOCK C : 47	6307

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK D : 1	6262
BLOCK D : 2	5712
BLOCK D : 3	5754
BLOCK D : 4	5727
BLOCK D : 5	5739
BLOCK D : 6	5792
BLOCK D : 7	5819
BLOCK D : 8	5820
BLOCK D : 9	5820
BLOCK D : 10	5819
BLOCK D : 11	5819
BLOCK D : 12	5819
BLOCK D : 13	5819
BLOCK D : 14	5819
BLOCK D : 15	5819
BLOCK D : 16	5819
BLOCK D : 17	5819
BLOCK D : 18	5819
BLOCK D : 19	5819
BLOCK D : 20	5819
BLOCK D : 21	5819
BLOCK D : 22	5819
BLOCK D : 23	5819
BLOCK D : 24	5819
BLOCK D : 25	5819
BLOCK D : 26	5819
BLOCK D : 27	5746
BLOCK D : 28	5726
BLOCK D : 29	5751
BLOCK D : 30	5778
BLOCK D : 31	5855
BLOCK D : 32	5802
BLOCK D : 33	6141
BLOCK D : 34	7962
BLOCK D : 35	5820
BLOCK D : 36	5819
BLOCK D : 37	5819
BLOCK D : 38	5819
BLOCK D : 39	5819
BLOCK D : 40	5819
BLOCK D : 41	5819
BLOCK D : 42	5819
BLOCK D : 43	5819
BLOCK D : 44	5819
BLOCK D : 45	5819
BLOCK D : 46	5819
BLOCK D : 47	5819

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK E : 1	6767
BLOCK E : 2	6262
BLOCK E : 3	5698
BLOCK E : 4	5739
BLOCK E : 5	6262
BLOCK E : 6	6262
BLOCK E : 7	6446
BLOCK E : 8	6119
BLOCK E : 9	9295
BLOCK E : 10	6162
BLOCK E : 11	6875
BLOCK E : 12	6253
BLOCK E : 13	7152
BLOCK E : 14	6000
BLOCK E : 15	6640
BLOCK E : 16	6784
BLOCK E : 17	6141
BLOCK E : 18	6417
BLOCK E : 19	5275
BLOCK E : 20	5670
BLOCK E : 21	5530
BLOCK E : 22	5459

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK F : 1	5873
BLOCK F : 2	5600
BLOCK F : 3	5600
BLOCK F : 4	5471
BLOCK F : 5	25388
BLOCK F : 6	5500
BLOCK F : 7	5500
BLOCK F : 8	5600
BLOCK F : 9	5600
BLOCK F : 10	5631
BLOCK F : 11	5608
BLOCK F : 12	5611
BLOCK F : 13	5602
BLOCK F : 14	6200
BLOCK F : 15	6200
BLOCK F : 16	6071
BLOCK F : 17	6397
BLOCK F : 18	6000
BLOCK F : 19	6000
BLOCK F : 20	6000
BLOCK F : 21	6116
BLOCK F : 22	6116
BLOCK F : 23	6002
BLOCK F : 24	6115
BLOCK F : 25	6119
BLOCK F : 26	6000
BLOCK F : 27	6000

PARCEL TABLE	
BLOCK	SQUARE FOOTAGE
BLOCK G : 1	7350
BLOCK G : 2	9030
BLOCK G : 3	5892
BLOCK G : 4	6322
BLOCK G : 5	6629
BLOCK G : 6	6200
BLOCK G : 7	6200
BLOCK G : 8	6020
BLOCK G : 9	6020
BLOCK G : 10	6322
BLOCK G : 11	6629
BLOCK G : 12	6200
BLOCK G : 13	6200
BLOCK G : 14	6200
BLOCK G : 15	6200
BLOCK G : 16	6200
BLOCK G : 17	6397
BLOCK G : 18	7354
BLOCK G : 19	6092
BLOCK G : 20	6363
BLOCK G : 21	6166
BLOCK G : 22	6166
BLOCK G : 23	6002
BLOCK G : 24	6002
BLOCK G : 25	6002
BLOCK G : 26	6084
BLOCK G : 27	6175

PARCEL TABLE

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS MM PRINCETON 854, LLC, is the owner of a 51.660 acre tract or parcel of land situated in the David Cherry Survey, Abstract No. 166, in the City of Princeton, Collin County, Texas and being a part of an 837.61 acre tract of land described in Trustee's Deed Without Warranty to MM Princeton 854, LLC, as recorded in County Clerk's File No. 20190365000230730 in the Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at 58° capp'd "R.P.L.S. 5686" iron rod found at the southwesterly end of a corner clip at the northwesterly intersection of FM 75 (Langneck Road) a 90° Right-of-way and North line of Monte Carlo Boulevard (a visible width Right-of-way) as described in Deed to the City of Princeton, Texas as recorded in County Clerk's File No. 20190365000230730, said point being the most Southwesterly corner of said MM Princeton 854, LLC, tract; THENCE North 89 degrees 36 minutes 36 seconds West along and Northernly Right-of-way of said Monte Carlo Boulevard and the Southernly line of said MM Princeton 854, LLC, tract a distance of 878.56 feet to a 1/2" iron rod with red cap stamped "USA INC" set for the POINT OF BEGINNING;

THENCE North 89 degrees 36 minutes 41 seconds West continuing along said common line a distance of 243.06 feet to a 5/8" capp'd "R.P.L.S. 5686" iron rod found for corner;

THENCE North 68 degrees 19 minutes 13 seconds West continuing along said common line a distance of 50.54 feet to a 5/8" capp'd "R.P.L.S. 5686" iron rod found for corner;

THENCE South 89 degrees 59 minutes 57 seconds West continuing along said common line a distance of 207.97 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

THENCE Crossing said MM Princeton 854, LLC, tract the following courses and distances:

North 25 degrees 41 minutes 06 seconds West a distance of 303.45 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 15 degrees 51 minutes 01 seconds West a distance of 754.56 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 89 degrees 59 minutes 52 seconds West a distance of 746.51 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 00 degree 00 minutes 08 seconds West a distance of 62.83 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 87 degrees 03 minutes 01 seconds West a distance of 60.48 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

South 89 degrees 59 minutes 52 seconds West a distance of 90.01 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner;

North 00 degree 00 minutes 27 seconds West a distance of 60.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner, said point being a corner clip of a proposed Easterly right-of-way line of North Beauchamp Boulevard (100' right-of-way);

North 44 degrees 17 minutes 22 seconds West along said corner clip a distance of 27.93 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner, said point being at the beginning of a curve to the right whose chord bears North 23 degrees 21 minutes 26 seconds East, a chord distance of 1,116.14 feet;

In a Northwesterly direction along said curve to the right having a central angle of 43 degrees 04 minutes 48 seconds, a radius of 1520.00 feet, an arc length of 1,142.87 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 45 degrees 07 minutes 10 seconds West a distance of 100.00 feet to a 1/2" iron rod with red cap stamped "USA INC" found for corner, said point being the Westerly right-of-way line for the North Beauchamp Boulevard, said point also being at the beginning of a non-tangential curve to the right whose chord bears North 48 degrees 25 minutes 20 seconds East, a chord distance of 200.14 feet;

In a Northwesterly direction along said curve to the right having a central angle of 43 degrees 04 minutes 39 seconds, a radius of 1620.00 feet, an arc length of 200.27 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

North 51 degrees 57 minutes 49 seconds East a long said proposed Westerly right-of-way line a distance of 312.49 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 31 degrees 15 minutes 34 seconds East a distance of 93.17 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 37 degrees 04 minutes 41 seconds East a chord distance of 204.00 feet;

In a Southeasterly direction along said curve to the right having a central angle of 02 degrees 43 minutes 15 seconds, a radius of 4382.14 feet, an arc length 209.16 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 54 minutes 01 seconds East a distance of 297.69 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 43 minutes 24 seconds East a distance of 108.34 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 46 degrees 59 minutes 02 seconds East a distance of 140.89 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 28 degrees 17 minutes 34 seconds East a chord distance of 209.22 feet;

In a Southeasterly direction along said curve to the right having a central angle of 20 degrees 10 minutes 39 seconds, a radius of 57.48 feet, an arc length of 201.25 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a compound curve to the right whose chord bears South 10 degrees 11 minutes 59 seconds East, a chord distance of 94.01 feet;

In a Southeasterly direction along said curve to the right having a central angle of 13 degrees 13 minutes 48 seconds, a radius of 361.64 feet, an arc length of 84.20 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 00 degree 10 minutes 33 seconds East a distance of 177.73 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 00 degree 28 minute 00 second West a distance of 227.26 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the left whose chord bears South 11 degrees 17 minutes 24 seconds East a chord distance of 139.62 feet;

In a Southeasterly direction along said curve to the left having a central angle of 27 degrees 52 minutes 11 seconds, a radius of 289.99 feet, an arc length 141.01 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 26 degrees 52 minutes 59 seconds East a chord distance of 102.18 feet;

In a Southeasterly direction along said curve to the right having a central angle of 03 degrees 39 minutes 29 seconds, a radius of 1699.18 feet, an arc length of 102.20 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 18 degrees 33 minutes 53 seconds East a distance of 36.17 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 15 degrees 55 minutes 26 seconds East a distance of 170.30 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 16 degrees 25 minutes 10 seconds East a distance of 266.80 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 25 degrees 11 minutes 15 seconds East a distance of 324.37 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner;

South 23 degrees 35 minutes 03 seconds East a distance of 80.03 feet to a 1/2" iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a curve to the right whose chord bears South 32 degrees 53 minutes 26 seconds East a chord distance of 180.75 feet;

In a Southwesterly direction along said curve to the right having a central angle of 48 degrees 12 minutes 45 seconds, a radius of 219.85 feet, an arc length of 186.27 feet to the POINT OF BEGINNING, and containing 2,259.337.68 square feet or 51.860 acres of land more or less.

DEDICATION STATEMENT

THAT MM Princeton 854, LLC, does hereby adopt this plat designating the hereinabove described property as WHITEWING TRAILS, PHASE 2A, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown herein, the easements as shown for mutual use and accommodation of the City of Princeton, Texas and all public utilities desiring to use or using same, all and any public utility and the City of Princeton shall have the right to remove and keep removed any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction maintenance or efficiency of its respective systems on said easements and the City of Princeton and all public utility constructing, reconstructing, inspecting, patrolling, maintain and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations of the City of Princeton, Texas.

WITNESS OUR HAND at DALLAS, Texas, this the 28th day of August, 2023.

MM Princeton 854, LLC

By: MM Princeton 854, LLC

Name: Michael

Title: Manager

STATE OF TEXAS:

COUNTY OF:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Michael, know 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of August, 2023.

Jessica King
NOTARY PUBLIC

MY COMMISSION EXPIRES June 29, 2026



SURVEYOR'S CERTIFICATE

STATE OF TEXAS:

COUNTY OF DALLAS:

That I, William V. Perry, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Princeton, Collin County, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the 24th day of August, 2023.

William V. Perry
William V. Perry, RPLS Registration No. 4699
Registered Professional Land Surveyor
USA Professional Services Group Inc.



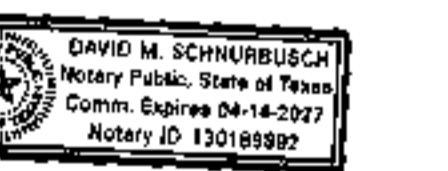
STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared William V. Perry, know 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of August, 2023.

David M. Schubrusch
NOTARY PUBLIC, DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES 04-17-2027
MY COMMISSION EXPIRES 04-17-2027



RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission

Date

City of Princeton, Texas

"APPROVED"

Bruann Chacon

Date

Mayor, City of Princeton, Texas

"CERTIFICATE OF COMPLETION"

"ACCEPTED"

Bruann Chacon

Date

Mayor, City of Princeton, Texas



The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing Plat of Whitewing Trails Phase 2A, Subdivision or Addition to the City of Princeton was submitted to the City Council on this the 12 day of September, 2023, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, 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 herein subscribed.

WITNESSED MY HAND, thus the 12 day of September, 2023.

Amber Anderson

City Secretary
City of Princeton, Texas

NOTES:

- Bearings are based on Texas State Plane Coordinate System, North Central Zone, NAD 83.
- NOTICE: 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 permit.
- All open space - non residential lots shall be owned and maintained by the homeowners association, fencing along open space- non residential lots shall comply with PD zoning requirements, PD Ordinance No. 2009-07-28
- Sidewalks shall be constructed in accordance with the thoroughfare plan and subdivision ordinance.
- Development standards of this plat shall comply with zoning ordinance PD.

FLOOD NOTE:

According to the National Flood Insurance Rate Map, Community Panel No. 48085 C0285 J, with an effective date of June 2, 2009, and according to the Letter of Map Revision (LOMR) No. 19-06-0798P, effective 2/3/2020 and LOMR 20-06-2556P, effective 4/30/2021, revising this effective area, this property lies in Zone X, Shaded Zone X, and Zone AE.

Lots effected by the LOMR are Lots 15-22, Block I; Lots 4 & 6, Block H; Lots 1, 7, 8, 10 & 11, Block F; and Lots 5-8, 10-12, and 14-46, Block G.

A new LOMR (Case No. 23-06-1094P) has been submitted and is under review to remove these lots as listed.

NOTE:

"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS."

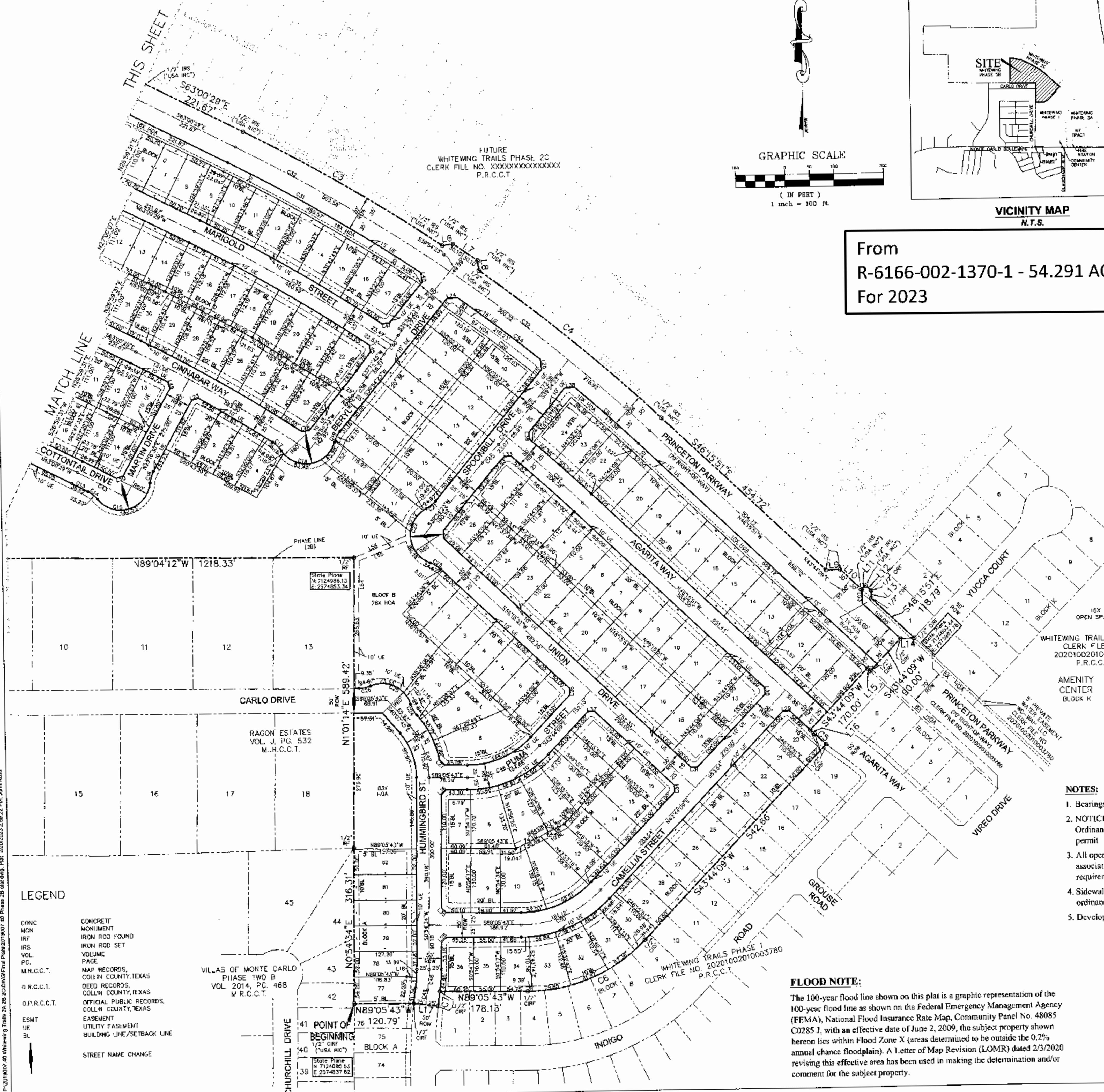
FINAL PLAT
WHITEWING TRAILS PHASE 2A
227 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 51.660 ACRES OF LAND SITUATED IN THE DAVID CHERRY SURVEY, ABSTRACT NO. 166 BLOCK A, 1X, LOTS 2-30, BLOCK B, LOTS 1-18, BLOCK C, LOTS 1-15, BLOCK D, LOTS 1-34, BLOCK F, LOTS 1-24, BLOCK G, LOTS 1-4,5X,6-11 BLOCK G, 1X, LOTS 5-8, 10-12, and 14-46, BLOCK J, 1X, LOTS 1-5, 6X, 7-27, BLOCK H LOTS 1-4, 5X, 6-8, BLOCK I, LOTS 1-5, 6X, 7-27, BLOCK J, 1X, LOTS 2-20, CITY OF PRINCETON, 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 IS NOW RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY, TEXAS, ON 09/12/2023, AT 02:27 PM
PLAT BOOK: 2023 PAGE: 895 - 896
NUMBER OF PAGES: 4 AMOUNT: \$8.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
STACEY KEMP, COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: Abby Mosak DEPUTY

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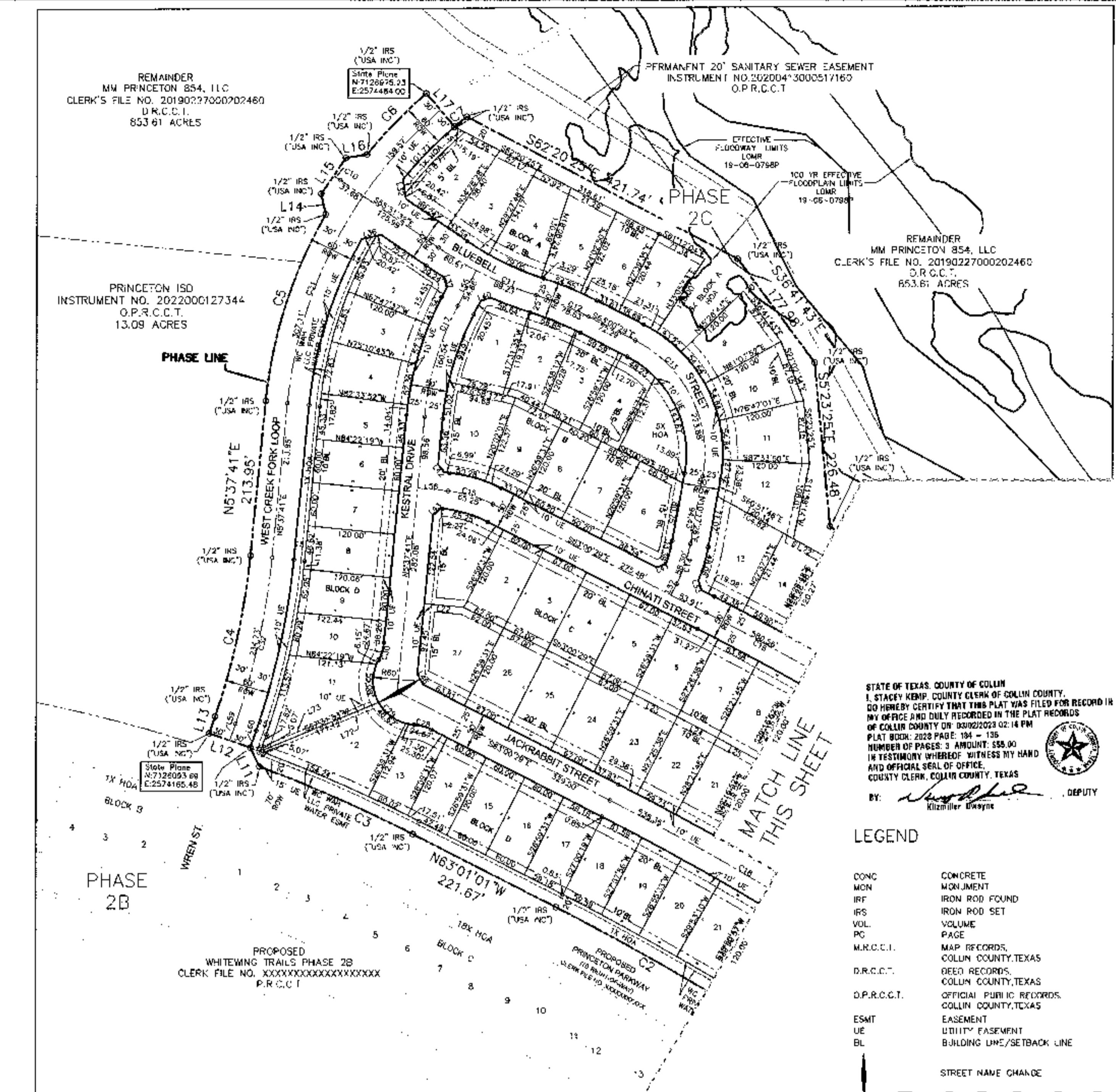
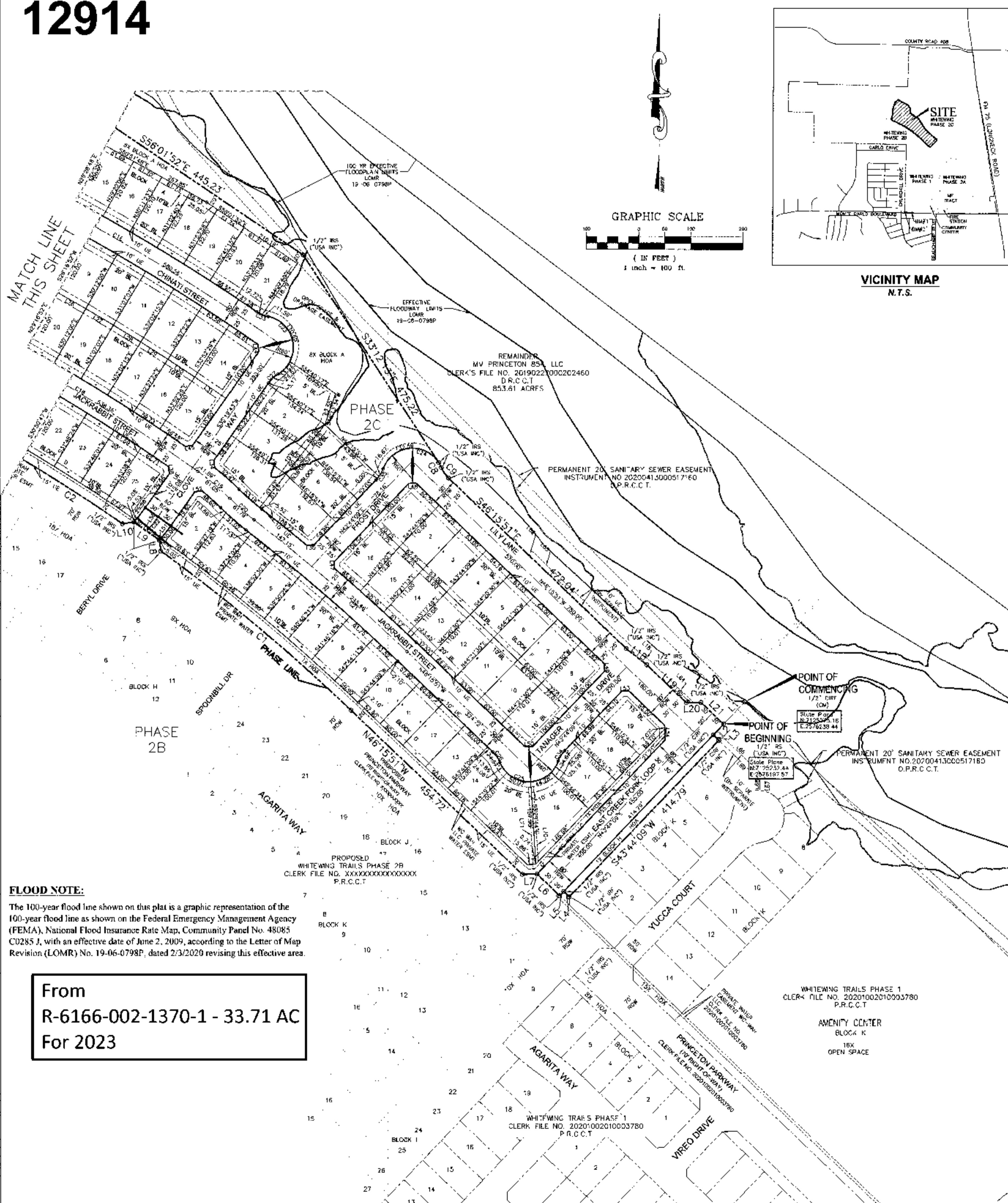
PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK A : 77	6710.61	0.15
BLOCK A : 78	6627.24	0.15
BLOCK A : 79	6617.55	0.15
BLOCK A : 80	6617.55	0.15
BLOCK A : 81	6617.55	0.15
BLOCK A : 82	6617.57	0.15
BLOCK A : 83X	31975.14	0.73
BLOCK B : 1X	9584.14	0.22
BLOCK B : 2	6750.47	0.15
BLOCK B : 3	5701.51	0.13
BLOCK B : 4	5768.85	0.13
BLOCK B : 5	5685.99	0.13
BLOCK B : 6	5688.03	0.14
BLOCK B : 7	8280.73	0.19
BLOCK B : 8	13592.60	0.31
BLOCK B : 9	8475.48	0.19
BLOCK B : 10	592.82	0.14
BLOCK B : 11	6000.00	0.14
BLOCK B : 12	6000.00	0.14
BLOCK B : 13	6000.00	0.14
BLOCK C : 1	5577.00	0.13
BLOCK C : 2	5577.00	0.13
BLOCK C : 3	5577.00	0.13
BLOCK C : 4	5744.16	0.13
BLOCK C : 5	5611.60	0.13
BLOCK C : 6	5774.31	0.13
BLOCK C : 7	5787.68	0.13
BLOCK D : 1	5667.46	0.13
BLOCK D : 2	5550.00	0.13
BLOCK D : 3	5550.00	0.13
BLOCK D : 4	5550.00	0.13
BLOCK D : 5	5550.00	0.13
BLOCK D : 6	5580.05	0.13
BLOCK D : 7	5719.33	0.13
BLOCK D : 8	5797.58	0.13
BLOCK D : 9	5680.47	0.13
BLOCK D : 10	5682.45	0.13
BLOCK D : 11	5725.52	0.13
BLOCK D : 12	5729.22	0.13
BLOCK D : 13	7215.65	0.17
BLOCK D : 14	7279.00	0.17
BLOCK D : 15	5673.53	0.13
BLOCK D : 16	5691.86	0.13
BLOCK D : 17	5741.36	0.13
BLOCK D : 18	5703.86	0.13
BLOCK D : 19	5681.87	0.13
BLOCK D : 20	5706.35	0.13
BLOCK E : 1	7040.33	0.16
BLOCK E : 2	7911.40	0.18
BLOCK E : 3	6049.07	0.14
BLOCK E : 4	5111.88	0.14
BLOCK E : 5	5922.80	0.14
BLOCK E : 6	5698.56	0.13
BLOCK E : 7	5599.52	0.13
BLOCK E : 8	7363.08	0.17
BLOCK E : 9	6087.04	0.14
BLOCK E : 10	5972.60	0.14
BLOCK E : 11	5680.29	0.13
BLOCK E : 12	5596.07	0.13
BLOCK E : 13	5981.19	0.14
BLOCK E : 14	6000.00	0.14
BLOCK E : 15	6000.00	0.14
BLOCK E : 16	6000.00	0.14
BLOCK E : 17	6000.00	0.14
BLOCK E : 18	6000.00	0.14
BLOCK E : 19	6000.00	0.14
BLOCK E : 20	6000.00	0.14
BLOCK E : 21	6000.00	0.14
BLOCK E : 22	6000.00	0.14
BLOCK E : 23	6000.00	0.14
BLOCK E : 24	6000.00	0.14
BLOCK E : 25	6000.00	0.14
BLOCK E : 26	6000.00	0.14
BLOCK E : 27	6000.00	0.14
BLOCK E : 28	6290.92	0.14
BLOCK E : 29	6975.12	0.16

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK F : 1	7040.33	0.16
BLOCK F : 2	7911.40	0.18
BLOCK F : 3	6049.07	0.14
BLOCK F : 4	5111.88	0.14
BLOCK F : 5	5922.80	0.14
BLOCK F : 6	5698.56	0.13
BLOCK F : 7	5599.52	0.13
BLOCK F : 8	7363.08	0.17
BLOCK F : 9	6087.04	0.14
BLOCK F : 10	5972.60	0.14
BLOCK F : 11	5680.29	0.13
BLOCK F : 12	5596.07	0.13
BLOCK F : 13	5981.19	0.14
BLOCK F : 14	6000.00	0.14
BLOCK F : 15	6000.00	0.14
BLOCK F : 16	6000.00	0.14
BLOCK F : 17	6000.00	0.14
BLOCK F : 18	6000.00	0.14
BLOCK F : 19	6000.00	0.14
BLOCK F : 20	6000.00	0.14
BLOCK F : 21	6000.00	0.14
BLOCK F : 22	6000.00	0.14
BLOCK F : 23	6000.00	0.14
BLOCK F : 24	6000.00	0.14
BLOCK F : 25	6000.00	0.14
BLOCK F : 26	6000.00	0.14
BLOCK F : 27	6000.00	0.14
BLOCK F : 28	6290.92	0.14
BLOCK F : 29	6975.12	0.16

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK G : 1	7040.33	0.16
BLOCK G : 2	6000.00	0.14
BLOCK G : 3	6000.00	0.14
BLOCK G : 4	5667.46	0.13
BLOCK G : 5	5577.00	0.13
BLOCK G : 6	5577.00	0.13
BLOCK G : 7	5577.00	0.13
BLOCK G : 8	5577.00	0.13
BLOCK G : 9	5577.00	0.13
BLOCK G : 10	5577.00	0.13
BLOCK G : 11	5577.00	0.13
BLOCK G : 12	5577.00	0.13
BLOCK G : 13	5577.00	0.13
BLOCK G : 14	5577.00	0.13
BLOCK G : 15	5577.00	0.13
BLOCK G : 16	5577.00	0.13
BLOCK G : 17	5577.00	0.13
BLOCK G : 18	5577.00	0.13
BLOCK G : 19	5577.00	0.13
BLOCK G : 20	5577.00	0.15
BLOCK G : 21	5577.00	0.14
BLOCK G : 22	5577.00	0.14
BLOCK G : 23	5577.00	0.14
BLOCK G : 24	5577.00	0.14
BLOCK G : 25	5577.00	0.14
BLOCK G : 26	5577.00	0.14
BLOCK G : 27	5577.00	0.14
BLOCK G : 28	5577.00	0.14
BLOCK G : 29	5577.00	0.14
BLOCK H : 1	7040.33	0.16
BLOCK H : 2	6000.00	0.14
BLOCK H : 3	6000.00	0.14
BLOCK H : 4	5667.46	0.13
BLOCK H : 5	5577.00	0.13
BLOCK H : 6	5577.00	0.13
BLOCK H : 7	5577.00	0.13
BLOCK H : 8	5577.00	0.13
BLOCK H : 9	5577.00	0.13
BLOCK H : 10	5577.00	0.13
BLOCK H : 11	5577.00	0.13
BLOCK H : 12	5577.00	0.13
BLOCK H : 13	5577.00	0.13
BLOCK H : 14	5577.00	0.13
BLOCK H : 15	5577.00	0.13
BLOCK H : 16	5577.00	0.13
BLOCK H : 17	5577.00	0.13
BLOCK H : 18	5577.00	0.13
BLOCK H : 19	5577.00	0.13
BLOCK H : 20	5577.00	0.14
BLOCK H : 21	5577.00	0.14
BLOCK H : 22	5577.00	0.14
BLOCK H : 23	5577.00	0.14
BLOCK H : 24	5577.00	0.14
BLOCK H : 25	5577.00	0.14
BLOCK H : 26	5577.00	0.14
BLOCK H : 27	5577.00	0.14
BLOCK H : 28	5577.00	0.14
BLOCK H : 29	5577.00	0.14
BLOCK H : 30	5976.59	0.14
BLOCK H : 31	6358.49	0.15

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK I : 1	7040.33	0.16
BLOCK I : 2	6000.00	0.14
BLOCK I : 3	6000.00	0.14
BLOCK I : 4	5667.46	0.13
BLOCK I : 5	5577.00	0.13
BLOCK I : 6	5577.00	0.13
BLOCK I : 7	5577.00	0.13
BLOCK I : 8	5577.00	0.13
BLOCK I : 9	5577.00	0.13
BLOCK I : 10	5577.00	0.13
BLOCK I : 11	5577.00	0.13
BLOCK I : 12	5577.00	0.13
BLOCK I : 13	5577.00	0.13
BLOCK I : 14	5577.00	0.13
BLOCK I : 15	5577.00	0.13

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NOTE:
"THE FOLLOWING LOTS SHOWN HEREON AS LOTS 7 AND 9, BLOCK "A" AND LOTS 2, 3, 4, 6, AND 7, BLOCK "E" SHALL ALL REQUIRE A LOMR-F BE FILED AND APPROVED ONCE THE FINAL PLAT IS RECORDED."

NOTE:
"SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS"

FINAL PLAT
WHITEWING TRAILS PHASE 2C
120 RESIDENTIAL LOTS 6 OPEN SPACE

BEING 33.710 ACRES OF LAND SITUATED IN THE
DAVID CHERRY SURVEY, ABSTRACT NO. 166
BLOCK A, LOTS 1X, 3-7, 8X, 9-21
BLOCK B, LOTS 1-4, 5X, 6-10
BLOCK C, LOTS 1-27, BLOCK D, LOTS 1X, 2-25,
BLOCK E, LOTS 1-7,
BLOCK F, LOTS 1-16
BLOCK G, LOTS 1X, 2-19,
BLOCK H LOT 1X



CITY OF PRINCETON, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER:
MM PRINCETON 854, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
(469) 892-7200 FAX (469) 892-7200
EMAIL: CAInfo@centurionamerican.com



USA PROFESSIONAL SERVICES GROUP, INC.
1525 VICEROY DRIVE, DALLAS, TX 75235
214-634-3300 PHONE 214-634-3338
FAX
REGISTERED ENGINEERING FIRM F-1845
REGISTERED SURVEYING FIRM 101074-00

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK A : 1X	1653.16	0.04
BLOCK A : 2	8270.66	0.19
BLOCK A : 3	8264.04	0.19
BLOCK A : 4	8779.16	0.20
BLOCK A : 5	8079.39	0.19
BLOCK A : 6	7571.68	0.17
BLOCK A : 7	7854.74	0.18
BLOCK A : 8X	84817.37	1.95
BLOCK A : 9	8350.12	0.19
BLOCK A : 10	8350.12	0.19
BLOCK A : 11	8350.12	0.19
BLOCK A : 12	9082.51	0.21
BLOCK A : 13	10549.15	0.24
BLOCK A : 14	7343.68	0.17
BLOCK A : 15	7300.06	0.17
BLOCK A : 16	7313.24	0.17
BLOCK A : 17	7383.24	0.17
BLOCK A : 18	7483.74	0.17
BLOCK A : 19	7422.87	0.17
BLOCK A : 20	7322.12	0.17

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK A : 21	7292.49	0.17
BLOCK B : 1	9199.45	0.21
BLOCK B : 2	7544.85	0.17
BLOCK B : 3	7533.43	0.17
BLOCK B : 4	7533.43	0.17
BLOCK B : 5	7091.84	0.16
BLOCK B : 6	8848.49	0.20
BLOCK B : 7	8466.58	0.19
BLOCK B : 8	7224.00	0.17
BLOCK B : 9	7224.00	0.17
BLOCK B : 10	7824.71	0.18
BLOCK B : 11	9906.55	0.23
BLOCK B : 12	9933.77	0.23
BLOCK B : 13	7440.00	0.17
BLOCK B : 14	8040.00	0.18
BLOCK B : 15	8040.00	0.18
BLOCK B : 16	8040.00	0.18
BLOCK B : 17	8040.00	0.18
BLOCK B : 18	8213.36	0.19
BLOCK B : 19	7518.91	0.17
BLOCK B : 20	7518.91	0.17
BLOCK B : 21	9791.09	0.68
BLOCK B : 22	9325.05	0.21

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK C : 10	7518.91	0.17
BLOCK C : 11	7518.91	0.17
BLOCK C : 12	7518.91	0.17
BLOCK C : 13	7518.91	0.17
BLOCK C : 14	8848.49	0.20
BLOCK C : 15	8466.58	0.19
BLOCK C : 16	7277.85	0.17
BLOCK C : 17	7277.85	0.17
BLOCK C : 18	7277.85	0.17
BLOCK C : 19	7277.85	0.17
BLOCK C : 20	7277.85	0.17
BLOCK C : 21	7277.85	0.17
BLOCK C : 22	7277.85	0.17
BLOCK C : 23	8094.10	0.19
BLOCK C : 24	8040.00	0.18
BLOCK C : 25	8040.00	0.18
BLOCK C : 26	8040.00	0.18
BLOCK C : 27	11041.54	0.25
BLOCK C : 28	7518.91	0.17
BLOCK C : 29	7518.91	0.17
BLOCK D : 1X	29791.09	0.68
BLOCK D : 2	9325.05	0.21

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK D : 3	7811.23	0.18
BLOCK D : 4	7811.23	0.18
BLOCK D : 5	7351.52	0.17
BLOCK D : 6	7200.00	0.17
BLOCK D : 7	7200.00	0.17
BLOCK D : 8	7200.23	0.17
BLOCK D : 9	7257.71	0.17
BLOCK D : 10	7429.41	0.17
BLOCK D : 11	12180.12	0.28
BLOCK D : 12	12374.66	0.28
BLOCK D : 13	7123.59	0.16
BLOCK D : 14	7200.44	0.17
BLOCK D : 15	7200.00	0.17
BLOCK D : 16	7200.00	0.17
BLOCK D : 17	7202.36	0.17
BLOCK D : 18	7270.64	0.17
BLOCK D : 19	7270.64	0.17
BLOCK D : 20	7270.64	0.17
BLOCK D : 21	7270.64	0.17
BLOCK D : 22	7270.64	0.17

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK F : 11	6930.00	0.16
BLOCK F : 12	6928.26	0.16
BLOCK F : 13	6820.17	0.16
BLOCK F : 14	6856.56	0.16
BLOCK F : 15	6858.22	0.16
BLOCK F : 16	8320.91	0.19
BLOCK F : 17	7816.51	0.18
BLOCK F : 18	9376.38	0.22
BLOCK F : 19	9639.70	0.22
BLOCK F : 20	8137.25	0.19
BLOCK F : 21	8486.94	0.19
BLOCK F : 22	7732.17	0.18
BLOCK F : 23	6846.97	0.16
BLOCK F : 24	6929.59	0.16
BLOCK F : 25	6993.90	0.16
BLOCK F : 26	6931.74	0.16
BLOCK F : 27	6930.00	0.16
BLOCK F : 28	6930.00	0.16
BLOCK F : 29	6930.00	0.16
BLOCK F : 30	6930.00	0.16
BLOCK F : 31	6930.00	0.16
BLOCK F : 32	6930.00	0.16
BLOCK F : 33	6930.00	0.16
BLOCK F : 34	6930.00	0.16
BLOCK F : 35	6930.00	0.16
BLOCK F : 36	6930.00	0.16
BLOCK F : 37	6930.00	0.16
BLOCK F : 38	6930.00	0.16
BLOCK F : 39	6930.00	0.16
BLOCK F : 40	6930.00	0.16
BLOCK G : 1X	24525.68	0.56
BLOCK G : 2	8248.83	0.19
BLOCK G : 3	6781.81	0.16
BLOCK G : 4	6753.46	0.16
BLOCK G : 5	6690.94	0.15
BLOCK G : 6	6690.94	0.15
BLOCK G : 7	6690.94	0.15
BLOCK G : 8	6690.94	0.15
BLOCK G : 9	6694.51	0.15
BLOCK G : 10	6600.00	0.15
BLOCK G : 11	6600.00	0.15
BLOCK G : 12	6600.00	0.15
BLOCK G : 13	6600.00	0.15
BLOCK G : 14	6447.70	0.15

PARCEL TABLE		
LOT	SQUARE FOOT	ACRES
BLOCK G : 15	12322.85	0.28
BLOCK G : 16	10405.82	0.24
BLOCK G : 17	7987.2	0.18
BLOCK G : 18	7365.73	0.17
BLOCK G : 19	8088.50	0.19
BLOCK H : 1X	6221.80	0.14

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S43°44'09"W	59.14'
L2	S43°44'09"W	29.00'
L3	S46°15'51"E	15.00'
L4	N46°15'51"W	15.00'
L5	S43°44'09"W	11.21'
L6	N46°15'51"W	60.00'
L7	S88°44'09"W	28.28'
L8	N70°55'21"W	60.00'
L9	N54°43'05"W	60.20'
L10	S87°17'22"W	22.16'
L11	N25°21'34"W	28.56'
L12	N70°55'21"W	60.00'
L13	N19°04'39"E	24.44'
L14	N12°45'21"W	28.94'
L15	N34°28'24"E	60.07

