

Kaufman County
Laura Hughes
County Clerk

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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
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Laura A. Hughes

Laura Hughes, County Clerk

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46 pages
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INST # 2026-0023290

ORDINANCE NO. O-15-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL 2026-2027 FOR THE CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 3 ("PID 3") IN COMPLIANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR PID 3 FOR 2026-2027, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE AND FILING. ("FREEMAN FARM")

WHEREAS, on January 24, 2022, after due notice, the City Council of the City of Kaufman, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. R-03-22 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on September 30, 2024, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-22-24 approving the 2024-2025 Service and Assessment Plan and Assessment Roll for the Kaufman Public Improvement District No. 3 (the "Assessment Ordinance"); and

WHEREAS, on July 28, 2025, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-21-25 approving the 2025-2026 Service and Assessment Plan and Assessment Roll for the Kaufman Public Improvement District No. 3 (the "Assessment Ordinance"); and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the City Council is contemplating the issuance of bonds at a future date for authorized costs associated with PID 3, which bonds will be secured directly and indirectly, respectively, by the assessments levied against the property comprising of PID 3 in accordance with state law; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll attached as Exhibit "A" hereto reflects prepayments, property divisions, and changes to

the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF FINDINGS. The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2. ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL. The Annual Service Plan Update and Updated Assessment Roll for PID 3 for 2026-2027 are attached hereto as **Exhibit "A"** are hereby accepted and approved and compliance with the PID Act in all matters is required.

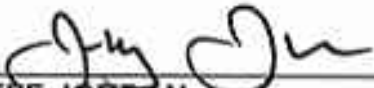
SECTION 3. CUMULATIVE REPEALER. That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

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 hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

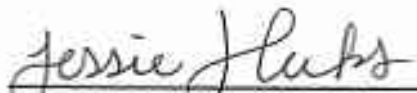
SECTION 5. EFFECTIVE DATE/FILING. This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated

Assessment Roll for PID 3 for 2026-2027 (**Exhibit "A"**) with the Kaufman County Clerk and any other County.

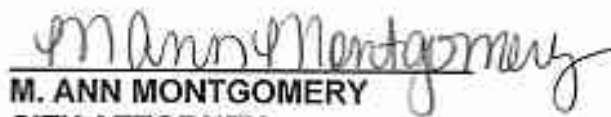
PASSED, APPROVED, AND ADOPTED on this 27th day of July 2026.


JEFF JORDAN
MAYOR

ATTEST:


JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:


M. ANN MONTGOMERY
CITY ATTORNEY



**EXHIBIT A
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL
(PID 3 - 2026-2027)
(FREEMAN FARM)**

**KAUFMAN
PUBLIC IMPROVEMENT DISTRICT No. 3
(FREEMAN FARM)
CITY OF KAUFMAN, TEXAS**



**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/26 – 9/14/27)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 27, 2026**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 3 (FREEMAN FARM)

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/26 – 9/14/27)

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I. INTRODUCTION

A. INTRODUCTION

The Kaufman Public Improvement District No. 3 (the "PID") was created pursuant to the PID act and Resolution R-03-22 of the City Council (the "City Council") of the City of Kaufman, Texas, (the "City") on January 24, 2022, to finance certain public improvement projects for the benefit of the property in the PID.

On September 30, 2024, the City approved issuance of the City of Kaufman, Texas Special Assessment Revenue Bonds, Series 2024 (Kaufman Public Improvement District No. 3 Project) (the "PID Bonds") in the aggregate principal amount of \$2,898,000 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.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

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 2026-27 as shown in Appendix C-1.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D, and projected Annual Installment Schedules as Appendix C-2. A 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.

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 purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event that a contract of purchase and sale is entered into without the seller provided the required

notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

B. DEFINITIONS

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

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

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

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

“Administrative Expenses” means the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of

the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

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

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix C-1, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Delinquency and Prepayment Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

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

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

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

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

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

"Assessment Roll" means the Assessment Roll included in the Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

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

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

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

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

"City" means the City of Kaufman, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Kaufman County, Texas.

"Delinquency and Prepayment Reserve" has the meaning set forth in Section V.F of the Service and Assessment Plan.

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

"Developer" means Freeman Farm, a series of EIS Development II, LLC, a Texas limited liability company, and its respective successors and assigns

“Development Agreement” means the Freeman Farm Development Agreement, between the City and between the City and the Developer relating to the Bonds, effective February 16, 2022, as amended from time to time.

“Equivalent Units” means, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix E of the Service and Assessment Plan.

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

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

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

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

“Maximum Assessment Per Unit” means an Assessment per unit for each applicable Lot Type as follows:

Lot Type 1 (60 Ft Lot)	\$25,886.56
Lot Type 2 (50 Ft Lot)	\$21,485.84

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

“Parcel” or “Parcels” means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Kaufman Central Appraisal District for real property tax

purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

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

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

"PID Bonds" mean the certain City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2024 (Kaufman Public Improvement District No. 3) are secured primarily by Assessment Revenues.

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

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

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

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the Service and Assessment Plan adopted on September 30, 2024, the initial total estimated costs of the Authorized Improvements, including PID Bonds issuance costs, were equal to \$5,195,094. According to requisition #1 approved by the City on February 5, 2025, the current costs spent to date for the Authorized Improvements are \$4,046,850, and the updated budget remains unchanged from the initial total estimated costs.

Table II-A-1 below summarizes the updated sources and uses of funds required to construct the Authorized Improvements of the PID.

Table II-A-1
Updated Sources and Uses¹

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Spent to Date	Remaining to Draw
Par Amount	\$2,898,000	\$0	\$2,898,000	\$2,898,000	\$0
Other Funding Sources	\$2,297,094	\$559,494	\$2,856,588	\$2,122,281	\$734,307
Total Sources	\$5,195,094	\$559,494	\$5,754,588	\$5,020,281	\$734,307
Uses of Funds					
<i>Authorized Improvements:</i>					
Roadway Improvements	\$1,558,641	\$102,389	\$1,661,030	\$1,858,081	(\$197,051)
<i>Wet Utilities:</i>					
Water Improvements	\$912,610	\$119,700	\$1,032,310	\$1,025,810	\$6,500
Sanitary Sewer Improvements	\$424,260	\$36,900	\$461,160	\$443,660	\$17,500
Drainage Improvements	\$589,765	\$0	\$589,765	\$547,827	\$41,938
Landscaping and Open Spaces	\$219,875	\$285,711	\$505,586	\$111,821	\$393,765
Other Soft and Miscellaneous Costs	\$751,299	\$14,794	\$766,093	\$294,438	\$471,655
<i>Subtotal Authorized Improvements</i>	<i>\$4,456,450</i>	<i>\$559,494</i>	<i>\$5,015,944</i>	<i>\$4,281,637</i>	<i>\$734,307</i>
<i>Bond Issuance Costs:</i>					
Underwriter's Discount	\$86,940	\$0	\$86,940	\$86,940	\$0
Cost of Issuance	\$251,559	\$0	\$251,559	\$251,559	\$0
Deposit to Debt Service Reserve Fund	\$206,765	\$0	\$206,765	\$206,765	\$0
Capitalized Interest	\$138,890	\$0	\$138,890	\$138,890	\$0
Deposit to Administrative Fund	\$40,000	\$0	\$40,000	\$40,000	\$0
Deposit to Prepayment and Delinquency Fund	\$14,490	\$0	\$14,490	\$14,490	\$0
<i>Subtotal Bond Issuance Costs</i>	<i>\$738,644</i>	<i>\$0</i>	<i>\$738,644</i>	<i>\$738,644</i>	<i>\$0</i>
Total Uses	\$5,195,094	\$559,494	\$5,754,588	\$5,020,281	\$734,307

¹ – Pursuant to requisition #3 approved by the City on November 5, 2025.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements as shown in Section II.A. of this report, the Annual Installments expected to be collected for those costs during the next five years is shown in Table II-B-1 below.

Table II-B-1
Annual Installments (2024-2032)

Assessment Year ending 9/01	Aggregate Projected Cost	Aggregate Projected Indebtedness	Sources Other Than PID Bonds	Annual Installments
2024-2026	\$5,195,094	\$2,898,000	\$2,297,094	\$262,055
2027	\$0	\$0	\$0	\$259,939
2028	\$0	\$0	\$0	\$261,723
2029	\$0	\$0	\$0	\$262,410
2030	\$0	\$0	\$0	\$261,941
2031	\$0	\$0	\$0	\$261,374
2032	\$0	\$0	\$0	\$261,710
Total	\$5,195,094	\$2,898,000	\$2,297,094	\$1,831,152

1 - Assessment year ending 2024-2027 reflects actual Annual Installments billed or to be billed. Assessment years ending 2028-2032 reflect projected Annual Installments and are subject to change.

C. STATUS OF DEVELOPMENT

According to the Kaufman County Clerk's Office online records, the final plat of the PID was recorded on October 13, 2023, for 123 residential lots.

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2026, there have been three building permits issued for the PID as of June 30, 2026. Table II-C-1 below summarizes the number of building permits issued and the completed homes for the PID.

Table II-C-1
Completed Homes

Lots Anticipated to be Developed	Building Permits Issued	Building Permits Issuance Percentage	Completed Homes	Completed Homes Percentage
123	3	2.44%	2	1.63%

1 - According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2026.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with tax year 2025. Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the PID Bonds. The effective interest rate is 5.38 percent for 2026-27. These payments, the "Annual Installments" of the Assessments, if any, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan.

Annual Budgets for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The Additional Interest Component collected with the Annual Installments will be used to pay the Prepayment Reserve and Delinquency Reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be collected for 2026-27

The budget for the Authorized Improvements of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-D-1 on the following page.

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Table II-D-1
Budget for the Annual Installments
to be collected for 2026-27

	PID Bonds
Interest payment on March 15, 2026	\$76,544
Interest payment on September 15, 2026	\$76,544
Principal payment on September 15, 2026	\$53,000
<i>Subtotal debt service payments</i>	<i>\$206,088</i>
Administrative Expenses	\$41,616
Additional Interest	\$14,235
<i>Subtotal Expenses</i>	<i>\$261,939</i>
Available Reserve Fund Income	(\$2,000)
Available Capitalized Interest Account	\$0
Available Admin Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$2,000)</i>
Annual Installments	\$259,939

Debt Service Payments

Annual Installments to be collected for principal and interest include PID Bond interest due on March 15, 2027, in the amount of \$76,544 and on September 15, 2027, in the amount of \$76,544, which equals interest on the outstanding Assessments balance of \$2,847,000 for six months each and an effective interest rate of 5.38 percent. Annual Installments to be collected include a principal amount of \$53,000 due on September 15, 2027. As a result, the total gross principal and interest due for the Assessments is estimated to be equal to \$206,088 in 2026-27.

Administrative Expenses

Administrative expenses for the PID include the City, PID audit, Administrator, Trustee, Dissemination Agent, and contingency fees. As shown in Table II-D-2 on the following page, the administrative expenses to be collected for 2026-27 are estimated to be \$41,616.

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Table II-D-2
Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	\$5,000
PID Audit	\$1,000
PID Administrator	\$25,000
Trustee	\$4,500
Dissemination Agent	\$3,500
Contingency	\$2,616
Total	\$41,616

Additional Interest

Annual Installments are to be collected for the Additional Interest Component in the amount of \$14,235, which equals 0.5 percent interest on the outstanding Assessments balance of \$2,847,000.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately \$9,506 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of \$2,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Capitalized Interest Account

According to Section 6.4(c) of the PID Bonds' Indenture, capitalized interest funds were used for payment of all interest due on March 15, 2025 and September 15, 2025, respectively. As a result, there are no capitalized interest funds anticipated to be available to reduce the 2026-27 Annual Installments.

Available Administrative Expense Fund

As of May 31, 2026, the balance in the Administrative Expense Fund was \$52,967. The remaining balance is anticipated to be used for current year expenses. As a result, there are no funds available in the Administrative Expense Fund to reduce the 2026-27 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, 123 units representing 111.95 total Equivalent Units are estimated to be built within the PID. As a result, the Annual Installment due to be collected per Equivalent Unit within the PID for 2026-27 is shown in Table II-E-1 on the following page.

Table II-E-1
Annual Installment Per Equivalent Unit

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$53,000.00	\$473.43
Interest	\$151,087.50	\$1,349.60
Administrative Expenses	\$41,616.00	\$371.74
Additional Interest	\$14,235.00	\$127.15
Total	\$259,938.50	\$2,321.92

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 111.95 Equivalent Units.

The Annual Installment due to be collected from each Lot Type within the PID for 2026-27 is shown in Table II-E-2 below.

Table II-E-2
Annual Installment Per Lot Type

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class
Lot Type 1 (60 Ft)	\$2,321.92	1.00	\$2,321.92
Lot Type 2 (50 Ft)	\$2,321.92	0.83	\$1,927.19

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. BOND REDEMPTION RELATED UPDATES

The PID Bonds were issued in October 2024. Pursuant to Section 4.3(a) of the Indenture of Trust, the City reserves the option to redeem the PID Bonds maturing on or after September 15, 2044 in whole or any part, before their respective scheduled maturity dates, on **September 15, 2034**, or on any date thereafter such redemption date or dates to be fixed by the City, at a Redemption Price equal to the principal amount of the PID Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator does not believe a refunding of the PID Bonds is warranted. The Administrator will monitor the refunding market conditions and work with City staff and other City consultants to determine appropriate refunding steps.

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III. UPDATE OF THE ASSESSMENT PLAN

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

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

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

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

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

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

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

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

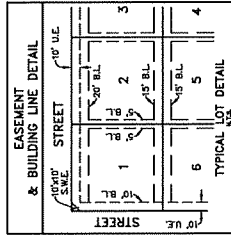
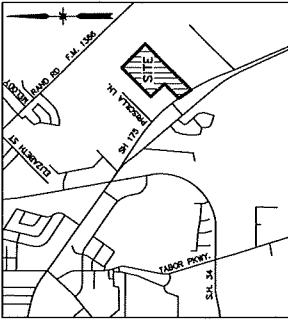
B. PREPAYMENT OF ASSESSMENTS

There have been no prepayments of Assessments as of June 30, 2026.

The complete Assessment Rolls are available for review at the City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142.

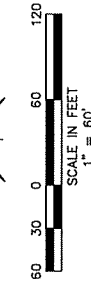
APPENDIX A
PID MAP AND PLAT

CRS	LEGEND
IRF	1/4" IRON ROD SET WITH RED CAP STAMPED ONEAL 5570
P.R.A.C.T.	IRON ROD FOUND WITH CAP
D.R.A.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
CH	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
S.W.E.	10' X 10' SIDEWALK, VISIBILITY, ACCESS & MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	INDICATES STREET NAME CHANGE



THOMAS BEEDY SURVEY
A-21

LOT 8



FINAL PLAT FREEMAN FARM

25.402 ACRES
129 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

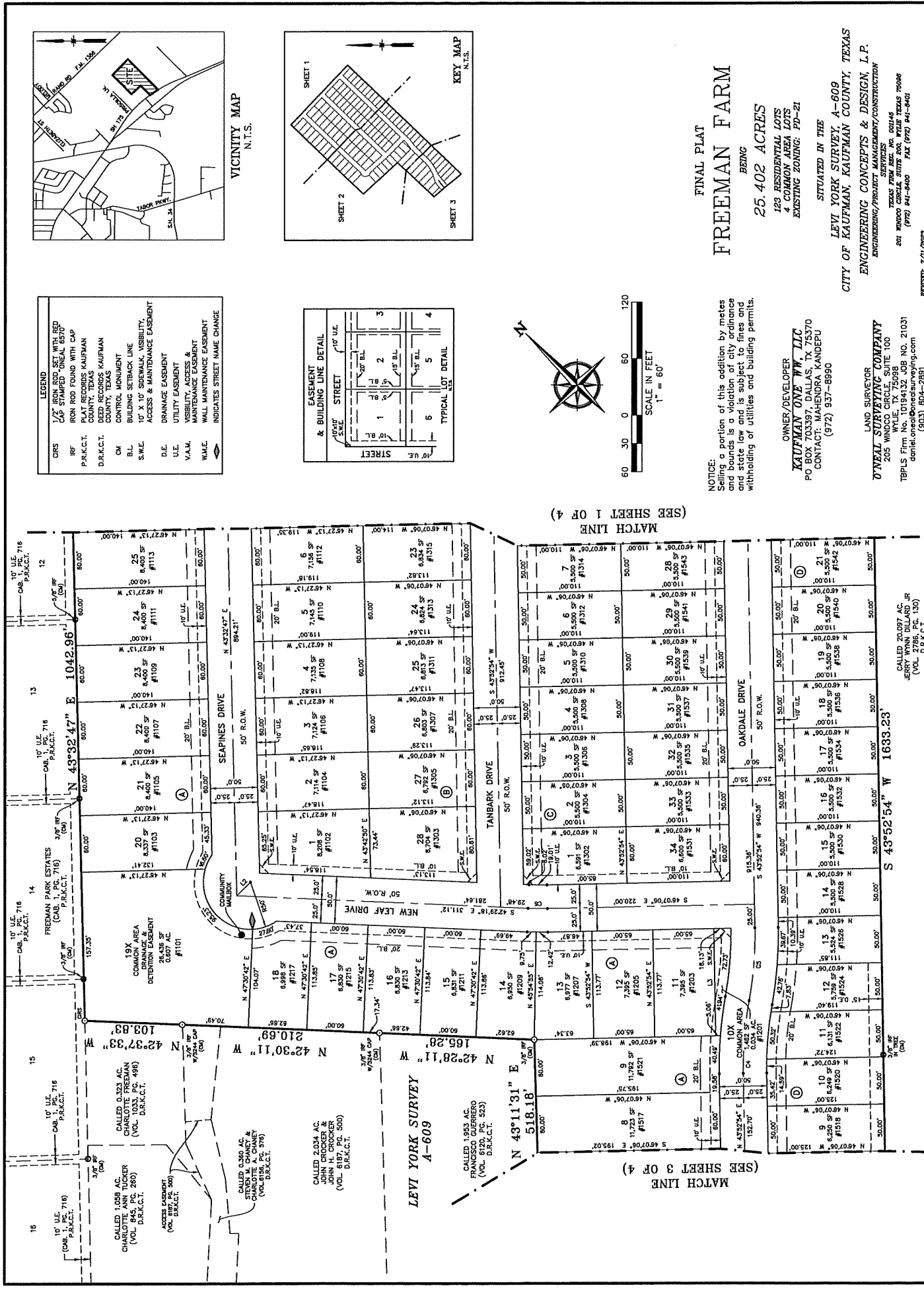
SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION
ONEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLLIE, TX 75098
TEPLS Firm No. 0194132 JOB NO. 21031
oneal@oneal-surveying.com
(936) 804-2881

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 permits.

OWNER/DEVELOPER
KAUFMAN ONEAL LLC
PO BOX 703397 DALLAS, TX 75370
CONTACT: MAHENDRA KANDEPU
(972) 937-8890

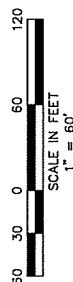
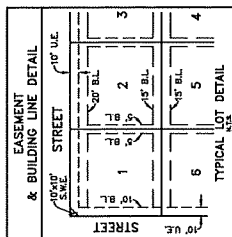
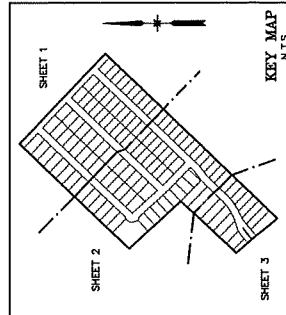
LAND SURVEYOR
ONEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLLIE, TX 75098
TEPLS Firm No. 0194132 JOB NO. 21031
oneal@oneal-surveying.com
(936) 804-2881



LEGEND

CHS	1/2" IRON ROD SET WITH RED CAP STAMPED AREA, 1500
IRF	IRON ROD FOUND WITH CAP
P.R.A.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS
D.R.A.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
S.W.E.	10' X 10' SIDEWALK VISIBILITY, ACCESS & MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	INDICATES STREET NAME CHANGE

VICINITY MAP
N.T.S.



FINAL PLAT FREEMAN FARM

25.402 ACRES
123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION
SUITE 100
201 WINCO CIRCLE, SUITE 100
WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

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 permits.

OWNER/DEVELOPER
KAUFMAN OFF HW LLC
PO BOX 703397 DALLAS, TX 75370
CONTACT: MAHENDRA KANDEPU
(972) 937-8890

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINCO CIRCLE, SUITE 100
WYLLIE, TX 75098
TEPLS Firm No. 0104132 JOB NO. 21031
jkan@oneal-surveying.com
(903) 804-2881

(SEE SHEET 1 OF 4)

MATCH LINE

(SEE SHEET 3 OF 4)

CALL 20.097 AC
JERRY WYNN DILLARD JR
(VOL. 2786, PG. 130)
D.R.A.C.T.

1633.23

S 43°52'54" W

103.83'

N 42°30'11" W

210.69'

N 43°11'31" E

518.18'

N 42°28'11" W

166.28'

N 47°30'42" E

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N 47°30'42" E

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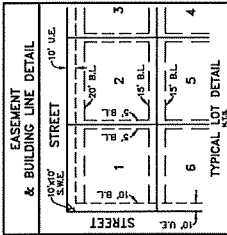
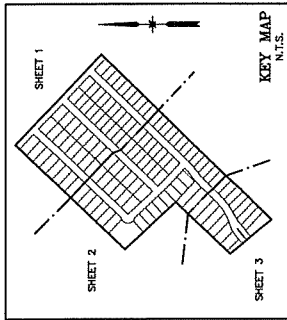
N 47°30'42" E

113.84'

N 47°30'42" E

113.84'

LEGEND	
CHS	1/2" IRON ROD SET WITH RED CAP STAMPED ONEAL 6570"
IRF	IRON ROD FOUND WITH CAP
P.R.A.C.T.	COUNTY RECORDS KAUFMAN COUNTY, TEXAS
D.R.A.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
CM	CONTROL MONUMENT
BL	BUILDING SETBACK LINE
S.W.E.	10' X 10' SIDEWALK VISIBILITY, ACCESS & MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
◀	INDICATES STREET NAME CHANGE



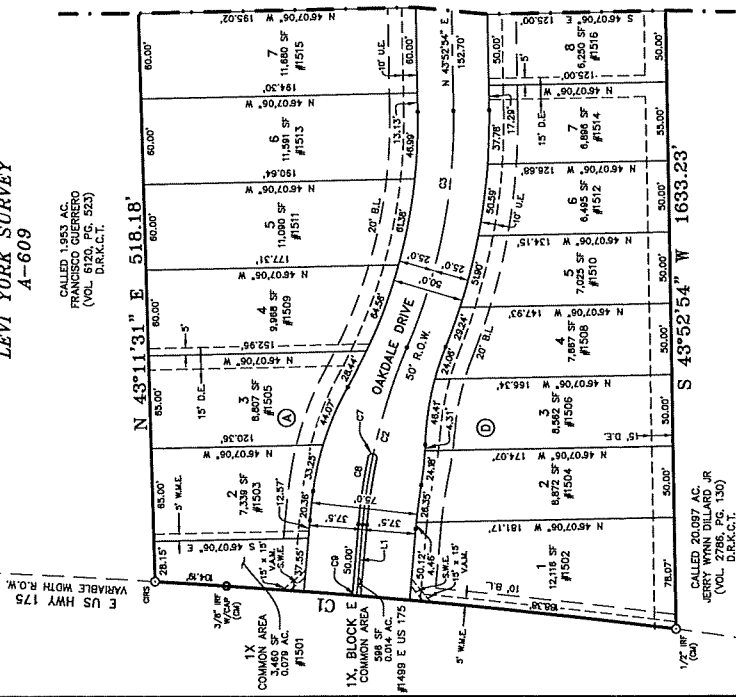
CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	33°37'	5806.58'	183.84'	367.50'	N 39°45'02" W 367.50'
C2	18°23'21"	400.00'	64.75'	128.38'	S 59°01'43" W 127.83'
C3	24°20'30"	400.00'	86.27'	169.94'	N 56°03'09" E 168.66'
C4	1°06'46"	400.00'	38.91'	77.58'	S 49°26'16" W 77.46'
C5	1°06'46"	400.00'	38.91'	77.58'	N 49°26'16" E 77.46'
C6	33°37'48"	325.00'	10.30'	20.59'	S 44°18'12" E 20.59'
C7	180°00'00"	3.00'	INFINITY	9.42'	N 33°28'01" W 6.00'
C8	6°43'58"	403.00'	23.70'	47.35'	S 53°12'01" W 47.33'
C9	0°03'33"	5806.58'	3.00'	6.00'	S 40°09'57" E 6.00'

LINE TABLE	
NO.	DIRECTION
L1	S 49°50'03" W 30.00'
L2	S 89°28'16" E 20.52'
L3	N 43°52'54" E 113.77'

NOTES:

- All bearing shown here on are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- A 1/2-inch iron rod with red cap stamped "ONEAL 6570" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way when possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, the parcel described herein lies within Zone X (Area Of Minimal Flood Hazard), as delineated on the Kaufman County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48257C0310D, dated July 3, 2012, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced Floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- All walls, fences and Wall Maintenance Easements shall be owned and maintained by the Homeowners Association.
- Lot 1X, and 10X, Block A and Lot 1X, Block E are common area Lots for Landscape and Access purposes which shall be owned and maintained by the Homeowners Association. In the event, the Homeowners Association fails to perform proper maintenance, the City has the authority to provide appropriate maintenance and repair, and to collect appropriate fees and reimbursements from Lot Owners.
- 19X, Block A is a common area Lot for Drainage and Detention purposes which shall be owned and maintained by the Homeowners Association. In the event, the Homeowners Association fails to perform proper maintenance, the City has the authority to provide appropriate maintenance and repair, and to collect appropriate fees and reimbursements from Lot Owners.
- This plot does not alter or remove existing deed restrictions, if any, on this property.
- The area or areas shown on the plot as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvement or growths, shall be constructed or installed within the VAM Easement. The City has the authority to remove any such improvement or growths. The City will also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- Blocking the flow of water in drainage easements and filling or obstruction of drainage facilities or floodways with fencing, trees, bushes, structures, trash, debris, etc. is prohibited. Maintenance of drainage easements and drainage facilities will be the responsibility of the individual lot owners and/or the Homeowners Association. The City of Kaufman will not be responsible for the maintenance and operation of said drainage easements or facilities or for the control of erosion. The City of Kaufman will not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.

LEVI YORK SURVEY A-609



(SEE SHEET 2 OF 4)
MATCH LINE

FINAL PLAT FREEMAN FARM

BEING
25.402 ACRES
128 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION
SERVICES
201 WINDCO CIRCLE, SUITE 200, FT. WORTH, TEXAS 76108
(972) 941-8400 FAX (972) 941-8401

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 permits.

OWNER/DEVELOPER
KAUFMAN ONE WAY LLC
PO BOX 703397 DALLAS, TX 75370
CONTACT: MAHENDRA KANDEPU
(972) 937-8890

LAND SURVEYOR
ONEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
FT. WORTH, TX 76108
TEPLS Firm No. 10194132 JOB NO. 21031
daniel.oneal@oneal-surveying.com
(903) 804-2891

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of June 30, 2026, there have been no prepayments for any Parcel within the PID.

APPENDIX C-1
2026-27 ASSESSMENT ROLL SUMMARY

Abstract 424
Abstracts of the Society
2026-27

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Expense Interest for Reserves	Administrative Expense	Annual Installment
231214	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
231225	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231336	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231227	1	50'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231218	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231219	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231220	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231221	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231222	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231234	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231225	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231226	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231227	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231228	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231229	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231230	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231231	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231232	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231233	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231234	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231235	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
231237	1	50'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231239	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231229	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231240	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231241	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231242	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231243	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231244	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231247	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
231248	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231249	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231250	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231251	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231252	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231253	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231254	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231255	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231256	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231257	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231258	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231259	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231260	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231261	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231262	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231263	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231264	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231265	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231266	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231267	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231268	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231269	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231270	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231271	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231272	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231273	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231274	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231275	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231276	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231277	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231278	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231279	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231280	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231281	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231282	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231283	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231284	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231285	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231286	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231287	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231288	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231289	1	60'	1.00	1.00	\$25,431.00	\$473.43	\$1,349.60	\$127.15	\$371.74	\$2,321.92
231290	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231291	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231292	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231293	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231294	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231295	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231296	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231297	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231298	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231299	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231300	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231301	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231302	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231303	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231304	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231305	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231306	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231307	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231308	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231309	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231310	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231311	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231312	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231313	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231314	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231315	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231316	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231317	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231318	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231319	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231320	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
231321	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54		

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
221409	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221410	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221411	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221412	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221413	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221414	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221415	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221416	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221417	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221418	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221419	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221420	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221421	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221422	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221423	1	50'	1.00	1.00	\$25,416.00	\$475.43	\$1,345.40	\$127.15	\$375.39	\$2,323.92
221424	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221425	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221426	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221427	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221428	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221429	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221430	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221431	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221432	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221433	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221434	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221435	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221436	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221437	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221438	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221439	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221440	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221441	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221442	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221443	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221444	1	50'	0.83	0.83	\$21,107.73	\$392.94	\$1,120.17	\$105.54	\$308.54	\$1,927.19
221445	0	Corner Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	322		111.59	111.59	\$2,447,600.88	\$51,888.00	\$151,887.00	\$16,119.00	\$41,616.00	\$279,508.00

APPENDIX C-2
2026-27 PROJECTED ANNUAL INSTALLMENT SCHEDULES

Appendix C-2

**Kaufman Public Improvement District No. 3 (Freeman Farm)
Summary of Projected Annual Installments**

Parcel	All Parcels
Equivalent Units	111.95
Outstanding Assessment	\$2,847,000

Year¹	Cumulative Outstanding Principal	Bond Principal²	Bond Interest²	Administrative Expenses³	Total Annual Installment
2026	\$2,847,000	\$53,000	\$165,323	\$41,616	\$259,939
2027	\$2,794,000	\$55,000	\$164,275	\$42,448	\$261,723
2028	\$2,739,000	\$58,000	\$161,113	\$43,297	\$262,410
2029	\$2,681,000	\$60,000	\$157,778	\$44,163	\$261,941
2030	\$2,621,000	\$62,000	\$154,328	\$45,046	\$261,374
2031	\$2,559,000	\$65,000	\$150,763	\$45,947	\$261,710
2032	\$2,494,000	\$68,000	\$147,025	\$46,866	\$261,891
2033	\$2,426,000	\$71,000	\$143,115	\$47,804	\$261,919
2034	\$2,355,000	\$74,000	\$139,033	\$48,760	\$261,792
2035	\$2,281,000	\$77,000	\$134,778	\$49,735	\$261,512
2036	\$2,204,000	\$81,000	\$130,350	\$50,730	\$262,080
2037	\$2,123,000	\$84,000	\$125,693	\$51,744	\$261,437
2038	\$2,039,000	\$88,000	\$120,863	\$52,779	\$261,642
2039	\$1,951,000	\$92,000	\$115,803	\$53,835	\$261,637
2040	\$1,859,000	\$96,000	\$110,513	\$54,911	\$261,424
2041	\$1,763,000	\$100,000	\$104,993	\$56,010	\$261,002
2042	\$1,663,000	\$105,000	\$99,243	\$57,130	\$261,372
2043	\$1,558,000	\$110,000	\$93,205	\$58,272	\$261,477
2044	\$1,448,000	\$115,000	\$86,880	\$59,438	\$261,318
2045	\$1,333,000	\$121,000	\$79,980	\$60,627	\$261,607
2046	\$1,212,000	\$127,000	\$72,720	\$61,839	\$261,559
2047	\$1,085,000	\$133,000	\$65,100	\$63,076	\$261,176
2048	\$952,000	\$140,000	\$57,120	\$64,337	\$261,457
2049	\$812,000	\$147,000	\$48,720	\$65,624	\$261,344
2050	\$665,000	\$154,000	\$39,900	\$66,937	\$260,837
2051	\$511,000	\$162,000	\$30,660	\$68,275	\$260,935
2052	\$349,000	\$170,000	\$20,940	\$69,641	\$260,581
2053	\$179,000	\$179,000	\$10,740	\$71,034	\$260,774
Total		\$2,847,000	\$2,930,948	\$1,541,923	\$7,319,871

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| <p>1 - Annual Installment billing will commence during Year 2026 and will be billed on or around October of 2026 and payment is due by January 31, 2027.</p> <p>2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.</p> <p>3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.</p> |
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THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE FOREE RANCH PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE FOREE RANCH PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT 866-648-8482.

Appendix C-2
Kaufman Public Improvement District No. 3 (Freeman Farm)
Summary of Projected Annual Installments

Lot Size	Lot Type 1 (60 Ft)
Equivalent Unit	1.00
Outstanding Assessment	\$25,431

Year ¹	Cumulative Outstanding Principal	Principal ²	Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$25,431	\$473	\$1,477	\$372	\$2,322
2027	\$24,958	\$491	\$1,467	\$379	\$2,338
2028	\$24,466	\$518	\$1,439	\$387	\$2,344
2029	\$23,948	\$536	\$1,409	\$394	\$2,340
2030	\$23,412	\$554	\$1,379	\$402	\$2,335
2031	\$22,858	\$581	\$1,347	\$410	\$2,338
2032	\$22,278	\$607	\$1,313	\$419	\$2,339
2033	\$21,670	\$634	\$1,278	\$427	\$2,340
2034	\$21,036	\$661	\$1,242	\$436	\$2,338
2035	\$20,375	\$688	\$1,204	\$444	\$2,336
2036	\$19,687	\$724	\$1,164	\$453	\$2,341
2037	\$18,964	\$750	\$1,123	\$462	\$2,335
2038	\$18,213	\$786	\$1,080	\$471	\$2,337
2039	\$17,427	\$822	\$1,034	\$481	\$2,337
2040	\$16,606	\$858	\$987	\$490	\$2,335
2041	\$15,748	\$893	\$938	\$500	\$2,331
2042	\$14,855	\$938	\$886	\$510	\$2,335
2043	\$13,917	\$983	\$833	\$521	\$2,336
2044	\$12,934	\$1,027	\$776	\$531	\$2,334
2045	\$11,907	\$1,081	\$714	\$542	\$2,337
2046	\$10,826	\$1,134	\$650	\$552	\$2,336
2047	\$9,692	\$1,188	\$582	\$563	\$2,333
2048	\$8,504	\$1,251	\$510	\$575	\$2,335
2049	\$7,253	\$1,313	\$435	\$586	\$2,334
2050	\$5,940	\$1,376	\$356	\$598	\$2,330
2051	\$4,565	\$1,447	\$274	\$610	\$2,331
2052	\$3,117	\$1,519	\$187	\$622	\$2,328
2053	\$1,599	\$1,599	\$96	\$635	\$2,329
Total		\$25,431	\$26,181	\$13,773	\$65,385

1 - Annual Installment billing will commence during Year 2026 and will be billed on or around October of 2026 and payment is due by January 31, 2027.

2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 3 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 3, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT 866-648-8482.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Appendix C-2
Kaufman Public Improvement District No. 3 (Freeman Farm)
Summary of Projected Annual Installments

Lot Size	Lot Type 2 (50 Ft)
Equivalent Unit	0.83
Outstanding Assessment	\$21,108

Year ¹	Cumulative Outstanding Principal	Principal ¹	Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$21,108	\$393	\$1,226	\$309	\$1,927
2027	\$20,715	\$408	\$1,218	\$315	\$1,940
2028	\$20,307	\$430	\$1,194	\$321	\$1,946
2029	\$19,877	\$445	\$1,170	\$327	\$1,942
2030	\$19,432	\$460	\$1,144	\$334	\$1,938
2031	\$18,972	\$482	\$1,118	\$341	\$1,940
2032	\$18,491	\$504	\$1,090	\$347	\$1,942
2033	\$17,986	\$526	\$1,061	\$354	\$1,942
2034	\$17,460	\$549	\$1,031	\$362	\$1,941
2035	\$16,911	\$571	\$999	\$369	\$1,939
2036	\$16,341	\$601	\$966	\$376	\$1,943
2037	\$15,740	\$623	\$932	\$384	\$1,938
2038	\$15,117	\$652	\$896	\$391	\$1,940
2039	\$14,465	\$682	\$859	\$399	\$1,940
2040	\$13,783	\$712	\$819	\$407	\$1,938
2041	\$13,071	\$741	\$778	\$415	\$1,935
2042	\$12,330	\$778	\$736	\$424	\$1,938
2043	\$11,551	\$816	\$691	\$432	\$1,939
2044	\$10,736	\$853	\$644	\$441	\$1,937
2045	\$9,883	\$897	\$593	\$449	\$1,940
2046	\$8,986	\$942	\$539	\$458	\$1,939
2047	\$8,044	\$986	\$483	\$468	\$1,936
2048	\$7,058	\$1,038	\$423	\$477	\$1,938
2049	\$6,020	\$1,090	\$361	\$487	\$1,938
2050	\$4,930	\$1,142	\$296	\$496	\$1,934
2051	\$3,789	\$1,201	\$227	\$506	\$1,935
2052	\$2,587	\$1,260	\$155	\$516	\$1,932
2053	\$1,327	\$1,327	\$80	\$527	\$1,933
Total		\$21,108	\$21,730	\$11,432	\$54,270

1 - Annual Installment billing will commence during Year 2026 and will be billed on or around October of 2026 and payment is due by January 31, 2027.

2 - The principal and interest amounts represent the final numbers of the Series 2024 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.

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APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

AFTER RECORDING RETURN TO:

_____]¹

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

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kaufman, 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 *Kaufman Public Improvement District No. 3* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE
PURCHASER

OF

SIGNATURE
PURCHASER

OF

STATE OF TEXAS

§

§

COUNTY OF KAUFMAN

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF KAUFMAN

§

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

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

Notary Public, State of Texas]⁴

INST # 2026-0023290
Filed for record in Kaufman County
On: 7/30/26 at 9:24 AM

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