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Wharton, TX
Barbara Svatek County Clerk
File# 2026-00004465
BK 1435 PG 691-743

City of Wharton

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY OF WHARTON APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE WHARTON PUBLIC IMPROVEMENT DISTRICT NO. 2 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 23, 2023, the City Council of the City of Wharton, Texas (the "City") approved Resolution No. 2023-88 establishing the Wharton Public Improvement District No. 2 (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2024-08 which ordinance also approved the Wharton Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll related to Phase #1, dated as of May 13, 2024 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #2 of the PID, pursuant to Ordinance No. 2025-13 which ordinance also approved the Wharton Public Improvement District No. 2 Updated Service and Assessment Plan and Assessment Roll related to Phase #2, dated as of June 23, 2025 (the "Updated Service and Assessment Plan and Phase #2 Assessment Roll"); and

WHEREAS, the Updated Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Updated Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Wharton Public Improvement District No. 2 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to 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.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS, ON THE 10th **OF** August **2026.**

ATTEST:

City Secretary
Paula Favors

APPROVED:

Mayor
Tim Barker

APPROVED AS TO FORM:

City Attorney
Paul Webb

CITY OF WHARTON TEXAS 1846

WHARTON
PUBLIC IMPROVEMENT DISTRICT NO. 2

CITY OF WHARTON, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 11, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WHARTON
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

TABLE OF CONTENTS

I. INTRODUCTION

Wharton Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2023-88 of the City Council on October 23, 2023, to finance certain public improvement projects for the benefit of the property in the PID.

A service and assessment plan dated May 13, 2024, and updated for Phase #2 on June 23, 2025 (the "Amended and Restated Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

On June 23, 2025, the City approved issuance of the City of Wharton, Texas Special Assessment Revenue Bonds, Series 2025 (Wharton Public Improvement District No. 2 Phase #1 Project and Phase #2 Project) (the "Phases #1-2 Bonds") in the aggregate principal amount of $9,690,000 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 City also adopted the assessment rolls for Phase #1 and Phase #2 the PID attached as Appendix F and Appendix G, respectively, to the Amended and Restated Service and Assessment Plan (the "Assessment Rolls") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

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 E and projected Annual Installment Schedules as shown in Appendix C-3 and D-3. 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 situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID

Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on June 23, 2025, the initial total estimated costs of the Phase #1 Improvements, excluding Phase #1 share of the Phase #1-2 Bonds issuance costs, were equal to $4,887,790. According to Requisition #2 approved by the City on September 18, 2025, the actual costs of the Phase #1 Improvements are $4,443,187.

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

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Table II-A-1
Sources and Uses – Phase #1

Sources of Funds	Ph #1 Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Spent to Date[2]	Remaining to Draw
Par amount	$4,319,000	$0	$4,319,000	$4,319,000	$0
Other funding sources	$1,292,679	$197,175	$1,489,854	$848,076	$641,778
Total Sources	**$5,611,679**	**$197,175**	**$5,808,854**	**$5,167,076**	**$641,778**
Uses of Funds					
Major Improvements					
Road Improvements	$89,195	$5	$89,200	$84,980	$4,220
Water Improvements	$102,416	$0	$102,416	$19,408	$83,008
Wastewater Improvements	$96,271	$8,033	$104,305	$99,370	$4,935
Storm Drainage Improvements	$584,365	$0	$584,365	$490,823	$93,542
Landscaping & Retaining Walls	$356,781	$0	$356,781	$208,781	$148,000
Other Soft and Miscellaneous Costs	$779,214	($8,038)	$771,176	$500,419	$270,757
Subtotal: Major Improvements	*$2,008,243*	*$0*	*$2,008,243*	*$1,403,780*	*$604,463*
Phase #1 Improvements					
Road Improvements	$905,361	$19,493	$924,854	$924,854	$0
Water Improvements	$261,456	$111,977	$373,433	$373,433	$0
Wastewater Improvements	$247,678	($41,500)	$206,178	$206,178	$0
Storm Drainage Improvements	$490,974	$123,109	$614,083	$614,084	$0
Other Soft and Miscellaneous Costs	$974,078	($15,904)	$958,174	$920,858	$37,316
Subtotal: Phase #1 Improvements	*$2,879,548*	*$197,175*	*$3,076,723*	*$3,039,407*	*$37,315*
Estimated Bond Issuance Costs:					
Issuance costs	$195,786	$0	$195,786	$195,786	$0
Administrative expenses	$25,000	$0	$25,000	$25,000	$0
Underwriter's discount	$129,570	$0	$129,570	$129,570	$0
Capitalized interest	$35,660	$0	$35,660	$35,660	$0
Reserve fund	$314,186	$0	$314,186	$314,186	$0
Subtotal: Bond Issuance Costs	*$700,202*	*$0*	*$700,202*	*$700,202*	*$0*
Original Issue Discount	*$23,686*	*$0*	*$23,686*	*$23,686*	*$0*
Total Uses	**$5,611,679**	**$197,175**	**$5,808,854**	**$5,167,076**	**$641,778**

1 - According to the Amended and Restated Service and Assessment Plan adopted on June 23, 2025.
2 - According to Requisition #2 approved by the City on September 18, 2025.

Phase #1 Cost Variances

As shown in Table II-A-1 above, the actual cost increases of $197,175 were funded by the Developer and interest incomes earned within the Phase #1 project fund.

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Phase #2 Sources and Uses

Pursuant to the Amended and Restated Service and Assessment Plan adopted on June 23, 2025, the initial total estimated costs of the Phase #2 Improvements, excluding Phase #2 share of the Phase #1-2 Bonds issuance costs, were equal to $6,329,288. According to Requisition #2 approved by the City on September 18, 2025, the updated actual costs of the Phase #2 Improvements are $1,896,483.

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

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Table II-A-2
Sources and Uses – Phase #2

Sources of Funds	Ph #2 Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Spent to Date[2]	Remaining to Draw
Par amount	$5,371,000	$0	$5,371,000	$3,099,674	$2,271,326
Other funding sources	$2,161,479	$0	$2,161,479	$0	$2,161,479
Total Sources	**$7,532,479**	**$0**	**$7,532,479**	**$3,099,674**	**$4,432,805**
Uses of Funds					
Major Improvements					
Road Improvements	$110,805	$10,715	$121,520	$115,020	$6,500
Water Improvements	$127,229	$0	$127,229	$26,268	$100,961
Wastewater Improvements	$119,596	$22,900	$142,496	$134,496	$8,000
Storm Drainage Improvements	$725,942	$0	$725,942	$664,327	$61,615
Landscaping & Retaining Walls	$443,219	$0	$443,219	$282,584	$160,636
Other Soft and Miscellaneous Costs	$967,998	($33,615)	$934,382	$673,788	$260,594
Subtotal: Major Improvements	*$2,494,788*	*$0*	*$2,494,788*	*$1,896,483*	*$598,305*
Phase #2 Improvements					
Road Improvements	$1,200,000	$0	$1,200,000	$0	$1,200,000
Water Improvements	$250,000	$0	$250,000	$0	$250,000
Wastewater Improvements	$450,000	$0	$450,000	$0	$450,000
Storm Drainage Improvements	$625,000	$0	$625,000	$0	$625,000
Other Soft and Miscellaneous Costs	$1,309,500	$0	$1,309,500	$0	$1,309,500
Subtotal: Authorized Improvements	*$3,834,500*	*$0*	*$3,834,500*	*$0*	*$3,834,500*
Estimated Bond Issuance Costs:					
Issuance costs	$243,474	$0	$243,474	$243,474	$0
Administrative expenses	$25,000	$0	$25,000	$25,000	$0
Underwriter's discount	$161,130	$0	$161,130	$161,130	$0
Capitalized interest	$353,178	$0	$353,178	$353,178	$0
Reserve fund	$390,714	$0	$390,714	$390,714	$0
Subtotal: Bond Issuance Costs	*$1,173,497*	*$0*	*$1,173,497*	*$1,173,497*	*$0*
Original Issue Discount	*$29,694*	*$0*	*$29,694*	*$29,694*	*$0*
Total Uses	**$7,532,479**	**$0**	**$7,532,479**	**$3,099,674**	**$4,432,805**

1 - According to the Amended and Restated Service and Assessment Plan adopted on June 23, 2025.
2 - According to Requisition #2 approved by the City on September 18, 2025.

Phase #2 Cost Variances

As shown in Table II-A-2 above, there have been no changes to the total estimated costs of the Phase #2 Improvements.

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 are shown in Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2025-2032)[1]

Assessment Year Ending 09/01	Phase #1 Projected Annual Installments	Phase #2 Projected Annual Installments
2025-26	$355,380	$0
2027	$340,811	$439,639
2028	$355,790	$442,519
2029	$356,006	$441,895
2030	$356,086	$442,136
2031	$356,030	$442,192
2032	$355,840	$442,064
Total	**$2,475,943**	**$2,650,445**

1 - Assessment years ending 2025 through 2027 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest credits, and TIRZ Credits, if any. Assessment years 2028 through 2032 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Amended and Restated Service and Assessment Plan dated June 23, 2025, there are 223 units expected to be built within the PID. As of June 1, 2026, Wharton Lakes Section 1 and Wharton Lakes Section 2 have been platted according to the Wharton Central Appraisal District (the "WCAD"). See Table II-C below for the plat information.

Table II-C
Recorded Plats

Development Phase	Plat Filed[1]	Number of Residential Lots[1]
Wharton Lakes Section 1	03/27/2024	99
Wharton Lakes Section 2	07/11/2025	124
Total		**223**

1 – According to WCAD online records as of June 2026.

D. Annual Budget – Phase #1

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-one (31) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #1 share of the Phase #1-2 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 share of the Phase #1-2 Bonds commencing with the issuance of the Phase #1 share of the Phase #1-2 Bonds. The effective interest rate on the Phase #1 share of the Phase #1-2 Bonds is 5.74 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 share of the Phase #1 share of the Phase #1-2 Bonds (5.74 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 1 (the "TIRZ") incremental taxes available to the PID (the "TIRZ Credit"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 share of the Phase #1-2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Additional Interest Reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for Phase #1 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.

Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2026-27

	Ph #1 Share of Ph #1-2 Bonds
Interest payment on March 1, 2027	$121,624
Interest payment on September 1, 2027	$121,624
Principal payment on September 1, 2027	$65,000
Subtotal debt service on bonds	*$308,249*
Excess Interest for Additional Interest Reserves	$21,180
Administrative Expenses	$29,010
Subtotal Expenses	*$358,439*
Available TIRZ Credit	($14,627)
Available Reserve Fund Income	($3,000)
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*($17,627)*
Annual Installments	**$340,811**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1 share of the Phase #1-2 Bonds include interest due on March 1, 2027, in the amount of $121,624 and September 1, 2027, in the amount of $121,624, which equal interest on the outstanding Phase #1 share of the Phase #1-2 Bonds of $4,236,000 for six months each and an effective interest rate of 5.74 percent. Annual Installments to be collected on the Phase #1 share of the Phase #1-2 Bonds include a principal amount of $65,000 due on September 1, 2027. As a result, the total principal and interest amount due on the Phase #1 share of the Phase #1-2 Bonds in 2026-27 are estimated to be equal to $308,249.

Administrative Expenses

Administrative expenses for Phase #1 include the City, Administrator, U.S. Bank Trust Company, National Association (the "Trustee"), auditor, 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 $29,010.

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Table II-D-2
Phase #1 Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	$3,000
Administrator	$18,000
Trustee	$1,250
Auditor	$2,000
Dissemination Agent	$500
Contingency	$4,260
Total	**$29,010**

Excess Interest for Additional Interest Reserve

Annual Installments are to be collected for excess interest for additional interest reserves in the amount of $21,180, which equals 0.5 percent interest on the outstanding Phase #1 share of the Phase #1-2 Bonds portion of outstanding Phase #1 Assessment balance of $4,236,000.

Available TIRZ Credit

According to the Wharton County Tax Office (the "Tax Office"), there have been TIRZ increments collected in 2025 in the amount of $14,627 that are available to be used as TIRZ Credit in 2026-27 for Parcels within Phase #1. This TIRZ Credit amount is allocated to each of the 99 Parcels within Phase #1 that generated the TIRZ Revenues in 2025 as shown in Appendix C-2.

Available Reserve Fund Income

As of May 31, 2026, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is $3,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #1 share of the Phase #1-2 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2026, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds available for Phase #1's share of the Phases #1-2 Bonds are fully expended. As a result, there is no credit to reduce the 2026-27 Phase #1 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, administrative expenses are anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no funds anticipated to be available in the Administrative Expense Account to reduce the 2026-27 Phase #1 Annual Installment.

E. Annual Installments Per Unit - Phase #1

According to the Amended and Restated Service and Assessment Plan, 99 units representing 97.08 total Equivalent Units are estimated to be built within Phase #1 of the PID. There have been no prepayments of the Phase #1 Assessments. As a result, the outstanding Phase #1 total Equivalent Units are 97.08 (97.08 - 0.00 = 97.08). The Annual Installment due to be collected per Equivalent Unit within Phase #1 of the PID for 2026-27 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Phase #1

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$65,000	$669.55
Interest	$261,429	$2,692.92
Administrative Expenses	$29,010	$298.83
Total	$355,439	$3,661.30

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 97.08 Equivalent Units.

The Annual Installment due to be collected from each land use class in Phase #1 for 2026-27 is shown in Table II-E-2 below.

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

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit[1]
Lot Type 1 (45 Ft)	$3,661.30	1.00	$3,661.30
Lot Type 2 (40 Ft)	$3,661.30	0.96	$3,514.85

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

The list of Parcels within Phase #1 of 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, the TIRZ Credit, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

F. Annual Budget – Phase #2

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-one (31) annual installments of principal and interest beginning with the tax year following the issuance of the Phase #2 share of the Phase #1-2 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 share of the Phase #1-2 Bonds commencing with the issuance of the Phase #2 share of the Phase #1-2 Bonds. The effective interest rate on the Phase #2 share of the Phase #1-2 Bonds is 5.75 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 share of the Phase #1-2 Bonds (5.75 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City, or any other party designated by the City, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 1 (the "TIRZ") incremental taxes available to the PID (the "TIRZ Credit"), capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 share of the Phase #1-2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Additional Interest Reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the Phase #2 Annual Installments
to be Collected for 2026-27

	Ph #2 Share of Ph #1-2 Bonds
Interest payment on March 1, 2027	$154,301
Interest payment on September 1, 2027	$154,301
Principal payment on September 1, 2027	$81,000
Subtotal debt service on bonds	*$389,603*
Excess Interest for Additional Interest Reserves	$26,855
Administrative Expenses	$29,500
Subtotal Expenses	*$445,958*
Available TIRZ Credit	($2,319)
Available Reserve Fund Income	($4,000)
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*($6,319)*
Annual Installments	**$439,639**

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #2 share of the Phase #1-2 Bonds include interest due on March 1, 2027, in the amount of $154,301 and September 1, 2027, in the amount of $154,301 which equal interest on the outstanding Phase #2 share of the Phase #1-2 Bonds of $5,371,000 for six months each and an effective interest rate of 5.75 percent. Annual Installments to be collected on the Phase #2 share of the Phase #1-2 Bonds include a principal amount of $81,000 due on September 1, 2027. As a result, the total principal and interest amount due on the Phase #2 share of the Phase #1-2 Bonds in 2026-27 are estimated to be equal to $389,603.

Administrative Expenses

Administrative expenses for Phase #2 include the City, Administrator, Trustee, auditor, dissemination agent, and contingency fees. As shown in Table II-F-2 on the following page, the administrative expenses to be collected for 2026-27 are estimated to be $29,500.

(remainder of page left intentionally blank)

Table II-F-2
Phase #2 Administrative Budget – 2026-27

Description	2026-27 Estimated Budget
City	$3,000
Administrator	$18,000
Trustee	$1,250
Auditor	$2,000
Dissemination Agent	$500
Contingency	$4,750
Total	**$29,500**

Excess Interest for Additional Interest Reserve

Annual Installments are to be collected for excess interest for additional interest reserves in the amount of $26,855, which equals 0.5 percent interest on the outstanding Phase #2 share of the Phase #1-2 Bonds portion of outstanding Phase #2 Assessment balance of $5,371,000.

Available TIRZ Credit

According to the Tax Office, there have been TIRZ increments collected in 2025 in the amount of $2,319 that are available to be used as TIRZ Credit in 2026-27 for Parcels within Phase #2. This TIRZ Credit amount is allocated to each of the 124 Parcels within Phase #2 that generated the TIRZ Revenues in 2025 as shown in Appendix D-2.

Available Reserve Fund Income

As of May 31, 2026, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is $4,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Phase #2 share of the Phase #1-2 Bonds debt service.

Available Capitalized Interest Account

As of May 31, 2026, and in accordance with Section 6.4(c) of the Trust Indenture, all Capitalized Interest funds available for Phase #2's share of the Phases #1-2 Bonds are fully expended. As a result, there is no credit to reduce the 2026-27 Phase #2 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, administrative expenses are anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no funds anticipated to be available in the Administrative Expense Account to reduce the 2026-27 Phase #2 Annual Installment.

G. Annual Installments Per Unit - Phase #2

According to the Amended and Restated Service and Assessment Plan, 124 units representing 120.60 total Equivalent Units are estimated to be built within Phase #2 of the PID. There have been no prepayments of the Phase #2 Assessments. As a result, the outstanding Phase #2 total Equivalent Units are 120.60 (120.60 - 0.00 = 120.60). The Annual Installment due to be collected per Equivalent Unit within Phase #2 of the PID for 2026-27 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – Phase #2

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$81,000	$671.64
Interest	$331,458	$2,748.40
Administrative Expenses	$29,500	$244.61
Total	**$441,958**	**$3,664.66**

1 – Refer to Table II-F-1 of this report for additional budget details.
2 – Based on the current outstanding 120.60 Equivalent Units.

The Annual Installment due to be collected from each land use class in Phase #2 for 2026-27 is shown in Table II-G-2 below.

Table II-G-2
Annual Installment Per Unit – Phase #2

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit[1]
Lot Type 1 (45 Ft)	$3,664.66	1.00	$3,664.66
Lot Type 2 (40 Ft)	$3,664.66	0.96	$3,518.07

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

The list of Parcels within Phase #2 of 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, the TIRZ Credit, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

H. Bond Redemption Related Updates

Phase #1-2 Bonds

The Phase #1-2 Bonds were issued in July 2025. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Phase #1-2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 15, 2033**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

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 #1-2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

(remainder of page left intentionally blank)

III. Update of the Assessment Plan

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

This method of assessing property has not been changed, except for the additional clarifying provisions above, and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan.

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Amended and Restated Service and Assessment Plan, the Assessment Roll 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 the Updated Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of the Updated Service and Assessment Plan.

The Assessment Roll Summaries for Phase #1 and Phase #2 are shown in Appendix C-1 and Appendix D-1, respectively, of the Annual Service Plan Update. 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 Amended and Restated 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 Equivalent Units to be built on all of the new subdivided Parcels.

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

According to the Developer, 99 residential lots in Phase #1 of the PID were subdivided from Parcel 55729 as shown in the plat recorded on March 27, 2024, respectively and the Assessments allocated proportionally according to Lot Type as shown in the Amended and Restated Service and Assessment Plan. The various Phase #1 Lots were subdivided from Parcel 55729.

According to the Developer, 124 residential lots in Phase #2 of the PID were subdivided from Parcel 55729 and 31753 as shown in the plat recorded on July 11, 2025, and the Assessments allocated proportionally according to Lot Type as shown in the 2026-27 Service and Assessment Plan Update. The various Phase #2 Lots were subdivided from Parcel 55729 and 31753.

Table IV–A-1 below shows a summary of the assessment allocation prior to and after the subdivision of the parent parcels.

Table IV-A-1
Parcel Subdivision – Phase #2

Prior to subdivision				After Subdivision						
Parent Parcel	Projected Number of Units	Total Equivalent Units	Total Assessment	New Parcels	Lot Size	Number of Units	Equivalent Unit Factor	Total Equivalent Units	Total Assessment Per Unit	Total Assessment
55729 and 31753	124	120.60	$5,371,000	Various	Lot Type 1 (45 Ft)	39	1.00	39.00	$44,536	$1,736,891
				Various	Lot Type 2 (40 Ft)	85	0.96	81.60	$42,754	$3,634,109
Total	124	120.60	$5,371,000			124		120.60		$5,371,000

B. Prepayment of Assessments

According to the Trustee as of June 30, 2026, there have no prepayments of Assessments for any Parcels within the PID.

For additional prepayment related information, see Appendix B of this report.

The complete Assessment Rolls are available for review at the City Hall, located at 120 East Caney Street, Wharton, Texas 77488.

(remainder of this page is intentionally left blank)

APPENDIX A
PID MAP AND AVAILABLE PLATS


N
S ALABAMA RD.
PARK
LAKE / DET
LAKE / DET
KINGSTON DR.
a schematic development plan for
WHARTON LAKES
±55.2 ACRES OF LAND
prepared for
WHARTON 55, LLC
META
LOT SUMMARY
40'x120' 133 LOTS 60%
45'x120' 90 LOTS 40%
TOTAL - 223 LOTS

STATE OF TEXAS
COUNTY OF WHARTON

WE, WHARTON 55, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WHARTON LAKES SEC 1, AN ADDITION TO THE CITY OF WHARTON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WHARTON'S USE THEREOF. THE CITY OF WHARTON AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF 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 SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF WHARTON AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF USING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WHARTON 55, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WHARTON.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNER OF A PORTION OF PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF WHARTON LAKES SEC 1, WHERE UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION, AND DO HEREBY MAKE AND ESTABLISH ALL UTILITY EASEMENTS AS SHOWN HEREON IN SAID ADJACENT ACREAGE.

WITNESS MY HAND THIS 28th DAY OF February 2024

BY ______________________
BRIAN JARRARD
MANAGER
WHARTON 55, LLC

STATE OF TEXAS
COUNTY OF Fort Bend

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BRIAN JARRARD, MANAGER OF WHARTON 55, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF February 2024

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES 10-15-24

____
NOTARY PUBLIC

NANCY MORALES

APPROVED THIS 5 DAY OF September 2023 BY THE CITY PLANNING COMMISSION OF THE CITY OF WHARTON, TEXAS.

______________________ CHAIRMAN

______________________ SECRETARY

APPROVED THIS 11 DAY OF September 2023 BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS

______________________ MAYOR

______________________ CITY SECRETARY

NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM NGS CORS SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986204857.

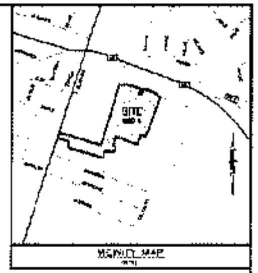
2.) ALL LOT CORNERS, ANGLE POINTS, AND PC'S HAVE BEEN MARKED WITH A 5/8" IRON ROD WITH CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED.

3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP FOR WHARTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48481C0365 F, EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "AE", A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. A LETTER OF MAP REVISION (L.O.M.R.) IS EXPECTED TO BE FILED WITH F.E.M.A. THAT WILL ALTER THE FLOOD HAZARD ZONES WITHIN THIS SUBDIVISION.

4.) ALL INTERIOR LOTS SHALL HAVE A 5 FOOT BUILDING SETBACK LINE ON ALL SIDE PROPERTY LINES.

5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS FULLY WITHIN THE CITY LIMITS OF THE CITY OF WHARTON.

1339-786-787



KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT CHRIS KELLY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WHARTON, TEXAS.

____
ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6433

I, Barbara Svatek, COUNTY CLERK IN AND FOR WHARTON COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON THE 27th DAY OF March 2024, AT 9:39 O'CLOCK A.M. IN SLIDE NUMBER 3355-3356 OF THE PLAT RECORDS OF WHARTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT WHARTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Barbara Svatek
COUNTY CLERK, WHARTON COUNTY, TEXAS

BY Nijia Garcia

WHARTON LAKES SEC 1

A SUBDIVISION OF AN 18.6867 ACRE TRACT IN THE RANDAL JONES 1/2 LEAGUE, ABSTRACT NO. 36, CITY OF WHARTON, WHARTON COUNTY, TEXAS

39 LOTS 5 BLOCKS 6 RESERVES

~ OWNERS ~

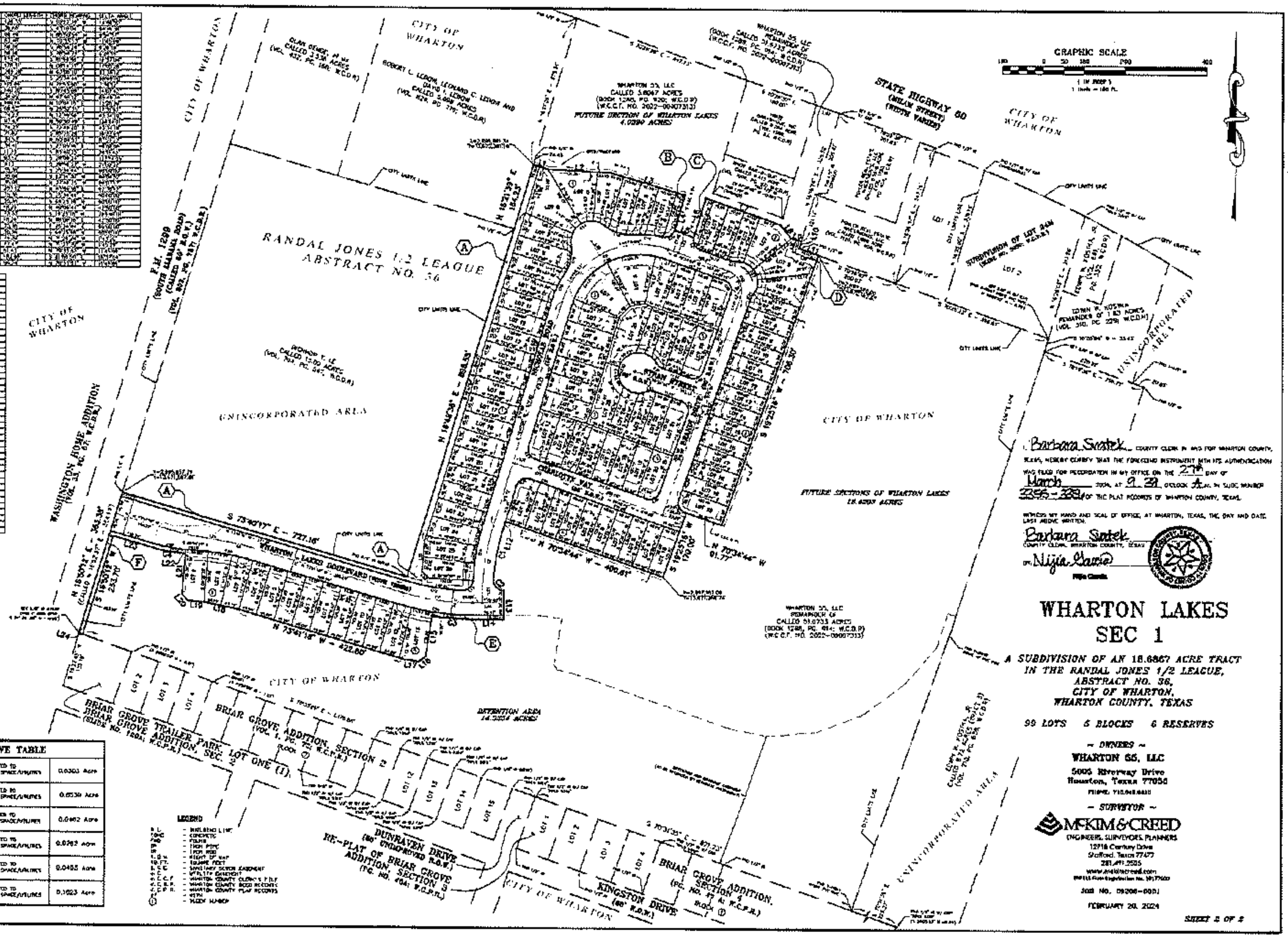
WHARTON 55, LLC
5005 Riverway Drive
Houston, Texas 77056

~ SURVEYOR ~

McKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com

JOB NO. 06308-0081
FEBRUARY 20, 2024

SHEET 1 OF 2



I, Barbara Svatek, County Clerk in and for Wharton County, Texas, hereby certify that the foregoing instrument with its authentication was filed for recordation in my office on the 27th day of March 2024, at 9:39 o'clock A.M. in slide number 3395-3381 of the plat records of Wharton County, Texas.

Witness my hand and seal of office, at Wharton, Texas, the day and date last above written.

Barbara Svatek
County Clerk, Wharton County, Texas

By: Nijia Garcia
Nijia Garcia

WHARTON LAKES
SEC 1

A SUBDIVISION OF AN 18.6867 ACRE TRACT IN THE RANDAL JONES 1/2 LEAGUE, ABSTRACT NO. 36, CITY OF WHARTON, WHARTON COUNTY, TEXAS

99 LOTS 5 BLOCKS 6 RESERVES

~ OWNERS ~

WHARTON 55, LLC
5005 Riverway Drive
Houston, Texas 77056

~ SURVEYOR ~

McKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com

JOB NO. 09208-0001

FEBRUARY 20, 2024

SHEET 2 OF 2

RESERVE TABLE

A	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0303 Acre
B	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0539 Acre
C	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0462 Acre
D	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0762 Acre
E	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0485 Acre
F	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.1023 Acre

STATE OF TEXAS :
COUNTY OF WHARTON

WE, WHARTON 55, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WHARTON LAKES SEC 2, AN ADDITION TO THE CITY OF WHARTON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES. THE CITY OF WHARTON AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF 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 SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF WHARTON AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF USING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WHARTON 55, LLC, DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WHARTON.

WITNESS MY HAND THIS 23rd DAY OF June 2025.

BY: ____________________
BRIAN GARRARD
MANAGER
WHARTON 55, LLC

STATE OF TEXAS
COUNTY OF Fort Bend

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BRIAN GARRARD, MANAGER OF WHARTON 55, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF June 2025.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: 3/13/2027

____
NOTARY PUBLIC

Notary Public, State of Texas

APPROVED THIS 7th DAY OF April 2025, BY THE CITY PLANNING COMMISSION OF THE CITY OF WHARTON, TEXAS.

____________________ CHAIRMAN
____________________ SECRETARY

APPROVED THIS 14th DAY OF April 2025, BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS.

____________________ MAYOR
____________________ CITY SECRETARY

NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83). AS OBTAINED FROM NGS C.O.R.S. SYSTEM. COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF [illegible].

2.) ALL LOT CORNERS, ANGLE POINTS, AND PC'S HAVE BEEN MARKED WITH A 5/8" IRON ROD WITH CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED.

3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP FOR WHARTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48481-C-0365 F, EFFECTIVELY DATED DECEMBER 21, 2017. THIS PROPERTY LIES IN ZONE "AE", A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. A LETTER OF MAP REVISION (L.O.M.R.) IS EXPECTED TO BE FILED WITH F.E.M.A. THAT WILL ALTER THE FLOOD HAZARD ZONES WITHIN THIS SUBDIVISION.

4.) ALL INTERIOR LOTS SHALL HAVE A 5 FOOT BUILDING SETBACK LINE ON ALL SIDE PROPERTY LINES.

5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS FULLY WITHIN THE CITY LIMITS OF THE CITY OF WHARTON.

6.) RESERVE "C" IS A 50-FOOT STRIP DEDICATED AS AN RESERVE FOR ALL UTILITY PURPOSES INCLUDING STORM AND SANITARY SEWERS AND SHALL AUTOMATICALLY BECOME DEDICATED FOR STREET PURPOSES WHEN AND INSOFAR AS A 50-FOOT STREET IS EXTENDED AND DEDICATED ON THE ADJACENT PROPERTY AND THE REQUIRED IMPROVEMENTS ARE INSTALLED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]
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L38	[illegible]	[illegible]
L39	[illegible]	[illegible]
L40	[illegible]	[illegible]
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L42	[illegible]	[illegible]
L43	[illegible]	[illegible]
L44	[illegible]	[illegible]
L45	[illegible]	[illegible]
L46	[illegible]	[illegible]
L47	[illegible]	[illegible]

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]
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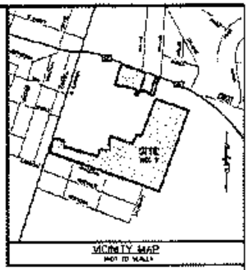
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Filed: 07/11/2025 at 01:16 PM
Wharton County Clerk
K1389-759-760



KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT CHRIS KELLY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WHARTON, TEXAS.

____
ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6633

STATE OF TEXAS
ROBERT CHRIS KELLY
6633
REGISTERED PROFESSIONAL LAND SURVEYOR

Barbara Svatek, COUNTY CLERK IN AND FOR WHARTON COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE 11th DAY OF July 2025, AT 1:16 O'CLOCK P.M. IN SLIDE NUMBER 1389-760 OF THE PLAT RECORDS OF WHARTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT WHARTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

____
COUNTY CLERK, WHARTON COUNTY, TEXAS

BY: ____________________
Monica Peoples

WHARTON LAKES SEC 2

A SUBDIVISION OF 36.7663 ACRES OF LAND BEING A 4.0390 ACRE TRACT AND A 32.7273 ACRE TRACT IN THE RANDAL JONES 1/2 LEAGUE, ABSTRACT NO. 36, CITY OF WHARTON, WHARTON COUNTY, TEXAS

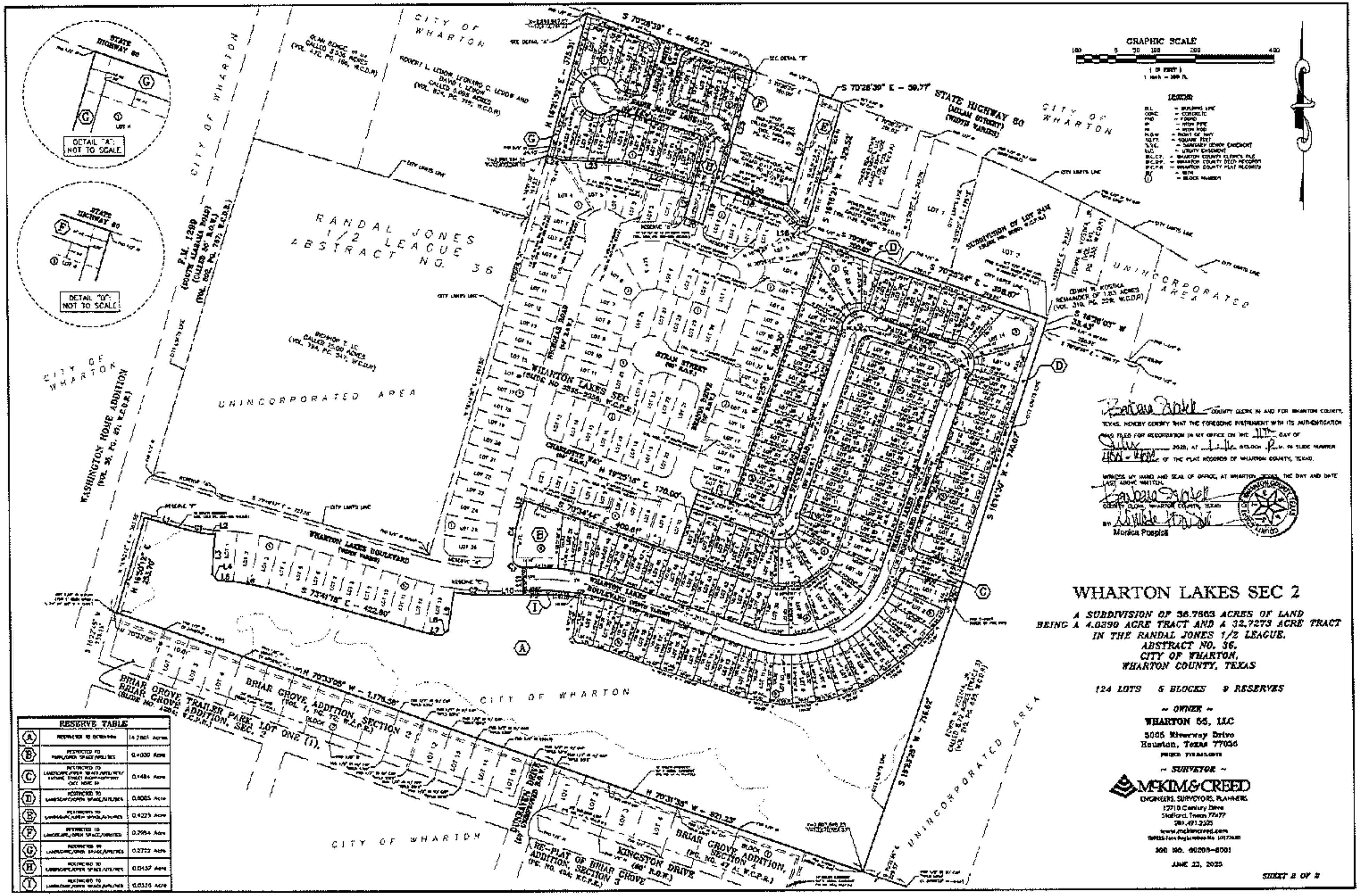
124 LOTS 6 BLOCKS 9 RESERVES

~ OWNER ~
WHARTON 55, LLC
5005 Riverway Drive
Houston, Texas 77056
PHONE: 713.843.6633

~ SURVEYOR ~
McKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 06806-0001
JUNE 23, 2025

SHEET 1 OF 2


WHARTON LAKES SEC 2
A SUBDIVISION OF 36.7663 ACRES OF LAND
BEING A 4.0390 ACRE TRACT AND A 32.7273 ACRE TRACT
IN THE RANDAL JONES 1/2 LEAGUE.
ABSTRACT NO. 36.
CITY OF WHARTON,
WHARTON COUNTY, TEXAS
124 LOTS 5 BLOCKS 9 RESERVES
~ OWNER ~
WHARTON 55, LLC
5005 Riverway Drive
Houston, Texas 77056
~ SURVEYOR ~
McKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
JUNE 23, 2025
COUNTY CLERK IN AND FOR WHARTON COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON THE 11TH DAY OF July 2025, AT O'CLOCK OF THE PLAT RECORDS OF WHARTON COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE, AT WHARTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
COUNTY CLERK, WHARTON COUNTY, TEXAS
BY Monica Pospisil
GRAPHIC SCALE
LEGEND
RESERVE TABLE
DETAIL "A" NOT TO SCALE
DETAIL "D" NOT TO SCALE
STATE HIGHWAY 60
CITY OF WHARTON
UNINCORPORATED AREA
RANDAL JONES 1/2 LEAGUE ABSTRACT NO. 36
WASHINGTON HOME ADDITION
F.M. 1299
WHARTON LAKES BOULEVARD
CHARLOTTE WAY
STRAW STREET
NICHOLAS ROAD
KINGSTON DRIVE
BRIAR GROVE ADDITION, SECTION 2
BRIAR GROVE TRAILER PARK, LOT ONE (1), BRIAR GROVE ADDITION, SEC. 2
RE-PLAT OF BRIAR GROVE ADDITION, SECTION 3
S 70°28'39" E - 442.73'
S 70°28'39" E - 59.77'
N 70°33'05" W - 1,176.56'
N 70°31'35" W - 821.23'

APPENDIX B
PREPAID PARCELS

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

APPENDIX C-1
PHASE #1 ASSESSMENT ROLL – 2026-27

Appendix C-1
Assessment Roll Summary - Phase #1
2026-27

Parcel	Estimated No. of units	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
86599	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86600	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86601	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86602	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86603	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86604	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86500	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($314.35)	$3,346.95
86501	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($445.52)	$3,215.78
86502	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($332.74)	$3,328.56
86503	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($312.13)	$3,349.17
86504	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($242.18)	$3,419.12
86505	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($356.35)	$3,304.95
86506	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($302.84)	$3,358.46
86507	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($284.81)	$3,376.49
86508	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($47.02)	$3,614.28
86509	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.47)	$3,616.83
86510	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86511	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86512	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86513	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86514	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86515	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86516	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86517	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86518	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86519	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86520	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86521	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86522	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86523	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($46.75)	$3,614.55
86524	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($48.02)	$3,613.28
86525	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($43.79)	$3,617.51
86526	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($384.24)	$3,130.61
86527	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($407.39)	$3,107.46
86528	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($401.85)	$3,113.00
86529	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($466.75)	$3,048.10
86530	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($526.42)	$2,988.43
86531	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($401.10)	$3,113.75
86532	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($385.67)	$3,129.18
86533	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($405.03)	$3,109.82
86534	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($400.33)	$3,114.52
86535	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($345.44)	$3,169.41
86536	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($273.81)	$3,241.04
86537	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($279.44)	$3,235.41
86538	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($270.73)	$3,244.12
86539	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($248.69)	$3,266.16
86540	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86541	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86542	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86543	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	$0.00	$3,514.85
86544	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86545	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($44.78)	$3,470.07
86546	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($317.06)	$3,344.24
86547	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($428.87)	$3,232.43
86548	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($463.51)	$3,197.79
86549	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($383.96)	$3,277.34
86550	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($540.69)	$3,120.61
86551	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($275.31)	$3,385.99
86552	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($226.43)	$3,434.87
86553	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($93.68)	$3,567.62
86554	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($42.41)	$3,618.89
86555	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($42.41)	$3,618.89
86556	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($42.41)	$3,618.89
86557	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($47.25)	$3,614.05
86558	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($47.95)	$3,466.90
86559	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($38.91)	$3,475.94
86560	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($40.57)	$3,474.28
86561	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($38.59)	$3,476.26
86562	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($38.27)	$3,476.58
86563	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.94)	$3,476.91
86564	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86565	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($44.77)	$3,470.08
86566	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($52.38)	$3,462.47

Assessment Roll Summary - Phase #1
2026-27

Parcel	Estimated No. of units	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
86567	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($42.38)	$3,472.47
86568	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($73.94)	$3,440.91
86569	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($35.71)	$3,479.14
86570	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($67.31)	$3,447.54
86571	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($73.94)	$3,440.91
86572	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($210.33)	$3,304.52
86573	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	$0.00	$3,514.85
86574	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($275.84)	$3,239.01
86575	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($317.75)	$3,197.10
86576	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($44.69)	$3,470.16
86577	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86578	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86579	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86580	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86581	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86582	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86583	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86584	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86585	1	40 Ft Lot	0.96	$41,889	$642.77	$2,375.76	$209.44	$286.87	($37.62)	$3,477.23
86586	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($52.46)	$3,608.84
86587	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($50.27)	$3,611.03
86588	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($51.28)	$3,630.02
86589	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86590	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86591	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86592	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86593	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86594	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86595	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86596	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($44.22)	$3,617.08
86597	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($49.44)	$3,611.86
86598	1	45 Ft Lot	1.00	$43,634	$669.55	$2,474.75	$218.17	$298.83	($520.75)	$3,140.55
Total	**99**		**97.08**	**$4,136,000**	**$63,000.00**	**$240,248.75**	**$21,180.00**	**$29,010.00**	**($14,627.29)**	**$340,811.46**

APPENDIX C-2
PHASE #1 TIRZ CALCULATION

Appendix C-2

TIRZ Credit Summary - Phase #1

2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Levied	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
86599	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86600	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86601	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86602	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86603	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86604	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
86500	1.00	$2.21	$630.91	$630.91	$628.70	($314.35)	($314.35)
86501	1.00	$2.21	$893.24	$893.24	$891.03	($445.52)	($445.52)
86502	1.00	$2.21	$667.69	$667.69	$665.48	($332.74)	($332.74)
86503	1.00	$2.21	$626.46	$626.46	$624.25	($312.13)	($312.13)
86504	1.00	$2.21	$486.57	$486.57	$484.36	($242.18)	($242.18)
86505	1.00	$2.21	$714.91	$714.91	$712.70	($356.35)	($356.35)
86506	1.00	$2.21	$607.89	$607.89	$605.68	($302.84)	($302.84)
86507	1.00	$2.21	$571.82	$571.82	$569.61	($284.81)	($284.81)
86508	1.00	$2.21	$96.25	$96.25	$94.04	($47.02)	($47.02)
86509	1.00	$2.21	$91.15	$91.15	$88.94	($44.47)	($44.47)
86510	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86511	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86512	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86513	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86514	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86515	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86516	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86517	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86518	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86519	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86520	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86521	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86522	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86523	1.00	$2.21	$95.70	$95.70	$93.49	($46.75)	($46.75)
86524	1.00	$2.21	$98.25	$98.25	$96.04	($48.02)	($48.02)
86525	1.00	$2.21	$89.78	$89.78	$87.57	($43.79)	($43.79)
86526	0.96	$2.12	$770.60	$770.60	$768.48	($384.24)	($384.24)
86527	0.96	$2.12	$816.90	$816.90	$814.78	($407.39)	($407.39)
86528	0.96	$2.12	$805.81	$805.81	$803.69	($401.85)	($401.85)
86529	0.96	$2.12	$935.61	$935.61	$933.49	($466.75)	($466.75)
86530	0.96	$2.12	$1,054.95	$1,054.95	$1,052.83	($526.42)	($526.42)
86531	0.96	$2.12	$804.31	$804.31	$802.19	($401.10)	($401.10)
86532	0.96	$2.12	$773.45	$773.45	$771.33	($385.67)	($385.67)
86533	0.96	$2.12	$812.17	$812.17	$810.05	($405.03)	($405.03)
86534	0.96	$2.12	$802.77	$802.77	$800.65	($400.33)	($400.33)
86535	0.96	$2.12	$693.00	$693.00	$690.88	($345.44)	($345.44)
86536	0.96	$2.12	$549.74	$549.74	$547.62	($273.81)	($273.81)
86537	0.96	$2.12	$560.99	$560.99	$558.87	($279.44)	($279.44)
86538	0.96	$2.12	$543.57	$543.57	$541.45	($270.73)	($270.73)
86539	0.96	$2.12	$499.50	$499.50	$497.38	($248.69)	($248.69)
86540	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86541	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86542	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86543	0.96	$2.12	$77.36	$0.00	$0.00	$0.00	$0.00
86544	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86545	0.96	$2.12	$91.67	$91.67	$89.55	($44.78)	($44.78)

__Appendix C-2__

TIRZ Credit Summary - Phase #1

2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Levied	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
86546	1.00	$2.21	$636.33	$636.33	$634.12	($317.06)	($317.06)
86547	1.00	$2.21	$859.95	$859.95	$857.74	($428.87)	($428.87)
86548	1.00	$2.21	$929.22	$929.22	$927.01	($463.51)	($463.51)
86549	1.00	$2.21	$770.13	$770.13	$767.92	($383.96)	($383.96)
86550	1.00	$2.21	$1,083.58	$1,083.58	$1,081.37	($540.69)	($540.69)
86551	1.00	$2.21	$552.82	$552.82	$550.61	($275.31)	($275.31)
86552	1.00	$2.21	$455.07	$455.07	$452.86	($226.43)	($226.43)
86553	1.00	$2.21	$189.56	$189.56	$187.35	($93.68)	($93.68)
86554	1.00	$2.21	$87.03	$87.03	$84.82	($42.41)	($42.41)
86555	1.00	$2.21	$87.03	$87.03	$84.82	($42.41)	($42.41)
86556	1.00	$2.21	$87.03	$87.03	$84.82	($42.41)	($42.41)
86557	1.00	$2.21	$96.70	$96.70	$94.49	($47.25)	($47.25)
86558	0.96	$2.12	$98.02	$98.02	$95.90	($47.95)	($47.95)
86559	0.96	$2.12	$79.94	$79.94	$77.82	($38.91)	($38.91)
86560	0.96	$2.12	$83.26	$83.26	$81.14	($40.57)	($40.57)
86561	0.96	$2.12	$79.29	$79.29	$77.17	($38.59)	($38.59)
86562	0.96	$2.12	$78.65	$78.65	$76.53	($38.27)	($38.27)
86563	0.96	$2.12	$78.00	$78.00	$75.88	($37.94)	($37.94)
86564	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86565	0.96	$2.12	$91.65	$91.65	$89.53	($44.77)	($44.77)
86566	0.96	$2.12	$106.87	$106.87	$104.75	($52.38)	($52.38)
86567	0.96	$2.12	$86.88	$86.88	$84.76	($42.38)	($42.38)
86568	0.96	$2.12	$149.99	$149.99	$147.87	($73.94)	($73.94)
86569	0.96	$2.12	$73.54	$73.54	$71.42	($35.71)	($35.71)
86570	0.96	$2.12	$136.73	$136.73	$134.61	($67.31)	($67.31)
86571	0.96	$2.12	$149.99	$149.99	$147.87	($73.94)	($73.94)
86572	0.96	$2.12	$422.78	$422.78	$420.66	($210.33)	($210.33)
86573	0.96	$2.12	$430.74	$0.00	$0.00	$0.00	$0.00
86574	0.96	$2.12	$553.79	$553.79	$551.67	($275.84)	($275.84)
86575	0.96	$2.12	$637.62	$637.62	$635.50	($317.75)	($317.75)
86576	0.96	$2.12	$91.49	$91.49	$89.37	($44.69)	($44.69)
86577	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86578	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86579	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86580	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86581	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86582	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86583	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86584	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86585	0.96	$2.12	$77.36	$77.36	$75.24	($37.62)	($37.62)
86586	1.00	$2.21	$107.13	$107.13	$104.92	($52.46)	($52.46)
86587	1.00	$2.21	$102.74	$102.74	$100.53	($50.27)	($50.27)
86588	1.00	$2.21	$104.76	$104.76	$102.55	($51.28)	($51.28)
86589	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86590	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86591	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86592	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86593	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86594	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86595	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86596	1.00	$2.21	$90.65	$90.65	$88.44	($44.22)	($44.22)
86597	1.00	$2.21	$101.09	$101.09	$98.88	($49.44)	($49.44)

Appendix C-2

TIRZ Credit Summary - Phase #1

2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Levied	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
86598	1.00	$2.21	$1,043.71	$1,043.71	$1,041.50	($520.75)	($520.75)
	97.08	$214.37	$29,972.82	$29,464.72	$29,254.59	($14,627.29)	($14,627.29)

APPENDIX C-3

PHASE #1 PROJECTED ASSESSMENT SCHEDULE

Wharton Public Improvement District No. 2
Schedule of Projected Annual Installments
Phase #1

Lot Type	Lot Type 1 (45 Ft)
Equivalent Units	1.00
Outstanding Assessment	$43,634

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$43,634	$670	$2,693	$299	$3,661
2027	$42,965	$700	$2,691	$273	$3,665
2028	$42,264	$731	$2,657	$279	$3,667
2029	$41,533	$762	$2,621	$284	$3,668
2030	$40,770	$793	$2,584	$290	$3,667
2031	$39,977	$824	$2,546	$296	$3,665
2032	$39,153	$855	$2,505	$302	$3,662
2033	$38,298	$906	$2,452	$308	$3,656
2034	$37,392	$958	$2,395	$314	$3,667
2035	$36,434	$1,009	$2,335	$320	$3,665
2036	$35,424	$1,071	$2,272	$327	$3,670
2037	$34,353	$1,123	$2,205	$333	$3,661
2038	$33,230	$1,195	$2,135	$340	$3,670
2039	$32,035	$1,257	$2,061	$347	$3,664
2040	$30,779	$1,329	$1,982	$354	$3,664
2041	$29,450	$1,411	$1,899	$361	$3,671
2042	$28,039	$1,483	$1,811	$368	$3,662
2043	$26,555	$1,576	$1,718	$375	$3,669
2044	$24,979	$1,658	$1,620	$383	$3,661
2045	$23,321	$1,761	$1,516	$390	$3,668
2046	$21,560	$1,864	$1,401	$398	$3,664
2047	$19,695	$1,978	$1,280	$406	$3,664
2048	$17,717	$2,101	$1,152	$414	$3,667
2049	$15,616	$2,225	$1,015	$422	$3,662
2050	$13,391	$2,369	$870	$431	$3,671
2051	$11,022	$2,513	$716	$440	$3,669
2052	$8,508	$2,668	$553	$448	$3,669
2053	$5,841	$2,833	$380	$457	$3,670
2054	$3,008	$3,008	$196	$466	$3,670
Total		$43,634	$52,262	$10,424	$106,320

1 - Annual Installment billed by the Wharton County Tax Office during Year 2026 will be billed on or around 10/1/2026 and payment is due by 1/31/2027.
2 - The principal and interest amounts represent Phase #1's share of the Phases #1-2 Bonds. The interest is calculated using a 5.72% effective interest rate on the Phases #1-2 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 Update.
4 - Annual Installment does not include any credit from the TIRZ Annual Credit Amount.

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 WHARTON PUBLIC IMPROVEMENT DISTRICT NO. 2 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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 tvpid@municap.com.

Wharton Public Improvement District No. 2
Schedule of Projected Annual Installments
Phase #1

Lot Type	Lot Type 2 (40 Ft)
Equivalent Units	0.96
Outstanding Assessment	$41,889

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$41,889	$643	$2,585	$287	$3,515
2027	$41,246	$672	$2,584	$262	$3,518
2028	$40,579	$702	$2,551	$268	$3,520
2029	$39,871	$732	$2,517	$273	$3,521
2030	$39,140	$761	$2,481	$278	$3,521
2031	$38,378	$791	$2,444	$284	$3,519
2032	$37,587	$821	$2,405	$290	$3,516
2033	$36,766	$870	$2,354	$295	$3,520
2034	$35,896	$920	$2,299	$301	$3,520
2035	$34,977	$969	$2,242	$307	$3,518
2036	$34,007	$1,028	$2,181	$314	$3,523
2037	$32,979	$1,078	$2,117	$320	$3,515
2038	$31,901	$1,147	$2,050	$326	$3,523
2039	$30,754	$1,206	$1,978	$333	$3,517
2040	$29,548	$1,276	$1,903	$339	$3,518
2041	$28,272	$1,355	$1,823	$346	$3,524
2042	$26,917	$1,424	$1,738	$353	$3,515
2043	$25,493	$1,513	$1,649	$360	$3,522
2044	$23,980	$1,592	$1,555	$367	$3,514
2045	$22,388	$1,691	$1,455	$375	$3,521
2046	$20,697	$1,790	$1,345	$382	$3,517
2047	$18,907	$1,899	$1,229	$390	$3,517
2048	$17,009	$2,017	$1,106	$398	$3,521
2049	$14,991	$2,136	$974	$406	$3,516
2050	$12,855	$2,274	$836	$414	$3,524
2051	$10,581	$2,413	$688	$422	$3,523
2052	$8,168	$2,561	$531	$430	$3,523
2053	$5,607	$2,719	$364	$439	$3,523
2054	$2,888	$2,888	$183	$448	$3,523
Total		$41,889	$50,172	$10,007	$102,068

1 - Annual Installment billed by the Wharton County Tax Office during Year 2026 will be billed on or around 10/1/2026 and payment is due by 1/31/2027.
2 - The principal and interest amounts represent Phase #1's share of the Phases #1-3 Bonds. The interest is calculated using a 5.725% effective interest rate on the Phases #1-3 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 Update.
4 - Annual Installment does not include any credit from the TIRZ Annual Credit Amount.

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 WHARTON PUBLIC IMPROVEMENT DISTRICT NO. 2 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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 D-1

PHASE #2 ASSESSMENT ROLL – 2026-27

Appendix D-1

Assessment Roll Summary - Phase #2

2026-27

Parcel	Estimated No. of units	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	TIRZ Credit	Annual Installment
88307	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	($31.76)	$3,596.71
88308	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	($31.76)	$3,596.71
88309	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88310	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88311	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88312	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88313	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88314	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88315	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88316	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88317	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88318	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88319	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88320	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88321	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88322	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88323	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88324	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88325	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88326	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.84	[illegible]	[illegible]
88327	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88328	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88329	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88330	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88331	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88332	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88333	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88334	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88335	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88336	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88337	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88338	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88339	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88340	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88341	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88342	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88343	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88344	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88345	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88346	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88347	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88348	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88349	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88350	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88351	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88352	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88353	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88354	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88355	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88356	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88357	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88358	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88359	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88360	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88362	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88363	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88364	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88365	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88366	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88367	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88368	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88369	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88370	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88371	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88372	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88373	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88374	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88375	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88376	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88377	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88378	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88379	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]
88380	1	40	0.96	$42,754	$644.78	$2,421.78	$211.77	$214.81	[illegible]	[illegible]

Assessment Roll Summary - Phase #2
2026-27

Parcel	Estimated No. of units	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
88381	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.99)	$3,508.08
88382	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.99)	$3,508.08
88383	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.88)	$3,508.19
88384	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($10.09)	$3,507.98
88385	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.99)	$3,508.08
88387	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($10.09)	$3,507.98
88386	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($10.41)	$3,507.66
88388	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.88)	$3,508.19
88389	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.99)	$3,508.08
88390	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($10.20)	$3,507.87
88391	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.99)	$3,508.08
88392	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($15.64)	$3,649.02
88393	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($16.49)	$3,648.17
88394	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($16.17)	$3,648.49
88395	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($15.96)	$3,648.70
88396	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($15.85)	$3,648.81
88397	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($15.96)	$3,648.70
88398	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.61)	$3,653.05
88399	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.72)	$3,652.94
88400	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($396.99)	$3,267.67
88401	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.40)	$3,653.26
88402	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.61)	$3,653.05
88403	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.29)	$3,653.37
88404	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.61)	$3,653.05
88405	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.40)	$3,653.26
88406	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.93)	$3,652.73
88407	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.35)	$3,652.31
88408	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.99)	$3,651.67
88409	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.46)	$3,652.20
88411	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($17.55)	$3,647.11
88412	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($15.75)	$3,648.91
88413	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($14.69)	$3,649.97
88414	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.94)	$3,650.72
88415	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.31)	$3,651.35
88416	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.73)	$3,650.93
88417	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.52)	$3,651.14
88418	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($14.05)	$3,650.61
88419	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.73)	$3,650.93
88420	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.52)	$3,651.14
88421	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.52)	$3,651.14
88422	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($13.10)	$3,651.56
88423	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.14)	$3,652.52
88424	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.93)	$3,652.73
88425	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.93)	$3,652.73
88426	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.14)	$3,652.52
88427	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.04)	$3,652.62
88428	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($11.93)	$3,652.73
88429	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.14)	$3,652.52
88430	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($12.78)	$3,651.88
88431	1	45	1.00	$44,536	$671.64	$2,525.73	$222.68	$244.61	($16.38)	$3,648.28
55729	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
88361	1	40	0.96	$42,754	$644.78	$2,424.70	$213.77	$234.83	($9.99)	$3,508.08
Total	124		120.60	$5,371,000	$81,000.00	$304,662.50	$26,855.03	$29,500.00	($2,318.55)	$439,638.95

APPENDIX D-2
PHASE #2 TIRZ CALCULATION

Appendix D-2
TIRZ Credit Summary - Phase #2
2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Levied	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
88307	0.96	$3.36	$26.08	$26.08	$22.72	($11.36)	($11.36)
88308	0.96	$3.36	$26.08	$26.08	$22.72	($11.36)	($11.36)
88309	0.96	$3.36	$26.72	$26.72	$23.36	($11.68)	($11.68)
88310	0.96	$3.36	$30.54	$30.54	$27.18	($13.59)	($13.59)
88311	0.96	$3.36	$32.23	$32.23	$28.87	($14.44)	($14.44)
88312	0.96	$3.36	$26.08	$26.08	$22.72	($11.36)	($11.36)
88313	0.96	$3.36	$27.36	$27.36	$24.00	($12.00)	($12.00)
88314	0.96	$3.36	$27.78	$27.78	$24.42	($12.21)	($12.21)
88315	0.96	$3.36	$25.87	$25.87	$22.51	($11.26)	($11.26)
88316	0.96	$3.36	$25.87	$25.87	$22.51	($11.26)	($11.26)
88317	0.96	$3.36	$26.29	$26.29	$22.93	($11.47)	($11.47)
88318	0.96	$3.36	$26.08	$26.08	$22.72	($11.36)	($11.36)
88319	0.96	$3.36	$24.81	$24.81	$21.45	($10.73)	($10.73)
88320	0.96	$3.36	$25.23	$25.23	$21.87	($10.94)	($10.94)
88321	0.96	$3.36	$23.96	$23.96	$20.60	($10.30)	($10.30)
88322	0.96	$3.36	$24.81	$24.81	$21.45	($10.73)	($10.73)
88323	0.96	$3.36	$31.60	$31.60	$28.24	($14.12)	($14.12)
88324	0.96	$3.36	$25.87	$25.87	$22.51	($11.26)	($11.26)
88325	0.96	$3.36	$25.87	$25.87	$22.51	($11.26)	($11.26)
88326	0.96	$3.36	$25.66	$25.66	$22.30	($11.15)	($11.15)
88327	0.96	$3.36	$25.23	$25.23	$21.87	($10.94)	($10.94)
88328	0.96	$3.36	$25.23	$25.23	$21.87	($10.94)	($10.94)
88329	0.96	$3.36	$25.02	$25.02	$21.66	($10.83)	($10.83)
88330	0.96	$3.36	$885.47	$885.47	$882.11	($441.06)	($441.06)
88331	0.96	$3.36	$24.60	$24.60	$21.24	($10.62)	($10.62)
88332	0.96	$3.36	$24.60	$24.60	$21.24	($10.62)	($10.62)
88333	0.96	$3.36	$24.39	$24.39	$21.03	($10.52)	($10.52)
88334	0.96	$3.36	$24.81	$24.81	$21.45	($10.73)	($10.73)
88335	0.96	$3.36	$40.50	$40.50	$37.14	($18.57)	($18.57)
88336	0.96	$3.36	$57.89	$57.89	$54.53	($27.27)	($27.27)
88337	0.96	$3.36	$35.63	$35.63	$32.27	($16.14)	($16.14)
88338	0.96	$3.36	$24.39	$24.39	$21.03	($10.52)	($10.52)
88339	0.96	$3.36	$24.39	$24.39	$21.03	($10.52)	($10.52)
88340	0.96	$3.36	$25.02	$25.02	$21.66	($10.83)	($10.83)
88341	0.96	$3.36	$25.02	$25.02	$21.66	($10.83)	($10.83)
88342	0.96	$3.36	$24.17	$24.17	$20.81	($10.41)	($10.41)
88343	0.96	$3.36	$24.17	$24.17	$20.81	($10.41)	($10.41)
88344	0.96	$3.36	$55.56	$55.56	$52.20	($26.10)	($26.10)
88345	0.96	$3.36	$43.90	$43.90	$40.54	($20.27)	($20.27)
88346	0.96	$3.36	$25.87	$25.87	$22.51	($11.26)	($11.26)
88347	0.96	$3.36	$23.11	$23.11	$19.75	($9.88)	($9.88)
88348	0.96	$3.36	$24.17	$24.17	$20.81	($10.41)	($10.41)
88349	0.96	$3.36	$23.75	$23.75	$20.39	($10.20)	($10.20)
88350	0.96	$3.36	$24.17	$24.17	$20.81	($10.41)	($10.41)
88351	0.96	$3.36	$22.90	$22.90	$19.54	($9.77)	($9.77)
88352	0.96	$3.36	$23.75	$23.75	$20.39	($10.20)	($10.20)
88353	0.96	$3.36	$23.54	$23.54	$20.18	($10.09)	($10.09)
88354	0.96	$3.36	$23.96	$23.96	$20.60	($10.30)	($10.30)
88355	0.96	$3.36	$23.75	$23.75	$20.39	($10.20)	($10.20)
88356	0.96	$3.36	$23.54	$23.54	$20.18	($10.09)	($10.09)
88357	0.96	$3.36	$23.96	$23.96	$20.60	($10.30)	($10.30)
88358	0.96	$3.36	$28.20	$28.20	$24.84	($12.42)	($12.42)

Appendix D-2
TIRZ Credit Summary - Phase #2
2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Levied	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
88359	0.96	$3.36	$23.96	$23.96	$20.60	($10.30)	($10.30)
88360	0.96	$3.36	$23.54	$23.54	$20.18	($10.09)	($10.09)
88362	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88363	0.96	$3.36	$23.75	$23.75	$20.39	($10.20)	($10.20)
88365	0.96	$3.36	$28.84	$28.84	$25.48	($12.74)	($12.74)
88364	0.96	$3.36	$37.32	$37.32	$33.96	($16.98)	($16.98)
88366	0.96	$3.36	$36.26	$36.26	$32.90	($16.45)	($16.45)
88367	0.96	$3.36	$25.87	$25.87	$22.51	($11.26)	($11.26)
88368	0.96	$3.36	$22.69	$22.69	$19.33	($9.67)	($9.67)
88369	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88370	0.96	$3.36	$23.96	$23.96	$20.60	($10.30)	($10.30)
88371	0.96	$3.36	$22.69	$22.69	$19.33	($9.67)	($9.67)
88372	0.96	$3.36	$24.17	$24.17	$20.81	($10.41)	($10.41)
88373	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88374	0.96	$3.36	$23.75	$23.75	$20.39	($10.20)	($10.20)
88375	0.96	$3.36	$22.90	$22.90	$19.54	($9.77)	($9.77)
88376	0.96	$3.36	$23.54	$23.54	$20.18	($10.09)	($10.09)
88377	0.96	$3.36	$23.11	$23.11	$19.75	($9.88)	($9.88)
88378	0.96	$3.36	$23.54	$23.54	$20.18	($10.09)	($10.09)
88379	0.96	$3.36	$28.84	$28.84	$25.48	($12.74)	($12.74)
88380	0.96	$3.36	$28.84	$28.84	$25.48	($12.74)	($12.74)
88381	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88382	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88383	0.96	$3.36	$23.11	$23.11	$19.75	($9.88)	($9.88)
88384	0.96	$3.36	$23.54	$23.54	$20.18	($10.09)	($10.09)
88385	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88387	0.96	$3.36	$23.54	$23.54	$20.18	($10.09)	($10.09)
88386	0.96	$3.36	$24.17	$24.17	$20.81	($10.41)	($10.41)
88388	0.96	$3.36	$23.11	$23.11	$19.75	($9.88)	($9.88)
88389	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88390	0.96	$3.36	$23.75	$23.75	$20.39	($10.20)	($10.20)
88391	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
88392	1.00	$3.50	$34.78	$34.78	$31.28	($15.64)	($15.64)
88393	1.00	$3.50	$36.47	$36.47	$32.97	($16.49)	($16.49)
88394	1.00	$3.50	$35.84	$35.84	$32.34	($16.17)	($16.17)
88395	1.00	$3.50	$35.41	$35.41	$31.91	($15.96)	($15.96)
88396	1.00	$3.50	$35.20	$35.20	$31.70	($15.85)	($15.85)
88397	1.00	$3.50	$35.41	$35.41	$31.91	($15.96)	($15.96)
88398	1.00	$3.50	$26.72	$26.72	$23.22	($11.61)	($11.61)
88399	1.00	$3.50	$26.93	$26.93	$23.43	($11.72)	($11.72)
88400	1.00	$3.50	$797.48	$797.48	$793.98	($396.99)	($396.99)
88401	1.00	$3.50	$26.29	$26.29	$22.79	($11.40)	($11.40)
88402	1.00	$3.50	$26.72	$26.72	$23.22	($11.61)	($11.61)
88403	1.00	$3.50	$26.08	$26.08	$22.58	($11.29)	($11.29)
88404	1.00	$3.50	$26.72	$26.72	$23.22	($11.61)	($11.61)
88405	1.00	$3.50	$26.29	$26.29	$22.79	($11.40)	($11.40)
88406	1.00	$3.50	$27.36	$27.36	$23.86	($11.93)	($11.93)
88407	1.00	$3.50	$28.20	$28.20	$24.70	($12.35)	($12.35)
88408	1.00	$3.50	$29.48	$29.48	$25.98	($12.99)	($12.99)
88409	1.00	$3.50	$28.42	$28.42	$24.92	($12.46)	($12.46)
88411	1.00	$3.50	$38.59	$38.59	$35.09	($17.55)	($17.55)
88412	1.00	$3.50	$34.99	$34.99	$31.49	($15.75)	($15.75)

Appendix D-2
TIRZ Credit Summary - Phase #2
2026-27

Property ID	Equivalent Units	Base Year Taxes Paid	2025 Taxes Levied	2025 Taxes Paid	2025 Tax Increment	2026-27 TIRZ Credit Revenue	2026-27 TIRZ Credit
88413	1.00	$3.50	$32.87	$32.87	$29.37	($14.69)	($14.69)
88414	1.00	$3.50	$31.38	$31.38	$27.88	($13.94)	($13.94)
88415	1.00	$3.50	$30.11	$30.11	$26.61	($13.31)	($13.31)
88416	1.00	$3.50	$30.96	$30.96	$27.46	($13.73)	($13.73)
88417	1.00	$3.50	$30.54	$30.54	$27.04	($13.52)	($13.52)
88418	1.00	$3.50	$31.60	$31.60	$28.10	($14.05)	($14.05)
88419	1.00	$3.50	$30.96	$30.96	$27.46	($13.73)	($13.73)
88420	1.00	$3.50	$30.54	$30.54	$27.04	($13.52)	($13.52)
88421	1.00	$3.50	$30.54	$30.54	$27.04	($13.52)	($13.52)
88422	1.00	$3.50	$29.69	$29.69	$26.19	($13.10)	($13.10)
88423	1.00	$3.50	$27.78	$27.78	$24.28	($12.14)	($12.14)
88424	1.00	$3.50	$27.36	$27.36	$23.86	($11.93)	($11.93)
88425	1.00	$3.50	$27.36	$27.36	$23.86	($11.93)	($11.93)
88426	1.00	$3.50	$27.78	$27.78	$24.28	($12.14)	($12.14)
88427	1.00	$3.50	$27.57	$27.57	$24.07	($12.04)	($12.04)
88428	1.00	$3.50	$27.36	$27.36	$23.86	($11.93)	($11.93)
88429	1.00	$3.50	$27.78	$27.78	$24.28	($12.14)	($12.14)
88430	1.00	$3.50	$29.05	$29.05	$25.55	($12.78)	($12.78)
88431	1.00	$3.50	$36.26	$36.26	$32.76	($16.38)	($16.38)
55729	0.00	$0.00	$905.83	$905.83	$905.83	($452.92)	$0.00
88361	0.96	$3.36	$23.33	$23.33	$19.97	($9.99)	($9.99)
	120.60	$421.98	$5,964.91	$5,964.91	$5,542.93	($2,771.47)	($2,318.55)

<u>APPENDIX D-3</u>
PHASE #2 PROJECTED ASSESSMENT SCHEDULE

Wharton Public Improvement District No. 2
Schedule of Projected Annual Installments
Phase #2

Lot Type	Lot Type 1 (45 Ft)
Equivalent Units	1.00
Outstanding Assessment	$44,536

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$44,536	$672	$2,748	$245	$3,665
2027	$43,864	$705	$2,749	$216	$3,669
2028	$43,159	$730	$2,714	$220	$3,664
2029	$42,430	$763	$2,679	$224	$3,666
2030	$41,667	$796	$2,642	$229	$3,667
2031	$40,871	$829	$2,603	$233	$3,666
2032	$40,041	$862	$2,562	$238	$3,663
2033	$39,179	$913	$2,509	$243	$3,664
2034	$38,267	$970	$2,452	$248	$3,669
2035	$37,297	$1,020	$2,391	$253	$3,664
2036	$36,277	$1,078	$2,327	$258	$3,663
2037	$35,199	$1,144	$2,260	$263	$3,667
2038	$34,055	$1,211	$2,188	$268	$3,667
2039	$32,844	$1,277	$2,113	$274	$3,663
2040	$31,567	$1,352	$2,033	$279	$3,663
2041	$30,216	$1,434	$1,948	$285	$3,667
2042	$28,781	$1,517	$1,859	$290	$3,666
2043	$27,264	$1,609	$1,764	$296	$3,669
2044	$25,655	$1,700	$1,663	$302	$3,665
2045	$23,955	$1,799	$1,557	$308	$3,664
2046	$22,156	$1,915	$1,440	$314	$3,670
2047	$20,240	$2,032	$1,316	$320	$3,668
2048	$18,209	$2,156	$1,184	$327	$3,666
2049	$16,053	$2,289	$1,043	$333	$3,665
2050	$13,765	$2,430	$895	$340	$3,664
2051	$11,335	$2,579	$737	$347	$3,662
2052	$8,756	$2,745	$569	$354	$3,668
2053	$6,012	$2,919	$391	$361	$3,670
2054	$3,093	$3,093	$201	$368	$3,662
Total		$44,536	$53,536	$8,236	$106,307

1 - Annual Installment billed by the Wharton County Tax Office during Year 2026 will be billed on or around 10/1/2026 and payment is due by 1/31/2027.
2 - The principal and interest amounts represent Phase #2's share of the Phases #1-3 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 Update.
4 - Annual Installment does not include any credit from the TIRZ Annual Credit Amount.

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 WHARTON PUBLIC IMPROVEMENT DISTRICT NO. 2 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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 $800 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.

Wharton Public Improvement District No. 2
Schedule of Projected Annual Installments
Phase #2

Lot Type	Lot Type 2 (40 Ft)
Equivalent Units	0.96
Outstanding Assessment	$42,754

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$42,754	$643	$2,638	$235	$3,518
2027	$42,109	$677	$2,639	$207	$3,523
2028	$41,433	$700	$2,606	$211	$3,518
2029	$40,732	$732	$2,573	$215	$3,519
2030	$40,000	$764	$2,536	$220	$3,520
2031	$39,236	$796	$2,499	$224	$3,519
2032	$38,440	$828	$2,460	$229	$3,516
2033	$37,612	$876	$2,408	$233	$3,517
2034	$36,736	$931	$2,354	$238	$3,523
2035	$35,805	$979	$2,295	$243	$3,517
2036	$34,826	$1,035	$2,234	$247	$3,516
2037	$33,791	$1,099	$2,169	$252	$3,520
2038	$32,693	$1,162	$2,101	$257	$3,520
2039	$31,530	$1,226	$2,028	$263	$3,517
2040	$30,304	$1,298	$1,952	$268	$3,517
2041	$29,007	$1,377	$1,870	$273	$3,521
2042	$27,630	$1,457	$1,784	$279	$3,520
2043	$26,173	$1,544	$1,693	$284	$3,522
2044	$24,629	$1,632	$1,597	$290	$3,519
2045	$22,997	$1,727	$1,495	$296	$3,518
2046	$21,270	$1,839	$1,383	$302	$3,523
2047	$19,431	$1,950	$1,263	$308	$3,521
2048	$17,481	$2,070	$1,136	$314	$3,520
2049	$15,411	$2,197	$1,002	$320	$3,519
2050	$13,214	$2,332	$859	$326	$3,518
2051	$10,882	$2,476	$707	$333	$3,516
2052	$8,406	$2,635	$546	$340	$3,521
2053	$5,771	$2,802	$375	$346	$3,524
2054	$2,969	$2,969	$193	$353	$3,516
Total		**$42,754**	**$51,395**	**$7,906**	**$102,055**

1 - Annual Installment billed by the Wharton County Tax Office during Year 2026 will be billed on or around 10/1/2026 and payment is due by 1/31/2027.
2 - The principal and interest amounts represent Phase #2's share of the Phases #1-2 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 Update.
4 - Annual Installment does not include any credit from the TIRZ Annual Credit Amount.

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 WHARTON PUBLIC IMPROVEMENT DISTRICT NO. 2 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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 E

PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF WHARTON, 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 Wharton, 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 **Wharton 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

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

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

✓ City of Wharton will p/u

2026-00004465

STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date and time stamped and was recorded on 08/13/2026 9:00 AM

Barbara Svatek

COUNTY CLERK, Wharton County, Texas
By: ____________ Deputy