VG-373-2026-88012

Denton County
Juli Luke
County Clerk

Instrument Number: 88012

Real Property Recordings

ORDINANCE

Recorded On: July 27, 2026 01:58 PM

Number of Pages: 46

" Examined and Charged as Follows: "

Total Recording: $205.00

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

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

File Information:

Document Number:	88012
Receipt Number:	20260727000462
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Station:	Station 20

Record and Return To:

CITY OF AUBREY

STATE OF TEXAS
COUNTY OF DENTON

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

Juli Luke
County Clerk
Denton County, TX

ORDINANCE NO. 970-26

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, APPROVING THE 2026 UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE CITY OF AUBREY PUBLIC IMPROVEMENT DISTRICT NO 1 ("KEENELAND"); MAKING AND ADOPTING FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE AND OTHER MATTERS RELATED THERETO.

WHEREAS, The Public Improvement District No 1 ("Keeneland") (the "District") was created pursuant to the PID Act, by Resolution of the City Council on January 25, 2022 by Resolution No. 881-22, as amended to correct the name of the District by that Resolution No. 887-22 approved on April 26, 2022 to finance certain public improvement projects for the benefit of the property in the District and

WHEREAS, On August 24, 2023 the City Council adopted and approved the Service and assessment plan for the District by Ordinance, (the "Service and Assessment Plan") including an Assessment Roll, and levied Assessments on property within the District to finance the Authorized Improvements for the benefit of such property.

WHEREAS, all capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan; and

WHEREAS, Section 372.013 of the Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be reviewed and updated annually for the purpose of determining the annual budget for improvements (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for Fiscal Year 2026 attached as Exhibit A (the "2026 Annual Service Plan Update) hereto conforms the Assessment Roll to the annual principal and interest payment schedule required for the PID Reimbursement Agreement and updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the cost and/or budget allocations for District Authorized Improvements that occur during the year, if any and the annual administrative costs of the District; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance and hereby approves and adopts the 2026 Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the Act.

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

SECTION 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes and are hereby adopted.

SECTION 2. Annual Service Plan Update. The 2026 Annual Service Plan Update with updated Assessment Roll attached hereto as Exhibit A is hereby accepted and approved and complies with the Act in all matters as required.

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

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

SECTION 5: Filing of Record. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Update, to be recorded in the real property records of Denton County not later than the seventh day after the date the City Council adopts this Ordinance approving the 2026 Update.

SECTION 6: Website Posting. The City Secretary is directed to post a copy of 2026 Update, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the 2026 Update.

SECTION 7: Appraisal District. The City Secretary is directed to cause a copy of the 2026 Update, including the Assessment Rolls, in the format required by Section 372.017(b) of the PID Act, to be submitted to the Denton Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the 2026 Update.

SECTION 8: Effective Date. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

DULY PASSED AND APPROVED by the City Council of the City of Aubrey Texas, on this the 23rd day of July, 2026.

CITY OF AUBREY OFFICIAL SEAL AUBREY, TEXAS

Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

City Secretary

City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this July 23, 2026.

Notary Public, State of Texas

[NOTARY STAMP]

NOTARY PUBLIC STATE OF TEXAS
JENNIFER HICKS
Notary Public, State of Texas
Comm. Expires 07-05-2028
Notary ID 129043943

EXHIBIT A

2026 ANNUAL UPDATE TO THE CITY OF AUBREY PUBLIC IMPROVEMENT DISTRICT NO 1 ("KEENELAND") SERVICE AND ASSESSMENT PLAN.

AUBREY
PUBLIC IMPROVEMENT DISTRICT NO. 1
(KEENELAND)

CITY OF AUBREY, TEXAS

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

AS APPROVED BY CITY COUNCIL ON:
JULY 23, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

AUBREY
PUBLIC IMPROVEMENT DISTRICT NO. 1

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

TABLE OF CONTENTS

I. INTRODUCTION

The Aubrey Public Improvement District No. 1 (the "PID") was created pursuant to the PID Act and a resolution of the City Council on April 26, 2022, to finance certain public improvement projects for the benefit of the property in the PID. The City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1) (the "2023 PID Bonds") in the aggregate principal amount of $14,541,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually 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").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D, and projected assessment schedules as Appendix C-3. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain 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 purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, 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 not defined in this Annual Service Plan Update shall have the meanings assigned to them in the Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements

According to the Service and Assessment Plan, the original estimated costs of the Authorized Improvements, including costs of issuance of the 2023 PID Bonds, were equal to $18,779,658. According to Requisition #1 approved by the City on September 28, 2023, the actual costs of the Authorized Improvements, including cost of issuance of the 2023 PID Bonds, was equal to $18,779,658.

According to the letter of acceptance by the City dated January 24, 2024, the road, water, sanitary sewer, and storm drainage were completed and accepted by the City as of September 28, 2023.

Authorized Improvement Sources and Uses

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements; (2) establish the PID; and (3) issue the 2023 PID Bonds.

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Table II-A-1
Updated Sources and Uses – Authorized Improvements

Sources of Funds	**Initial Estimated Budget**	**Actual Cost[1]**	**Variance**
Par amount	$14,541,000	$14,541,000	$0
Original Issue Discount	($55,433)	($55,433)	$0
Other funding sources	$4,294,091	$4,294,091	$0
Total Sources	**$18,779,658**	**$18,779,658**	**$0**
		.	
Uses of Funds			
Improvements			
Road Improvements	$4,487,859	$4,487,859	$0
Water Improvements	$2,366,462	$2,516,462	$0
Sanitary Sewer Improvements	$3,002,637	$3,002,637	$0
Storm Drainage Improvements	$1,949,831	$1,949,831	$0
Landscaping	$969,383	$969,383	$0
Other Soft and Miscellaneous Costs	$3,567,919	$3,567,919	$0
Contingency[3]	$150,000	$0	$0
Subtotal: Improvements	*$16,494,091*	*$16,494,091*	*$0*
Bond Issuance Costs			
Cost of Issuance	$735,885	$735,885	$0
Capitalized interest	$0	$0	$0
Reserve Fund	$1,058,452	$1,058,452	$0
Administrative Expense Fund	$55,000	$55,000	$0
Underwriters Discount	$436,230	$436,230	$0
Subtotal: Bond Issuance Costs	*$2,285,567*	*$2,285,567*	*$0*
Total Uses	**$18,779,658**	**$18,779,658**	**$0**

1 – According to Requisition #1 approved by the City on September 28, 2023.

Authorized Improvement Cost Variances

As shown in Table II-A-1 above, there are no Authorized Improvement cost variances to the original estimates.

B. Five Year Service Plan

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

Table II-B-1
Annual Projected Costs &
Annual Projected Indebtedness (2023-2032)

Assessment Year ending September 1	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Annual Installments
2023-2026	$18,779,658	$14,541,000	$4,238,658	$3,407,805
2027	$0	$0	$0	$1,068,286
2028	$0	$0	$0	$1,172,640
2029	$0	$0	$0	$1,172,152
2030	$0	$0	$0	$1,172,203
2031	$0	$0	$0	$1,172,740
2032	$0	$0	$0	$1,171,928
Total	**$18,779,658**	**$14,541,000**	**$4,238,658**	**$10,337,753**

1 – Assessment Years ending 2023-2026 represent actual Annual Installments billed. Assessment Year ending 2027 represents projected Annual Installments to be billed and includes projected available fund credits and applicable TIRZ credits if any. Assessment Years 2028-2032 represent projected future Annual Installments and will be updated in future annual service plan updates.

C. Status of Development

According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2026, there are 206 completed homes within the PID as of March 31, 2026.

See Table II-C-1 below for the status of completed homes within the PID.

Table II-C-1
Completed Homes

Completed as of September 30, 2025[1]	Completed as of March 31, 2026[2]	Total Homes Projected to be Developed	Percentage of Completed Homes
185	206	279	73.84%

1 – According to the Developer's Quarterly Improvement Implementation Report for the period ending September 30, 2025.
2 – According to the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2026.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) annual installments of principal and interest beginning with the tax year following the issuance of the 2023 PID Bonds, of which twenty-seven (27) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the 2023 PID Bonds commencing with the issuance of the 2023 PID Bonds. The effective interest rate on the 2023 PID Bonds is 5.89 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 2023 PID Bonds (5.89 percent) plus additional interest of one-half of one percent is 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 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 Service and Assessment Plan, such as the Tax Increment Reinvestment Zone No. 2 (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 2023 PID Bonds and Phase #1 Reimbursement Agreement 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 Prepayment Reserve and Delinquency Reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for the 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 Annual Installments
to be Collected for 2026-27

	2023 PID Bonds
Interest payment on March 1, 2027	$411,480
Interest payment on September 1, 2027	$411,480
Principal payment on September 1, 2027	$195,000
Subtotal debt service on bonds	*$1,017,960*
Administrative Expenses	$58,000
Excess interest for prepayment and delinquency reserves	$69,810
Subtotal Expenses	*$1,145,770*
Available TIRZ revenues	($62,484)
Available Reserve Fund Income	($10,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	($5,000)
Subtotal funds available	*($77,484)*
Annual Installments	**$1,068,286**

1 – Amounts in the table above are calculated to the cent, whereas, the calculations shown are rounded for presentation purposes.

Debt Service Payments

Annual Installments to be collected for principal and interest include 2023 PID Bond interest due on March 1, 2027 in the amount of $411,480 and on September 1, 2027 in the amount of $411,480, which equal interest on the outstanding Assessments balance of $13,962,000 for six months each and an effective interest rate of 5.89 percent. Annual Installments to be collected include a principal amount of $195,000 due on September 1, 2027. As a result, the total gross principal and interest due for the Assessments in 2026-27 is estimated to be equal to $1,017,960.

Administrative Expenses

Administrative expenses for the PID include City, Administrator, Trustee, Dissemination Agent, TIRZ/Contingency fees, and Audit 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 $58,000.

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

Description	2026-27 Estimated Budget
City	$2,500
Administrator	$28,000
Trustee[1]	$4,500
Dissemination Agent[1]	$0
TIRZ/Contingency	$18,000
Audit	$5,000
Total	**$58,000**

1- Wilmington Trust, N.A., serves as Trustee and Dissemination Agent. Pursuant to Wilmington Trust, Trustee and Dissemination Agent service fees are included within the Trustee fee shown in the table above.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $69,810 which equals 0.5 percent interest on the outstanding Assessment balance of $13,962,000

Available TIRZ Credit

Pursuant to the project and finance plan for TIRZ No. 2 (the "TIRZ Project Plan and Finance Plan"), thirty- eight percent (38%) of the TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel.

According to the City, there have been TIRZ increments collected in 2025 in the total amount of $62,484 that are available to be used as TIRZ Credit in 2026-27 for the respective Parcels within the PID. Pursuant to Section V.G of the Service and Assessment Plan, the TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit (Lot Type 1- $3,625, Lot Type 2- $3,372).

Based on TIRZ increments collected in 2025, all TIRZ increments will be applied as a TIRZ Annual Credit amount as no Parcel will go below the Target Net Annual Installment Per Unit. As a result, $62,484 will be applied to reduce the 2026-27 Annual Installments billed.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $47,060 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $10,000 is available to be applied as a credit to reduce the 2026-27 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2026, there are no capitalized interest funds available. As a result, there is no credit to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $183,925, which a portion of the available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are $5,000 in administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, 279 units representing 269.13 total Equivalent Units are estimated to be built within the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2026-27 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$195,000.00	$724.56
Interest	$812,960.00	$3,020.70
Administrative Expenses	$53,000.00	$196.93
Excess Interest for Reserves	$69,810.00	$259.39
Total	**$1,130,770.00**	**$4,201.58**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 269.13 Equivalent Units.

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

Table II-E-2
Annual Installment Per Unit

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 1 (50 Ft)	$4,201.58	1.00	$4,201.58
Lot Type 2 (40 Ft)	$4,201.58	0.93	$3,907.47

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

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

F. BOND REDEMPTION RELATED UPDATES

The 2023 PID Bonds were issued in September 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem the 2023 PID Bonds before their respective scheduled maturity dates, on **September 1, 2031**, or on any date thereafter such redemption date or dates to be fixed by the City, at a redemption price equal to the principal amount of the 2023 PID Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the 2023 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The 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 Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original 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 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.H of the Service and Assessment Plan.

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated 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 Denton County Appraisal District ("DCAD") online records, two hundred seventy-nine (279) subdivided residential Parcels within the PID were officially recognized within the county's official roll in 2024. As a result, individual Parcels within the PID were individually billed Annual Installments beginning in tax year 2024.

B. Prepayment of Assessments

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2026.

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

The complete Assessment Roll is available for review at the City hall, located at 107 Main St, Aubrey, Texas 76227.

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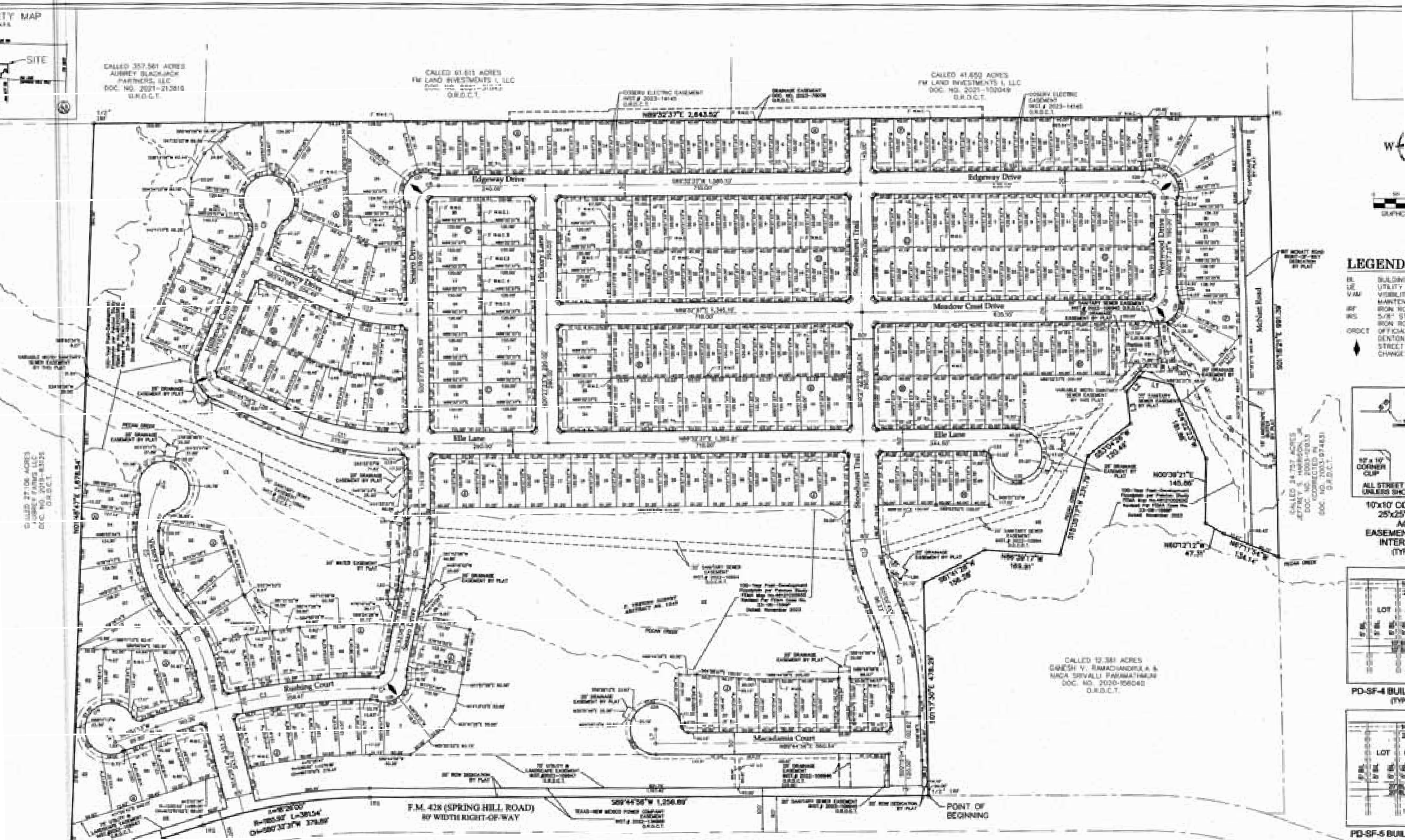
APPENDIX A
PID MAPS AND PLATS



SA0449A G01, S02, C01, PID72, TIF28

52112 - A1243A F TREVINO, TR 33, 54.6610AC/ALL
182800 - A1243A F TREVINO, TR 33A, 15.7770AC/ALL
184729 - A1243A F TREVINO, TR 34B, 0.496AC/ALL
283344 - A1243A F TREVINO, TR 33C, 6.703AC/ALL
668580 - A1243A F TREVINO, TR 33D, 5.00AC/ALL

PELOTON
LAND SOLUTIONS

Owner
AUBREY 81 WEST, L.P.
2727 South Street
Dallas, TX 75201

Engineer / Surveyor
Peloton Land Solutions
11000 Frisco Street
Suite 400
Frisco, TX 75033
Phone: 469-213-1800
TX Firm No. 12207

A Final Plat of Keeneland
82.637 ACRES TOTAL
279 RESIDENTIAL LOTS
SITUATED IN THE
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
DENTON COUNTY, TEXAS

...E TABLE	
...RING	LENGTH
...'43"W	76.64'
...'15"W	45.91'
...'05"E	72.95'
...'47"W	31.50'
...'09"E	14.11'
...'23"E	32.50'
...'04"E	32.50'
...'31"E	36.42'
...'35"E	13.96'
...'58"W	14.29'
...'21"W	14.29'
...'06"E	13.96'
...'23"W	14.14'
...'27"W	14.14'
...'23"W	14.14'
...'37"E	14.14'
...'58"W	14.14'
...'34"W	14.14'
...'00"E	14.14'
...'23"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S44°32'37"W	14.14'
L22	N44°32'37"E	14.14'
L23	S45°27'23"E	14.14'
L24	N44°32'37"E	14.14'
L25	N45°27'23"W	14.14'
L26	N44°32'37"E	14.14'
L27	S44°32'37"W	14.14'
L28	N45°27'23"W	14.14'
L29	S45°27'23"E	14.14'
L30	S44°29'49"W	14.13'
L31	N45°27'23"W	14.14'
L32	N44°32'37"E	14.14'
L33	S44°32'37"W	14.14'
L34	N45°27'23"W	14.14'
L35	N44°32'37"E	14.14'
L36	S45°27'23"E	14.14'
L37	S44°32'37"W	14.14'
L38	N45°27'23"W	14.14'
L39	N44°32'37"E	14.14'
L40	S45°27'23"E	14.14'

LINE TABLE		
NO.	BEARING	LENGTH
L41	S45°27'23"E	15.87'
L42	S44°32'37"W	15.87'
L43	S44°44'59"W	14.14'
L44	S66°48'59"W	35.22'
L45	S78°26'02"W	52.25'
L46	N13°19'37"E	40.69'
L47	N66°18'31"W	10.74'
L48	N66°52'11"W	32.05'
L49	N71°46'21"W	16.85'
L50	N73°58'37"W	13.50'
L51	N75°25'01"W	16.49'
L52	N78°02'41"W	26.81'
L53	N80°41'07"W	33.85'
L54	N86°26'11"W	31.02'
L55	N88°16'55"W	24.96'
L56	S89°03'37"W	16.66'
L57	S81°10'50"W	15.44'
L58	N21°04'35"W	3.86'
L59	N00°07'23"W	80.00'
L60	N89°52'37"E	75.00'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S00°07'23"E	94.96'
L62	S00°07'06"E	115.37'
L63	S89°52'54"W	20.00'
L64	N00°07'06"W	115.37'
L65	N15°06'11"W	69.27'
L66	N74°53'49"E	20.00'
L67	S15°06'11"E	69.27'
L68	N89°52'36"E	59.82'
L69	S00°07'24"E	25.00'
L70	S89°52'36"W	46.81'
L71	S70°09'23"E	26.99'
L72	S17°54'37"W	25.00'
L73	N70°05'23"W	26.82'
L74	S01°18'21"E	25.00'
L75	S88°47'03"W	34.82'
L76	N48°58'48"W	149.01'
L77	N26°08'48"W	124.63'
L78	N24°15'19"E	20.76'
L79	N20°47'19"W	35.18'
L80	S69°12'41"W	25.00'

...E TABLE	
...RING	LENGTH
...'16"E	10.44'
...'13"W	67.72'
...'17"W	71.52'
...'45"E	25.00'
...'17"E	40.58'
...'23"W	20.57'
...'53"W	34.99'
...'08"E	26.53'
...'08"E	146.85'
...'37"E	56.58'
...'37"W	28.46'
...'08"W	140.72'
...'08"W	29.22'
...'52"E	6.70'
...'52"E	51.42'
...'46"E	22.05'
...'46"E	126.84'
...'46"E	137.24'
...'03"E	27.00'

CURVE TABLE				
...LTA	RADIUS	LENGTH	CHORD BEARING	CHORD
...8'52"	300.00'	139.53'	N27°47'40"W	138.27'
...0'31"	275.00'	313.65'	N08°26'37"W	296.93'
...3'45"	1415.32'	498.68'	S79°54'35"W	496.10'
...8'50"	50.00'	68.34'	S50°52'33"W	63.14'
...0'21"	650.00'	138.12'	S05°51'52"W	137.86'
...0'00"	50.00'	78.54'	S44°32'37"W	70.71'
...0'00"	50.00'	78.54'	N45°27'23"W	70.71'
...0'00"	50.00'	78.54'	N44°32'37"E	70.71'
...3'16"	275.00'	113.08'	S12°09'25"W	112.28'
...0'00"	50.00'	78.54'	S20°44'58"E	70.71'
...2'26"	640.00'	275.58'	S74°06'10"E	273.45'
...2'25"	545.00'	150.49'	S74°06'11"E	149.33'
...3'16"	400.00'	145.53'	S10°44'02"E	142.73'
...5'37"	470.00'	170.30'	S10°57'52"E	169.37'
...1'12"	55.00'	23.58'	S01°43'55"E	23.38'
...47'46"	57.50'	266.74'	S63°36'28"E	84.25'
...5'19"	50.00'	58.84'	S35°34'46"W	55.50'
...1'02"	50.00'	16.45'	S80°51'29"E	16.38'
...07'50"	57.50'	272.10'	N17°12'13"E	80.51'
...1'43"	50.00'	15.88'	N80°26'47"E	15.81'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	55°51'44"	50.00'	48.84'	N09°03'00"W	46.92'
C22	270°22'49"	57.50'	271.34'	S81°10'28"E	81.05'
C23	39°03'35"	50.00'	34.08'	N34°29'10"E	33.43'
C24	18°11'42"	50.00'	15.88'	S09°33'14"E	15.81'
C25	126°25'23"	50.00'	110.30'	S44°32'37"E	89.25'
C26	18°11'42"	50.00'	15.88'	N81°21'32"W	15.81'
C27	126°25'23"	50.00'	110.30'	S45°27'23"E	89.25'
C28	18°11'42"	50.00'	15.88'	N08°38'28"E	15.81'
C29	18°39'05"	50.00'	16.28'	N09°19'32"W	16.20'
C30	126°25'23"	50.00'	110.30'	S44°32'37"W	89.25'
C31	18°11'42"	50.00'	15.88'	N81°21'32"W	15.81'
C32	263°38'48"	57.50'	264.59'	S41°25'45"W	85.10'
C33	83°58'12"	15.50'	22.72'	N48°43'59"W	20.74'
C34	262°42'32"	57.50'	264.65'	S41°56'10"W	85.66'
C35	83°42'30"	15.50'	22.65'	N48°13'49"W	20.64'
C36	115°02'35"	50.00'	100.39'	N61°02'44"E	84.36'
C37	18°11'42"	50.00'	15.88'	N02°57'17"E	15.81'
C38	82°54'55"	15.50'	22.43'	N68°41'19"W	20.52'
C39	12°29'53"	190.00'	41.44'	N09°11'15"W	41.36'
C40	11°23'37"	210.00'	41.76'	S09°44'23"E	41.69'

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS AUBREY 81 WEST, L.P., THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE F. TREVINO SURVEY, ABSTRACT NUMBER 1243, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 60.01 ACRE TRACT DESCRIBED IN THE DEED TO AUBREY 81 WEST, L.P. RECORDED IN DOCUMENT NO. 2021-123566 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS (O.R.D.C.T.), AND ALL OF A CALLED TRACT 1 AND ALL OF A TRACT 2 DESCRIBED IN THE DEED TO AUBREY 81 WEST, L.P. RECORDED IN DOCUMENT NO. 2021-123337 O.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428 (SPRING HILL ROAD), FOR THE SOUTHWEST CORNER OF A CALLED 12.381 ACRE TRACT DESCRIBED IN THE DEED TO GANESH V. RAMACHANDRULA AND NAGA SRIVALLI PARAMATHMUNI RECORDED IN DOCUMENT NO. 2020-156040 O.R.D.C.T., AND THE SOUTHEAST CORNER OF SAID TRACT 2;

THENCE SOUTH 89° 44' 56" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428, THE SOUTH LINE OF SAID TRACT 2 AND EASTERLY SOUTH LINE OF SAID 60.01 ACRE TRACT, 1256.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428 AND THE SOUTHERLY LINE OF SAID 60.01 ACRE TRACT, AN ARC DISTANCE OF 381.54 FEET, THROUGH A CENTRAL ANGLE OF 18° 26' 00", HAVING A RADIUS OF 1185.92 FEET, AND A LONG CHORD WHICH BEARS SOUTH 80° 32' 31" WEST, 379.89 FEET, TO A 5/8" IRON ROD WITH CAP STAMPED "PELOTON" SET;

THENCE SOUTH 71° 24' 43" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428 AND THE WESTERLY SOUTH LINE OF SAID 60.01 ACRE TRACT, 315.56 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 27.106 ACRE TRACT DESCRIBED IN THE DEED TO AUBREY FARMS LLC RECORDED IN DOCUMENT NO. 2019-83125 O.R.D.C.T. AND THE SOUTHWEST CORNER OF SAID 60.01 ACRE TRACT;

THENCE NORTH 01° 46' 47" EAST, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. 428, ALONG THE EAST LINE OF SAID 27.106 ACRE TRACT AND THE WEST LINE OF SAID 60.01 ACRE TRACT, 1678.54 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY SOUTH LINE OF A CALLED 357.561 ACRE TRACT DESCRIBED IN THE DEED TO AUBREY BLACKJACK PARTNERS, LLC RECORDED IN DOCUMENT NO. 2021-213816 O.R.D.C.T., FOR THE NORTHEAST CORNER OF SAID 27.106 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 60.01 ACRE TRACT;

THENCE NORTH 89° 32' 37" EAST, ALONG THE EASTERLY SOUTH LINE OF SAID 357.561 ACRE TRACT, THE SOUTH LINE OF A CALLED 61.611 ACRE TRACT DESCRIBED IN THE DEED TO FM LAND INVESTMENTS I, LLC RECORDED IN DOCUMENT NO. 2021-31043 O.R.D.C.T., THE SOUTH LINE OF A CALLED 41.650 ACRE TRACT DESCRIBED IN THE DEED TO FM LAND INVESTMENTS I, LLC RECORDED IN DOCUMENT NO. 2021-102049 O.R.D.C.T., THE NORTH LINE OF SAID 60.01 ACRE TRACT, THE NORTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID TRACT 1, 2643.52 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "PELOTON" SET IN THE WEST LINE OF A CALLED 24.757 ACRE TRACT DESCRIBED IN THE DEED TO JEFFREY S. HARRISON, JR. RECORDED IN DOCUMENT NO. 2005-12935 O.R.D.C.T. AND CORRECTED IN DOCUMENT NO. 2005-97463 O.R.D.C.T., FOR THE SOUTHEAST CORNER OF SAID 41.650 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 01° 18' 21" EAST, ALONG THE WEST LINE OF SAID 24.757 ACRE TRACT AND THE EAST LINE OF SAID TRACT 1, 991.39 FEET TO A POINT ON THE CENTERLINE OF PECAN CREEK, FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 12.381 ACRE TRACT;

THENCE DEPARTING THE WEST LINE OF SAID 24.757 ACRE TRACT, ALONG THE CENTERLINE OF PECAN CREEK, THE NORTHERLY LINES OF SAID 12.381 ACRE TRACT AND THE SOUTHERLY LINES OF SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 67° 11' 54" WEST, 134.14 FEET;

NORTH 60° 12' 12" WEST, 47.31 FEET;

NORTH 00° 39' 21" EAST, 145.86 FEET;

NORTH 24° 22' 23" WEST, 181.86 FEET;

NORTH 76° 53' 43" WEST, 76.64 FEET;

SOUTH 41° 19' 15" WEST, 43.91 FEET;

SOUTH 06° 33' 05" EAST, 72.95 FEET;

SOUTH 53° 04' 26" WEST, 120.49 FEET;

SOUTH 15° 35' 17" WEST, 231.79 FEET;

NORTH 86° 39' 17" WEST, 169.91 FEET;

SOUTH 61° 41' 28" WEST, 156.28 FEET TO A POINT IN THE EAST LINE OF SAID TRACT 2, FOR THE WESTERNMOST NORTHWEST CORNER OF SAID 12.381 ACRE TRACT AND THE WESTERNMOST SOUTHWEST CORNER OF SAID TRACT 1;

THENCE SOUTH 01° 17' 30" EAST, ALONG THE WEST LINE OF SAID 12.381 ACRE TRACT AND THE EAST LINE OF SAID TRACT 2, 478.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.599.460 SQUARE FEET OR 82.637 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATIONS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AUBREY 81 WEST, L.P. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS KEENELAND, AN ADDITION TO THE CITY OF AUBREY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, 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 PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF AUBREY'S USE THEREOF. THE CITY OF AUBREY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF AUBREY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF AUBREY, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF AUBREY, TEXAS.

WITNESS MY HAND THIS THE 5th DAY OF DECEMBER, 2023.

BY: AUBREY 81 WEST, L.P.

BY: ____________________

STATE OF: TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Bak Laa, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF DECEMBER, 2023.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CECILIA TRAN
PRINTED NAME

MY COMMISSION EXPIRES: 2/4/27

CECILIA TRAN
My Notary ID # [illegible]
Expires February 4, 2027

NOTES:

1. ALL LOTS COMPLY WITH THE DEVELOPMENT STANDARDS IN THE RECORDED DEVELOPMENT AGREEMENT WITH THE CITY OF AUBREY, INSTRUMENT NO. 234344 RECORDED WITH THE DENTON COUNTY CLERK DECEMBER 2021.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/POA. ANY COMMON AREA WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE A FACILITIES AGREEMENT, TO BE REVIEWED AND APPROVED BY THE CITY.
4. ALL COMMON AREA/HOA LOTS SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE ANY TRAILS THEY MAY CONTAIN.
5. NOTICE-SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN AS SHOWN.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48121C0265G, DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS THIS PROPERTY IS WITHIN "ZONE X SHADED- OTHER AREAS", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND "ZONE A-SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD," DEFINED AS HAVING A 1% ANNUAL CHANCE OF FLOOD (100-YEAR FLOOD PLAIN). THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
9. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD' 83).
10. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.
11. LOTS DESIGNATED AS "X" TO BE USED FOR OPEN SPACE AND/OR DRAINAGE AND MAINTAINED BY THE HOA.
12. LIFT STATION LOT 5X, BLOCK F TO BE DEDICATED TO THE CITY OF AUBREY.
13. WALLS SHALL BE MAINTAINED BY THE HOA.

SURVEYOR'S CERTIFICATION:

THAT I, JASON B. ARMSTRONG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF AUBREY.

____
JASON B. ARMSTRONG
TEXAS REGISTRATION NO. 5557

STATE OF TEXAS · JASON B. ARMSTRONG · 5557 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS 30 DAY OF November, 2023.

Jessica Lee
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jessica Lee
PRINTED NAME

MY COMMISSION EXPIRES: 12-11-2023

JESSICA LEE
Notary Public, State of Texas
Comm. Expires 12-11-2023
Notary ID [illegible]

CERTIFICATE OF FINAL PLAT APPROVAL
This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the

20th day of November

2023.

____
Chris Rich, Mayor
City of Aubrey, Texas

CITY OF AUBREY · OFFICIAL SEAL · AUBREY, TEXAS

Owner
AUBREY 81 WEST, L.P.
2727 South Street
Dallas, TX 75201 -

Engineer / Surveyor
Peloton Land Solutions
11000 Frisco Street
Suite 400
Frisco, TX 75033
Phone: 469-213-1800
TX Firm No. 12207

Keeneland
82.637 ACRES TOTAL
279 RESIDENTIAL LOTS
(LOTS 1-67, BLOCK A; LOTS 1-13, BLOCK B; LOTS 1-2...
LOTS 1-30, BLOCK D; LOTS 1-27, BLOCK E; LOTS 1-2...
LOTS 1-20, BLOCK G; LOTS 27-53, BLOCK H; LOTS 1-...
5 OPEN SPACE LOTS (LOT 1X-2X, BLOCK A; LOT 3X, BLOCK ...
1 LIFT STATION LOT (LOT 5X)
SITUATED IN THE
F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY
DENTON COUNTY, TEXAS
Date of ...

PELOTON
LAND SOLUTIONS
...FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
...10194500 PH# 469-213-1800
...22008 November 30, 2023 PAGE 3 OF 3

APPENDIX B
PREPAID PARCELS

Appendix B

According to the Trustee, there are no Parcels within the PID that have prepaid their Assessment as of May 31, 2026.

APPENDIX C-1
ASSESSMENT ROLL – 2026-27

Aubrey PID No. 1 (Keeneland)
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035221	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035222	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035223	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($520.05)	$3,387.42
1035224	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($503.69)	$3,403.77
1035225	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035226	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035227	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035228	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035229	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035230	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035231	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035232	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035233	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($512.71)	$3,394.76
1035234	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($495.14)	$3,412.32
1035235	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035236	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035237	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035238	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035239	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035240	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035241	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035242	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.53)	$4,114.05
1035243	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035247	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035248	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035249	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035250	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035251	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035252	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035253	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035254	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035255	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035256	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035257	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($468.62)	$3,438.84
1035258	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035259	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035260	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035261	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.11)	$3,824.36
1035262	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($86.89)	$3,820.57

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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035263	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035264	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035265	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($162.48)	$4,039.10
1035266	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035267	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035268	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035269	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035270	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035271	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035272	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035273	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035274	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035275	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($547.20)	$3,654.38
1035276	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035277	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035278	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035279	1	50	1	0.50	$25,939.14	$362.28	$1,510.35	$129.70	$98.47	($43.08)	$2,057.71
1035279-1				0.50	$25,939.14	$362.28	$1,510.35	$129.70	$98.47	($43.08)	$2,057.71
1035280	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035281	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035282	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035283	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($530.62)	$3,376.84
1035284	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035285	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035286	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035287	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035288	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($248.09)	$3,659.37
1035289	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035290	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035291	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035292	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035293	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035294	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035295	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035296	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035297	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035298	1	40	2	0.47	$24,123.40	$336.92	$1,404.62	$120.62	$91.57	($41.96)	$1,911.77
1035298-1				0.47	$24,123.40	$336.92	$1,404.62	$120.62	$91.57	($41.96)	$1,911.77
1035299	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55

Aubrey PID No. 1 (Keeneland)
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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035300	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035301	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035302	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035303	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035304	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035305	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035306	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035307	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035308	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035309	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035310	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.92)	$3,823.55
1035311	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($465.12)	$3,442.35
1035312	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035313	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035314	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035315	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035316	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035317	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035318	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035319	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($529.50)	$3,377.97
1035320	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035321	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035322	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035323	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035324	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035325	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035326	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035327	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035328	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($501.87)	$3,405.60
1035329	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035330	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035331	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	$0.00	$3,907.47
1035332	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035333	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035334	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035335	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035336	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($75.24)	$3,832.23
1035337	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035338	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($314.53)	$3,592.94

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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035339	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035340	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035341	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035342	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035343	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035344	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($51.36)	$3,856.11
1035345	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035346	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($513.10)	$3,394.37
1035347	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035348	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035349	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($528.11)	$3,379.36
1035350	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.13)	$3,372.34
1035351	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($370.44)	$3,537.02
1035352	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035353	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($516.03)	$3,391.44
1035354	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035355	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035356	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035357	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035358	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035359	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035360	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035361	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035362	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($513.36)	$3,394.10
1035363	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($463.41)	$3,444.06
1035364	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035365	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035366	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035367	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035368	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($406.80)	$3,500.66
1035369	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($361.18)	$3,546.29
1035370	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035371	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035372	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035373	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035374	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035375	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035376	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($83.66)	$3,823.80
1035377	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51

Aubrey PID No. 1 (Keeneland)
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035379	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035380	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035381	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035382	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035383	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035384	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035385	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.61)	$4,114.96
1035386	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035387	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035388	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($510.18)	$3,691.40
1035390	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($95.11)	$4,106.47
1035391	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035392	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035393	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035394	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035395	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035396	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035397	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035398	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.88)	$3,821.59
1035399	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($542.07)	$3,659.51
1035400	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($422.37)	$3,485.10
1035401	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($519.46)	$3,682.12
1035402	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($416.42)	$3,491.04
1035403	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035404	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035405	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.80)	$4,114.78
1035406	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.95)	$3,822.51
1035407	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($89.94)	$3,817.53
1035408	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($86.43)	$3,821.03
1035409	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.32)	$3,822.14
1035410	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($535.47)	$3,372.00
1035411	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.32)	$3,822.14
1035412	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($85.32)	$3,822.14
1035413	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($84.99)	$3,822.47
1035414	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($524.97)	$3,382.50
1035415	1	40	2	0.93	$48,246.80	$673.84	$2,809.25	$241.23	$183.15	($35.78)	$3,871.69
1035416	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035417	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035418	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00

Aubrey PID No. 1 (Keeneland)
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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035419	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035420	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035421	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($310.82)	$3,890.75
1035422	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($247.63)	$3,953.95
1035423	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035424	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035425	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035426				0.34	$17,638.61	$246.35	$1,027.04	$88.19	$66.96	($26.16)	$1,402.37
1035426-1	1	50	1	0.33	$17,119.83	$239.10	$996.83	$85.60	$64.99	($25.39)	$1,361.13
1035426-2				0.33	$17,119.83	$239.10	$996.83	$85.60	$64.99	($25.39)	$1,361.13
1035427	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035428	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035429	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	$0.00	$4,201.58
1035430	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035431	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035432	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.15)	$4,115.42
1035433	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($137.46)	$4,064.12
1035434	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035435	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($4.88)	$4,196.70
1035436	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.23)	$4,110.35
1035437	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.20)	$4,112.37
1035438	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($94.19)	$4,107.39
1035439	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($94.56)	$4,107.02
1035440	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.80)	$4,114.78
1035441	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.83)	$4,112.74
1035442	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.38)	$4,112.19
1035443	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($161.98)	$4,039.59
1035444	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($97.33)	$4,104.25
1035445	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($100.65)	$4,100.92
1035446	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($93.47)	$4,108.11
1035447	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($100.89)	$4,100.69
1035448	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.42)	$4,109.15
1035449	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.69)	$4,109.89
1035450	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.75)	$4,108.82
1035451	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.95)	$4,113.62
1035452	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.68)	$4,109.90
1035453	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035454	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035455	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70

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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035456	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($85.88)	$4,115.70
1035457	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035458	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035459	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($95.11)	$4,106.47
1035460	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.57)	$4,112.01
1035461	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($91.05)	$4,110.53
1035462	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035463	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($341.65)	$3,859.93
1035464	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.72)	$4,113.85
1035465	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.91)	$4,113.67
1035466	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($90.49)	$4,111.08
1035467	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.57)	$4,112.01
1035468	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035469	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035470	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035471	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035472	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($87.49)	$4,114.08
1035473	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.34)	$4,109.24
1035474	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.34)	$4,109.24
1035475	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035476	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035477	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035478	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035479	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($90.86)	$4,110.71
1035480	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035481	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($50.09)	$4,151.49
1035482	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($88.65)	$4,112.93
1035483	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035484	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035485	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035486	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($94.08)	$4,107.50
1035487	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($89.93)	$4,111.64
1035488	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($90.32)	$4,111.26
1035489	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035490	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035491	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035492	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035493	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035494	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($92.34)	$4,109.24

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Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1035495	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.11)	$4,115.47
1035496	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.11)	$4,115.47
1035497	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($86.11)	$4,115.47
1035498	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($80.37)	$4,121.21
1035499	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($76.95)	$4,124.63
1035500	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035501	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035502	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($576.58)	$3,625.00
1035503	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($482.78)	$3,718.79
1035504	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($461.43)	$3,740.15
1035505	1	50	1	1.00	$51,878.27	$724.56	$3,020.70	$259.39	$196.93	($353.24)	$3,848.34
1035506	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035507	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035508	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035509	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1035803	0	Open Space	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**279**			**269.13**	**$13,962,000.00**	**$195,000.00**	**$812,960.00**	**$69,810.00**	**$53,000.00**	**($62,483.83)**	**$1,068,286.17**

APPENDIX C-2
TIRZ CALCULATION

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	**EU**	**Base Year Taxable Value (2022)[1]**	**2025 Taxable Value[2]**	**2025 Tax Rate (per $100)[3]**	**2026-27 Incremental Taxes[3]**	**2026-27 Target Net Annual Installment Per Unit**	**City (38%)**	**Total 2026-27 Available TIRZ Credit**	**Gross 2026-27 Annual Installments (a)**	**2026-27 Maximum TIRZ Credit (b)**	**2026-27 Net Annual Installment (a + b)**	**Total 2026-27 Applicable TIRZ Credit**
1035221	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035222	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035223	0.93	$0.00	$304,121.00	$0.450000	$1,368.54	$3,372.00	($520.05)	($520.05)	$3,907.47	($520.05)	$3,387.42	($520.05)
1035224	0.93	$0.00	$294,558.00	$0.450000	$1,325.51	$3,372.00	($503.69)	($503.69)	$3,907.47	($503.69)	$3,403.77	($503.69)
1035225	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035226	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035227	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035228	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035229	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035230	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035231	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035232	0.93	$0.00	$374,802.00	$0.450000	$1,686.61	$3,372.00	($640.91)	($640.91)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035233	0.93	$0.00	$299,828.00	$0.450000	$1,349.23	$3,372.00	($512.71)	($512.71)	$3,907.47	($512.71)	$3,394.76	($512.71)
1035234	0.93	$0.00	$289,558.00	$0.450000	$1,303.01	$3,372.00	($495.14)	($495.14)	$3,907.47	($495.14)	$3,412.32	($495.14)
1035235	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035236	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035237	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035238	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035239	1.00	$0.00	$367,725.00	$0.450000	$1,654.76	$3,625.00	($628.81)	($628.81)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035240	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035241	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035242	1.00	$0.00	$51,187.00	$0.450000	$230.34	$3,625.00	($87.53)	($87.53)	$4,201.58	($87.53)	$4,114.05	($87.53)
1035243	1.00	$0.00	$433,459.00	$0.450000	$1,950.57	$3,625.00	($741.22)	($741.22)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035247	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035248	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035249	0.93	$0.00	$320,000.00	$0.450000	$1,440.00	$3,372.00	($547.20)	($547.20)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035250	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035251	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035252	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035253	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035254	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035255	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035256	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035257	0.93	$0.00	$274,048.00	$0.450000	$1,233.22	$3,372.00	($468.62)	($468.62)	$3,907.47	($468.62)	$3,438.84	($468.62)
1035258	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035259	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035260	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035261	0.93	$0.00	$48,600.00	$0.450000	$218.70	$3,372.00	($83.11)	($83.11)	$3,907.47	($83.11)	$3,824.36	($83.11)
1035262	0.93	$0.00	$50,814.00	$0.450000	$228.66	$3,372.00	($86.89)	($86.89)	$3,907.47	($86.89)	$3,820.57	($86.89)
1035263	0.93	$0.00	$352,535.00	$0.450000	$1,586.41	$3,372.00	($602.84)	($602.84)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035264	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035265	1.00	$0.00	$95,017.00	$0.450000	$427.58	$3,625.00	($162.48)	($162.48)	$4,201.58	($162.48)	$4,039.10	($162.48)
1035266	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035267	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035268	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035269	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035270	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035271	1.00	$0.00	$355,000.00	$0.450000	$1,597.50	$3,625.00	($607.05)	($607.05)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035272	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035273	1.00	$0.00	$367,749.00	$0.450000	$1,654.87	$3,625.00	($628.85)	($628.85)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035274	1.00	$0.00	$402,000.00	$0.450000	$1,809.00	$3,625.00	($687.42)	($687.42)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035275	1.00	$0.00	$320,000.00	$0.450000	$1,440.00	$3,625.00	($547.20)	($547.20)	$4,201.58	($547.20)	$3,654.38	($547.20)
1035276	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035277	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035278	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035279	0.50	$0.00	$25,191.00	$0.450000	$113.36	$1,812.50	($43.08)	($43.08)	$2,100.79	($43.08)	$2,057.71	($43.08)
1035279-1	0.50	$0.00	$25,191.00	$0.450000	$113.36	$1,812.50	($43.08)	($43.08)	$2,100.79	($43.08)	$2,057.71	($43.08)
1035280	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035281	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035282	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035283	0.93	$0.00	$310,305.00	$0.450000	$1,396.37	$3,372.00	($530.62)	($530.62)	$3,907.47	($530.62)	$3,376.84	($530.62)
1035284	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035285	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035286	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035287	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035288	0.93	$0.00	$145,085.00	$0.450000	$652.88	$3,372.00	($248.09)	($248.09)	$3,907.47	($248.09)	$3,659.37	($248.09)
1035289	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035290	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035291	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035292	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035293	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035294	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035295	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035296	0.93	$0.00	$395,526.00	$0.450000	$1,779.87	$3,372.00	($676.35)	($676.35)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035297	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035298	0.47	$0.00	$24,537.00	$0.450000	$110.42	$1,567.98	($41.96)	($41.96)	$1,953.73	($41.96)	$1,911.77	($41.96)
1035298-1	0.47	$0.00	$24,537.00	$0.450000	$110.42	$1,567.98	($41.96)	($41.96)	$1,953.73	($41.96)	$1,911.77	($41.96)
1035299	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035300	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035301	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035302	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035303	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035304	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035305	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035306	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035307	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035308	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035309	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2025 Taxable Value[2]	2025 Tax Rate (per $100)[3]	2026-27 Incremental Taxes[3]	2026-27 Target Net Annual Installment Per Unit	City (38%)	Total 2026-27 Available TIRZ Credit	Gross 2026-27 Annual Installments (a)	2026-27 Maximum TIRZ Credit (b)	2026-27 Net Annual Installment (a + b)	Total 2026-27 Applicable TIRZ Credit
1035310	0.93	$0.00	$49,074.00	$0.450000	$220.83	$3,372.00	($83.92)	($83.92)	$3,907.47	($83.92)	$3,823.55	($83.92)
1035311	0.93	$0.00	$272,000.00	$0.450000	$1,224.00	$3,372.00	($465.12)	($465.12)	$3,907.47	($465.12)	$3,442.35	($465.12)
1035312	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035313	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035314	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035315	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035316	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035317	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035318	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035319	0.93	$0.00	$309,647.00	$0.450000	$1,393.41	$3,372.00	($529.50)	($529.50)	$3,907.47	($529.50)	$3,377.97	($529.50)
1035320	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035321	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035322	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035323	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035324	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035325	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035326	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035327	0.93	$0.00	$382,139.00	$0.450000	$1,719.63	$3,372.00	($653.46)	($653.46)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035328	0.93	$0.00	$293,491.00	$0.450000	$1,320.71	$3,372.00	($501.87)	($501.87)	$3,907.47	($501.87)	$3,405.60	($501.87)
1035329	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035330	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035331	0.93	$0.00	$325,610.00	$0.450000	$0.00	$3,372.00	$0.00	$0.00	$3,907.47	$0.00	$3,907.47	$0.00
1035332	0.93	$0.00	$315,055.00	$0.450000	$1,417.75	$3,372.00	($538.75)	($538.75)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035333	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035334	0.93	$0.00	$428,228.00	$0.450000	$1,927.03	$3,372.00	($732.27)	($732.27)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035335	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035336	0.93	$0.00	$44,000.00	$0.450000	$198.00	$3,372.00	($75.24)	($75.24)	$3,907.47	($75.24)	$3,832.23	($75.24)
1035337	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035338	0.93	$0.00	$183,934.00	$0.450000	$827.70	$3,372.00	($314.53)	($314.53)	$3,907.47	($314.53)	$3,592.94	($314.53)
1035339	0.93	$0.00	$343,572.00	$0.450000	$1,546.07	$3,372.00	($587.51)	($587.51)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035340	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035341	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035342	0.93	$0.00	$403,144.00	$0.450000	$1,814.15	$3,372.00	($689.38)	($689.38)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035343	0.93	$0.00	$392,077.00	$0.450000	$1,764.35	$3,372.00	($670.45)	($670.45)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035344	0.93	$0.00	$30,034.00	$0.450000	$135.15	$3,372.00	($51.36)	($51.36)	$3,907.47	($51.36)	$3,856.11	($51.36)
1035345	0.93	$0.00	$346,942.00	$0.450000	$1,561.24	$3,372.00	($593.27)	($593.27)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035346	0.93	$0.00	$300,055.00	$0.450000	$1,350.25	$3,372.00	($513.10)	($513.10)	$3,907.47	($513.10)	$3,394.37	($513.10)
1035347	0.93	$0.00	$446,410.00	$0.450000	$2,008.85	$3,372.00	($763.36)	($763.36)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035348	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035349	0.93	$0.00	$308,834.00	$0.450000	$1,389.75	$3,372.00	($528.11)	($528.11)	$3,907.47	($528.11)	$3,379.36	($528.11)
1035350	0.93	$0.00	$312,940.00	$0.450000	$1,408.23	$3,372.00	($535.13)	($535.13)	$3,907.47	($535.13)	$3,372.34	($535.13)
1035351	0.93	$0.00	$216,633.00	$0.450000	$974.85	$3,372.00	($370.44)	($370.44)	$3,907.47	($370.44)	$3,537.02	($370.44)
1035352	0.93	$0.00	$397,222.00	$0.450000	$1,787.50	$3,372.00	($679.25)	($679.25)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035353	0.93	$0.00	$301,770.00	$0.450000	$1,357.97	$3,372.00	($516.03)	($516.03)	$3,907.47	($516.03)	$3,391.44	($516.03)
1035354	0.93	$0.00	$334,134.00	$0.450000	$1,503.60	$3,372.00	($571.37)	($571.37)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035355	0.93	$0.00	$354,595.00	$0.450000	$1,595.68	$3,372.00	($606.36)	($606.36)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035356	0.93	$0.00	$433,868.00	$0.450000	$1,952.41	$3,372.00	($741.92)	($741.92)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035357	0.93	$0.00	$394,887.00	$0.450000	$1,776.99	$3,372.00	($675.26)	($675.26)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035358	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035359	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035360	0.93	$0.00	$383,018.00	$0.450000	$1,723.58	$3,372.00	($654.96)	($654.96)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035361	0.93	$0.00	$389,169.00	$0.450000	$1,751.26	$3,372.00	($665.48)	($665.48)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035362	0.93	$0.00	$300,211.00	$0.450000	$1,350.95	$3,372.00	($513.36)	($513.36)	$3,907.47	($513.36)	$3,394.10	($513.36)
1035363	0.93	$0.00	$271,000.00	$0.450000	$1,219.50	$3,372.00	($463.41)	($463.41)	$3,907.47	($463.41)	$3,444.06	($463.41)
1035364	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035365	0.93	$0.00	$329,311.00	$0.450000	$1,481.90	$3,372.00	($563.12)	($563.12)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035366	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035367	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035368	0.93	$0.00	$237,896.00	$0.450000	$1,070.53	$3,372.00	($406.80)	($406.80)	$3,907.47	($406.80)	$3,500.66	($406.80)
1035369	0.93	$0.00	$211,215.00	$0.450000	$950.47	$3,372.00	($361.18)	($361.18)	$3,907.47	($361.18)	$3,546.29	($361.18)
1035370	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035371	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035372	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035373	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035374	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035375	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035376	0.93	$0.00	$48,924.00	$0.450000	$220.16	$3,372.00	($83.66)	($83.66)	$3,907.47	($83.66)	$3,823.80	($83.66)
1035377	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035379	1.00	$0.00	$429,381.00	$0.450000	$1,932.21	$3,625.00	($734.24)	($734.24)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035380	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035381	1.00	$0.00	$422,503.00	$0.450000	$1,901.26	$3,625.00	($722.48)	($722.48)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035382	1.00	$0.00	$457,968.00	$0.450000	$2,060.86	$3,625.00	($783.13)	($783.13)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035383	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035384	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035385	1.00	$0.00	$50,652.00	$0.450000	$227.93	$3,625.00	($86.61)	($86.61)	$4,201.58	($86.61)	$4,114.96	($86.61)
1035386	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035387	1.00	$0.00	$358,245.00	$0.450000	$1,612.10	$3,625.00	($612.60)	($612.60)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035388	1.00	$0.00	$298,350.00	$0.450000	$1,342.58	$3,625.00	($510.18)	($510.18)	$4,201.58	($510.18)	$3,691.40	($510.18)
1035390	1.00	$0.00	$55,620.00	$0.450000	$250.29	$3,625.00	($95.11)	($95.11)	$4,201.58	($95.11)	$4,106.47	($95.11)
1035391	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035392	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035393	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035394	1.00	$0.00	$342,522.00	$0.450000	$1,541.35	$3,625.00	($585.71)	($585.71)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035395	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035396	1.00	$0.00	$410,198.00	$0.450000	$1,845.89	$3,625.00	($701.44)	($701.44)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035397	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035398	0.93	$0.00	$50,220.00	$0.450000	$225.99	$3,372.00	($85.88)	($85.88)	$3,907.47	($85.88)	$3,821.59	($85.88)
1035399	1.00	$0.00	$317,000.00	$0.450000	$1,426.50	$3,625.00	($542.07)	($542.07)	$4,201.58	($542.07)	$3,659.51	($542.07)

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	EU	Base Year Taxable Value (2022)[1]	2025 Taxable Value[2]	2025 Tax Rate (per $100)[3]	2026-27 Incremental Taxes[3]	2026-27 Target Net Annual Installment Per Unit	City (38%)	Total 2026-27 Available TIRZ Credit	Gross 2026-27 Annual Installments (a)	2026-27 Maximum TIRZ Credit (b)	2026-27 Net Annual Installment (a + b)	Total 2026-27 Applicable TIRZ Credit
1035400	0.93	$0.00	$247,000.00	$0.450000	$1,111.50	$3,372.00	($422.37)	($422.37)	$3,907.47	($422.37)	$3,485.10	($422.37)
1035401	1.00	$0.00	$303,777.00	$0.450000	$1,367.00	$3,625.00	($519.46)	($519.46)	$4,201.58	($519.46)	$3,682.12	($519.46)
1035402	0.93	$0.00	$243,522.00	$0.450000	$1,095.85	$3,372.00	($416.42)	($416.42)	$3,907.47	($416.42)	$3,491.04	($416.42)
1035403	1.00	$0.00	$373,935.00	$0.450000	$1,682.71	$3,625.00	($639.43)	($639.43)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035404	0.93	$0.00	$324,988.00	$0.450000	$1,462.45	$3,372.00	($555.73)	($555.73)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035405	1.00	$0.00	$50,760.00	$0.450000	$228.42	$3,625.00	($86.80)	($86.80)	$4,201.58	($86.80)	$4,114.78	($86.80)
1035406	0.93	$0.00	$49,680.00	$0.450000	$223.56	$3,372.00	($84.95)	($84.95)	$3,907.47	($84.95)	$3,822.51	($84.95)
1035407	0.93	$0.00	$52,596.00	$0.450000	$236.68	$3,372.00	($89.94)	($89.94)	$3,907.47	($89.94)	$3,817.53	($89.94)
1035408	0.93	$0.00	$50,544.00	$0.450000	$227.45	$3,372.00	($86.43)	($86.43)	$3,907.47	($86.43)	$3,821.03	($86.43)
1035409	0.93	$0.00	$49,896.00	$0.450000	$224.53	$3,372.00	($85.32)	($85.32)	$3,907.47	($85.32)	$3,822.14	($85.32)
1035410	0.93	$0.00	$350,918.00	$0.450000	$1,579.13	$3,372.00	($600.07)	($600.07)	$3,907.47	($535.47)	$3,372.00	($535.47)
1035411	0.93	$0.00	$49,896.00	$0.450000	$224.53	$3,372.00	($85.32)	($85.32)	$3,907.47	($85.32)	$3,822.14	($85.32)
1035412	0.93	$0.00	$49,896.00	$0.450000	$224.53	$3,372.00	($85.32)	($85.32)	$3,907.47	($85.32)	$3,822.14	($85.32)
1035413	0.93	$0.00	$49,702.00	$0.450000	$223.66	$3,372.00	($84.99)	($84.99)	$3,907.47	($84.99)	$3,822.47	($84.99)
1035414	0.93	$0.00	$307,000.00	$0.450000	$1,381.50	$3,372.00	($524.97)	($524.97)	$3,907.47	($524.97)	$3,382.50	($524.97)
1035415	0.93	$0.00	$20,922.00	$0.450000	$94.15	$3,372.00	($35.78)	($35.78)	$3,907.47	($35.78)	$3,871.69	($35.78)
1035416	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035417	1.00	$0.00	$346,342.00	$0.450000	$1,558.54	$3,625.00	($592.25)	($592.25)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035418	1.00	$0.00	$440,000.00	$0.450000	$1,980.00	$3,625.00	($752.40)	($752.40)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035419	1.00	$0.00	$471,337.00	$0.450000	$2,121.02	$3,625.00	($805.99)	($805.99)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035420	1.00	$0.00	$419,000.00	$0.450000	$1,885.50	$3,625.00	($716.49)	($716.49)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035421	1.00	$0.00	$181,766.00	$0.450000	$817.95	$3,625.00	($310.82)	($310.82)	$4,201.58	($310.82)	$3,890.75	($310.82)
1035422	1.00	$0.00	$144,811.00	$0.450000	$651.65	$3,625.00	($247.63)	($247.63)	$4,201.58	($247.63)	$3,953.95	($247.63)
1035423	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035424	1.00	$0.00	$412,777.00	$0.450000	$1,857.50	$3,625.00	($705.85)	($705.85)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035425	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035426	0.34	$0.00	$15,300.00	$0.450000	$68.85	$1,232.50	($26.16)	($26.16)	$1,428.54	($26.16)	$1,402.37	($26.16)
1035426-1	0.33	$0.00	$14,850.00	$0.450000	$66.83	$1,196.25	($25.39)	($25.39)	$1,386.52	($25.39)	$1,361.13	($25.39)
1035426-2	0.33	$0.00	$14,850.00	$0.450000	$66.83	$1,196.25	($25.39)	($25.39)	$1,386.52	($25.39)	$1,361.13	($25.39)
1035427	1.00	$0.00	$360,883.00	$0.450000	$1,623.97	$3,625.00	($617.11)	($617.11)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035428	1.00	$0.00	$372,420.00	$0.450000	$1,675.89	$3,625.00	($636.84)	($636.84)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035429	1.00	$0.00	$0.00	$0.450000	$0.00	$3,625.00	$0.00	$0.00	$4,201.58	$0.00	$4,201.58	$0.00
1035430	1.00	$0.00	$359,116.00	$0.450000	$1,616.02	$3,625.00	($614.09)	($614.09)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035431	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035432	1.00	$0.00	$50,382.00	$0.450000	$226.72	$3,625.00	($86.15)	($86.15)	$4,201.58	($86.15)	$4,115.42	($86.15)
1035433	1.00	$0.00	$80,384.00	$0.450000	$361.73	$3,625.00	($137.46)	($137.46)	$4,201.58	($137.46)	$4,064.12	($137.46)
1035434	1.00	$0.00	$345,341.00	$0.450000	$1,554.03	$3,625.00	($590.53)	($590.53)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035435	1.00	$0.00	$88,205.00	$0.450000	$12.83	$3,625.00	($4.88)	($4.88)	$4,201.58	($4.88)	$4,196.70	($4.88)
1035436	1.00	$0.00	$53,352.00	$0.450000	$240.08	$3,625.00	($91.23)	($91.23)	$4,201.58	($91.23)	$4,110.35	($91.23)
1035437	1.00	$0.00	$52,164.00	$0.450000	$234.74	$3,625.00	($89.20)	($89.20)	$4,201.58	($89.20)	$4,112.37	($89.20)
1035438	1.00	$0.00	$55,080.00	$0.450000	$247.86	$3,625.00	($94.19)	($94.19)	$4,201.58	($94.19)	$4,107.39	($94.19)
1035439	1.00	$0.00	$55,296.00	$0.450000	$248.83	$3,625.00	($94.56)	($94.56)	$4,201.58	($94.56)	$4,107.02	($94.56)
1035440	1.00	$0.00	$50,760.00	$0.450000	$228.42	$3,625.00	($86.80)	($86.80)	$4,201.58	($86.80)	$4,114.78	($86.80)
1035441	1.00	$0.00	$51,948.00	$0.450000	$233.77	$3,625.00	($88.83)	($88.83)	$4,201.58	($88.83)	$4,112.74	($88.83)
1035442	1.00	$0.00	$52,272.00	$0.450000	$235.22	$3,625.00	($89.38)	($89.38)	$4,201.58	($89.38)	$4,112.19	($89.38)
1035443	1.00	$0.00	$94,727.00	$0.450000	$426.27	$3,625.00	($161.98)	($161.98)	$4,201.58	($161.98)	$4,039.59	($161.98)
1035444	1.00	$0.00	$56,916.00	$0.450000	$256.12	$3,625.00	($97.33)	($97.33)	$4,201.58	($97.33)	$4,104.25	($97.33)
1035445	1.00	$0.00	$58,860.00	$0.450000	$264.87	$3,625.00	($100.65)	($100.65)	$4,201.58	($100.65)	$4,100.92	($100.65)
1035446	1.00	$0.00	$54,659.00	$0.450000	$245.97	$3,625.00	($93.47)	($93.47)	$4,201.58	($93.47)	$4,108.11	($93.47)
1035447	1.00	$0.00	$59,000.00	$0.450000	$265.50	$3,625.00	($100.89)	($100.89)	$4,201.58	($100.89)	$4,100.69	($100.89)
1035448	1.00	$0.00	$54,049.00	$0.450000	$243.22	$3,625.00	($92.42)	($92.42)	$4,201.58	($92.42)	$4,109.15	($92.42)
1035449	1.00	$0.00	$53,617.00	$0.450000	$241.28	$3,625.00	($91.69)	($91.69)	$4,201.58	($91.69)	$4,109.89	($91.69)
1035450	1.00	$0.00	$54,243.00	$0.450000	$244.09	$3,625.00	($92.75)	($92.75)	$4,201.58	($92.75)	$4,108.82	($92.75)
1035451	1.00	$0.00	$51,435.00	$0.450000	$231.46	$3,625.00	($87.95)	($87.95)	$4,201.58	($87.95)	$4,113.62	($87.95)
1035452	1.00	$0.00	$53,611.00	$0.450000	$241.25	$3,625.00	($91.68)	($91.68)	$4,201.58	($91.68)	$4,109.90	($91.68)
1035453	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035454	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035455	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035456	1.00	$0.00	$50,220.00	$0.450000	$225.99	$3,625.00	($85.88)	($85.88)	$4,201.58	($85.88)	$4,115.70	($85.88)
1035457	1.00	$0.00	$439,438.00	$0.450000	$1,977.47	$3,625.00	($751.44)	($751.44)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035458	1.00	$0.00	$368,832.00	$0.450000	$1,659.74	$3,625.00	($630.70)	($630.70)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035459	1.00	$0.00	$55,620.00	$0.450000	$250.29	$3,625.00	($95.11)	($95.11)	$4,201.58	($95.11)	$4,106.47	($95.11)
1035460	1.00	$0.00	$52,380.00	$0.450000	$235.71	$3,625.00	($89.57)	($89.57)	$4,201.58	($89.57)	$4,112.01	($89.57)
1035461	1.00	$0.00	$53,244.00	$0.450000	$239.60	$3,625.00	($91.05)	($91.05)	$4,201.58	($91.05)	$4,110.53	($91.05)
1035462	1.00	$0.00	$351,000.00	$0.450000	$1,579.50	$3,625.00	($600.21)	($600.21)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035463	1.00	$0.00	$199,796.00	$0.450000	$899.08	$3,625.00	($341.65)	($341.65)	$4,201.58	($341.65)	$3,859.93	($341.65)
1035464	1.00	$0.00	$51,300.00	$0.450000	$230.85	$3,625.00	($87.72)	($87.72)	$4,201.58	($87.72)	$4,113.85	($87.72)
1035465	1.00	$0.00	$51,408.00	$0.450000	$231.34	$3,625.00	($87.91)	($87.91)	$4,201.58	($87.91)	$4,113.67	($87.91)
1035466	1.00	$0.00	$52,920.00	$0.450000	$238.14	$3,625.00	($90.49)	($90.49)	$4,201.58	($90.49)	$4,111.08	($90.49)
1035467	1.00	$0.00	$52,380.00	$0.450000	$235.71	$3,625.00	($89.57)	($89.57)	$4,201.58	($89.57)	$4,112.01	($89.57)
1035468	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035469	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035470	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035471	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035472	1.00	$0.00	$51,165.00	$0.450000	$230.24	$3,625.00	($87.49)	($87.49)	$4,201.58	($87.49)	$4,114.08	($87.49)
1035473	1.00	$0.00	$54,000.00	$0.450000	$243.00	$3,625.00	($92.34)	($92.34)	$4,201.58	($92.34)	$4,109.24	($92.34)
1035474	1.00	$0.00	$54,000.00	$0.450000	$243.00	$3,625.00	($92.34)	($92.34)	$4,201.58	($92.34)	$4,109.24	($92.34)
1035475	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035476	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035477	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035478	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035479	1.00	$0.00	$53,136.00	$0.450000	$239.11	$3,625.00	($90.86)	($90.86)	$4,201.58	($90.86)	$4,110.71	($90.86)
1035480	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035481	1.00	$0.00	$29,290.00	$0.450000	$131.81	$3,625.00	($50.09)	($50.09)	$4,201.58	($50.09)	$4,151.49	($50.09)
1035482	1.00	$0.00	$51,840.00	$0.450000	$233.28	$3,625.00	($88.65)	($88.65)	$4,201.58	($88.65)	$4,112.93	($88.65)
1035483	1.00	$0.00	$416,659.00	$0.450000	$1,874.97	$3,625.00	($712.49)	($712.49)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035484	1.00	$0.00	$378,984.00	$0.450000	$1,705.43	$3,625.00	($648.06)	($648.06)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035485	1.00	$0.00	$391,410.00	$0.450000	$1,761.35	$3,625.00	($669.31)	($669.31)	$4,201.58	($576.58)	$3,625.00	($576.58)

Appendix C-2

TIRZ Credit Calculation

2026-27

		City of Aubrey Incremental Taxes					TIRZ Credit					
Parcel ID	**EU**	**Base Year Taxable Value (2022)[1]**	**2025 Taxable Value[2]**	**2025 Tax Rate (per $100)[3]**	**2026-27 Incremental Taxes[3]**	**2026-27 Target Net Annual Installment Per Unit**	**City (38%)**	**Total 2026-27 Available TIRZ Credit**	**Gross 2026-27 Annual Installments (a)**	**2026-27 Maximum TIRZ Credit (b)**	**2026-27 Net Annual Installment (a + b)**	**Total 2026-27 Applicable TIRZ Credit**
1035486	1.00	$0.00	$55,015.00	$0.450000	$247.57	$3,625.00	($94.08)	($94.08)	$4,201.58	($94.08)	$4,107.50	($94.08)
1035487	1.00	$0.00	$52,591.00	$0.450000	$236.66	$3,625.00	($89.93)	($89.93)	$4,201.58	($89.93)	$4,111.64	($89.93)
1035488	1.00	$0.00	$52,817.00	$0.450000	$237.68	$3,625.00	($90.32)	($90.32)	$4,201.58	($90.32)	$4,111.26	($90.32)
1035489	1.00	$0.00	$451,823.00	$0.450000	$2,033.20	$3,625.00	($772.62)	($772.62)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035490	1.00	$0.00	$396,463.00	$0.450000	$1,784.08	$3,625.00	($677.95)	($677.95)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035491	1.00	$0.00	$386,819.00	$0.450000	$1,740.69	$3,625.00	($661.46)	($661.46)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035492	1.00	$0.00	$409,000.00	$0.450000	$1,840.50	$3,625.00	($699.39)	($699.39)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035493	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035494	1.00	$0.00	$54,000.00	$0.450000	$243.00	$3,625.00	($92.34)	($92.34)	$4,201.58	($92.34)	$4,109.24	($92.34)
1035495	1.00	$0.00	$50,355.00	$0.450000	$226.60	$3,625.00	($86.11)	($86.11)	$4,201.58	($86.11)	$4,115.47	($86.11)
1035496	1.00	$0.00	$50,355.00	$0.450000	$226.60	$3,625.00	($86.11)	($86.11)	$4,201.58	($86.11)	$4,115.47	($86.11)
1035497	1.00	$0.00	$50,355.00	$0.450000	$226.60	$3,625.00	($86.11)	($86.11)	$4,201.58	($86.11)	$4,115.47	($86.11)
1035498	1.00	$0.00	$47,000.00	$0.450000	$211.50	$3,625.00	($80.37)	($80.37)	$4,201.58	($80.37)	$4,121.21	($80.37)
1035499	1.00	$0.00	$45,000.00	$0.450000	$202.50	$3,625.00	($76.95)	($76.95)	$4,201.58	($76.95)	$4,124.63	($76.95)
1035500	1.00	$0.00	$466,283.00	$0.450000	$2,098.27	$3,625.00	($797.34)	($797.34)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035501	1.00	$0.00	$523,196.00	$0.450000	$2,354.38	$3,625.00	($894.66)	($894.66)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035502	1.00	$0.00	$463,762.00	$0.450000	$2,086.93	$3,625.00	($793.03)	($793.03)	$4,201.58	($576.58)	$3,625.00	($576.58)
1035503	1.00	$0.00	$282,329.00	$0.450000	$1,270.48	$3,625.00	($482.78)	($482.78)	$4,201.58	($482.78)	$3,718.79	($482.78)
1035504	1.00	$0.00	$269,839.00	$0.450000	$1,214.28	$3,625.00	($461.43)	($461.43)	$4,201.58	($461.43)	$3,740.15	($461.43)
1035505	1.00	$0.00	$206,573.00	$0.450000	$929.58	$3,625.00	($353.24)	($353.24)	$4,201.58	($353.24)	$3,848.34	($353.24)
1035506	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035507	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035508	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035509	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
1035803	0.00	$0.00	$10.00	$0.450000	$0.04	$0.00	($0.02)	($0.02)	$0.00	$0.00	$0.00	$0.00
Total	**269.13**	**$0.00**	**$40,482,279.00**		**$180,320.95**	**$975,465.96**	**($68,521.96)**	**($68,521.96)**	**$1,130,770.00**	**($62,483.83)**	**$1,068,286.17**	**($62,483.83)**

1- According to the Project and Finance plan, the TIRZ base year is 2023.

2 - According to Denton Central Appraisal District as of June 30, 2026.

3 - According to the Denton County Tax Office.

APPENDIX C-3
PROJECTED ASSESSMENT SCHEDULES

Appendix C-3
Aubrey Public Improvement District No. 1
Summary of Projected Annual Installments

Parcel	All Parcels
Outstanding Assessment	$13,962,000
Total Estimated Units	269.13

Assessment Year ending 09/01[1]	Outstanding Cumulative Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2027	$13,962,000	$195,000	$882,770	$53,000	$1,130,770
2028	$13,767,000	$204,000	$882,045	$86,595	$1,172,640
2029	$13,563,000	$213,000	$870,825	$88,326	$1,172,151
2030	$13,350,000	$223,000	$859,110	$90,093	$1,172,203
2031	$13,127,000	$234,000	$846,845	$91,895	$1,172,740
2032	$12,893,000	$285,000	$831,928	$55,000	$1,171,928
2033	$12,608,000	$303,000	$813,759	$55,275	$1,172,034
2034	$12,305,000	$322,000	$794,443	$55,551	$1,171,994
2035	$11,983,000	$342,000	$773,915	$55,829	$1,171,744
2036	$11,641,000	$364,000	$752,113	$56,108	$1,172,221
2037	$11,277,000	$387,000	$728,908	$56,389	$1,172,296
2038	$10,890,000	$411,000	$704,236	$56,671	$1,171,907
2039	$10,479,000	$437,000	$678,035	$56,954	$1,171,989
2040	$10,042,000	$465,000	$650,176	$57,239	$1,172,415
2041	$9,577,000	$494,000	$620,533	$57,525	$1,172,058
2042	$9,083,000	$525,000	$589,040	$57,813	$1,171,853
2043	$8,558,000	$559,000	$555,571	$58,102	$1,172,673
2044	$7,999,000	$594,000	$519,935	$58,392	$1,172,327
2045	$7,405,000	$632,000	$481,325	$58,684	$1,172,009
2046	$6,773,000	$673,000	$440,245	$58,978	$1,172,223
2047	$6,100,000	$717,000	$396,500	$59,273	$1,172,773
2048	$5,383,000	$763,000	$349,895	$59,569	$1,172,464
2049	$4,620,000	$812,000	$300,300	$59,867	$1,172,167
2050	$3,808,000	$865,000	$247,520	$60,166	$1,172,686
2051	$2,943,000	$920,000	$191,295	$60,467	$1,171,762
2052	$2,023,000	$980,000	$131,495	$60,769	$1,172,264
2053	$1,043,000	$1,043,000	$67,795	$61,073	$1,171,868
Total		**$13,962,000**	**$15,960,555**	**$1,685,603**	**$31,608,158**

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3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

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 AUBREY PUBLIC IMPROVEMENT DISTRICT NO. 1 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Aubrey Public Improvement District No. 1
Summary of Projected Annual Installments

Lot Type	50 Ft
Outstanding Assessment	$51,878
Equivalent Unit	1.00

Year[1]	Outstanding Cumulative Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$51,878	$725	$3,280	$197	$4,202
2027	$51,154	$758	$3,277	$322	$4,357
2028	$50,396	$791	$3,236	$328	$4,355
2029	$49,604	$829	$3,192	$335	$4,356
2030	$48,776	$869	$3,147	$341	$4,358
2031	$47,906	$1,059	$3,091	$204	$4,355
2032	$46,847	$1,126	$3,024	$205	$4,355
2033	$45,721	$1,196	$2,952	$206	$4,355
2034	$44,525	$1,271	$2,876	$207	$4,354
2035	$43,254	$1,353	$2,795	$208	$4,356
2036	$41,902	$1,438	$2,708	$210	$4,356
2037	$40,464	$1,527	$2,617	$211	$4,354
2038	$38,937	$1,624	$2,519	$212	$4,355
2039	$37,313	$1,728	$2,416	$213	$4,356
2040	$35,585	$1,836	$2,306	$214	$4,355
2041	$33,749	$1,951	$2,189	$215	$4,354
2042	$31,799	$2,077	$2,064	$216	$4,357
2043	$29,722	$2,207	$1,932	$217	$4,356
2044	$27,515	$2,348	$1,788	$218	$4,355
2045	$25,166	$2,501	$1,636	$219	$4,356
2046	$22,666	$2,664	$1,473	$220	$4,358
2047	$20,001	$2,835	$1,300	$221	$4,356
2048	$17,166	$3,017	$1,116	$222	$4,355
2049	$14,149	$3,214	$920	$224	$4,357
2050	$10,935	$3,418	$711	$225	$4,354
2051	$7,517	$3,641	$489	$226	$4,356
2052	$3,875	$3,875	$252	$227	$4,354
Total		**$51,878**	**$59,304**	**$6,263**	**$117,446**

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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.

Aubrey Public Improvement District No. 1
Summary of Projected Annual Installments

Lot Type	40 Ft
Outstanding Assessment	$48,247
Equivalent Unit	0.93

Year[1]	Outstanding Cumulative Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment[4]
2026	$48,247	$674	$3,050	$183	$3,907
2027	$47,573	$705	$3,048	$299	$4,052
2028	$46,868	$736	$3,009	$305	$4,050
2029	$46,132	$771	$2,969	$311	$4,051
2030	$45,361	$809	$2,926	$318	$4,052
2031	$44,553	$985	$2,875	$190	$4,050
2032	$43,568	$1,047	$2,812	$191	$4,050
2033	$42,521	$1,113	$2,745	$192	$4,050
2034	$41,408	$1,182	$2,674	$193	$4,049
2035	$40,226	$1,258	$2,599	$194	$4,051
2036	$38,969	$1,337	$2,519	$195	$4,051
2037	$37,631	$1,420	$2,434	$196	$4,050
2038	$36,211	$1,510	$2,343	$197	$4,050
2039	$34,701	$1,607	$2,247	$198	$4,051
2040	$33,094	$1,707	$2,144	$199	$4,050
2041	$31,387	$1,814	$2,035	$200	$4,049
2042	$29,573	$1,932	$1,920	$201	$4,052
2043	$27,641	$2,053	$1,797	$202	$4,051
2044	$25,589	$2,184	$1,663	$203	$4,050
2045	$23,405	$2,326	$1,521	$204	$4,051
2046	$21,079	$2,478	$1,370	$205	$4,053
2047	$18,601	$2,637	$1,209	$206	$4,052
2048	$15,965	$2,806	$1,038	$207	$4,051
2049	$13,159	$2,989	$855	$208	$4,052
2050	$10,170	$3,179	$661	$209	$4,049
2051	$6,991	$3,386	$454	$210	$4,051
2052	$3,604	$3,604	$234	$211	$4,049
Total		**$48,247**	**$55,153**	**$5,825**	**$109,224**

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APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, 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 Aubrey, 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 Aubrey Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: ___________________

___________________________________ ___________________________________
Signature of Seller Signature of Seller

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

Date: ___________________

___________________________________ ___________________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF ___________ §

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

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

____
Notary Public, State of Texas