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Denton County
Juli Luke
County Clerk

Instrument Number: 88008

Real Property Recordings

ORDINANCE

Recorded On: July 27, 2026 01:58 PM

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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.

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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. 960-26

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS WITHIN THE PALOMINO PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "Petition") requesting the establishment of a public improvement district pursuant to Chapter 372, Texas Local Government Code, as amended, (the "PID Act") to be known as the Palomino Public Improvement District (the "District" or "PID"); and

WHEREAS, the Petition contained the signatures of the owners of taxable real property representing more than 50% of the area of all the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signature of the property owners who owned taxable real property that constituted more than 50% of the area of all taxable property within the District liable for assessment; and

WHEREAS, the City Council accepted the Petition and called a public hearing for November 20, 2024, on the creation of the District and the advisability of certain public improvements to be constructed within the District; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located pursuant to the PID Act; and

WHEREAS, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that property owners had actual knowledge of the public hearing to be held on November 20, 2024; and

WHEREAS, on November 20, 2024, the City Council conducted a public hearing to consider the Petition and approved and adopted Resolution No. 990-24, creating the Palomino Public Improvement District; and,

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council directed the preparation of a Service and Assessment Plan for certain public

improvements in the District (the "Authorized Improvements"), which sets forth the assessments within the District (the "Service and Assessment Plan") and an assessment roll for the District (the "Assessment Roll") that states the assessment against each parcel of land within the District (the "Assessments"); and

WHEREAS, on **July 9, 2026**, the City adopted Resolution No. 1052-26 calling a public hearing on **July 23, 2026** regarding the proposed levy of Assessments pursuant to the Service and Assessment Plan and the Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the Service and Assessment Plan for the District and the levy of the Assessments on property within the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at **6:00 p.m.** on the **23rd day of July, 2026**, and opened a public hearing at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, on **July 23, 2026**, the City closed the public hearing on the levy of Assessments in the District and the City now wishes to levy assessments on the property within the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and proposed Assessment Roll attached hereto as **Exhibit A** should be approved and that the Assessments should be levied on property within District as provided in this Ordinance and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Authorized Improvements, the Assessment Roll or the levy of Assessments; and

WHEREAS, the City Council after closing the public hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and

statements filed with the District, determined to proceed with the adoption of this Ordinance 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. Recitals Incorporated. The findings and determinations set forth in the Recitals set forth above are legislative findings of the City Council and are incorporated herein by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as **Exhibit A**.

Section 3. Findings. The City Council hereby finds, determined and orders, as follows:

- a. The apportionment of the costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;
- b. The Service and Assessment Plan covers a period of at least five (5) years and defines the annual indebtedness and projected costs for the Authorized Improvements;
- c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.
- d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;
- e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;
- f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Section 372.013 and 372.014 of the Act;

- g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for the District;
- h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within the District; and
- i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted on the City website and at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Authorized Improvements within the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

- a. The City Council hereby levies the Assessments on each Assessed Property located within the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as special assessments on the properties within the District as set forth in the Service and Assessment Plan and the Assessment Roll.
- b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.
- c. The collection of the Assessments shall be as described in the Service and Assessment Plan.
- d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.
- e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

- f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.
- g. The Administrative Expenses for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

- a. **Administrator.** The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "Administrator") to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such services shall constitute an Administrative Expense.
- b. **Collector.** The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of

the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. Filing in Real Property Records. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Assessment Rolls, 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 Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Service and Assessment Plan) approved by the City Council.

Section 14. Posting on City Website. The City Secretary is directed to post a copy of the Service and Assessment Plan, 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 Service and Assessment Plan. The City Secretary is further directed to similarly post each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

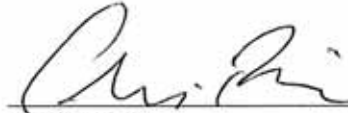
Section 15. Submission to Appraisal District. The City Secretary is directed to cause a copy of the Assessment Rolls, in the format required by Section 372.017(b) of the PID Act, to be submitted to the Denton Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan.

Section 16. 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 17. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

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PASSED AND APPROVED this 23rd day of July, 2026.



Chris Rich
Mayor, City of Aubrey

ATTEST:



Jenny Hicks
City Secretary, City of Aubrey



APPROVED AS TO FORM:



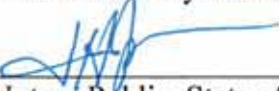
Patricia A. Adams
City Attorney

THE STATE OF TEXAS §

COUNTY OF DENTON §

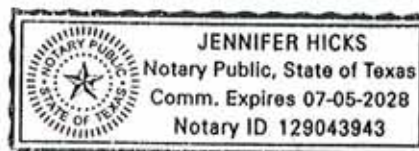
Before me, the undersigned authority, on this day personally appeared Chris Rich, Mayor of the City of Aubrey, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

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



Notary Public, State of Texas

[NOTARY STAMP]



*Ordinance Approving
Service and Assessment Plan – Palomino PID*

Error! Unknown document property name.

EXHIBIT A
SERVICE AND ASSESSMENT PLAN
AND ASSESSMENT ROLL
(PALOMINO PUBLIC IMPROVEMENT DISTRICT)

PALOMINO PUBLIC IMPROVEMENT DISTRICT



SERVICE AND ASSESSMENT PLAN

July 23, 2026

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

PALOMINO

PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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APPENDIX G - ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On November 20, 2024 the City Council of the City of Aubrey, Texas (the “City”) passed and approved Resolution No. 990-24 approving and authorizing the creation of the Palomino Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, which was located within the corporate limits of the City at the time the PID was created.

The property in the PID is proposed to be developed in one individual phase, and the PID will finance public improvements as the property within the PID is developed. Assessments are being imposed on the property within the PID that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Palomino Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code.” Additionally, Section 372.013 of the PID Act requires that “the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter”. The Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

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

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

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, the Additional Interest shall be charged as described in Section V.G of this Service and Assessment Plan.

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

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v)

paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

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

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) if and when Bonds are issued, Additional Interest as described in Section V.G of this Service and Assessment Plan.

“Annual Service Plan Update” has the meaning set forth in Section IV.A of this Service and Assessment Plan.

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

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

“Assessment Ordinance” means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the relevant Assessed Property.

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

“Assessment Roll” means the Assessment Roll for the property or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

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

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

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

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

“County” means Denton County, Texas.

“Delinquency and Prepayment Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

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

“Developer” means Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, its successors and assigns.

“Development Agreement” means that certain “First Amended and Restated Development Agreement” by and between the Developer and the City, related to the property within the PID, and effective as of October 9, 2024, and recorded as Document Number 110919 in the Real Property Records of Denton County, and as the same has been or may be amended or assigned from time to time.

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

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

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

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

“Maximum Assessment Per Unit” means the maximum Assessment per unit of \$18,179.72.

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

“Reimbursement Agreement” means that certain Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances, dated as of June 25, 2026, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest permitted by the PID Act solely from Assessment Revenues and/ or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

“Parcel” or “Parcels” means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

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

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

“PID Assessment Notice” means the homebuyer disclosure required under section 372.013 of the PID Act and is further described in Section IV.C and Appendix E of this Service and Assessment Plan.

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

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

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

“City” means the City of Aubrey, Texas.

“City Council” means the duly elected governing body of the City.

“County” means Denton County, Texas.

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

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

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the corporate limits of the City and contains approximately 39.993 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 300 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
30 Ft Lot	300	Units
Total	300	

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. below and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Lots. The Authorized Improvement costs are shown in Table III-A.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Authorized Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Authorized Improvements follows:

Roadway Improvements

The roadway improvements portion of the Authorized Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways; trails, sidewalks, asphalt for turn lane, testing, handicapped ramps, streetlights, striping, and signage. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Authorized Improvements consists of construction and installation of waterline mains, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed in accordance with Mustang Special Utility District (“MSUD”) standards and specifications and will be owned and operated by the MSUD.

Sanitary Sewer Improvements

The sanitary sewer portion of the Authorized Improvements consists of construction and installation of pipes, force main, service lines, manholes, lift station, lift station screening, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and will be owned and operated by MSUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Authorized Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, riprap, appurtenances, and regional detention necessary to provide adequate drainage

to the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping costs

The landscaping costs portion of the Authorized Improvements consists of planting trees, sod, and grasses, as well as irrigation improvements and backflow prevention. The landscaping improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and miscellaneous costs

The soft and miscellaneous costs portion of the Authorized Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs.

Table III-A
Budgeted Costs – PID

Authorized Improvements	PID Improvements
Road Improvements	\$2,288,155
Water Improvements	\$1,105,853
Sanitary Sewer Improvements	\$2,346,223
Storm Drainage Improvements	\$1,294,407
Landscaping Improvements	\$935,000
Soft and Miscellaneous Costs	1,478,000
Total	\$9,447,638

Note: The Budgeted Costs provided and certified by Kimley Horn. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvement Amount does not change.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that the Authorized Improvements will be completed and accepted by the City and MSUD in the third quarter of 2026.

The Budgeted Costs for the Authorized Improvements and the expenses incurred in the establishment, administration, and operation of the PID is \$10,485,268 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

Table IV-A shows the projected sources and uses for the Authorized Improvements allocable to the Assessed property. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A
Sources and Uses - PID

Sources of Funds	PID
Assessment Amount	\$5,639,000
Other funding sources ¹	\$4,846,268
Total Sources	\$10,485,268
Uses of Funds	
<i>Authorized Improvements</i>	
Roadway Improvements	\$2,288,155
Water Improvements	\$1,105,853
Sanitary Sewer Improvements	\$2,346,223
Storm Drainage Improvements	\$1,294,407
Landscaping Improvements	\$935,000
Soft and Miscellaneous Costs	\$1,478,000
<i>Subtotal Authorized Improvements</i>	<i>\$9,447,638</i>
<i>Estimated Bond Issuance Costs</i>	
Issuance Costs ²	\$382,340
Administrative Expenses	\$60,000
Underwriter's Discount	\$169,170
Capitalized Interest	\$0
Reserve Fund	\$426,120
<i>Subtotal Estimated Bond Issuance Costs</i>	<i>\$1,037,630</i>
Total Uses	\$10,485,268

¹Developer will fund or cause to be funded all costs not covered by the Bonds.

²Includes MuniCap's consulting fee.

Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer pursuant to the Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Reimbursement Agreement as it relates to the PID. In the event the financing capacity of the PID is reduced by appraisals, bond underwriting standards, interest rates, etc. the Assessments will be reduced to match the actual amount financed by Bonds to be issued for the PID.

B. PROJECTED FIVE-YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness for the PID is shown in Table IV-B. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – PID

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Annual Installments
2025	\$3,564,991	\$0	\$3,564,991	\$0
2026	\$6,920,277	\$5,639,000	\$1,281,277	\$0
2027	\$0	\$0	\$0	\$494,535
2028	\$0	\$0	\$0	\$495,315
2029	\$0	\$0	\$0	\$494,859
2030	\$0	\$0	\$0	\$495,232
2031	\$0	\$0	\$0	\$495,371
Total	\$10,485,268	\$5,639,000	\$4,846,268	\$2,475,312

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-B and the costs associated with setting up the PID. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed Authorized Improvement program anticipates a Reimbursement Agreement potentially followed by a bond financing that is intended to finance the public infrastructure required for the development.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Authorized Improvements shall be allocated on a per unit basis, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Authorized Improvements, as applicable.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments being levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized

Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued, if any, to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer’s option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the

PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

For the purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements to be funded by the Developer and reimbursed pursuant to the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Lots anticipated to be developed on each Parcel.

Based on the estimates of the costs of the Authorized Improvements, as set forth in Table III-B, the City Council has determined that the benefit of the Authorized Improvements to the Assessed Property is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Lots of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on a per Lot basis at the time residential Lots are platted, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Assessments for the PID are being levied on each Parcel or Lot according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments for the PID will be collected on the dates and in the amounts shown on the Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

F. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, **if and when Bonds are issued**, by no more than one half of one percent (0.50%). If applicable, the interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the “Delinquency and Prepayment Reserve”). If applicable, the Delinquency and Prepayment Reserve shall be funded as set forth in the Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID

The Assessment and Annual Installments for each Assessed Property located within the PID are shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Assessed Property in an amount sufficient to pay (i) principal and interest as set forth in the Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. If and when Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, or other funds applicable to the Parcel.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated 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 number of units to be built on each new subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Lots 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.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreements, resulting in excess proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, and such excess proceeds are applied to redeem Bonds and/or the obligations under a reimbursement agreement are reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs (plus interest, Administrative Expenses, and Additional Interest, if applicable). The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if

it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds are applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/ or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/ or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/ or repay the obligations under a reimbursement agreement, including interest thereon, Additional Interest, if applicable, and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

E. PAYMENT OF ASSESSMENTS

1. Payment in Part or Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in any amount. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Additional Interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include principal, interest, Administrative Expenses, and Additional Interest **if and when** Bonds are issued. Payment of the first Annual Installments shall be due January 31, 2027.

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, plus Additional Interest if such Bonds are issued by the City, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on a interest rate of 6.00% for years 1 through 30. Unless and until the City issues Bonds secured by Assessments levied against the Assessed Property, the interest on the Reimbursement Agreement shall be paid based on an estimated interest rate of 6.00% per annum for years 1 through 30 in accordance with the Reimbursement Agreement. Upon the issuance of Bonds for the Authorized Improvements, the Reimbursement Agreement shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Assessment Roll. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 5.18%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll, shown in Appendix G, will be updated with the actual interest rates in the Reimbursement Agreement.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Reimbursement Agreement, the Bonds, if any, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs that the City determines to utilize, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds, if any, and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available and directed by the City to be used for such purpose, including any existing deposits for a prepayment reserve and for Parcels located within the PID. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to February 1, 2027.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The City Council has evaluated each Parcel in the PID (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the PID.

The Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the \$10,485,268 in special benefit received by the Authorized Improvements. The Assessment amount of the Reimbursement Agreement is \$5,639,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is \$5,639,000, plus interest and annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements ¹	\$9,447,638
Assessment Levy Related Costs	
Estimated Bond Issuance Costs	\$382,340
Administrative Expenses	\$60,000
Underwriter's Discount	\$169,170
Capitalized Interest	\$0
Reserve Fund	\$426,120
Subtotal Estimated Bond Issuance Costs	\$1,037,630
Total Special Benefit	\$10,485,268
Special Benefit:	
Total Special Benefit	\$10,485,268
Projected Special Assessment	\$5,639,000
Excess Benefit	\$4,846,268

¹See Table III-B for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel

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

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination”.

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. COUNTY FILING

Within seven days of its approval by the City council, the City shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the City's internet website. In addition, the City shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be filed and recorded in the entirety.

E. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

F. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or 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 Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
 PALOMINO - AUBREY, DENTON COUNTY, TEXAS
 OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
 APRIL 23, 2026



PROJECT NAME:	Palomino	LOT COUNT	300	DIRECT IMPROVEMENTS	COMMON IMPROVEMENTS (SILVERADO PARKWAY)	PRIVATE IMPROVEMENTS (NON-REIMBURSEABLE)
LOCATION:	Aubrey, Denton County, Texas	GROSS AC.	46.974			
JOB NUMBER:	063451312					

A. CLEARING & EXCAVATION								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
CLEARING / GRUBBING	AC	\$ 3,300.00	8.21	\$ 27,093.00	1.07	\$ 3,531.00	39.7	\$ 131,076.00
ONSITE CUT - DIRT ONLY	CY	\$ 2.55	47,082	\$ 120,058.68	6,136	\$ 15,647.11	227,782	\$ 580,844.20
OVER EXCAVATE & PROCESS UNCONTROLLED FILL	CY	\$ 2.55	64,842	\$ 165,347.72	8,451	\$ 21,549.58	313,707	\$ 799,952.69
DEMO EXISTING HOUSE/STRUCTURES	LS	\$ 66,000.00	1	\$ 66,000.00	0	\$ -	0	\$ -
INSTALL 6 MIL POLY ON PADS	EA	\$ 350.00	0	\$ -	0	\$ -	242	\$ 84,700.00
PROCESS UTILITY SPOILS	CY	\$ 3.85	4,000	\$ 15,400.00	0	\$ -	0	\$ -
ROUGH LOT GRADING	LOT	\$ 200.00	0	\$ -	0	\$ -	300	\$ 60,000.00
FINAL LOT GRADING	LOT	\$ 200.00	0	\$ -	0	\$ -	300	\$ 60,000.00
TOTAL CLEARING & EXCAVATION				\$ 393,899.41		\$ 40,727.69		\$ 1,716,572.90

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026



PROJECT NAME:	Palomino	LOT COUNT	300	DIRECT IMPROVEMENTS	COMMON IMPROVEMENTS (SILVERADO PARKWAY)	PRIVATE IMPROVEMENTS (NON-REIMBURSEABLE)
LOCATION:	Aubrey, Denton County, Texas	GROSS AC.	46.974			
JOB NUMBER:	063451312					

B. WATER								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
8" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$ 47.70	5,059	\$ 241,314.30	0	\$ -	0	\$ -
12" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$ 75.59	3,261	\$ 246,498.99	0	\$ -	0	\$ -
24" STEEL CASING BY BORE (FM2931)	LF	\$ 573.26	152	\$ 87,135.52	0	\$ -	0	\$ -
15" SDR-26 CASING PIPE	LF	\$ 127.05	220	\$ 27,951.00	0	\$ -	0	\$ -
24" SDR-26 CASING PIPE	LF	\$ 305.89	20	\$ 6,117.80	0	\$ -	0	\$ -
8" PLUG	EA	\$ 271.83	4	\$ 1,087.32	0	\$ -	0	\$ -
12" PLUG	EA	\$ 430.95	1	\$ 430.95	0	\$ -	0	\$ -
8" GATE VALVE & BOX	EA	\$ 2,238.06	28	\$ 62,665.68	0	\$ -	0	\$ -
12" GATE VALVE & BOX	EA	\$ 4,116.52	11	\$ 45,281.72	0	\$ -	0	\$ -
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS, & VALVES)	EA	\$ 6,626.02	17	\$ 112,642.34	0	\$ -	0	\$ -
1" SINGLE WATER SERVICE	EA	\$ 907.88	28	\$ 25,420.64	0	\$ -	0	\$ -
1" BULLHEAD WATER SERVICE	EA	\$ 1,358.49	136	\$ 184,754.64	0	\$ -	0	\$ -
12"x8" REDUCER	EA	\$ 976.58	1	\$ 976.58	0	\$ -	0	\$ -
12"x18" TAPPING SLEEVE AND VALVE	EA	\$ 12,469.91	1	\$ 12,469.91	0	\$ -	0	\$ -
AUTOMATIC FLUSH VALVE	EA	\$ 8,341.20	1	\$ 8,341.20	0	\$ -	0	\$ -
TEMPORARY FLUSH VALVE	EA	\$ 4,200.00	1	\$ 4,200.00	0	\$ -	0	\$ -
AIR RELEASE VALVE	EA	\$ 12,190.00	1	\$ 12,190.00	0	\$ -	0	\$ -
4" IRRIGATION SLEEVE	EA	\$ 417.35	3	\$ 1,252.05	0	\$ -	0	\$ -
3/4" IRRIGATION METER	EA	\$ 922.54	3	\$ 2,767.62	0	\$ -	0	\$ -
1" IRRIGATION METER	EA	\$ 939.49	2	\$ 1,878.98	0	\$ -	0	\$ -
1.5" IRRIGATION METER	EA	\$ 2,167.70	2	\$ 4,335.40	0	\$ -	0	\$ -
TRENCH SAFETY	LF	\$ 0.33	8,320	\$ 2,745.60	0	\$ -	0	\$ -
PRESSURE TEST + CHLORINATION	LF	\$ 1.61	8,320	\$ 13,395.20	0	\$ -	0	\$ -
TOTAL WATER				\$ 1,105,853.44	\$ -	\$ -	\$ -	\$ -

C. SANITARY SEWER								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
8" SDR-26 P.V.C. SEWER LINE	LF	\$ 54.30	8,178	\$ 444,065.40	0	\$ -	0	\$ -
4" P.V.C. FORCE MAIN PIPE	LF	\$ 47.12	1,500	\$ 70,680.00	0	\$ -	0	\$ -
8" SDR-26 P.V.C. SEWER LINE (FOR FORCE MAIN)	LF	\$ 91.71	80	\$ 7,336.80	0	\$ -	0	\$ -
16" STEEL ENCASEMENT BY BORE	LF	\$ 547.40	134	\$ 73,351.60	0	\$ -	0	\$ -
CEMENT-STABILIZED SAND ENCASEMENT (PER MSUD DETAIL)	LF	\$ 68.08	320	\$ 21,785.60	0	\$ -	0	\$ -
4' DIAMETER MANHOLE (8' DEPTH)	EA	\$ 8,887.56	22	\$ 195,526.32	0	\$ -	0	\$ -
4' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	\$ 8,815.75	3	\$ 26,447.25	0	\$ -	0	\$ -
4' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	\$ 522.34	45	\$ 23,505.30	0	\$ -	0	\$ -
5' DIAMETER MANHOLE (8' DEPTH)	EA	\$ 12,826.71	5	\$ 64,133.55	0	\$ -	0	\$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	\$ 13,109.10	1	\$ 13,109.10	0	\$ -	0	\$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	\$ 14,156.50	1	\$ 14,156.50	0	\$ -	0	\$ -
5' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	\$ 692.44	34	\$ 23,542.96	0	\$ -	0	\$ -
8" PLUG	EA	\$ 40.89	3	\$ 122.67	0	\$ -	0	\$ -
4" SERVICE	EA	\$ 1,134.30	300	\$ 340,290.00	0	\$ -	0	\$ -
TRENCH SAFETY	LF	\$ 0.77	9,678	\$ 7,452.06	0	\$ -	0	\$ -
TESTING (EXCLUDING GEOTECH)	LF	\$ 2.27	9,678	\$ 21,969.06	0	\$ -	0	\$ -
TOTAL SANITARY SEWER				\$ 1,347,474.17	\$ -	\$ -	\$ -	\$ -

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026



PROJECT NAME:	Palomino	LOT COUNT	300	DIRECT IMPROVEMENTS	COMMON IMPROVEMENTS (SILVERADO PARKWAY)	PRIVATE IMPROVEMENTS (NON-REIMBURSEABLE)
LOCATION:	Aubrey, Denton County, Texas	GROSS AC.	46.974			
JOB NUMBER:	063451312					

D. LIFT STATION								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
22" DEEP X 6' DIAMETER PRE-CAST CONCRETE WETWELL	LS	\$ 118,000.00	1	\$ 118,000.00	0	\$ -	0	\$ -
7' X 8' PRE-CAST CONCRETE VALVE VAULT	LS	\$ 128,000.00	1	\$ 128,000.00	0	\$ -	0	\$ -
NON-CLOG WASTEWATER PUMP & MOTOR	EA	\$ 28,500.00	2	\$ 57,000.00	0	\$ -	0	\$ -
YARD PIPING	LF	\$ 513.04	54	\$ 27,704.16	0	\$ -	0	\$ -
ELECTRICAL, CONTROLS AND INSTRUMENTATION	LS	\$ 459,500.00	1	\$ 459,500.00	0	\$ -	0	\$ -
LINE WATER LINE (HOSE BIB)	LF	\$ 50.29	74	\$ 3,721.46	0	\$ -	0	\$ -
8' WOOD FENCE AND GATE PER DETAIL	LF	\$ 132.94	248	\$ 32,969.12		\$ -		\$ -
MISCELLANEOUS SITE WORK ITEMS	LS	\$ 101,250.00	1	\$ 101,250.00	0	\$ -	0	\$ -
ADDITIONAL COST FROM GLOBAL PUMP SOLUTIONS (TARIFF)	LS	\$ 1,737.68	1	\$ 1,737.68	0	\$ -	0	\$ -
ADDITIONAL COST FOR ARMOROCK WET WELL IN LIEU OF STD W/ EPOXY LINER	LS	\$ 40,250.00	1	\$ 40,250.00	0	\$ -	0	\$ -
ADDITIONAL COST FOR WATER SERVICE W/ RPZ	LS	\$ 21,010.00	1	\$ 21,010.00	0	\$ -	0	\$ -
VENT-O-MAX GRX ARV'S IN LIEU OF ARI D-020 (LS-03 NOTE #8)	LS	\$ 6,556.00	1	\$ 6,556.00	0	\$ -	0	\$ -
ADDITIONAL COST FOR EQUIPMENT SLAB REBAR (#5'S @ 12" OCEW)	LS	\$ 525.00	1	\$ 525.00	0	\$ -	0	\$ -
ADDITIONAL COST FOR GRADE BEAM CORNER REBAR UPSIZE (#7 BARS)	LS	\$ 525.00	1	\$ 525.00	0	\$ -	0	\$ -
TOTAL LIFT STATION				\$ 998,748.42		\$ -		\$ -

E. STORM SEWER								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
18" R.C.P.	LF	\$ 64.05	2,640	\$ 169,092.00	372	\$ 23,826.60	0	\$ -
18" TEMPORARY R.C.P.	LF	\$ 64.05	82	\$ 5,252.10	0	\$ -	0	\$ -
21" R.C.P.	LF	\$ 70.24	495	\$ 34,768.80	362	\$ 25,426.88	0	\$ -
24" R.C.P.	LF	\$ 81.06	278	\$ 22,534.68	0	\$ -	0	\$ -
24" R.C.P. (FM 2931)	LF	\$ 100.61	341	\$ 34,308.01	0	\$ -	0	\$ -
27" R.C.P.	LF	\$ 107.97	620	\$ 66,941.40	237	\$ 25,588.89	0	\$ -
30" R.C.P.	LF	\$ 107.50	817	\$ 87,827.50	0	\$ -	0	\$ -
36" R.C.P.	LF	\$ 139.81	770	\$ 107,653.70	0	\$ -	0	\$ -
42" R.C.P.	LF	\$ 185.54	1,190	\$ 220,792.60	0	\$ -	0	\$ -
GASKETED 4'X4' R.C.B.	LF	\$ 381.60	57	\$ 21,751.20	0	\$ -	0	\$ -
STD 4' CURB INLET	EA	\$ 5,525.00	13	\$ 71,825.00	0	\$ -	0	\$ -
NON-STD 4' CURB INLET	EA	\$ 5,525.00	3	\$ 16,575.00	0	\$ -	0	\$ -
STD 6' CURB INLET	EA	\$ 5,746.00	24	\$ 137,904.00	0	\$ -	0	\$ -
STD 8' CURB INLET	EA	\$ 6,050.00	2	\$ 12,100.00	0	\$ -	0	\$ -
STD 10' CURB INLET	EA	\$ 6,630.00	3	\$ 19,890.00	3	\$ 19,890.00	0	\$ -
NON-STD 10' CURB INLET	EA	\$ 7,200.00	1	\$ 7,200.00	0	\$ -	0	\$ -
4' X 4' STD DROP INLET	EA	\$ 6,630.00	2	\$ 13,260.00	0	\$ -	0	\$ -
4' X 4' STD DROP INLET (FM 2931)	EA	\$ 6,630.00	1	\$ 6,630.00	0	\$ -	0	\$ -
TYPE A STORM MANHOLE	EA	\$ 5,083.00	4	\$ 20,332.00	2	\$ 10,166.00	0	\$ -
TYPE B STORM MANHOLE	EA	\$ 6,270.88	8	\$ 50,167.04	0	\$ -	0	\$ -
TEMPORARY 18" RCP SLOPED END HEADWALL	EA	\$ 2,100.00	2	\$ 4,200.00	0	\$ -	0	\$ -
24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	\$ 2,431.00	4	\$ 9,724.00	0	\$ -	0	\$ -
27" R.C.P. SLOPED END HEADWALL (LINE SD-K)	EA	\$ 2,652.00	0	\$ -	1	\$ 2,652.00	0	\$ -
30" R.C.P. SLOPED END HEADWALL (LINE SD-L)	EA	\$ 2,873.00	2	\$ 5,746.00	0	\$ -	0	\$ -
42" R.C.P. SLOPED END HEADWALL (LINE SD-D)	EA	\$ 3,867.50	1	\$ 3,867.50	0	\$ -	0	\$ -
4' X 4' R.C.B. TxDOT SW-0 HEADWALL (LINE SD-B)	EA	\$ 12,707.50	1	\$ 12,707.50	0	\$ -	0	\$ -
REMOVE EXISTING 24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	\$ 731.21	1	\$ 731.21	0	\$ -	0	\$ -
12" THICK GROUTED RIPRAP	SY	\$ 154.70	104	\$ 16,088.80	0	\$ -	0	\$ -
TRENCH SAFETY	LF	\$ 0.41	7,290	\$ 2,988.90	971	\$ 398.11	\$ -	\$ -
TV TESTING (X2)	LF	\$ 3.32	7,290	\$ 24,202.80	971	\$ 3,223.72	\$ -	\$ -
TOTAL STORM SEWER				\$ 1,207,061.74		\$ 87,345.60		\$ -

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PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026



PROJECT NAME:	Palomino	LOT COUNT	300	DIRECT IMPROVEMENTS	COMMON IMPROVEMENTS (SILVERADO PARKWAY)	PRIVATE IMPROVEMENTS (NON-REIMBURSEABLE)
LOCATION:	Aubrey, Denton County, Texas	GROSS AC.	46.974			
JOB NUMBER:	063451312					

F1. ON SITE PAVEMENT								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
6" REINF. CONCRETE STREET PAVEMENT 31' B-B	SY	\$ 48.85	28,832	\$ 1,408,443.20	0	\$ -	0	\$ -
6" LIME SUBGRADE PREPARATION	SY	\$ 4.00	30,692	\$ 122,768.00	0	\$ -	0	\$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	\$ 300.00	552	\$ 165,600.00	0	\$ -	0	\$ -
5' CONCRETE SIDEWALK	LF	\$ 35.00	2,570	\$ 89,950.00	0	\$ -	0	\$ -
6' CONCRETE SIDEWALK	LF	\$ 42.00	1,527	\$ 64,134.00	0	\$ -	0	\$ -
BARRIER FREE PEDESTRIAN RAMP	EA	\$ 2,500.00	26	\$ 65,000.00	0	\$ -	0	\$ -
STREET NAME SIGN	EA	\$ 500.00	3	\$ 1,500.00	0	\$ -	0	\$ -
STOP SIGN WITH STREET NAMES	EA	\$ 2,000.00	13	\$ 26,000.00	0	\$ -	0	\$ -
4" PARKING STRIPE	LF	\$ 4.35	612	\$ 2,662.20	0	\$ -	0	\$ -
CROSSWALK STRIPING	LF	\$ 50.55	25	\$ 1,263.75	0	\$ -	0	\$ -
PEDESTRIAN CROSSING SIGN	EA	\$ 2,280.00	4	\$ 9,120.00	0	\$ -	0	\$ -
TYPE III BARRICADE	EA	\$ 500.00	8	\$ 4,000.00	0	\$ -	0	\$ -
TOTAL ON SITE PAVEMENT				\$ 1,960,441.15		\$ -		\$ -

F2. SILVERADO PARKWAY								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
8" REINF. CONCRETE STREET PAVEMENT	SY	\$ 56.45	0	\$ -	2,538	\$ 143,270.10	0	\$ -
6" LIME SUBGRADE PREPARATION	SY	\$ 3.35	0	\$ -	241	\$ 807.35	0	\$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	\$ 310.00	0	\$ -	49	\$ 15,190.00	0	\$ -
5' CONCRETE SIDEWALK	LF	\$ 29.55	0	\$ -	840	\$ 24,822.00	0	\$ -
BARRIER FREE PEDESTRIAN RAMP	EA	\$ 2,235.00	0	\$ -	2	\$ 4,470.00	0	\$ -
PAVEMENT HEADER	LF	\$ 70.00	0	\$ -	50	\$ 3,500.00	0	\$ -
TOTAL SILVERADO PARKWAY				\$ -		\$ 192,059.45		\$ -

F3. FM 2931								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
SAWCUT EXISTING ASPHALT ROAD	LF	\$ 10.00	930	\$ 9,300.00	0	\$ -	0	\$ -
UNCLASSIFIED EXCAVATION	CY	\$ 20.20	690	\$ 13,938.00	0	\$ -	0	\$ -
2" SP-C PG64-22 (SAC-B)	SY	\$ 26.40	1,244	\$ 32,841.60	0	\$ -	0	\$ -
12" CEMENT STABILIZED SUBGRADE	SY	\$ 15.75	1,306	\$ 20,569.50	0	\$ -	0	\$ -
LEFT TURN ARROW MARKING	EA	\$ 290.00	2	\$ 580.00	0	\$ -	0	\$ -
4" SOLID YELLOW LINE MARKING	LF	\$ 1.85	390	\$ 721.50	0	\$ -	0	\$ -
4" SOLID YELLOW MADIAN STRIPING	LS	\$ 14,275.00	1	\$ 14,275.00	0	\$ -	0	\$ -
"ONLY" DETAIL MARKING	EA	\$ 310.00	2	\$ 620.00	0	\$ -	0	\$ -
8" SOLID WHITE LINE MARKING	LF	\$ 4.15	390	\$ 1,618.50	0	\$ -	0	\$ -
TYPE III BARRICADE	EA	\$ 1,500.00	1	\$ 1,500.00	0	\$ -	0	\$ -
PAVEMENT HEADER	LF	\$ 20.00	87	\$ 1,740.00	0	\$ -	0	\$ -
REMOVE EXISTING PAVEMENT MARKINGS	LS	\$ 7,950.00	1	\$ 7,950.00	0	\$ -	0	\$ -
TRAFFIC CONTROL	LS	\$ 30,000.00	1	\$ 30,000.00	0	\$ -	0	\$ -
TOTAL FM 2931				\$ 135,654.10		\$ -		\$ -

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS

OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.

APRIL 23, 2026



PROJECT NAME:	Palomino	LOT COUNT	300	DIRECT IMPROVEMENTS	COMMON IMPROVEMENTS (SILVERADO PARKWAY)	PRIVATE IMPROVEMENTS (NON-REIMBURSEABLE)
LOCATION:	Aubrey, Denton County, Texas	GROSS AC.	46.974			
JOB NUMBER:	063451312					

G. RETAINING WALLS								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
2' RETAINING WALL	LF	\$ 67.00	0	\$ -	0	\$ -	3,205	\$ 214,735.00
3' RETAINING WALL	LF	\$ 83.00	0	\$ -	0	\$ -	280	\$ 23,240.00
4' RETAINING WALL	LF	\$ 107.00	0	\$ -	0	\$ -	60	\$ 6,420.00
5' RETAINING WALL	LF	\$ 138.00	0	\$ -	0	\$ -	560	\$ 77,280.00
6' RETAINING WALL	LF	\$ 167.00	0	\$ -	0	\$ -	615	\$ 102,705.00
7' RETAINING WALL	LF	\$ 199.00	0	\$ -	0	\$ -	450	\$ 89,550.00
8' RETAINING WALL	LF	\$ 233.00	0	\$ -	0	\$ -	260	\$ 60,580.00
9' RETAINING WALL	LF	\$ 270.00	0	\$ -	0	\$ -	60	\$ 16,200.00
2' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	\$ 267.00	0	\$ -	0	\$ -	320	\$ 85,440.00
3' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	\$ 283.00	0	\$ -	0	\$ -	175	\$ 49,525.00
4' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	\$ 307.00	0	\$ -	0	\$ -	110	\$ 33,770.00
11' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	\$ 556.00	0	\$ -	0	\$ -	30	\$ 16,680.00
12' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	\$ 601.00	0	\$ -	0	\$ -	180	\$ 108,180.00
13' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	\$ 654.00	0	\$ -	0	\$ -	255	\$ 166,770.00
14' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	\$ 704.00	0	\$ -	0	\$ -	275	\$ 193,600.00
TOTAL RETAINING WALLS				\$ -	\$ -	\$ -	\$ 1,244,675.00	

H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
STREET LIGHTS	EA	\$ 3,500.00	20	\$ 70,000.00	3	\$ 10,500.00	0	\$ -
PLAYGROUND	LS	\$ 250,000.00	1	\$ 250,000.00	0	\$ -	0	\$ -
DOG PARK	LS	\$ 150,000.00	1	\$ 150,000.00	0	\$ -	0	\$ -
IRRIGATION METER CONNECTION FEE	EA	\$ 11,250.00	1	\$ 11,250.00	0	\$ -	0	\$ -
WROUGHT IRON FENCE AROUND DETENTION POND	LF	\$ 120.00	1,200	\$ 144,000.00	0	\$ -	0	\$ -
PERIMETER SCREENING WALL (ADJACENT TO COMMERCIAL)	LF	\$ 150.00	470	\$ 70,500.00	0	\$ -	0	\$ -
PERIMETER SCREENING WALL (ADJACENT TO SILVERADO PARKWAY)	LF	\$ 150.00	0	\$ -	850	\$ 127,500.00	0	\$ -
MAJOR ENTRY FEATURE	LS	\$ 150,000.00	0	\$ -	0	\$ -	1	\$ 150,000.00
MINOR ENTRY FEATURE	LS	\$ 40,000.00	0	\$ -	0	\$ -	1	\$ 40,000.00
BUFFER LANDSCAPING	LF	\$ 75.00	0	\$ -	1,350	\$ 101,250.00	0	\$ -
TOTAL LANDSCAPE/HARDSCAPE & MISCELLANEOUS				\$ 695,750.00	\$ 239,250.00	\$ 190,000.00		

I. CITY FEES AND OTHER								
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
FRANCHISE ELECTRIC SERVICE	LOT	\$ 1,000.00	300	\$ 300,000.00	0	\$ -	0	\$ -
FRANCHISE GAS SERVICE	LOT	\$ 1,000.00	300	\$ 300,000.00	0	\$ -	0	\$ -
FINAL GEOTECHNICAL REPORT	LOT	\$ 350.00	300	\$ 105,000.00	0	\$ -	0	\$ -
PARK DEDICATION FEE	LOT	\$ 2,500.00	300	\$ 750,000.00	0	\$ -	0	\$ -
SWPPP	LS	\$ 3,000.00	1	\$ 3,000.00	0	\$ -	0	\$ -
MUNICIPAL APPLICATION/REVIEW FEES	LS	\$ 20,000.00	1	\$ 20,000.00	0	\$ -	0	\$ -
TOTAL CITY FEES & OTHER				\$ 1,478,000.00	\$ -	\$ -		

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026



PROJECT NAME:	Palomino	LOT COUNT	300	DIRECT IMPROVEMENTS	COMMON IMPROVEMENTS (SILVERADO PARKWAY)	PRIVATE IMPROVEMENTS (NON-REIMBURSEABLE)
LOCATION:	Aubrey, Denton County, Texas	GROSS AC.	46.974			
JOB NUMBER:	063451312					

SUMMARY		PER LOT		TOTAL		PER LOT		TOTAL		PER LOT		TOTAL	
A. CLEARING & EXCAVATION		\$	1,313.00	\$	393,899.41	\$	135.76	\$	40,727.69	\$	5,721.91	\$	1,716,572.90
B. WATER		\$	3,686.18	\$	1,105,853.44	\$	-	\$	-	\$	-	\$	-
C. SANITARY SEWER		\$	4,491.58	\$	1,347,474.17	\$	-	\$	-	\$	-	\$	-
D. LIFT STATION		\$	3,329.16	\$	998,748.42	\$	-	\$	-	\$	-	\$	-
E. STORM SEWER		\$	4,023.54	\$	1,207,061.74	\$	291.15	\$	87,345.60	\$	-	\$	-
F1. ON SITE PAVEMENT		\$	6,534.80	\$	1,960,441.15	\$	-	\$	-	\$	-	\$	-
F2. SILVERADO PARKWAY		\$	-	\$	-	\$	640.20	\$	192,059.45	\$	-	\$	-
F3. FM 2931		\$	452.18	\$	135,654.10	\$	-	\$	-	\$	-	\$	-
G. RETAINING WALLS		\$	-	\$	-	\$	-	\$	-	\$	4,148.92	\$	1,244,675.00
H. LANDSCAPE/HANDSCAPE & MISCELLANEOUS		\$	2,319.17	\$	695,750.00	\$	797.50	\$	239,250.00	\$	633.33	\$	190,000.00
I. CITY FEES & OTHER		\$	4,926.67	\$	1,478,000.00	\$	-	\$	-	\$	-	\$	-
SUB-TOTAL				\$	9,322,882.43			\$	559,382.74			\$	3,151,247.90

APPENDIX C
LEGAL DESCRIPTION

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northerly northeast corner of said 46.974 acre tract, common to the northwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, being on the southerly line of Pecan Creek Addition, Phase 1, according to the plat thereof recorded in Document No. 2020-349 of the Plat Records of Denton County, Texas;

THENCE South 00°41'47" West, departing the southerly line of said Pecan Creek Addition, Phase 1, and along the easterly line of said 46.974 acre tract and the westerly line of said 5.725 acre tract, a distance of 275.76 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for the southwest corner of said 5.725 acre tract, common to an ell corner of said 5.725 acre tract;

THENCE South 86°08'34" East, along the northerly line of said 46.974 acre tract and the southerly line of said 5.725 acre tract, a distance of 423.36 feet to a point for corner;

THENCE South 01°03'39" West, departing the southerly line of said 5.725 acre tract and the northerly line of said 46.974 acre tract and crossing said 46.974 acre tract, a distance of 648.76 feet to a point for corner on the southerly line of said 46.974 acre tract and the northerly line of Silverado Phase 6, according to the plat thereof recorded in Instrument No. 2021-153 of the Official Records of Denton County, Texas;

THENCE North 88°56'21" West, along the southerly line of said 46.974 acre tract, the northerly line of said Silverado Phase 6 and the northerly line of Silverado Phase 7, according to the plat thereof recorded in Instrument No. 2021-242 of the Official Records of Denton County, Texas, a distance of 2,046.91 feet to the southwest corner of said 46.974 acre tract, common to the northwest corner of said Silverado Phase 7, being on the easterly line of a tract of land described as Parcel 2, Tract 3 in a deed to Aubrey Aggregates LLC, as recorded in Instrument No. 2017-115329 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 25°02' East, 0.21 feet;

THENCE North 02°01'46" East, along the westerly line of said 46.974 acre tract and the easterly line of said Parcel 2, Tract 3, a distance of 933.89 feet to the northwest corner of said 46.974 acre tract, common to the southwest corner of a called 55.30 acre tract of land described in a deed to ALCM Construction, LLC, as recorded in Instrument No. 2019-139804 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for witness bears North 73°40' West, 0.23 feet;

THENCE South 89°20'47" East, departing the easterly line of said Parcel 2, Tract 3, along the northerly line of said 46.974 acre tract, the southerly line of said 55.30 acre tract, and the southerly line of aforesaid Pecan Creek Addition, Phase 1, a distance of 1,606.55 feet to the

POINT OF BEGINNING and containing 41.248 acres (1,796,748 square feet) of land, more or less, save and except the following described tract:

SAVE AND EXCEPT TRACT:

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "RPLS 4561" found for the southwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, common to an ell corner of said 46.974 acre tract;

THENCE South 06°12'45" West, crossing said 46.974 acre tract, a distance of 190.62 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing across said 46.974 acre tract, the following courses and distances:

South 41°54'56" East, a distance of 14.63 feet to a point for corner;

South 01°03'39" West, a distance of 178.86 feet to a point for corner;

North 88°56'21" West, a distance of 283.87 feet to a point at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 29°02'47", and a chord bearing and distance of North 17°34'49" East, 188.08 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 190.11 feet to a point for corner;

North 32°06'12" East, a distance of 67.55 feet to a point for corner;

North 76°28'16" East, a distance of 14.30 feet to a point at the beginning of a non-tangent curve to the left with a radius of 425.00 feet, a central angle of 24°23'05", and a chord bearing and distance of South 72°01'35" East, 179.52 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 180.88 feet to the **POINT OF BEGINNING** and containing 1.255 acres (54,669 square feet) of land, more or less, resulting in a net area of 39.993 acres (1,742,079 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

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

STREET ADDRESS OF PROPERTY

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$_____

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 ***Palomino Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

STATE OF TEXAS §
 §
COUNTY OF DENTON §

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF DENTON

§

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

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

Notary Public, State of Texas]⁴

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

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified into one Lot Type.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 30 feet.

A) Proposed Residential Development

Table F-A.1 shows the proposed residential units to be developed within the PID.

Table F-A.1
Proposed Development within the PID

Lot Type	Proposed Development	
Lot Type 1 (30 Ft)	300	Units
Total	300	Units

B) Calculation of Equivalent Units

As explained under Section V.D, for the purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the PID to be financed with the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the number of units.

For the purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on a per unit basis, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the Lot Type (i.e., 30 Ft); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. Assessments are allocated to each Lot Type on the basis of the number of units.

C) Allocation of Assessments to Lots within the PID

As shown in Section IV of this Service and Assessment Plan, the total amount of the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within the PID, is \$5,296,000. As shown in Table F-A.1, there are a total of 300 units in the PID, resulting in an Assessment per Equivalent Unit of \$18,796.67.

Table F-C.1
Assessment Per Unit - PID

Type	Planned No. of Units	Assessment per Unit	Total Assessments
Lot Type 1 (30 Ft)	300	\$18,796.67	\$5,639,000
Total			\$5,639,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-C.2.

Table F-C.2
Projected Leverage - PID

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Assessment per Unit ¹	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (30 Ft)	300	\$60,000	\$300,000	\$18,796.67	3.19	15.96

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-C.3.

Table F-C.3
Estimated Tax Rate Equivalent per unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (30 Ft)	300	\$60,000	\$300,000	\$1,650	\$2.75	\$0.55

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
ASSESSMENT ROLL

**Appendix G-1
Assessment Roll**

**Parcel
Assessment
Equivalent Units**

**77033
\$5,639,000
1.00**

Year	Principal	Interest¹	Capitalized Interest	Additional Interest³	Administrative Expenses²	Total Annual Installment²
2027	\$68,000	\$338,340	\$0	\$28,195	\$60,000	\$494,535
2028	\$72,000	\$334,260	\$0	\$27,855	\$61,200	\$495,315
2029	\$75,000	\$329,940	\$0	\$27,495	\$62,424	\$494,859
2030	\$79,000	\$325,440	\$0	\$27,120	\$63,672	\$495,232
2031	\$83,000	\$320,700	\$0	\$26,725	\$64,946	\$495,371
2032	\$87,000	\$315,720	\$0	\$26,310	\$66,245	\$495,275
2033	\$91,000	\$310,500	\$0	\$25,875	\$67,570	\$494,945
2034	\$95,000	\$305,040	\$0	\$25,420	\$68,921	\$494,381
2035	\$111,000	\$299,340	\$0	\$24,945	\$60,000	\$495,285
2036	\$118,000	\$292,680	\$0	\$24,390	\$60,300	\$495,370
2037	\$125,000	\$285,600	\$0	\$23,800	\$60,602	\$495,002
2038	\$133,000	\$278,100	\$0	\$23,175	\$60,905	\$495,180
2039	\$141,000	\$270,120	\$0	\$22,510	\$61,209	\$494,839
2040	\$150,000	\$261,660	\$0	\$21,805	\$61,515	\$494,980
2041	\$159,000	\$252,660	\$0	\$21,055	\$61,823	\$494,538
2042	\$169,000	\$243,120	\$0	\$20,260	\$62,132	\$494,512
2043	\$180,000	\$232,980	\$0	\$19,415	\$62,442	\$494,837
2044	\$191,000	\$222,180	\$0	\$18,515	\$62,755	\$494,450
2045	\$204,000	\$210,720	\$0	\$17,560	\$63,068	\$495,348
2046	\$217,000	\$198,480	\$0	\$16,540	\$63,384	\$495,404
2047	\$230,000	\$185,460	\$0	\$15,455	\$63,701	\$494,616
2048	\$245,000	\$171,660	\$0	\$14,305	\$64,019	\$494,984
2049	\$261,000	\$156,960	\$0	\$13,080	\$64,339	\$495,379
2050	\$277,000	\$141,300	\$0	\$11,775	\$64,661	\$494,736
2051	\$295,000	\$124,680	\$0	\$10,390	\$64,984	\$495,054
2052	\$314,000	\$106,980	\$0	\$8,915	\$65,309	\$495,204
2053	\$334,000	\$88,140	\$0	\$7,345	\$65,636	\$495,121
2054	\$355,000	\$68,100	\$0	\$5,675	\$65,964	\$494,739
2055	\$378,000	\$46,800	\$0	\$3,900	\$66,294	\$494,994
2056	\$402,000	\$24,120	\$0	\$2,010	\$66,625	\$494,755
Total	\$5,639,000	\$6,741,780	\$0	\$561,815	\$1,906,644	\$14,849,239

¹ interest is calculated using a 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.

³Additional Interest will not be charged if there are no Bonds outstanding.

Appendix G-2
Assessment Roll by Lot Type

Lot Type
Assessment
Number of Units

Lot Type 1 (30Ft)
\$18,796.67
300

Year	Principal	Interest¹	Capitalized Interest	Additional Interest³	Administrative Expenses²	Total Annual Installment²
2027	\$227	\$1,128	\$0	\$94	\$200	\$1,648
2028	\$240	\$1,114	\$0	\$93	\$204	\$1,651
2029	\$250	\$1,100	\$0	\$92	\$208	\$1,650
2030	\$263	\$1,085	\$0	\$90	\$212	\$1,651
2031	\$277	\$1,069	\$0	\$89	\$216	\$1,651
2032	\$290	\$1,052	\$0	\$88	\$221	\$1,651
2033	\$303	\$1,035	\$0	\$86	\$225	\$1,650
2034	\$317	\$1,017	\$0	\$85	\$230	\$1,648
2035	\$370	\$998	\$0	\$83	\$200	\$1,651
2036	\$393	\$976	\$0	\$81	\$201	\$1,651
2037	\$417	\$952	\$0	\$79	\$202	\$1,650
2038	\$443	\$927	\$0	\$77	\$203	\$1,651
2039	\$470	\$900	\$0	\$75	\$204	\$1,649
2040	\$500	\$872	\$0	\$73	\$205	\$1,650
2041	\$530	\$842	\$0	\$70	\$206	\$1,648
2042	\$563	\$810	\$0	\$68	\$207	\$1,648
2043	\$600	\$777	\$0	\$65	\$208	\$1,649
2044	\$637	\$741	\$0	\$62	\$209	\$1,648
2045	\$680	\$702	\$0	\$59	\$210	\$1,651
2046	\$723	\$662	\$0	\$55	\$211	\$1,651
2047	\$767	\$618	\$0	\$52	\$212	\$1,649
2048	\$817	\$572	\$0	\$48	\$213	\$1,650
2049	\$870	\$523	\$0	\$44	\$214	\$1,651
2050	\$923	\$471	\$0	\$39	\$216	\$1,649
2051	\$983	\$416	\$0	\$35	\$217	\$1,650
2052	\$1,047	\$357	\$0	\$30	\$218	\$1,651
2053	\$1,113	\$294	\$0	\$24	\$219	\$1,650
2054	\$1,183	\$227	\$0	\$19	\$220	\$1,649
2055	\$1,260	\$156	\$0	\$13	\$221	\$1,650
2056	\$1,340	\$80	\$0	\$7	\$222	\$1,649
Total	\$18,797	\$22,473	\$0	\$1,873	\$6,355	\$49,497

¹The interest is calculated using a 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.

²Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.

³Additional Interest will not be charged if there are no Bonds outstanding.

Appendix G-3
Phase #1 2026-27 Budget

Description	Amount
Phase #1 RA (Original)	\$5,639,000
<i>Principal Redemptions</i>	\$0
<i>Prepayments (Redeemed)</i>	\$0
<i>Prepayments (Non-Redeemed)</i>	\$0
Phase #1 Assessments (Outstanding)	\$5,639,000
Effective Interest Rate	6.00%

	Reimbursement Agreement
Interest payment on March 1, 2027	\$169,170
Interest payment on September 1, 2027	\$169,170
Principal payment on September 1, 2027	\$68,000
<i>Subtotal debt service on bonds</i>	<i>\$406,340</i>
Excess Interest for Additional Interest Reserves	\$0
Administrative Expenses	\$60,000
<i>Subtotal Expenses</i>	<i>\$466,340</i>
Available Reserve Fund Income	\$0
Available Administrative Expense Account	\$0
Available Capitalized Interest	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$466,340

	Reimbursement Agreement
Original Equivalent Units	300.00
Partially prepaid Equivalent Units	0.00
Fully prepaid Equivalent Units	0.00
Outstanding Equivalent Units	300.00
Principal per Equivalent Unit	\$226.67
Interest per Equivalent Unit	\$1,127.80
Additional interest per Equivalent Unit	\$0.00
Administrative Expenses per Equivalent Unit	\$200.00
Total Annual Installment per Equivalent Unit	\$1,554.47

Assessment Roll Summary 2026-27

Parcel ID ¹	Block #	Lot #	Lot Size	Equivalent Units	Outstanding			Administrative	Annual
					Assessment	Principal	Interest	Expense	Installment
77033	A	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	A	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	10	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	11	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	12	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	13	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	14	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	17	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	18	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	19	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	20	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	21	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	22	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	23	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	24	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	25	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	26	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	27	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	28	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	29	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	30	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	31	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	32	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	33	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	34	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	35	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	36	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	37	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	38	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	39	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	40	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	41	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	42	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	43	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	44	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	45	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	46	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	47	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	48	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	49	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	50	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	B	51	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47

Parcel ID ¹	Block #	Lot #	Lot Size	Equivalent Units	Outstanding	Principal	Interest	Administrative	Annual
					Assessment			Expense	Installment
77033	B	52	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	10	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	11	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	12	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	13	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	14	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	15	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	16	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	17	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	C	18	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	D	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	10	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	11	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	12	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	13	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	14	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	15	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	16	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	17	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	18	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	19	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	20	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	21	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	22	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	23	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	24	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	25	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	26	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	27	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	E	28	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47

Parcel ID ¹	Block #	Lot #	Lot Size	Equivalent Units	Outstanding	Principal	Interest	Administrative	Annual
					Assessment			Expense	Installment
77033	F	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	10	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	11	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	12	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	13	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	14	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	15	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	16	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	17	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	18	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	19	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	20	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	21	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	22	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	23	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	24	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	25	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	26	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	27	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	28	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	29	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	30	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	31	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	32	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	33	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	34	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	35	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	36	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	37	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	38	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	39	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	40	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	41	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	42	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	43	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	44	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	45	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	46	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	47	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	48	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	49	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	50	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	51	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	52	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	53	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	54	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	55	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	56	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	57	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	58	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	59	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	60	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	61	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	62	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	63	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	64	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47

Parcel ID ¹	Block #	Lot #	Lot Size	Equivalent Units	Outstanding	Principal	Interest	Administrative	Annual
					Assessment			Expense	Installment
77033	F	65	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	66	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	67	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	68	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	69	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	70	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	71	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	72	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	73	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	74	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	75	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	76	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	77	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	78	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	79	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	80	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	81	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	82	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	83	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	84	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	85	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	86	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	87	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	88	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	89	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	90	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	91	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	F	92	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	10	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	11	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	G	12	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	1	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	2	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	3	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	4	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	5	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	6	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	7	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	8	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	9	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	10	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	11	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	12	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	13	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	14	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	15	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	16	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	17	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	18	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	19	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	20	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47

Parcel ID ¹	Block #	Lot #	Lot Size	Equivalent Units	Outstanding	Principal	Interest	Administrative	Annual
					Assessment			Expense	Installment
77033	H	21	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	22	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	23	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	24	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	25	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	26	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	27	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	28	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	29	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	30	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	31	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	32	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	33	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	34	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	35	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	36	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	37	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	38	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	39	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	40	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	41	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	42	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	43	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	44	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	45	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	46	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	47	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	48	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	49	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	50	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	51	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	52	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	53	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	54	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	55	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	56	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	57	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	58	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	59	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	60	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	61	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	62	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	63	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	64	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	65	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	66	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	67	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	68	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	69	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	70	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	71	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	72	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	73	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	74	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	75	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	76	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	77	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	78	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	79	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	80	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47

Parcel ID ¹	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
77033	H	81	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
77033	H	82	30 Ft Lot	1.00	\$18,796.67	\$226.67	\$1,127.80	\$200.00	\$1,554.47
Total		300		300.00	\$5,639,000	\$68,000	\$338,340	\$60,000	\$466,340

¹Parcel ID reflects the parent parcel ID for billing purposes.