VG-22-2026-2026000110096

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110096

Real Property

CERTIFICATE

Recorded On: August 14, 2026 09:47 AM

Number of Pages: 41

" Examined and Charged as Follows: "

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COUNTY COURT OF COLLIN COUNTY, TEXAS

STATE OF TEXAS
Collin County
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 Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS
COLLIN COUNTY
CITY OF PRINCETON, TEXAS

We, the undersigned officers of the City Council of the City of Princeton, Texas (the "*City Council*" or "*Council*"), hereby certify as follows:

1. The City Council convened in a regular meeting on the 10th day of August 2026, at the designated meeting place (the "*Meeting*"), and the roll was called of the duly constituted officers and members of said City Council, to wit:

Eugene Escobar, Jr., Mayor	Terrance Johnson, Place 1
Cristina Todd, Place 2	Bryan Washington, Place 3 Mayor Pro-Tempore
Jaisen Rutledge, Place 4	Steve Deffibaugh, Place 5
Ben Long, Place 6	Carolyn David-Graves, Place 7

and all of said persons were present except NA, thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting (the "*Ordinance*"):

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2026-2027 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT (PHASES 3 AND 4 PROJECT) INCLUDING THE COLLECTION OF THE 2026-2027 ANNUAL INSTALLMENTS

The Ordinance was duly introduced for the consideration of said City Council. It was then duly moved and seconded that the Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of the Ordinance, prevailed and carried, with all members of said City Council shown present above voting "Aye," except as noted below:

NAYS: Ø ABSTENTIONS: Ø

2. That a true, full and correct copy of the aforesaid Ordinance adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council's minutes of said Meeting; that the above

and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government

3. The Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

ADOPTED AND APPROVED on this the 10th day of August 2026.

CITY OF PRINCETON, TEXAS

Eugene Escobar Jr.

Eugene Escobar, Jr., Mayor
City of Princeton, Texas

ATTEST

, DEPUTY

Amber Anderson, City Secretary
City of Princeton, Texas

[CITY SEAL]

ORDINANCE NO. 2026-08-10-02

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2026-2027 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT (PHASES 3 AND 4 PROJECT) INCLUDING THE COLLECTION OF THE 2026-2027 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Arcadia Farms Public Improvement District (the "PID") in accordance with the requirements of Section 372.005 of the Public Improvement District Assessment Act (the "Act"); and

WHEREAS, the City Council has approved and accepted the Service and Assessment Plan for Arcadia Farms Public Improvement District (Phases 3 and 4 Project) in conformity with the requirements of the Act and adopted the assessment ordinance, which assessment ordinance approved the assessment roll and levied the assessments on property within the PID; and

WHEREAS, pursuant to Section 372.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City requires that an update to the Service and Assessment Plan and the Assessment Roll for Arcadia Farms Public Improvement District (Phases 3 and 4 Project) for 2026-2027 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in Phases 3 and 4 Project of the PID, and the City now desires to approve such Annual Service and Assessment Plan Update.

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

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

Section 2. Terms. Terms not otherwise defined herein are defined in the City of Princeton, Arcadia Farms Public Improvement District (Phases 3 and 4 Project) Annual Service and Assessment Plan Update attached hereto as ***Exhibit A***.

Section 3. Approval of Update. The 2026-2027 Annual Service and Assessment Plan Update for the Arcadia Farms Public Improvement District (Phases 3 and 4 Project) is hereby approved and accepted by the City Council.

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

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED, APPROVED AND EFFECTIVE this August 10, 2026.

Eugene Escobar Jr.

Mayor

ATTEST:

[illegible], DEPUTY

City Secretary

CITY OF PRINCETON

THE STATE OF TEXAS

EXHIBIT A

2026-2027 Annual Service and Assessment Plan Update

ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT
(PHASES 3 AND 4 PROJECT)

CITY OF PRINCETON, TEXAS

PRINCETON
TEXAS

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

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2026

PREPARED BY:
MUNICAP, INC.
PUBLIC FINANCE

ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT (PHASES 3 AND 4 PROJECT)

ANNUAL SERVICE PLAN UPDATE – 2026-27

TABLE OF CONTENTS

I. Introduction

The Arcadia Farms Public Improvement District (the "PID") was created by Resolution No. 2017-01-23-R-01 adopted by the City Council of the City of Princeton (the "City Council") on January 23, 2017 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On June 22, 2020, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2020 (Arcadia Farms Public Improvement District Phases 3 and 4 Project) (the "Series 2020 PID Bonds") in the aggregate principal amount of $2,837,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The PID Bonds are secured by the Phases 3 and 4 Assessments (the "Assessments").

A service and assessment plan originally dated June 22, 2020, and most recently updated on September 23, 2024, (the "Current Service and Assessment Plan" or "Current SAP") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

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

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. This Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

II. Update of the Service Plan

Pursuant to Section 372.013 of the PID Act, the Service Plan must:

(i) define the annual indebtedness and the projected costs for the improvements,
(ii) cover a period of at least five (5) years, and
(iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code.

The governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.

A. Total Phases 3 and 4 Budgeted Cost and Total Indebtedness

Sources and Uses - Phases 3 and 4 Project

According to the Developer quarterly disclosure for the quarter ending December 31, 2021, the Phases 3 and 4 Projects were completed in December 2019.

The sources and uses of funds for the Series 2020 PID Bonds (for improvements funded through the Assessments) are presented below in Table II-A-1 as shown in the Current SAP.

Table II-A-1
Sources and Uses of Funds - Phases 3 and 4 Project

Source or Use	Total
Sources of Funds	
Bond proceeds	$2,837,000
Uses of Funds	
Phase 3 and 4 PID Projects cost	$2,365,000
Debt service reserve	$169,409
Capitalized Interest	$0
Costs of issuance	$197,481
Underwriter's discount	$85,110
Administrative Fund	$20,000
Total Uses	$2,837,000

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Description of the Authorized Improvements – Phases 3 and 4 Project

Pursuant to the Current SAP, the Phases 3 and 4 Local Improvements consist of the on-site Public Infrastructure necessary for the development of Phases 3 and 4. The Phases 3 and 4 Local Improvements include, but are not limited to, the following:

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

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Table II-A-2
Projected Costs - Phases 3 and 4 Project

Improvement Description	Total	Phases 3 and 4 Improvements	Phases 3 and 4 Private Improvements
Soft Costs			
Permits and Fees	$84,917	$84,917	$0
Geotechnical/ Environmental	$151,855	$110,628	$41,227
Engineering and Surveying	$484,518	$484,518	$0
PID Creation	$939	$0	$939
Hard Costs			
Erosion Control	$203,000	$203,000	$0
Excavation	$499,344	$0	$499,344
Paving	$1,125,114	$1,125,114	$0
Water	$426,712	$426,712	$0
Sanitary Sewer	$469,044	$469,044	$0
Storm Sewer	$398,681	$398,681	$0
Franchise Utilities/ Street Lights		$24266	$0
Hardscape	$129,485	$0	$129,485
Rollbacks	$134,884	$0	$134884
Mailboxes	$107,701	$0	$107701
Phase 2 Park	$43,209	$0	$43209
Total Hard + Soft Costs	**$4,495,127**	**$3,326,880**	**$1,168,247**
Total Assessed Hard + Soft Costs	**$2,365,000**	**$2,365,000**	**$0**
PID Bond Related Costs			
Debt Service Reserve	$169,409	$169,409	$0
Costs of Issuance	$197,481	$197,481	$0
Underwriter's Discount	$85,110	$85,110	$0
Administrative Fund	$20,000	$20,000	$0
PID Principal Assessed	**$2,837,000**	**$2,837,000**	**$0**

Note: Dog Park, West Pocket Park, and East Pocket Park to be constructed with the development of later phases of the PID are excluded from this Table.

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B. Annual Budget

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

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

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

Collection of the Annual Installments for the Phase 3 and 4 Assessed Property commenced with the 2021 tax year. The calculation of the Annual Installments for Phases 3 and 4 Property is shown in Table II-B-1 on the following page.

Table II-B-1
Budget for the Annual Installments
to be Collected for 2026-27

	Series 2020 PID Bonds
Interest payment on March 1, 2027	$48,458
Interest payment on September 1, 2027	$48,458
Principal payment on September 1, 2027	$70,000
Subtotal - Debt Service Payments	*$166,915*
Administrative Expenses	$32,065
Additional Interest	$12,286
Subtotal Expenses	*$211,266*
Available Reserve Fund Income	($2,000)
Available Administrative Expense Funds	$0
Subtotal funds available	*($2,000)*
Annual Installments	**$209,266**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027 in the amount of $48,458 and on September 1, 2027 in the amount of $48,458, which equal interest on the outstanding Series 2020 PID Bonds Assessments balance of $2,457,114 for six months each and an effective interest rate of 3.94 percent. Annual Installments to be collected include a principal payment of $70,000 due on September 1, 2027 for the Series 2020 PID Bonds. As a result, total principal and interest due in 2026-27 for the Series 2020 PID Bonds is estimated to be $166,915.

Administrative Expenses

Administrative expenses include the City, PID Administrator, Trustee, Dissemination Agent, and contingency fees. As shown in Table II-B-2 on the following page, the Phase 3 and 4 Authorized Improvements' pro-rated share of administrative expenses to be collected for 2026-27 are estimated to be $32,065.

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Table II-B-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]	2025-26 Approved Budget (9/1/25-8/31/26)[2]	% Difference[3]
City	$4,515	$16,800	(73%)
PID Administrator	$18,000	$24,000	(25%)
Trustee	$6,050	$4,500	34%
Dissemination Agent	$2,500	$2,500	0%
Contingency	$1,000	$1,000	0%
Total	**$32,065**	**$48,800**	**(34%)**

1 – Represents the total estimated Administrative Expenses ($32,065).
2 – Represents the Administrative Expenses approved and collected for 2025-26.
3 – Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

Annual Installments to be collected for additional interest for prepayment and delinquency reserves in the amount of $12,286, which equals 0.5 percent interest on the outstanding Series 2020 PID Bonds Assessments balance of $2,457,114.

Available Reserve Fund Income

As of May 31, 2026, there has been approximately $6,453 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $2,000 is available to be applied as a credit to reduce the 2026-27 Series 2020 PID Bonds Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $48,634. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Series 2020 PID Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan and subsequent plats, 203 units were built within Phase 3 and 4 of the PID. The Annual Installments due to be collected per Unit within the PID for 2026-27 are shown in Table II-B-3 on the following page.

Table II-B-3
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$70,000.00	0.49%	$345.79
Interest	$94,915.06	0.49%	$468.87
Administrative Expenses	$32,065.00	0.49%	$158.40
Additional Interest	$12,285.57	0.49%	$60.69
Total	**$209,265.62**		**$1,033.74**

1 – Refer to Table II-B-1 of this report for additional budget details.
2 – See Table III-A for percentage of Total outstanding Assessment per unit calculations.
3 – Annual Installment per unit is calculated by multiplying the net budget amount and the % of outstanding Assessment per Lot.

The list of Parcels within the PID, the corresponding total Units, the total outstanding Authorized Improvements Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

C. Five-Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements were built in December 2019. The anticipated budget for the Phase 3 and 4 Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-C on the following page.

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Table II-C
Five-Year Projection of Annual Installments (2020-2032)

Assessment Year ending September 1	Principal Payments	Interest Expense	Administrative Expenses	Prepayment & Delinquency Reserves	Capitalized Interest or Other Available Credits[1]	Annual PID Installments[2]
2020-2026	$372,000	$637,582	$180,196	$108,985	($11,000)	$1,287,763
2027	$70,000	$96,915	$32,065	$12,286	($2,000)	$209,266
2028	$72,000	$94,588	$50,772	$11,940	$0	$229,299
2029	$74,000	$92,158	$51,787	$11,580	$0	$229,524
2030	$76,000	$89,660	$52,823	$11,210	$0	$229,693
2031	$78,000	$87,095	$53,879	$10,830	$0	$229,804
2032	$80,000	$84,073	$54,957	$10,440	$0	$229,469
Total	**$742,000**	**$1,097,997**	**$421,521**	**$177,271**	**($13,000)**	**$2,644,818**

1 – Other available credits include but are not necessarily limited to interest income earned in the Reserve Fund or excess funds available from the trust accounts.
2 – Assessment years ending 2020-2027 reflect actual Annual Installments and are net of applicable investment income and other credits. Assessment years 2028 through 2032 reflect projected Annual Installments and will be updated in future annual service plan updates.
3 – Amounts shown above are rounded to the nearest dollar.

D. PID Assessment Notice

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix D and projected assessment schedules as Appendix B-2.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

E. Bond Redemption related Updates

Series 2020 PID Bonds

The Series 2020 PID Bonds were issued in 2020. Pursuant to Section 4.3 of the Indenture related to the PID Bonds, the City reserves the right and option to redeem the Series 2020 PID Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture related to the PID Bonds.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2020 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

(the remainder of this page is intentionally left blank)

III. Update of the Assessment Plan

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefited. Furthermore, Section 372.015 of the PID Act provides that the City Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Authorized Improvements, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the City Council apportions costs in a manner that results in equal shares allocated to Parcels similarly benefited.

The determination by the City Council of the assessment methodology set forth herein is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Parcel owners. Notwithstanding any applicable impact fee, the City shall not be liable for payment of any costs of the Authorized Improvements or the Private Improvements from general funds or other revenues or resources of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any Parcel, portion or phase of the Property.

Assessment Methodology

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

A. Allocation of Budgeted Costs

1. Authorized Improvements - Phases 3 and 4 Project

The City Council has determined to allocate Budgeted Costs related to the Phases 3 and 4 Project to each single-family lot within Phases 3 and 4 in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within Phases 3 and 4 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which the Assessments are levied receive a direct and special benefit from the Phases 3 and 4 Project, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. Assessments - Phases 3 and 4

Average buildout values and the anticipated number of Lots for each Lot Type are restated for the Phases 3 and 4 in Table III-A on the following page, as well as the resulting Assessments and estimated Annual Installments for each Lot Type.

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Table III-A

Assessment per Unit - Phases 3 and 4 Project

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments[2]	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment Per Lot Type	Original Assessment Per Unit	Outstanding Assessment Per Unit
50	180	$250,000	$45,000,000	100.00%	$45,000,000	88.92%	0.49%	$2,184,794.79	$13,975.37	$12,137.75
50 Partial[1]	23	$250,000	$5,750,000	97.55%	$5,608,922	11.08%	0.48%	$272,318.74	$13,975.37	$11,839.95
Total	**203**		**$50,750,000**		**$50,608,922**	**100.00%**		**$2,457,113.53**		

[1]The assessments related to these parcels were partially or fully prepaid.
[2]The percentage subject to assessment is calculated to exclude portions of assessments partially or fully prepaid.

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IV. UPDATE OF THE ASSESSMENT ROLL

A. PARCEL UPDATES

According to the Current Service and Assessment Plan, Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision as described below.

$$A = S \times (L \div T)$$

Where the terms have the following meanings:

"A" means the allocated Assessment for a new Parcel.

"S" means the Assessment for the subdivided Parcel.

"L" means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

"T" means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

The determination of the (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the applicable Phase, the replat of such recorded final plats, if applicable, and prior to the recordation of each such final plat the Final Plats included in Appendix C attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table III-A.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

B. Prepayment of Assessments

A partial prepayment of the outstanding Assessments for twenty-three (23) Phase 3 Lots in the amount of $342.89 per Lot was made on February 23, 2022. The Lots for which the partial prepayments were made are Phase 3, Block A, Lots 26 – 32, and 34; Phase 3, Block J, Lots 29, 32, and 34; Phase 3, Block K, Lots 1, 3 – 7, 9, 10, and 14 – 16; and Phase 3, Block FF, Lot 1. Bonds in the principal amount of $7,000 were redeemed on September 1, 2022.

There have been no additional prepayments.

The complete Assessment Rolls are available for review at the City Hall, located at 2000 E Princeton Dr, Princeton, Texas 75407.

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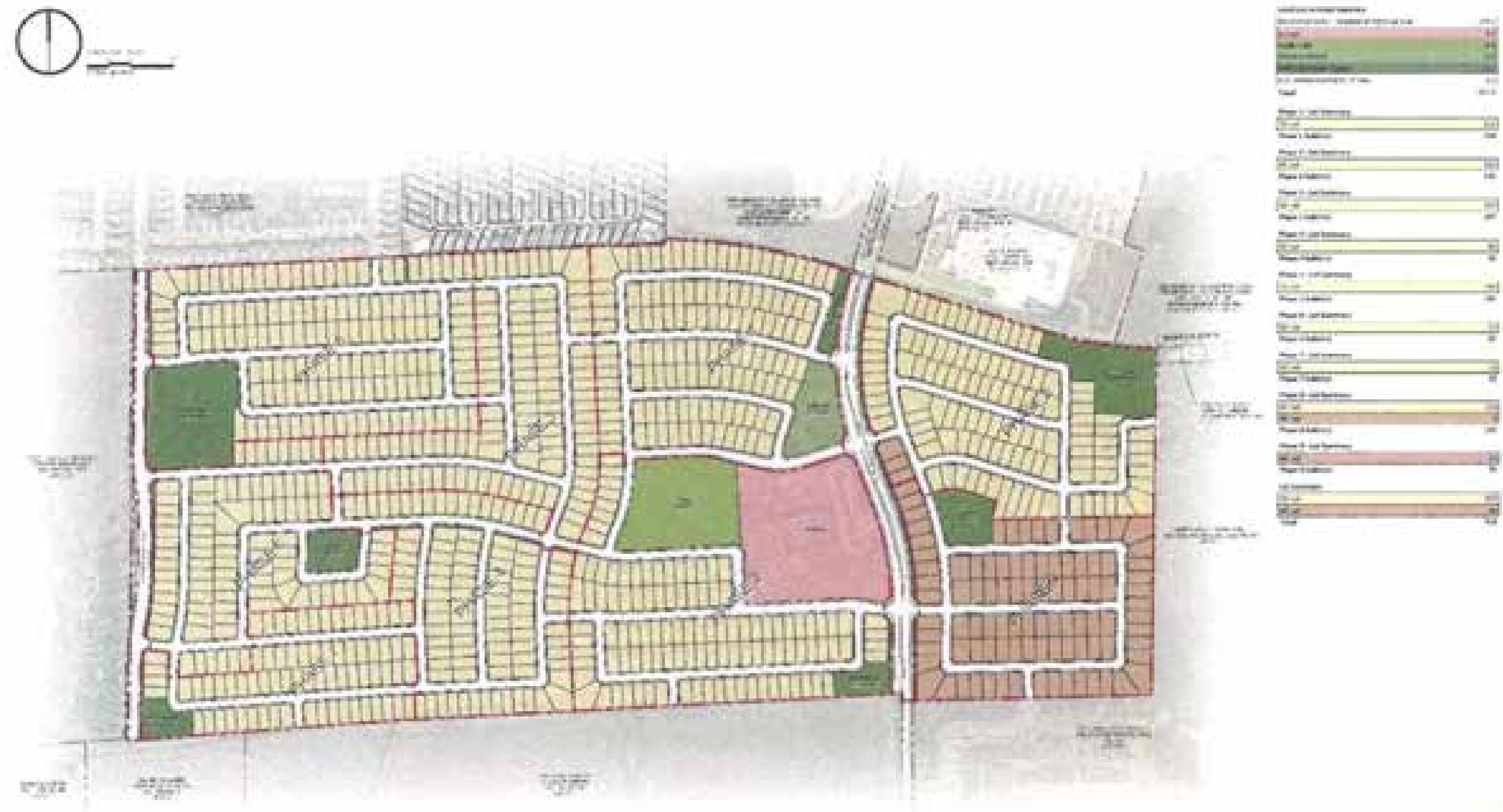
APPENDIX A
PID MAP, LEGAL DESCRIPTIONS, AND CONCEPT PLANS



Arcadia Farms - Phases 1-9

Kimley»Horn

APPENDIX B-1

ASSESSMENT ROLL SUMMARY - PHASES 3 AND 4 PROJECT – 2026-27

Arcadia Farms PID
2026-27 Assessment Roll Summary - Phases 3 & 4

Parcel	Lot Type	Allocation Percentage of Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2806300	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806301	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806302	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806303	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806304	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806305	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806306	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806307	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806308	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806309	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806310	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806311	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806312	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806313	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806314	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806315	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806316	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806317	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806318	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806319	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806320	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806321	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806322	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806323	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806324	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806325	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806326	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806327	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806328	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806329	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806330	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806331	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806332	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806333	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806334	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806335	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806336	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806337	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806338	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806339	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806340	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806341	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806342	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806343	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806344	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806345	50	0.33%	$8,010.91	$228.22	$309.45	$40.05	$104.54	$682.27
2848854		0.17%	$4,126.83	$117.57	$159.41	$20.63	$53.85	$351.47
2806346	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806347	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806348	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806349	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806350	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806351	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806352	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806353	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806354	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806355	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806356	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806357	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806358	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806359	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806360	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806361	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806362	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806363	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806364	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806365	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806366	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74

Parcel	Lot Type	Allocation Percentage of Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2806367	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806368	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806369	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806370	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806371	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806372	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806373	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806374	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806375	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806376	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806377	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806378	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806379	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806380	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806381	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806382	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806383	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806384	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806385	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806386	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806387	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806388	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806389	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806390	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806391	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806392	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806393	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806394	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2806395	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807420	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807421	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807422	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807423	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807424	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807425	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807426	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807427	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807428	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807429	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807430	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807431	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807432	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807433	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807434	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807435	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807436	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807437	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807438	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807439	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807440	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807441	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807442	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807443	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807444	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807445	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807446	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807447	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807448	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807449	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807450	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807451	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807452	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807453	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807454	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807455	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807456	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807457	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807458	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807459	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807460	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807461	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74

Parcel	Lot Type	Allocation Percentage of Assessment	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Administrative Expense	Annual Installment
2807462	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807463	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807464	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807465	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807466	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807467	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807468	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807469	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807470	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807471	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807472	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807473	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807474	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807475	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807476	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807477	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807478	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807479	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807480	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807481	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807482	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807483	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807484	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807485	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807486	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807487	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807488	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807489	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807490	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807491	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807492	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807493	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807494	50	0.25%	$6,068.87	$172.89	$234.43	$30.34	$79.20	$516.87
2855598		0.25%	$6,068.87	$172.89	$234.43	$30.34	$79.20	$516.87
2807495	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807496	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807497	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807498	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807499	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807500	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807501	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807502	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807503	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807504	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807505	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807506	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807507	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807508	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807509	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807510	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807511	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807512	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807513	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807514	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807515	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807516	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807517	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807518	50	0.48%	$11,839.95	$337.30	$457.36	$59.20	$154.51	$1,008.38
2807519	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807520	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807521	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807522	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807523	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807524	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807525	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
2807526	50	0.49%	$12,137.75	$345.79	$468.87	$60.69	$158.40	$1,033.74
		100%	$2,457,113.53	$70,000.00	$94,915.06	$12,285.57	$32,065.00	$209,265.62

APPENDIX B-2
PROJECTED ASSESSMENT SCHEDULES

Arcadia Farms Public Improvement District
Summary of Projected Annual Installments
Phases 3 and 4 Project

Lot Size	50 Ft
Outstanding Assessment	$12,138

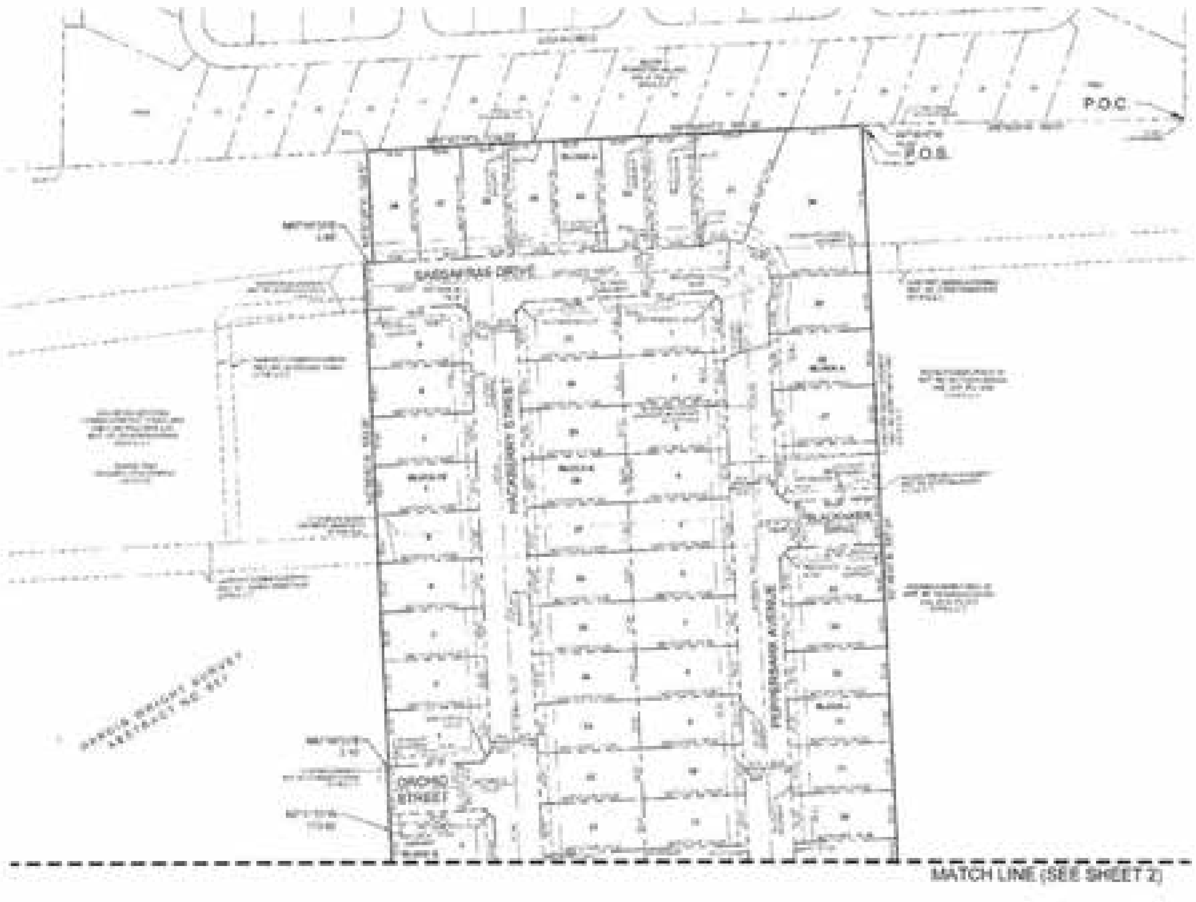
Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$12,138	$346	$530	$158	$1,034
2027	$11,792	$356	$526	$251	$1,133
2028	$11,436	$366	$512	$256	$1,134
2029	$11,071	$375	$498	$261	$1,135
2030	$10,695	$385	$484	$266	$1,135
2031	$10,310	$395	$467	$271	$1,134
2032	$9,915	$410	$450	$277	$1,137
2033	$9,505	$425	$432	$282	$1,139
2034	$9,080	$440	$413	$288	$1,141
2035	$8,640	$445	$394	$294	$1,132
2036	$8,196	$469	$374	$300	$1,143
2037	$7,726	$469	$354	$306	$1,129
2038	$7,257	$494	$333	$312	$1,139
2039	$6,763	$519	$312	$318	$1,148
2040	$6,245	$534	$289	$324	$1,147
2041	$5,711	$553	$264	$331	$1,149
2042	$5,158	$573	$239	$338	$1,149
2043	$4,585	$598	$212	$344	$1,154
2044	$3,987	$617	$185	$351	$1,153
2045	$3,370	$642	$156	$358	$1,156
2046	$2,727	$642	$126	$365	$1,134
2047	$2,085	$667	$97	$373	$1,136
2048	$1,418	$716	$66	$380	$1,162
2049	$702	$702	$33	$388	$1,122
Total		**$12,138**	**$7,745**	**$7,393**	**$27,275**

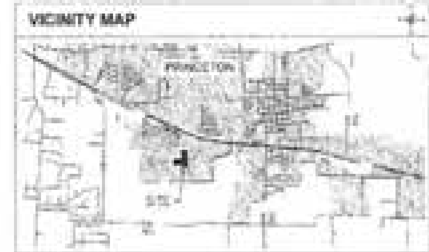
1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around October 2026 and payment is due by January 31, 2027.
2 - The principal and interest amounts represent the final numbers of the Series 2020 PID Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE ARCADIA FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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

APPENDIX C
FINAL PLATS





FINAL PLAT
ARCADIA FARMS PHASE 3

107 RESIDENTIAL LOTS

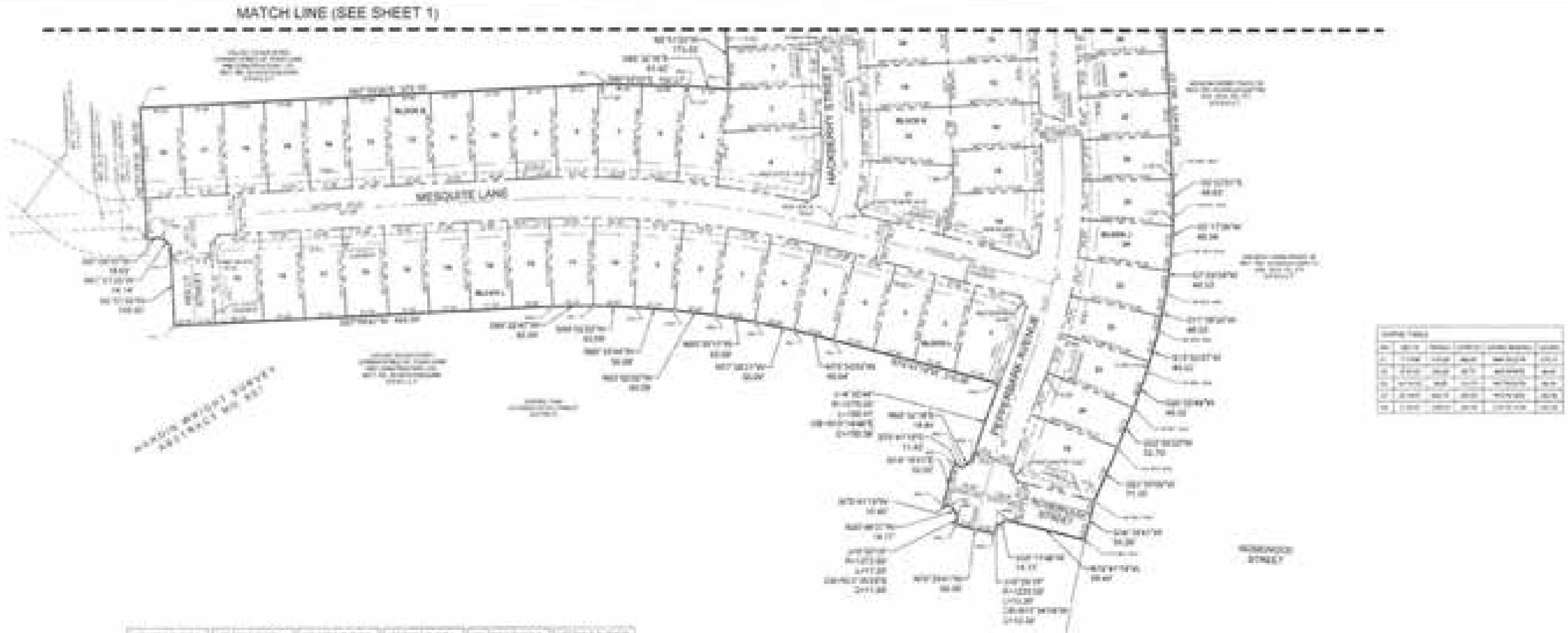
BEING
19.7864 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON,
COLLIN COUNTY, TEXAS
SEPTEMBER 2019

Kimley»Horn

LEGEND

LINE TYPE LEGEND



FINAL PLAT
ARCADIA FARMS PHASE 3

107 RESIDENTIAL LOTS

BEING
19.7894 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
SEPTEMBER 2019

Kimley»Horn

LEGEND

LINE TYPE LEGEND

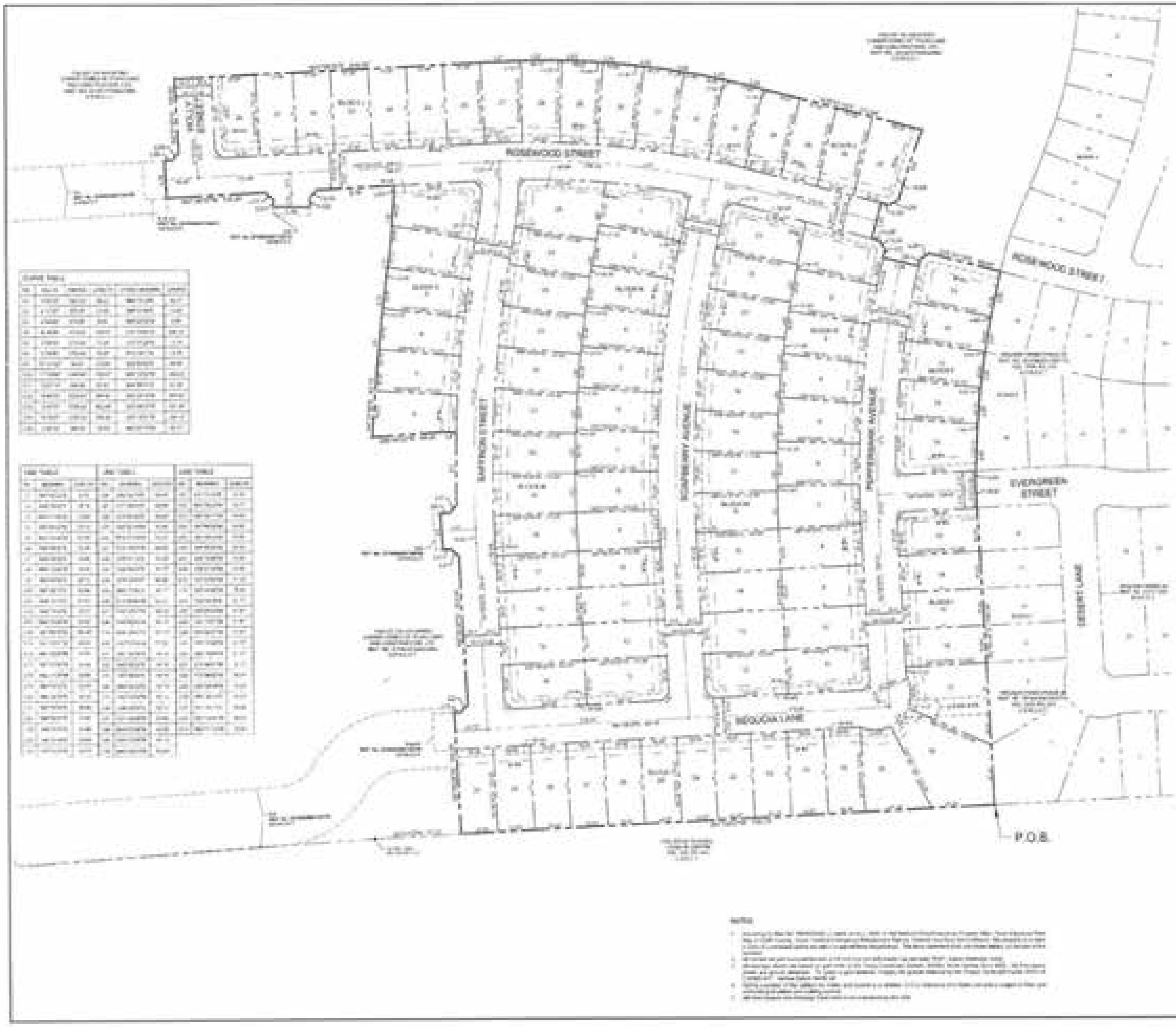
FINAL PLAT
ARCADIA FARMS PHASE 3

107 RESIDENTIAL LOTS

BEING
19.7394 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
SEPTEMBER 2019

Kimley»Horn



VICINITY MAP

PRINCETON

LEGEND

LINE TYPE LEGEND

FINAL PLAT
ARCADIA FARMS PHASE 4

96 RESIDENTIAL LOTS

BEING 16.130 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT No. 987
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
SEPTEMBER 2019

Kimley»Horn

FINAL PLAT
ARCADIA FARMS PHASE 4

96 RESIDENTIAL LOTS

BEING 18.133 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT No. 957
CITY OF PRINCETON, COLLIN COUNTY, TEXAS
SEPTEMBER 2019

Kimley»Horn

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Princeton, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Arcadia Farms 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 or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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

Date: ________________

______________________________ ______________________________
Signature of Seller Signature of Seller

STATE OF TEXAS §
§
COUNTY OF __________ §

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

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

____
Notary Public, State of Texas

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

Date: ________________

______________________________ ______________________________
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF __________ §

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

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

____
Notary Public, State of Texas