VG-22-2026-2026000110092

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110092

Real Property

CERTIFICATE

Recorded On: August 14, 2026 09:47 AM

Number of Pages: 56

" Examined and Charged as Follows: "

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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 CROSSROADS PUBLIC IMPROVEMENT DISTRICT (MAJOR IMPROVEMENT 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 OF PRINCETON
(CITY SEAL)
THE STATE OF TEXAS

ORDINANCE NO. 2026-08-10-06

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

WHEREAS, the City of Princeton (the "City") has created the Crossroads 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 Crossroads Public Improvement District (Major Improvement 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 Crossroads Public Improvement District (Major Improvement 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 Major Improvement 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, Crossroads Public Improvement District (Major Improvement 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 Crossroads Public Improvement District (Major Improvement 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:

, DEPUTY
City Secretary

CITY OF PRINCETON
THE STATE OF TEXAS

<u>EXHIBIT A</u>

2026-2027 Annual Service and Assessment Plan Update

CROSSROADS
PUBLIC IMPROVEMENT DISTRICT

CITY OF PRINCETON, TEXAS

PRINCETON
TEXAS

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

AS APPROVED BY CITY COUNCIL ON:
AUGUST 10, 2026

PREPARED BY:
MUNICAP, INC.
PUBLIC FINANCE
600 E. JOHN CARPENTER FREEWAY, SUITE 150
IRVING, TX 75062
TEL: (469) 490-2800
TOLL-FREE: (866) 648-8482
EMAIL: TXPID@MUNICAP.COM

Crossroads Public Improvement District

Annual Service Plan Update – 2026-27

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I. INTRODUCTION

The Crossroads Public Improvement District (the "PID") was created by Resolution No. 2018-06-25-R-03 adopted by the City Council of the City of Princeton (the "City Council") on June 25, 2018 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 September 10, 2018, the, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2018 (Crossroads Public Improvement District Major Improvement Project) (the "Major Improvement Bonds") in the aggregate principal amount of $9,485,000, 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 Major Improvement Bonds are secured by the Major Improvement Special Assessments (the "Major Improvement Assessments").

A service and assessment plan originally dated September 10, 2018 (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. PID INDEBTEDNESS – SOURCES AND USES FOR AUTHORIZED IMPROVEMENTS

Major Improvements Sources and Uses

The sources and uses of funds for the Major Improvement Bonds are presented below in Table II-A as shown in the Current SAP.

According to the Developer quarterly disclosure for the quarter ending June 30, 2024, the Major Improvements were completed and accepted by the City on April 7, 2024.

Table II-A
Major Improvements Sources and Uses of Funds

Sources or Use	Total	Northern Improvement Area	Southern Improvement Area
Sources of Funds			
Bond Proceeds	$9,485,000	$703,802	$8,781,198
Owner Cash Contribution	$0	$0	$0
Total Sources of Funds	**$9,485,000**	**$703,802**	**$8,781,198**
Uses of Funds			
Major Improvements	$6,684,143	$495,974	$6,188,169
Debt Service Reserve	$761,475	$56,503	$704,972
Capitalized Interest	$1,186,811	$88,063	$1,098,747
Costs of Issuance	$548,021	$40,664	$507,357
Underwriter's Discount	$284,550	$21,114	$263,436
Administrative Fund	$20,000	$1,484	$18,516
Total Uses of Funds	**$9,485,000**	**$703,802**	**$8,781,198**

B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS

Description of the Authorized Improvements – Major Improvements

Pursuant to the Current SAP, the Major Improvements consist of the on-site Public Infrastructure necessary for the development of the PID. The Major Improvements include, but are not limited to, the following:

- Off-Site Water Facilities

  The Off-Site Water Facilities consist of the construction and installation of a 12" waterline, pipes, valves, hydrants and other appurtenances, along US 380 from Boorman Lane to the eastern boundary of the site, necessary for the water distribution system that will service all of the Assessed Property within the PID. The Off-Site Water Facilities will be constructed according to City standards, determined in the City's sole discretion.
- Off-Site Wastewater Facilities

  The Off-Site Wastewater Facilities consist of a 24" sanitary system to be constructed from the City's existing wastewater system through the QT properties, including the construction and installation of pipes, service lines, manholes, encasements, and other appurtenances that are necessary to provide sanitary sewer service to all of the Assessed Property within the PID. The Off-Site Wastewater Facilities will be constructed according to City standards, determined in the City's sole discretion.
- Other Wastewater Facilities (Line and Lift Stations)

  The Other Wastewater Facilities (Line and Lift Stations) consist of a 21" sanitary sewer line along the north side of Hazelwood Street, construction and installation of pipes, service lines, manholes, encasements, force mains, two major lift stations and appurtenances necessary to provide sanitary sewer service to all of the Assessed Property within the PID. The Other Wastewater Facilities (Line and Lift Stations) will be constructed according to City standards, determined in the City's sole discretion.
- Peachtree Sanitary Sewer Line Project (Phase 2)

  The Peachtree Sanitary Sewer Line Project (Phase 2) consists of a 24" sanitary system designated as Phase 2, which the City shall construct, and which consists of the construction and installation of pipes, service lines, manholes, encasements, and other appurtenances necessary to provide sanitary sewer service to all of the Assessed Property within the PID. The Peachtree Sanitary Sewer Line Project (Phase 2) will be constructed according to City standards, determined in the City's sole discretion.
- Town Center City Tract Improvements

  The Town Center City Tract Improvements consist of improvements required to be constructed by the Developer on the north side of US 380 including revitalization of existing detention ponds, construction of a sidewalk system and entry features necessary and to be utilized by all of the Assessed Property within the PID. The

Town Center City Tract Improvements will be constructed according to City standards, determined in the City's sole discretion.

- Right-of-Way

  The Right-of-Way consists of the public road right of way depicted in Exhibit B that will provide service to all of the Assessed Property within the PID.

- Project Management

  The Project Management associated with the Major Improvements consists of the management of the construction of the Authorized Improvements by the Developer with the exception of the Peachtree Sanitary Sewer Line Project (Phase 2) and are equal to five percent (5.00%) of the Budgeted Cost of the Off-Site Water Improvements, Off-Site Wastewater Improvements, Other Wastewater Improvements (Line and Lift Stations), and Town Center City Tract Improvements not to exceed the amounts shown in Table II-B.

- PID Creation Costs

  The PID Creation Costs consist of the costs incurred by the Developer in connection with the creation of the PID. The Budgeted Cost of the PID Creation Costs is shown in Table II-B.

- Administrative Expenses

  The Administrative Expenses associated with the Major Improvements include the management of the construction of the Peachtree Sanitary Sewer Line Project (Phase 2) by the City and are equal to five percent (5.00%) of the Budgeted Cost of the Peachtree Sanitary Sewer Line Project (Phase 2) as shown in Table II-B.

Table II-B

Major Improvements - Authorized Improvement Costs

Improvement Descriptions	Initial Budgeted Cost	Revised Budgeted Costs	Actual Costs	Balance
Soft Costs				
Project Management	$261,768	$261,768	$261,768	$0
PID Creation	$450,000	$467,377	$467,377	$0
Administrative Expenses	$22,843	$22,843	$22,843	$0
Hard Costs				
Off-site Water Facilities	$1,159,705	$1,142,328	$1,142,328	$0
Off-site Wastewater Facilities	$636,776	$636,776	$636,776	$0
Other Wastewater Facilities (Line and Lift Stations)	$2,644,582	$2,644,582	$2,644,582	$0
Peachtree Sanitary Sewer Line Project (Phase 2)	$456,867	$456,867	$456,867	$0
Town Center City Tract Improvements	$794,296	$794,296	$794,296	$0
Right-of-Way	$257,304	$257,304	$257,304	$0
Total Hard and Soft Costs	**$6,684,141**	**$6,684,141**	**$6,684,141**	**$0**

C. 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 Assessed Property commenced with the 2020 tax year. The calculation of the Annual Installments for the Assessed Property is shown in Table II-C-1 on the following page.

Table II-C-1
Budget for the Annual Installments

	MIA Bonds
Interest payment on March 1, 2027	$185,013
Interest payment on September 1, 2027	$185,013
Principal payment on September 1, 2027	$120,000
Subtotal - Debt Service Payments	*$490,026*
Administrative Expenses	$39,000
Additional Interest	$28,464
Subtotal Expenses	*$557,489*
Available Reserve Fund Income	($15,000)
Available Administrative Expense Funds	$0
Subtotal funds available	*($15,000)*
Annual Installments	**$542,489**

Debt Service payment

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $185,013 and on September 1, 2027, in the amount of $185,013, which equal interest on the outstanding Series 2021 PID Bonds portion of Assessments balance of $5,692,705 for six months each and an effective interest rate of 6.50 percent. Annual Installments to be collected include a principal payment of $120,000 due on September 1, 2027, for the Major Improvement Bonds. As a result, total principal and interest due in 2026-27 for the Series 2021 PID Bonds is estimated to be $490,026.

Administrative Expenses

Administrative expenses include the City, PID Administrator, Trustee, Dissemination Agent, auditor, and contingency fees. As shown in Table II-C-2 on the following page, the Major Improvement Area administrative expenses to be collected for 2026-27 are estimated to be $39,000.

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Table II-C-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget	2025-26 Budget	% Change
City	$4,200	$4,200	0%
Administrator	$27,000	$31,000	(13%)
Trustee	$4,300	$4,500	(4%)
Dissemination Agent	$2,500	$0	N/A
Contingency	$1,000	$1,000	0%
Total	**$39,000**	**$43,200**	**(10%)**

1 – Represents the total estimated Administrative Expenses ($39,000).
2 – Represents the Administrative Expenses approved for 2026-27.
3 – Represents the percentage change between 2025-26 and 2026-27.

Additional Interest

Annual Installments to be collected as additional interest for prepayment and delinquency reserves in the amount of $28,850, which equals 0.5 percent interest on the outstanding Assessments of $5,770,000.

Available Reserve Fund Income

As of May 31, 2026, there is $71,000 in excess reserve fund income earned above the reserve fund requirement and excess principal and interest account balance. As a result, $15,000 is available to be applied as a credit to reduce the 2026-27 Annual Installments.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $26,206. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

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D. Five Year Service Plan

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-D-1 below relating to the Major Improvements for the Northern Improvement Area.

Table II-D-1
Annual Installments - Major Improvement Area

Assessment Year ending September[1]	Principal Payments	Interest Expense	Additional Interest	Capitalized Interest	Administrative Expenses	Annual PID Installments[2]
2019-2026	$2,470,000	$4,447,319	$342,375	($1,186,811)	$266,411	$6,339,295
2027	$120,000	$355,026	$28,464	$0	$39,000	$542,489
2028	$130,000	$367,250	$28,250	$0	$45,136	$570,636
2029	$135,000	$358,800	$27,600	$0	$46,038	$567,438
2030	$150,000	$350,025	$26,925	$0	$46,959	$573,909
2031	$160,000	$340,275	$26,175	$0	$47,898	$574,348
2032	$170,000	$329,875	$25,375	$0	$48,856	$574,106
Total	**$3,335,000**	**$6,548,570**	**$505,164**	**($1,186,811)**	**$540,300**	**$9,742,222**

1 - Annual Installment amounts due for assessment years ending 2027 and prior represent actual Annual Installment amounts billed or to be billed. Assessment Years 2028 through 2032 represent projected future Annual Installments and do not include any available credits.

E. 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 C.

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.

F. Bond Redemption related Updates

Major Improvement Bonds

The Major Improvement Bonds were issued in 2018. Pursuant to Section IV of the Major Improvement Bonds' Indenture, the City reserves the right and option to redeem the Major Improvement Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2028,** such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Major Improvement Bonds' Indenture.

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

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III. UPDATE OF THE ASSESSMENT PLAN

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 this Annual SAP Update.

A. Allocation of Budgeted Costs

1. Major Improvements

The City Council has determined to allocate the Budgeted Costs of the Major Improvements to each single-family lot within the PID 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 the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Major Improvement Special Assessments are levied receive a direct and special benefit from the Major Improvements, and this benefit is equal to or greater than the amount assessed.

B. Calculation of Assessments

1. Major Improvement Special Assessments

The original Average buildout values and the original anticipated number of Lots for each Lot Type and the resulting Assessments and Annual Installments for the Major Improvement are in Table III-A.

The allocation percentages are restated, and the resulting Assessments and Annual Installments for the Major Improvements are in Appendix B-1.

Table III-A
Original Allocation of Budgeted Cost, Special Assessments and Annual Installments

Tract	Land Use	Units	Land SF	Acres	Per Unit/Sq Ft	Total	% OF Total	Allocated Budgeted Cost	Total	Per Unit/Sq Ft
Northern Improvement Area										
Tract 1	Residential	328	3,838,725	88.125	$10,930	$3,880,000	7.42%	$495,974	$650,273	$1,982.54
Southern Improvement Area										
Tract 2	Non-Residential		901,431	20.694	$5.60	$5,050,000	9.66%	$645,533	$916,031	$1.02
Tract 3	Non-Residential		99,186	2.277	$13.21	$1,310,000	2.51%	$167,455	$237,624	$2.40
Tract 4	Non-Residential		225,031	5.166	$4.49	$1,010,000	1.93%	$129,107	$183,206	$0.81
Tract 5A	Park		419,613	9.633	$0.00	$0	0.00%	$0	$0	$0.00
Tract 5B	Non-Residential		62,901	1.444	$10.97	$690,000	1.32%	$88,202	$125,161	$1.99
Tract 5C	Non-Residential		71,613	1.644	$14.52	$1,040,000	1.99%	$132,941	$188,648	$2.63
Tract 6A	Non-Residential		75,533	1.734	$13.24	$1,000,000	1.91%	$127,828	$181,392	$2.40
Tract 6B	Non-Residential		175,808	4.036	$7.51	$1,320,000	2.52%	$168,733	$239,438	$1.36
Tract 7	Non-Residential		271,597	6.235	$7.51	$2,040,000	3.90%	$260,770	$370,040	$1.36
Tract 8	Non-Residential		625,042	14.349	$4.50	$2,810,000	5.37%	$359,198	$509,712	$0.82
Tract 9	Non-Residential		702,666	16.131	$5.00	$3,510,000	6.71%	$448,677	$636,687	$0.91
Tract 10	Non-Residential		628,658	14.432	$4.50	$2,830,000	5.41%	$361,754	$513,340	$0.82
Tract 11A	Non-Residential		302,089	6.935	$6.49	$1,960,000	3.75%	$250,543	$355,529	$1.18
Tract 11B	Non-Residential		153,244	3.518	$6.53	$1,000,000	1.91%	$127,828	$181,392	$1.18
Tract 12	Non-Residential		561,445	12.889	$4.51	$2,530,000	4.84%	$323,406	$458,922	$0.82
Tract 13	Non-Residential		494,319	11.348	$5.36	$2,650,000	5.07%	$338,745	$480,689	$0.97
Tract 14	Non-Residential		810,347	18.603	$5.60	$4,540,000	8.68%	$580,341	$823,521	$1.02
Tract 15	Non-Residential		1,696,139	38.938	$4.50	$7,630,000	14.59%	$975,330	$1,384,023	$0.82
Tract 16	Non-Residential		553,865	12.715	$3.94	$2,180,000	4.17%	$278,666	$395,435	$0.71
Tract 17	Non-Residential		135,515	3.111	$8.78	$1,190,000	2.28%	$152,116	$215,857	$1.59
Tract 18	Non-Residential		84,637	1.943	$15.48	$1,310,000	2.51%	$167,455	$237,624	$2.81
Tract 19	Non-Residential		52,098	1.196	$15.55	$810,000	1.55%	$103,541	$146,928	$2.82
Total			**12,941,502**	**297.096**		**$52,290,000**	**100.00%**	**$6,684,143**	**$9,485,000**	

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 A attached hereto.

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

There have been three full prepayments for lots in Tract 1 that include parcels 2819946, 2820008, and 2820074. There have been mandatory prepayments for Tract 1 for the difference between the projected and actual number of residential lots.

There have been full prepayments for a partial parcel (2854545) in Tract 2 that are related to Block A Lot 2B and parcel 2860121. There has been a mandatory prepayment for Tract 2 related to a portion of the right-of-way for Princeton Crossroad, abutting the property acquired by NexMetro.

There has been full prepayment for a portion of the Tract 4 (2819605).

There has been full prepayment for a portion of Tract 6A (2509561).

There has been full prepayment for a portion of Tract 14 (2775006).

There has been full prepayment for Tract 6B (2791016).

There has been full prepayment of Tract 7, 8, 9, and 10 (2739466).

There has been full prepayment of Tract 11A (1810320).

There has been full prepayment of Tract 11B (1810348).

There has been full prepayment of Tract 12 and a portion of Tract 13 (2828575).

There has been full prepayment of Tract 19 (2854545).

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

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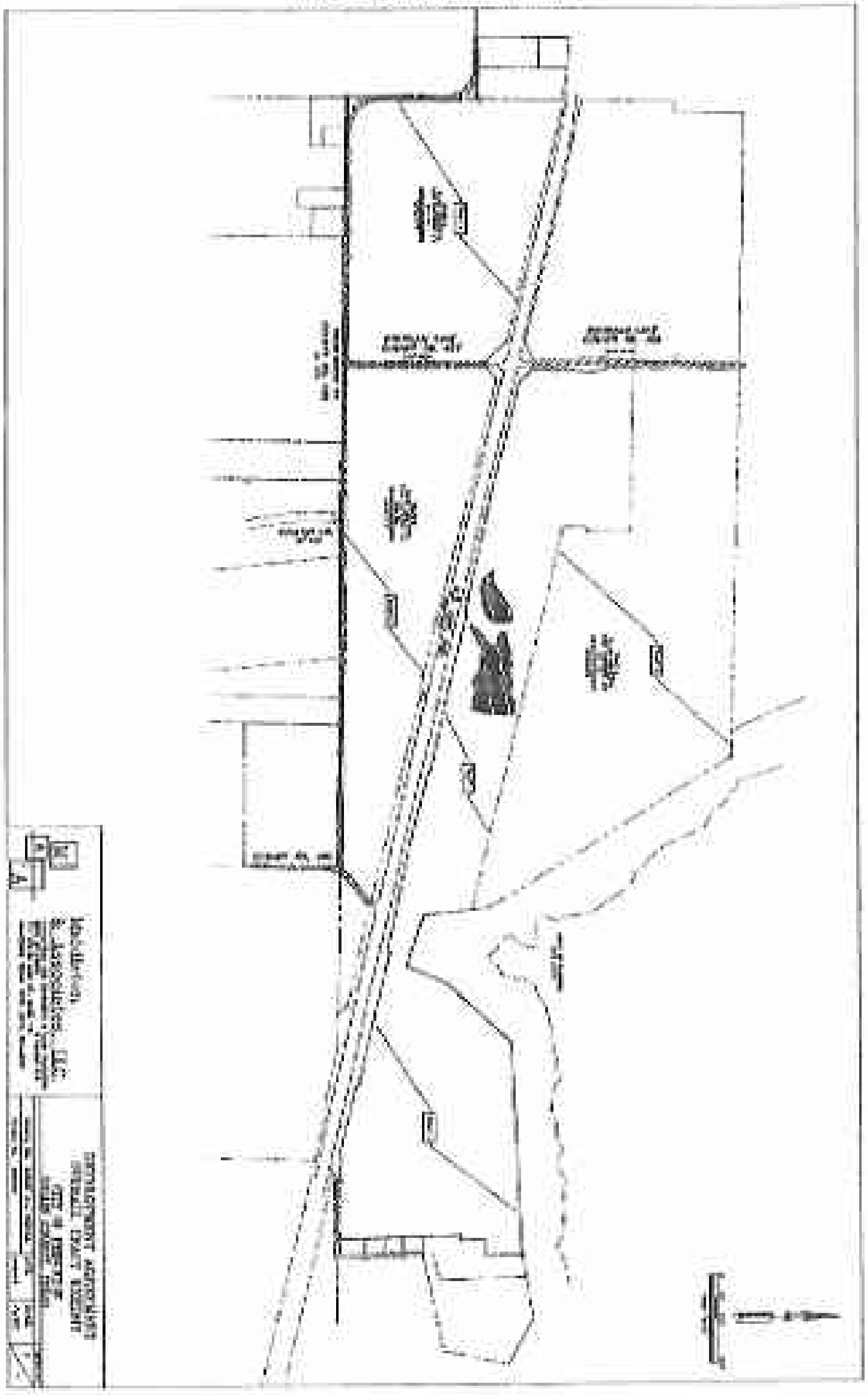
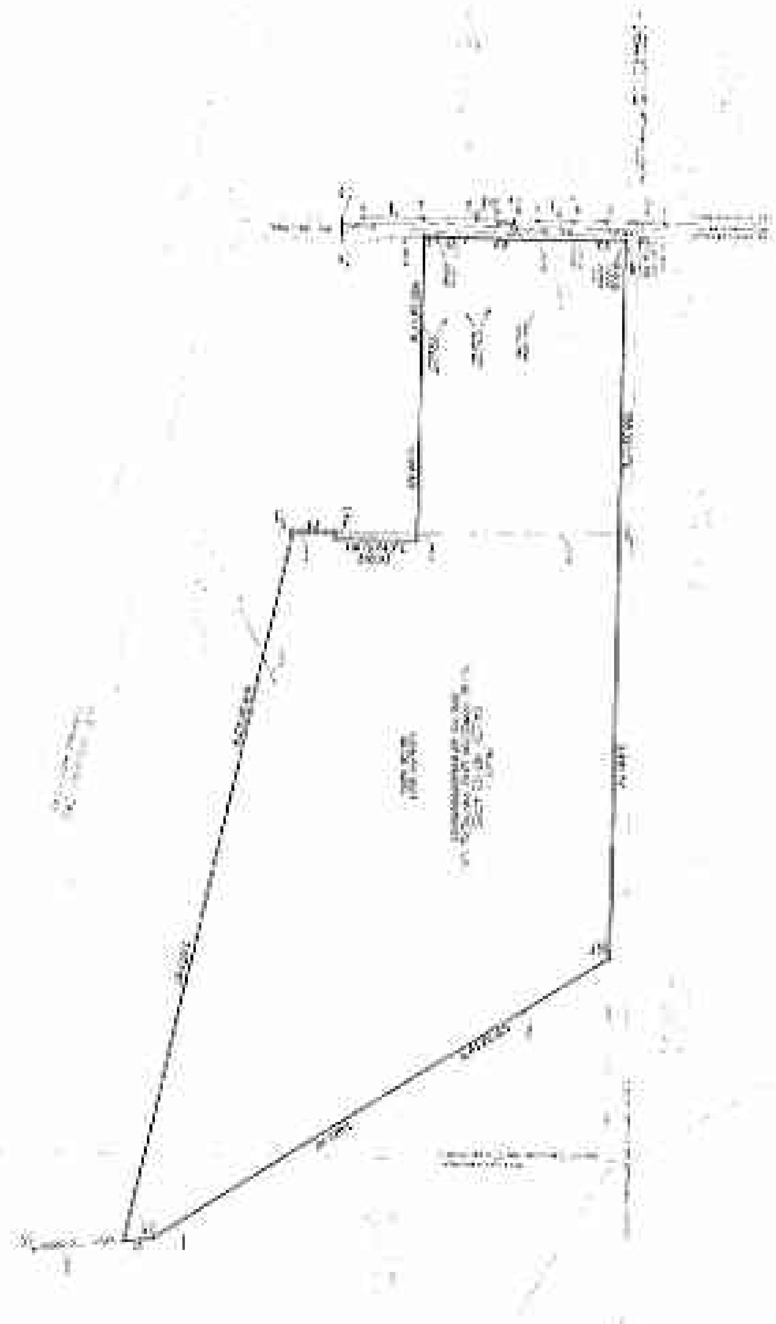
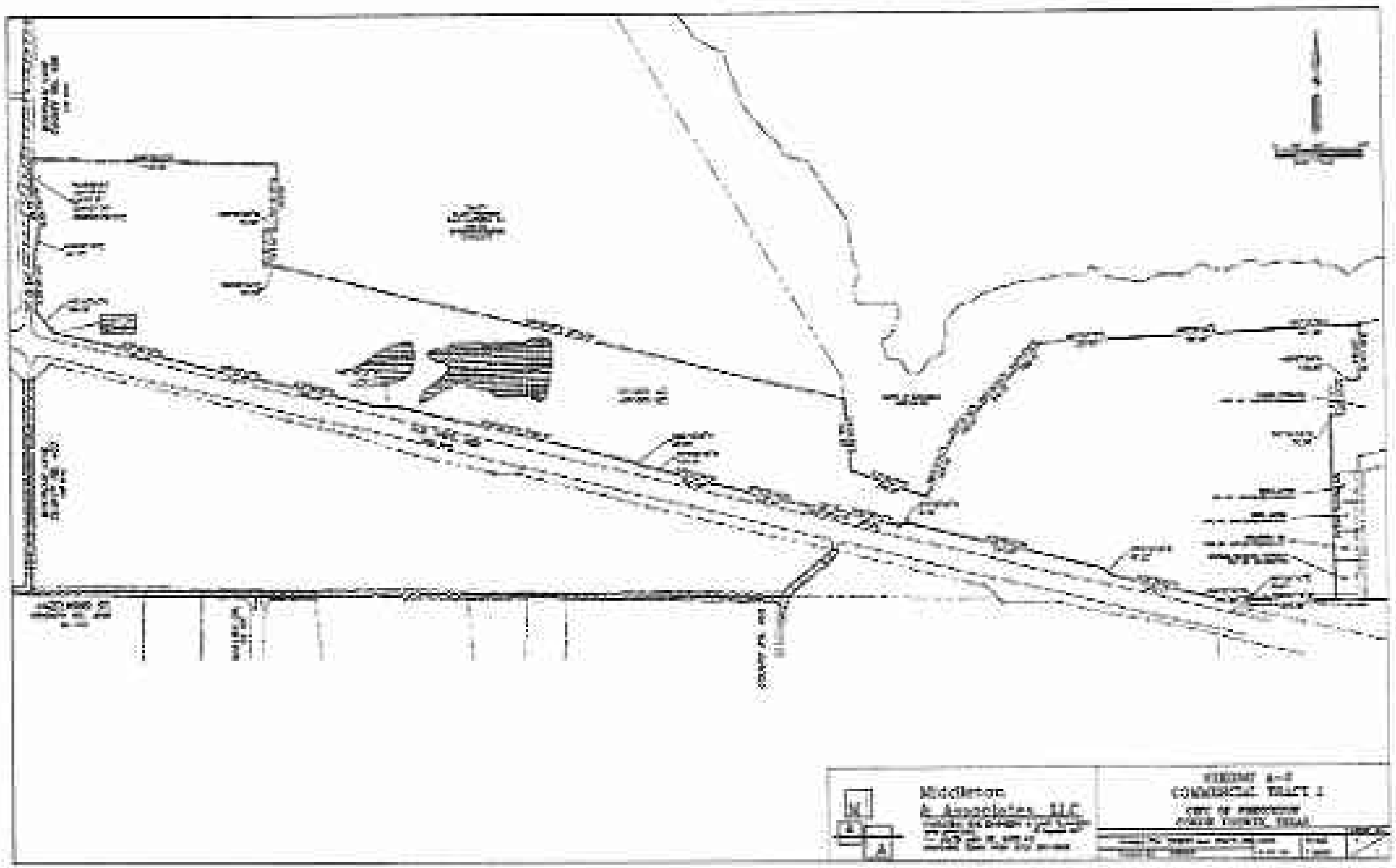
APPENDIX A
PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS

PID Boundary Map







Middleton
& Associates, LLC
COMMERCIAL TRACT 1

LEGAL DESCRIPTION FOR THE NORTHERN IMPROVEMENT AREA

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Princeton, Collin County, Texas, a part of the John Snyder Survey, Abstract Number 865, a part of the John Stanford Survey, Abstract Number 866, and being a part of that called 187.102 acre tract of land described as Tract 1 in a Special Warranty Deed to IC-SB Princeton Land Partners, L.P. as recorded in Document Number 20160630000828500, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "Cowan" found at the northwest corner of said 187.102 acre tract, said point being the northeast corner of a 1.1519 acre tract of land described in a Special Warranty Deed to the County of Collin as recorded in Volume 5182, Page 5492, Collin County Deed Records, and said point also being in the east line of County Road No. 458 (a variable width right-of-way);

THENCE South 88 degrees 39 minutes 17 seconds East, 2,661.74 feet along the north line of said 187.102 acre tract of land to a concrete monument found at the most northerly northeast corner of said 187.102 acre tract of land, said point being the northwest corner of a called 67.90 acre tract of land described as Tract No. 3202 in a Judgement on Declaration of Taking and Order of Possession, as recorded in Volume 760, Page 744, Collin County Deed Records;

THENCE along the most northerly east line of said 187.102 acre tract of land and along the west line of said 67.90 acre tract of land as follows:

South 31 degrees 22 minutes 59 seconds East, 1,983.06 feet to a concrete monument found for corner;

South 05 degrees 26 minutes 20 seconds East, 104.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set (hereinafter called "iron rod set") for corner, from which a concrete monument found bears South 05 degrees 26 minutes 20 seconds East, 335.65 feet;

THENCE North 76 degrees 36 minutes 53 seconds West, 2,677.97 feet to a one-half inch iron set for corner;

THENCE North 88 degrees 39 minutes 17 seconds West, 30.00 feet to a one-half inch iron set for corner;

THENCE North 01 degrees 20 minutes 43 seconds West, 165.00 feet to a one-half inch iron set for corner;

THENCE South 88 degrees 39 minutes 17 seconds East, 30.00 feet to a one-half inch iron set for corner;

THENCE North 01 degrees 20 minutes 43 seconds West, 303.63 feet to a one-half inch iron set for corner;

THENCE North 88 degrees 39 minutes 17 seconds West, 1,129.63 feet to a one-half inch iron set in the west line of said 187.102 acre tract of land, said point being in the east line of said 1.1519 acre tract, said point being in the east line of County Road No. 458;

THENCE along the west line of said 187.102 acre tract of land, along the east line of said 1.1519 acre tract of land and along the east line of County Road No. 458 as follows:

Northeasterly, 41.42 feet along a curve to the right having a central angle of 00 degrees 35 minutes 39 seconds, a radius of 3,995.00 feet, a tangent of 20.71 feet, and whose chord bears North 02 degrees 04 minutes 34 seconds East, 41.42 feet to a one-half inch iron rod with cap stamped "Cowan" found for corner;

North 02 degrees 22 minutes 59 seconds East, 118.04 feet to a one-half inch iron rod with cap stamped "Cowan" found for corner;

Northeasterly, 396.18 feet along a curve to the left having a central angle of 01 degrees 50 minutes 35 seconds, a radius of 12,316.80 feet, a tangent of 198.11 feet, and whose chord bears North 01 degrees 26 minutes 51 seconds East, 396.17 feet to a one-half inch iron rod with cap stamped "Cowan" found for corner;

Northeasterly, 189.40 feet along a curve to the right having a central angle of 01 degrees 05 minutes 20 seconds, a radius of 9,965.01 feet, a tangent of 94.70 feet, and whose chord bears North 01 degrees 03 minutes 22 seconds East, 189.39 feet to the POINT OF BEGINNING and containing 3,838,718 square feet or 88.125 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

LEGAL DESCRIPTION FOR THE SOUTHERN IMPROVEMENT AREA

TRACT 1

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866 in Collin County, Texas and being all of Tract I as described in a deed to IC-SB Princeton Land Partners, L.P. and recorded in Document No. 20160630000828500 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the intersection to the northerly right-of-way line of State Highway 380 (a variable width right-of-way) and the easterly right-of-way line of County Road 458 (a variable width right-of-way);

THENCE along the easterly right-of-way line of County Road 458 as follows:

N 42° 20' 20" W a distance of 126.72 feet to a 1/2 inch iron rod set for corner;

N 01° 28' 28" W a distance of 243.40 feet to a 1/2 inch iron rod set for corner;

N 09° 48' 19" E a distance of 161.75 feet to a 1/2 inch iron rod set for corner;

N 13° 32' 38" W a distance of 143.46 feet to the beginning of a non-tangent curve to the right having a radius of 3995.00 feet, a chord bearing N 00° 39' 24" E and a chord distance of 157.30 feet;

Along said non-tangent curve to the right through a central angle of 02° 15' 22" for an arc length of 157.31 feet to a 1/2 inch iron rod set for corner;

THENCE departing the easterly right-of-way line of County Road 458 S 88° 38' 23" E a distance of 1129.56 feet to a point;

THENCE S 01° 21' 37" W a distance of 303.63 feet to a point;

THENCE N 88° 38' 23" W a distance of 30.00 feet to a point;

THENCE S 01° 21' 37" W a distance of 165.00 feet to a point;

THENCE S 88° 38' 23" E a distance of 30.00 feet to a point;

THENCE S 76° 36' 00" E a distance of 2678.39 feet to a point in the westerly line of the Corps of Engineers tract for Lake Lavon;

THENCE along the westerly line of the Corps of Engineers tract as follows:

S 05° 16' 59" E a distance of 335.22 feet to a point (from which a concrete Corps of Engineers monument found bears N 72° 06' 29" E a distance of 1.63 feet) for corner;

S 71° 32' 27" E a distance of 370.29 feet to a 1/2 inch iron rod set for corner;

N 23° 02' 48" E a distance of 300.78 feet to a point (from which a wood fence post found bears N 85° 38' 52" E a distance of 0.58 feet) for corner;

N 43° 31' 32" E a distance of 182.87 feet to a 1/2 inch iron rod set for corner;

N 43° 06' 34" E a distance of 216.32 feet to a point (from which a concrete Corps of Engineers monument found bears N 02° 22' 18" E a distance of 0.70 feet) for corner;

N 43° 14' 16" E a distance of 190.32 feet to a 1/2 inch iron rod set for corner;

N 87° 24' 12" E a distance of 421.57 feet to a 1/2 inch iron rod set for corner;

N 87° 16' 05" E a distance of 591.96 feet to a 1/2 inch iron rod set for corner;

N 87° 20' 59" E a distance of 441.49 feet to a concrete Corps of Engineers monument found for the most northwesterly corner of a tract described in a deed to Betsy Jean Reed and recorded in Document No. 94-0094084 (DRCCT);

THENCE departing the westerly line of the Corps of Engineers tract and along the westerly line of said Betsy Jean Reed tract as follows:

S 00° 01' 38" E a distance of 248.98 feet to a point (from which a wood fence post found bears S 81° 21' 12" W a distance of 1.31 feet) for corner;

N 89° 57' 08" W a distance of 104.68 feet to a point (from which a 5/8 inch iron rod found bears N 13° 00' 36" W a distance of 1.67 feet) for corner;

S 01° 27' 55" E a distance of 162.33 feet to a 5/8 inch iron rod found for corner;

S 87° 54' 30" W a distance of 32.38 feet to a 1/2 inch iron rod set for corner;
S 01° 08' 53" E a distance of 849.68 feet to a 1/2 inch iron rod set for corner in the northerly line of the Danmark Addition, an addition to the City of Princeton as recorded in Cabinet P, Page 518 (DRCCT) and the centerline of County Road 492 (a 40 foot prescriptive right-of-way);

THENCE departing the westerly line of said Betsy Jean Reed tract and along the northerly line of said Danmark Addition N 89° 27' 16" W a distance of 394.48 feet to a 5/8 inch iron rod found for the most northwesterly corner of said Danmark Addition, said iron rod also being in the northerly right-of-way line of said State Highway 380;

THENCE departing the northerly line of said Danmark Addition and along the northerly right-of-way line of said State Highway 380 as follows:

N 07° 20' 10" E a distance of 18.57 feet to a concrete right-of-way monument found for corner;

N 89° 22' 22" W a distance of 211.14 feet to a point (from which a concrete right-of-way monument found bears N 24° 40' 28" E a distance of 1.96 feet) for corner;

N 76° 39' 26" W a distance of 433.12 feet to a point (from which an aluminum right-of-way monument found bears S 80° 16' 35" E a distance of 0.57 feet) for corner;

N 50° 12' 04" W a distance of 47.25 feet to a point (from which an aluminum right-of-way monument found bears S 55° 13' 19" E a distance of 2.59 feet) for corner;

N 76° 45' 23" W a distance of 914.74 feet to a concrete right-of-way monument found for corner;

S 74° 53' 00" W a distance of 41.01 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 260.00 feet to a 1/2 inch iron rod set for corner;

N 79° 28' 25" W a distance of 100.12 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 500.00 feet to a point (from which a 5/8 inch iron rod found bears S 82° 46' 38" E a distance of 13.63 feet) for corner;

N 75° 10' 44" W a distance of 200.06 feet to a point (from which an aluminum right-of-way monument found bears S 84° 22' 04" E a distance of 13.72 feet) for corner;

N 76° 36' 40" W a distance of 150.00 feet to a 1/2 inch iron rod set for corner;

N 65° 18' 04" W a distance of 60.52 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 00" W a distance of 1086.31 feet to a 1/2 inch iron rod set for corner;

N 87° 45' 29" W a distance of 110.17 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 595.44 feet to a 1/2 inch iron rod set for corner;

N 79° 27' 47" W a distance of 100.51 feet to a 1/2 inch iron rod set for corner;

N 76° 36' 40" W a distance of 823.90 feet to the Point of Beginning;

Containing within these metes and bounds 98.969 acres or 4,311,075 square feet of land more or less.

TRACT 2

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866 in Collin County, Texas and being all of Tract II as described in a deed to IC-SB Princeton Land Partners, L.P. and recorded in Document No. 20160630000828500 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a nail and washer found for the intersection to the centerline of Hazelwood Street (County Rd. 456 a 40 foot prescriptive rights right-of-way) and the centerline of Boorman Lane (County Rd. 457 a 40 foot prescriptive rights right-of-way), said iron rod also being the most southeasterly corner of Tract III of said IC-SB Princeton Land Partners, L.P. tract;

THENCE along the centerline of County Road 457 N 00° 03' 24" E a distance of 972.97 feet to a 1/2 inch iron rod set for the most northeasterly corner of said Tract III and the intersection of the centerline of said Boorman Lane and the southerly right-of-way line of US Highway 380 (a variable width right-of-way);

THENCE departing the centerline of said Boorman Lane and along the southerly right-of-way line of US Highway 380 as follows:

N 89° 58' 55" E a distance of 20.50 feet to a concrete ROW monument found for corner;

N 49° 28' 21" E a distance of 109.18 feet to a 1/2 inch iron rod found for corner;

S 76° 33' 37" E a distance of 1119.86 feet to a point (from which an aluminum right-of-way monument found bears N 79° 58' 46" E a distance of 2.72 feet) for corner;

S 74° 17' 14" E a distance of 102.48 feet to a 1/2 inch iron rod set for corner;

S 76° 35' 52" E a distance of 200.000 feet to an aluminum right-of-way monument found for corner;

S 72° 47' 01" E a distance of 300.67 feet to a 5/8 inch iron rod found for corner;

S 76° 35' 52" E a distance of 381.66 feet to a 5/8 inch iron rod found for corner;

S 87° 54' 28" E a distance of 101.99 feet to a 1/2 inch iron rod set for corner;

S 76° 35' 52" E a distance of 418.33 feet to a 1/2 inch iron rod set for corner;

S 73° 44' 07" E a distance of 200.25 feet to a 1/2 inch iron rod set for corner;

S 76° 35' 52" E a distance of 1593.24 feet to a 1/2 inch iron rod set for corner;

S 44° 12' 20" E a distance of 81.92 feet to a 1/2 inch iron rod set for corner in the northerly line of a tract of land described in a deed to Princeton Land Partners LP and recorded in Document No. 2005-0008977 (DRCCT);

THENCE departing the southerly right-of-way line of US Highway 380 and along the northerly line of said Princeton Land Partners LP tract N 89° 12' 41" W a distance of 996.48 feet to a 5/8 inch iron rod found for the most northwesterly corner of said Princeton Land Partners LP and also the intersection of the centerline of County Road 490 (a 40 foot prescriptive rights right-of-way) and the centerline of said Hazelwood Street;

THENCE departing northerly line of said Princeton Land Partners LP tract and along the centerline of said Hazelwood Street N 89° 21' 14" W a distance of 3457.21feet to the Point of Beginning;

Containing within these metes and bound 56.404 acres or 2,456,948 square feet of land more or less.

TRACT 3

STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Snyder Survey, Abstract No. 865 in Collin County, Texas and being all of Tract III as described in a deed to IC-SB Princeton Land Partners, L.P. and recorded in Document No. 20160630000828500 of the Official Public Records of Collin County, Texas (OPCCT) and being more particularly described as follows:

BEGINNING at a nail and washer found for the intersection to the centerline of Hazelwood Street (County Rd. 456 a 40 foot prescriptive rights right-of-way) and the centerline of Boorman Lane (County Rd. 457 a 40 foot prescriptive rights right-of-way), said iron rod also being the most southwesterly corner of said Tract II of said IC-SB Princeton Land Partners, L.P. tract;

THENCE along and then departing the centerline of County Road 457 N 89° 13' 59" W a distance of 1847.99 feet to an iron pipe found for the most northwesterly corner of a tract of land described in a deed to James Sprouse and recorded in Volume 4955, Page 2971 (DRCCT) and also being in the easterly line of a tract of land described in a deed to QT Properties, LLC and recorded in Document No. 20160901001163800 (OPRCCT);

THENCE along the easterly line of said QT Properties, LLC tract N 00° 51' 26" E, passing the most southeasterly corner of a tract of land described in a deed to Norma Jean Jenkins and recorded in Document No. 19980206000113070 (DRCCT) at 884.89 feet, and along the easterly line of said Norma Jean Jenkins tract for a total distance of 1475.45 feet to a 1/2 inch iron rod set for the most northeasterly corner of said Norma Jean Jenkins tract, said iron rod also being in the southerly right-of-way line of US Highway 380 (a variable width right-of-way) and the beginning of a non-tangent curve to the right having a radius of 5669.58 feet, a chord bearing S 80° 44' 23" E and a chord distance of 110.00 feet;

THENCE along said non-tangent curve to the right through a central angle of 01° 06' 42" for an arc length of 110.00 feet to a 1/2 inch iron rod set for corner;

THENCE departing the easterly line of said Norma Jean Jenkins tract and along the southerly right-of-way line of US Highway 380 as follows:

S 74° 50' 38" E a distance of 198.20 feet to a 1/2 inch iron rod set for corner;

S 77° 23' 11" E a distance of 157.38 feet to a 1/2 inch iron rod set for corner;

S 76° 35' 20" E a distance of 1250.96 feet to an aluminum right-of-way monument found for corner;

S 45° 37' 02" E a distance of 190.18 feet to an aluminum right-of-way monument found for corner;

N 89° 58' 55" E a distance of 20.50 feet to a 1/2 inch iron rod set for the most northwesterly corner of said Tract II and also the centerline of said County Rd. 457;

THENCE departing the southerly right-of-way line of US Highway 380 and along the centerline of said County Rd. 457 S 00° 03' 24" W a distance of 972.97 feet to the Point of Beginning.

Containing within these metes and bound 53.597 acres or 2,334,671 square feet of land more or less.

APPENDIX B-1

MAJOR IMROVEMENT ASSESSMENT ROLL SUMMARY – 2026-27

Appendix B-1
Major Improvement Area Assessment Roll Summary
2026-27

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
1810311	$384,223	6.75%	$8,099.28	$23,962.10	$2,632.26	$1,921.12	$36,614.76
1810320	$311,416	5.47%	$6,564.53	$19,421.49	$2,133.47	$1,557.08	$29,676.58
1810348	$158,265	2.78%	$3,336.17	$9,870.23	$1,084.26	$791.33	$15,081.99
2509561	$76,952	1.35%	$1,622.12	$4,799.12	$527.19	$384.76	$7,333.19
2739466	$208,768	3.67%	$4,400.75	$13,019.82	$1,430.24	$1,043.84	$19,894.65
2775006	$953,455	16.75%	$20,098.45	$59,462.25	$6,532.00	$4,767.27	$90,859.97
2791015	$210,819	3.70%	$4,443.97	$13,147.72	$1,444.29	$1,054.09	$20,090.08
2791016	$481,452	8.46%	$10,148.81	$30,025.76	$3,298.36	$2,407.26	$45,880.19
2798628	$278,409	4.89%	$5,868.76	$17,363.01	$1,907.35	$1,392.05	$26,531.17
2837429	$131,155	2.30%	$2,764.69	$8,179.47	$898.52	$655.77	$12,498.47
2919160	$53,323	0.94%	$1,124.02	$3,325.48	$365.31	$266.61	$5,081.43
2854545	$0	0.00%	PREPAY	PREPAY	PREPAY	PREPAY	PREPAY
2963054	$948,539	16.66%	$19,994.84	$59,155.71	$6,498.32	$4,742.70	$90,391.56
2914202	$225,095	3.95%	$4,744.91	$14,038.04	$1,542.09	$1,125.47	$21,450.52
2890039	$541,463	9.51%	$11,413.83	$33,768.38	$3,709.50	$2,707.32	$51,599.03
2914201	$69,152	1.21%	$1,457.71	$4,312.70	$473.75	$345.76	$6,589.92
2914203	$31,380	0.55%	$661.48	$1,957.03	$214.98	$156.90	$2,990.39
2914184	$52,488	0.92%	$1,106.44	$3,273.44	$359.59	$262.44	$5,001.91
2938602	$0	0.00%	PREPAY	PREPAY	PREPAY	PREPAY	PREPAY
2873258	$0	0.00%	PREPAY	PREPAY	PREPAY	PREPAY	PREPAY
2819605	$0	0.00%	PREPAY	PREPAY	PREPAY	PREPAY	PREPAY
2860121	$0	0.00%	PREPAY	PREPAY	PREPAY	PREPAY	PREPAY
2819937	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820123	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820088	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820087	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820084	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820066	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820065	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820063	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820130	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820061	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820055	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820052	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820049	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820044	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820043	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820029	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820020	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820059	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820132	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820137	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820139	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820209	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820206	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820205	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820182	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820176	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820174	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820170	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820161	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820157	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820156	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820155	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820154	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820150	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820149	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820147	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820146	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820142	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820006	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820004	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819995	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819994	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820254	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820253	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820250	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820249	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820247	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820246	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820244	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820241	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820240	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820238	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820236	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820234	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820230	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820229	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820228	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820224	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820220	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820258	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820210	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820260	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820262	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819957	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819954	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819942	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819936	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820289	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820288	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820283	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820282	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820281	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820280	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820277	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820276	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820275	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820274	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820267	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820264	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820263	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820261	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820219	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820211	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820222	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820214	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820212	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820199	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820197	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820194	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820173	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820172	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820215	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820169	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820162	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820158	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820135	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820125	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820122	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820121	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820120	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820168	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820217	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820221	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820223	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820273	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820272	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820271	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820270	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820269	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820268	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820266	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820265	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820257	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820255	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820248	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820243	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820242	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820239	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820237	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820232	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820225	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820118	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820114	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820107	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820102	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819950	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819944	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819943	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820290	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820287	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820286	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820285	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820284	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820259	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820256	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820252	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820251	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820245	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820235	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820233	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820227	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820226	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819965	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820213	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819971	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819978	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820091	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820089	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820075	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820057	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820056	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820037	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820027	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820026	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820017	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820016	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820013	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820007	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819986	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819984	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2819982	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819981	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819980	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819976	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820218	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820216	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820208	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820025	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820024	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820023	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820022	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820021	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820019	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820018	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820028	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820015	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820010	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820009	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820008	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820005	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820003	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820002	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820001	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820014	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820030	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820031	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820032	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820058	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820054	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820053	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820051	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820048	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820047	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820046	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2953736	$879	0.02%	$18.52	$54.79	$6.02	$4.39	$83.72
2953735	$879	0.02%	$18.52	$54.79	$6.02	$4.39	$83.72
2820042	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820041	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820040	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820039	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820038	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820036	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820035	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820034	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820033	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820000	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819999	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819998	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819997	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819961	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819960	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819959	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819958	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819956	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819955	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819953	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819952	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819951	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819949	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819947	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819946	$0	0.00%	PREPAY	PREPAY	PREPAY	PREPAY	PREPAY
2819945	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2819941	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819940	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819939	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819938	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819962	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820060	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819963	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819966	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819996	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819993	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819992	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819991	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819990	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819989	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819988	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819987	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819985	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819983	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819979	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819977	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819975	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819970	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819969	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819968	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819967	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2819964	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820062	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820064	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820067	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820163	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820153	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820152	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820151	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820148	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820145	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820144	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820143	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820141	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820140	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820138	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820136	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820134	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820133	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820131	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820129	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820128	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820164	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820127	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820165	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820167	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820207	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820204	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820203	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820202	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820201	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820200	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820198	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820192	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820184	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820183	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820181	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820180	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820179	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820178	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820177	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820175	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820171	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820166	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820291	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820126	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820119	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820086	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820085	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820083	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820082	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820081	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820080	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820079	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820078	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820077	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820076	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820074	$0	0.00%	PREPAY	PREPAY	PREPAY	PREPAY	PREPAY
2820073	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820072	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820071	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820070	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820069	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820068	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820090	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820124	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820092	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820094	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820117	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820116	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820115	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820113	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820112	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820111	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820110	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820109	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820108	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820106	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820105	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820104	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820103	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820101	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820100	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820099	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820095	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820093	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820292	$1,757	0.03%	$37.04	$109.59	$12.04	$8.79	$167.45
2820231	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820191	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820293	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820193	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820098	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820096	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820190	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820189	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820188	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820187	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820186	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2819974	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820050	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00

Property ID	Outstanding Principal	Allocation Percentage of Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2820097	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2820185	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2819948	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2819972	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
2819973	$0	0.00%	$0.00	$0.00	$0.00	$0.00	$0.00
Total	$5,692,705	100.00%	$120,000	$355,026	$39,000	$28,464	$542,489

APPENDIX B-2
PROJECTED ANNUAL INSTALLMENTS – MAJOR IMPROVEMENT AREA – 2026-27

Appendix B-2
Projected Annual Installments - Major Improvement Area
2026-27

Parcel	All Parcels
Outstanding Assessment	$5,692,705
Total Estimated Units	223.00

Year[1]	Outstanding Cumulative Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$5,692,705	$120,000	$383,489	$39,000	$542,489
2027	$5,572,705	$130,000	$385,500	$45,136	$570,636
2028	$5,442,705	$135,000	$386,400	$46,038	$567,438
2029	$5,307,705	$150,000	$376,950	$46,959	$573,909
2030	$5,157,705	$160,000	$366,450	$47,898	$574,348
2031	$4,997,705	$170,000	$355,250	$48,856	$574,106
2032	$4,827,705	$180,000	$343,350	$49,834	$573,184
2033	$4,647,705	$190,000	$330,750	$50,830	$571,580
2034	$4,457,705	$205,000	$317,450	$51,847	$574,297
2035	$4,252,705	$220,000	$303,300	$52,884	$575,984
2036	$4,032,705	$235,000	$287,700	$53,941	$576,641
2037	$3,797,705	$250,000	$271,250	$55,020	$576,270
2038	$3,547,705	$265,000	$253,750	$56,121	$574,871
2039	$3,282,705	$285,000	$235,200	$57,243	$577,443
2040	$2,997,705	$300,000	$215,250	$58,388	$573,638
2041	$2,697,705	$315,000	$194,250	$59,556	$568,806
2042	$2,382,705	$345,000	$172,200	$60,747	$577,947
2043	$2,037,705	$370,000	$148,050	$61,962	$580,012
2044	$1,667,705	$395,000	$122,150	$63,201	$580,351
2045	$1,272,705	$420,000	$94,500	$64,465	$578,965
2046	$852,705	$450,000	$65,100	$65,754	$580,854
2047	$402,705	$402,705	$33,600	$67,069	$503,375
Total		$5,692,705	$5,651,689	$1,202,749	$12,547,144

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2018 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 CROSSROADS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Lot Type Residential
Outstanding Assessment $1,757

Year[1]	Outstanding Cumulative Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$1,757	$37	$118	$12	$167
2027	$1,720	$40	$122	$14	$176
2028	$1,680	$42	$119	$14	$175
2029	$1,638	$46	$116	$14	$177
2030	$1,592	$49	$113	$15	$177
2031	$1,543	$52	$110	$15	$177
2032	$1,490	$56	$106	$15	$177
2033	$1,435	$59	$102	$16	$176
2034	$1,376	$63	$98	$16	$177
2035	$1,313	$68	$94	$16	$178
2036	$1,245	$73	$89	$17	$178
2037	$1,172	$77	$84	$17	$178
2038	$1,095	$82	$78	$17	$177
2039	$1,013	$88	$73	$18	$178
2040	$925	$93	$66	$18	$177
2041	$833	$97	$60	$18	$176
2042	$735	$106	$53	$19	$178
2043	$629	$114	$46	$19	$179
2044	$515	$122	$38	$20	$179
2045	$393	$130	$29	$20	$179
2046	$263	$139	$20	$20	$179
2047	$124	$124	$10	$21	$155
Total		$1,757	$1,745	$371	$3,873

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2018 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 CROSSROADS 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.

Lot Type Non - Residential - Per 1% of Assessment
Outstanding Assessment $56,927

Year[1]	Outstanding Cumulative Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$56,927	$1,200	$3,835	$390	$5,425
2027	$55,727	$1,300	$3,955	$451	$5,706
2028	$54,427	$1,350	$3,864	$460	$5,674
2029	$53,077	$1,500	$3,770	$470	$5,739
2030	$51,577	$1,600	$3,665	$479	$5,743
2031	$49,977	$1,700	$3,553	$489	$5,741
2032	$48,277	$1,800	$3,434	$498	$5,732
2033	$46,477	$1,900	$3,308	$508	$5,716
2034	$44,577	$2,050	$3,175	$518	$5,743
2035	$42,527	$2,200	$3,031	$529	$5,760
2036	$40,327	$2,350	$2,877	$539	$5,766
2037	$37,977	$2,500	$2,715	$550	$5,763
2038	$35,477	$2,650	$2,538	$561	$5,749
2039	$32,827	$2,850	$2,352	$572	$5,774
2040	$29,977	$3,000	$2,153	$584	$5,736
2041	$26,977	$3,150	$1,943	$596	$5,688
2042	$23,827	$3,450	$1,722	$607	$5,779
2043	$20,377	$3,700	$1,481	$620	$5,800
2044	$16,677	$3,950	$1,222	$632	$5,804
2045	$12,727	$4,200	$945	$645	$5,790
2046	$8,527	$4,500	$651	$658	$5,809
2047	$4,027	$4,027	$336	$671	$5,034
Total		$56,927	$56,517	$12,027	$125,471

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2018 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 CROSSROADS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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APPENDIX C

PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
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 Crossroads 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

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 COLLIN §

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