VG-22-2026-2026000110102

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110102

Real Property

CERTIFICATE

Recorded On: August 14, 2026 09:47 AM

Number of Pages: 108

" Examined and Charged as Follows: "

Total Recording: $449.00

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

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

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IRVING TX 75062

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 WHITEWING TRAILS PUBLIC IMPROVEMENT DISTRICT NUMBER TWO (PHASE #1 AND PHASES #2-6 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
THE STATE OF TEXAS

ORDINANCE NO. 2026-08-10-11

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2026-2027 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR WHITEWING TRAILS PUBLIC IMPROVEMENT DISTRICT NUMBER TWO (PHASE #1 AND PHASES #2-6 MAJOR IMPROVEMENT PROJECT) INCLUDING THE COLLECTION OF THE 2026-2027 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Whitewing Trails Number Two 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 Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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 Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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 Phase #1 and Phases #2-6 Major Improvements 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, Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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 Whitewing Trails Public Improvement District Number Two (Phase #1 and Phases #2-6 Major Improvements) 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.

<u>Section 5. Effective Date</u>. 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:

City Secretary

EXHIBIT A

2026-2027 Annual Service and Assessment Plan Update

WHITEWING TRAILS
PUBLIC IMPROVEMENT DISTRICT NO. 2

CITY OF PRINCETON, TEXAS

PRINCETON
TEXAS

ANNUAL SERVICE PLAN UPDATE
PHASE #1 AND PHASES #2-6 MAJOR IMPROVEMENTS
2026-27

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
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WHITEWING TRAILS
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE – 2026-27

TABLE OF CONTENTS

I. INTRODUCTION

The Whitewing Trails Public Improvement District No. 2 (the "PID") was created by Resolution No. 2019-06-10-R-04 adopted by the City Council of the City of Princeton (the "City Council") on June 10, 2019 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 August 26, 2019, the, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2019 (Whitewing Trails Public Improvement District No. 2 Phase # 1 Project) (the "Phase #1 PID Bonds") in the aggregate principal amount of $7,850,000, 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 Phase #1 PID Bonds are secured by the Phase #1 Assessments (the "Phase #1 Assessments").

Additionally, on August 26, 2019, the City approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2019 (Whitewing Trails Public Improvement District Phases #2-6 Major Improvement Project) (the "Phases #2-6 Major Improvement PID Bonds") in the aggregate principal amount of $8,210,000, 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 Series 2019 Bonds (Phases #2-6 Major Improvement Project are secured by the Phases #2-6 Assessments (the "Phases #2-6 Assessments").

A service and assessment plan originally dated August 26, 2019, and most recently on February 23, 2023 (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 Current SAP for 2025-26 (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.

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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. Phase #1 Budgeted Costs and Indebtedness

According to the Developer quarterly disclosure for the quarter ending September 30, 2021, the Phase #1 Improvements were completed and accepted by the City on September 17, 2020.

The sources and uses of funds for the Phase #1 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
Phase #1 PID Bonds - Sources and Uses

Sources of Funds	**Total**
Bond Proceeds	$7,850,000
Developer Cash Contribution	$1,141,970
Total Sources	**$8,991,970**
Uses of Funds	
Project Fund	
Phase #1 Bond Single Family Improvement Account	$4,725,389
Phase #1 Bond Multi Family Improvement Account	$1,135,875
Developer Improvement Account	$1,141,970
Debt Service Reserve	$513,275
Delinquency and Prepayment Reserve	$39,250
Capitalized Interest	$694,564
Cost of Issuance	$421,048
Underwriter's Discount	$235,500
Administrative Fund	$85,098
Total Uses	**$8,991,970**

Description of the Phase #1 Authorized Improvement Costs

Pursuant to the Current SAP, the Phase 1 Local Improvements consist of the on-site Public Infrastructure necessary for the development of Phase 1. The Phase 1 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.

The breakdown of Phase #1 Authorized Improvements is shown on Table II-A-2 on the following page.

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Table II-A-2
Phase #1 Authorized Improvement Costs - Authorized Improvement Costs

Improvement Description	Total	Phase #1 Major Improvements	Total Phase #1 Local Improvements
Soft Costs			
Site Prep, Mobilization, SWPP, Bonds, Etc.	$168,399	$13,149	$155,250
Contingency	$219,482	$37,281	$182,201
Engineering, Survey, Testing	$107,560	$6,348	$101,212
District Formation Costs	$76,094	$76,094	$0
Hard Costs			
Earthwork	$164,783	$31,375	$133,408
Water	$667,134	$54,790	$612,344
Sanitary Sewer	$679,840	$84,410	$595,430
Storm Sewer	$657,551	$44,645	$612,906
Roads	$1,665,939	$171,747	$1,494,192
Right of Way	$318,609	$318,609	$0
Total Hard and Soft Costs	*$4,725,391*	*$838,448*	*$3,886,943*
Developer Cash Contribution	$0	$0	$0
Total Assessed Hard and Soft Costs	**$4,725,391**	**$838,448**	**$3,886,943**
Series 2019 Single Family Bond Related Costs			
Debt Service Reserve	$413,806	$73,423	$340,382
Capitalized Interest	$559,962	$99,357	$460,606
Cost of Issuance	$339,452	$60,230	$279,221
Underwriter's Discount	$189,862	$33,688	$156,174
Delinquency and Prepayment Reserve	$31,644	$5,615	$26,029
Administration Expenses	$68,606	$12,173	$56,433
Principal Assessed	**$6,328,723**	**$1,122,935**	**$5,205,788**

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Table II-A-3
Phase #1 Multifamily Authorized Improvement Costs - Authorized Improvement Costs

Improvement Description	Total	Phase #1 Major Improvements	Phase #1 Local Improvements
Soft Costs			
Site Preparation, Mobilization, SWPP, Bonds, Etc.	$81,175	$6,338	$74,837
Contingency	$105,800	$17,971	$87,829
Engineering, Surveying, Testing	$51,848	$3,060	$48,788
PID Creation	$36,681	$36,681	$0
Hard Costs			
Earthwork	$79,433	*$15,124*	$64,309
Water	$321,587	$26,411	$295,176
Sanitary Sewer	$327,713	$40,689	$287,024
Storm Sewer	$316,969	$21,521	$295,448
Roads	$803,055	$82,789	$720,266
Right of Way	$153,583	$153,583	$0
Total Hard and Soft Costs	**$2,277,844**	**$404,168**	**$1,873,677**
Developer Cash Contribution	($1,141,970)	$0	($1,141,970)
Total Assessed Hard and Soft Costs	$1,135,875	$404,168	$731,707
Series 2019 Multi-Family Bond Related Costs			
Debt Service Reserve	$99,469	$35,393	$64,076
Capitalized Interest	$134,602	$47,894	$86,708
Cost of Issuance	$81,597	$29,034	$52,563
Underwriter's Discount	$45,638	$16,239	$29,399
Delinquency and Prepayment Reserve	$7,607	$2,707	$4,900
Administration Expenses	$16,491	$5,868	$10,623
Principal Assessed	**$1,521,279**	**$541,303**	**$979,976**

A. Phases 2-6 Major Improvement Budgeted Costs and Indebtedness

According to the Developer quarterly disclosure for the quarter ending December 31, 2021, the Phase #2-6 Single Family Improvements were completed and accepted by the City on September 17, 2020.

The sources and uses of funds for the Phases #2-6 Major Improvement PID Bonds (for improvements funded through the Assessments) are presented below in Table II-A-4 as shown in the Current SAP.

Table II-A-4
Phases #2-6 Major Improvement PID Bonds - Sources and Uses

Sources of Funds	**Total**
Par Amount	$8,210,000
Total Sources	**$8,210,000**
Uses of Funds	
Project Fund	
Phase #2-6 Major Improvements Bond Improvement Account	$5,361,924
Debt Service Reserve	$603,825
Delinquency and Prepayment Reserve	$82,100
Capitalized Interest	$1,350,430
Cost of Issuance	$423,020
Underwriter's Discount	$246,300
Administrative Fund	$142,400
Total Uses	**$8,210,000**

Description of the Phases #2-6 Authorized Improvement Costs

Pursuant to the Current SAP, the Major Improvements consist of the on-site and off-site Public Infrastructure necessary for the development of the PID. The Major Improvements include, but are not limited to, the design, engineering, inspection, rights-of-way, and construction of the following:

- Major road improvements include on-site Beauchamp Boulevard improvements (the "Beauchamp Boulevard Improvements"), on-site Princeton Parkway improvements (the "Princeton Parkway Improvements"), one-half width FM 75 tie-in improvements (the "FM 75 Tie-In Improvements"), and Creek Fork Loop improvements (the "Creek Fork Loop Improvements"). The Developer's Share of the Beauchamp Boulevard Improvements, FM 75 Tie-In Improvements, and Creek Fork Loop Improvements is one hundred percent (100%). The Developer's Share of the Princeton Parkway Improvements is eighty percent (80%).
- Major water improvements include 16", 12", and 8" water line improvements. The 16" water line improvements (the "16" Water Improvements") are generally located within and/or connect to Beauchamp Boulevard, Princeton Parkway, and FM 75. The 12" water line improvements (the "12" Water Improvements") are generally located within and/or connect to Creek Fork Loop and FM 75. The 8" water line improvements (the "8" Water Improvements) are generally located within and/or connect to Creek Fork Loop and Loop South. The Developer's Share of the 16" Water Improvements,12" Water Improvements, and 8" Water Improvements is one hundred percent (100%).Wastewater Improvements Major wastewater improvements include 24" off-site trunk wastewater improvements (the "Off-Site Wastewater Improvements") and 24", 21", 15", and 12" on-site trunk wastewater improvements(the "24" On-Site Wastewater Improvements," "21" On-Site Wastewater Improvements," "15" On-Site Wastewater Improvements," and "12"

- On-Site Wastewater Improvements The Developers of the Off-Site Wastewater Improvements, 21" On-Site Wastewater Improvements, 15" On-Site Wastewater Improvements, and 12" On-Site Wastewater Improvements is one hundred percent(100%). The Developer's Share of the 24" On-Site Wastewater Improvements is fifty percent (50%).
- Major drainage improvements include 36"on-site trunk storm drain improvements (the "36" On-Site Storm Drain Improvements) located within Beauchamp Blvd, Princeton Parkway, Creek Fork Loop and FM-75. The Developer's Share of the 36" On-Site Storm Drain Improvements is one hundred percent (100%).
- Rights-of-way include the street rights-of-way for the on-site Beauchamp Boulevard and Princeton Parkway improvements, and City fire station and community complex sites.

The breakdown of Phases #2-6 Authorized Improvements is shown on Table II-A-5 on the following page.

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Table II-A-5

Phases #2-6 Authorized Improvement Costs - Authorized Improvement Costs

Improvement Description	Phase #2-6 Major Improvements
Soft Costs	
Site Preparation, Mobilization, SWPP, Bonds, Etc.	$84,087
Contingency	$238,416
Engineering, Surveying, Testing	$40,593
PID Creation	$486,625
Hard Costs	
Earthwork	$200,647
Water	$350,387
Sanitary Sewer	$539,806
Storm Sewer	$285,509
Roads	$1,098,332
Right of Way	$2,037,522
Total Hard and Soft Costs	**$5,361,924**
Developer Cash Contribution	$0
Total Assessed Hard and Soft Costs	$5,361,924
Phase #2-6 Major Improvements Bond Related Costs	
Debt Service Reserve	$603,825
Capitalized Interest	$1,350,430
Cost of Issuance	$423,020
Underwriter's Discount	$246,300
Delinquency and Prepayment Reserve	$142,400
Administrative Expenses	$82,100
Principal Assessed	**$8,210,000**

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.

Pursuant to Section VI.6 of the Current Service and Assessment Plan, the TIRZ Annual Credit shall apply to each Parcel of Assessed Property within the PID. The TIRZ Annual Credit for each Improvement Area of the PID shall be calculated in arrears, and the amount of the TIRZ Annual Credit for each such Parcel constituting Assessed Property shall be determined by multiplying each Improvement Area TIRZ Fund balance as of June 30 by the ratio of such Parcel's incremental taxable value to the incremental taxable value for all Parcels within each Improvement Area for which a TIRZ Annual Credit applies. According to the City, there have been $26,066 in TIRZ incremental revenues collected from Tax Year 2025 as of June 30, 2026, that are available to be used as a TIRZ Annual Credit in 2026-27 for the respective Parcels within each Improvement Area as shown in Appendix B-2 of this report.

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.

Phase #1 Annual Budget

Collection of the Annual Installments for the Phase #1 Assessed Property commenced with the 2020 tax year. The calculation of the Annual Installments for the Phase #1 Assessed Property is shown in Table II-A-6 on the following page.

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Table II-A-6
Annual Installment Calculations – Phase #1

Descriptions	Phase #1 PID Bonds
Interest payment on March 1, 2027	$162,069
Interest payment on September 1, 2027	$162,069
Principal payment on September 1, 2027	$180,000
Subtotal debt service on bonds	*$504,138*
Administrative expenses	$52,563
Additional Interest for Reserves	$35,225
Subtotal Expenses	**$591,925**
Available TIRZ Credit	($26,066)
Available reserve fund income	($1,000)
Available Administrative Expense account	$0
Subtotal funds available	($27,066)
Annual Installments	**$564,859**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $162,069 and on September 1, 2027, in the amount of $162,069, which equal interest on the outstanding Phase #1 PID Bonds portion of Assessments balance of $7,045,000 for six months each and an effective interest rate of 4.60 percent. Annual Installments to be collected include a principal payment of $180,000 due on September 1, 2027, for the Phase #1 PID Bonds. As a result, total principal and interest due in 2026-27 for the Phase #1 PID Bonds is estimated to be $504,138.

Administrative Expenses

Administrative expenses include the City, PID Administrator, Trustee, Dissemination Agent, auditor, and contingency fees. As shown in Table II-A-7 on the following page, Phase #1 administrative expenses to be collected for 2026-27 are estimated to be $52,563.

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Table II-A-7
Administrative Budget Breakdown – Phase #1

Description	2026-27 Estimated Budget[1]	2025-26 Budget[2]	% Change[3]
City	$11,150	$5,922	88%
Administrator	$34,500	$42,000	(18%)
Trustee	$5,913	$4,500	31%
Dissemination Agent	$0	$2,500	(100%)
Contingency	$1,000	$1,000	0%
Total	$52,563	$55,922	(6%)

1 – Represents the total estimated Administrative Expenses ($52,563).
2 – Represents the Administrative Expenses approved for 2025-26.
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 $35,225, which equals 0.5 percent interest on the outstanding Assessments of $7,045,000.

Available Reserve Fund Income

As of June 30, 2026, there is $3,090 in excess reserve fund income earned above the reserve fund requirement and excess principal and interest account balance. As a result, the $2,000 is available to be applied as a credit to reduce the 2026-27 Annual Installments.

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 Phase #1 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, 572 units were built within Phase #1 of the PID. The Annual Installments due to be collected per Unit within the PID for 2026-27 are shown in Table II-A-8 and II-A-9 on the following page.

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Table II-A-8
Phase #1 Annual Installment - 60 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$180,000	0.26%	$472
Interest	$323,138	0.26%	$848
Administrative Expenses	$52,563	0.26%	$138
Additional Interest	$35,225	0.26%	$92
Total	**$590,925**		**$1,550**

1 – Refer to Table II-A-6 of this report for additional budget details.
2 – See Table III-B-1 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 and does not include any TIRZ credits.

Table II-A-9
Phase #1 Annual Installment - 50 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$180,000	0.22%	$393
Interest	$323,138	0.22%	$706
Administrative Expenses	$52,563	0.22%	$115
Additional Interest	$35,225	0.22%	$77
Total	**$590,925**		**$1,292**

1 – Refer to Table II-A-6 of this report for additional budget details.
2 – See Table III-B-1 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 and does not include any TIRZ credits.

The list of Parcels within Phase #1 of the PID, the number of units developed of the current residential Parcels, the percent of Outstanding Assessment per unit, the total outstanding Initial 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.

Phases #2-6 Annual Budget

Collection of the Annual Installments for the Phases #2-6 Assessed Property commenced with the 2020 tax year. The calculation of the Annual Installments for the Phases #2-6 Assessed Property is shown in Table II-A-10 on the following page.

Table II-A-10
Annual Installment Calculations – Phases #2-6

Descriptions	Phases #2-6 Major Improvement PID Bonds
Interest payment on March 1, 2027	$212,956
Interest payment on September 1, 2027	$212,956
Principal payment on September 1, 2027	$175,000
Subtotal debt service on bonds	$600,913
Administrative expenses	$57,413
Additional Interest for Reserves	$37,950
Subtotal Expenses	**$696,275**
Available reserve fund income	($1,000)
Available Administrative Expense account	$0
Subtotal funds available	($1,000)
Annual Installments	**$695,275**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $212,956 and on September 1, 2027, in the amount of $212,956, which equal interest on the outstanding Phases #2-6 Major Improvement PID Bonds portion of Assessments balance of $7,590,000 for six months each and an effective interest rate of 5.61 percent. Annual Installments to be collected include a principal payment of $175,000 due on September 1, 2027, for the Phases #2-6 Major Improvement PID Bonds. As a result, total principal and interest due in 2026-27 for the Phases #2-6 Major Improvement PID Bonds is estimated to be $600,913.

Administrative Expenses

Administrative expenses include the City, PID Administrator, Trustee, Dissemination Agent, auditor, and contingency fees. As shown in Table II-A-11 on the following page, Phases #2-6 administrative expenses to be collected for 2026-27 are estimated to be $57,413.

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Table II-A-11
Administrative Budget Breakdown – Phases #2-6

Description	2026-27 Estimated Budget[1]	2025-26 Budget[2]	% Change[3]
City	$16,000	$21,534	(26%)
Administrator	$34,500	$42,000	(18%)
Trustee	$5,913	$4,500	31%
Dissemination Agent	$0	$2,500	(100%)
Contingency	$1,000	$1,000	0%
Total	**$57,413**	**$71,534**	**(20%)**

1 – Represents the total estimated Administrative Expenses ($53,448).
2 – Represents the Administrative Expenses approved for 2025-26.
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 $37,950, which equals 0.5 percent interest on the outstanding Assessments of $7,590,000.

Available Reserve Fund Income

As of June 30, 2026, there is $3,635 in excess reserve fund income earned above the reserve fund requirement and excess principal and interest account balance. As a result, the $1,000 is available to be applied as a credit to reduce the 2026-27 Annual Installments.

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 Phases #2-6 Major Improvement 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, 840 units were built within Phases #2-6 of the PID. The Annual Installments due to be collected per Unit within the PID for 2026-27 are shown in Table II-A-12 and II-A-13 on the following page.

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Table II-A-12
Phases #2-6 Annual Installment - 60 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$175,000	0.05%	$90
Interest	$424,913	0.05%	$219
Administrative Expenses	$57,413	0.05%	$30
Additional Interest	$37,950	0.05%	$20
Total	**$695,275**		**$358**

1 – Refer to Table II-A-10 of this report for additional budget details.
2 – See Table III-B-2 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 and does not include any TIRZ credits.

Table II-A-13
Phases #2-6 Annual Installment - 50 FT Lot

Budget Item	Net Budget Amount[1]	% of Outstanding Assessment per Unit[2]	Annual Installment per Unit[3]
Principal	$175,000	0.04%	$75
Interest	$424,913	0.04%	$182
Administrative Expenses	$57,413	0.04%	$25
Additional Interest	$37,950	0.04%	$16
Total	**$695,275**		**$298**

1 – Refer to Table II-A-10 of this report for additional budget details.
2 – See Table III-B-2 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 and does not include any TIRZ credits.

The list of Parcels within Phases #2-6 of the PID, the number of units developed of the current residential Parcels, the percent of Outstanding Assessment per unit, the total outstanding Initial 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 C-1.

C. Five-Year Projection of Annual Installments

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 Phase #1 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.

Table II-D-1
Phase #1 Authorized Improvement Costs - Annual Projected Indebtedness

Bond Year	Principal and Interest	Additional Interest	Administrative Expenses	Credits	Total
2023-2026	$3,216,902	$188,500	$2,938,929	($72,690)	$6,271,641
2027	$503,138	$35,225	$52,563	($26,066)	$564,859
2028	$506,938	$34,325	$49,359	$0	$590,622
2029	$504,338	$33,375	$50,347	$0	$588,059
2030	$506,538	$32,400	$51,354	$0	$590,291
2031	$507,313	$31,375	$52,381	$0	$591,068
2032	$502,638	$30,300	$53,428	$0	$586,366
Total	**$6,247,802**	**$385,500**	**$3,248,360**	**($98,756)**	**$9,782,906**

The anticipated budget for the Phases #2-6 Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-D-2 on the following page.

Table II-D-2
Phases #2-6 Authorized Improvement Costs - Annual Projected Indebtedness

Bond Year	Principal and Interest	Additional Interest	Administrative Expenses	Credits	Total
2023-2026	$3,753,330	$159,725	$203,517	$0	$4,116,572
2027	$599,913	$37,950	$57,413	$0	$695,275
2028	$597,163	$37,075	$54,517	$0	$688,755
2029	$598,163	$36,175	$55,608	$0	$689,943
2030	$598,663	$35,225	$56,720	$0	$690,607
2031	$597,663	$34,225	$57,854	$0	$689,742
2032	$601,113	$33,175	$59,011	$0	$693,299
Total	**$7,346,005**	**$373,550**	**$546,640**	**$0**	**$8,264,195**

E. PID Assessment Notice

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

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.

Please refer to Appendix B-3 and Appendix C-2 for the projected Assessment by Lot Type Phase #1 and Phases 2-6, respectively.

F. Bond Redemption Related Updates

Phase #1 PID Bonds

The Phase #1 PID Bonds were issued in 2019. Pursuant to Section 4.3 of the Phase #1 PID Bonds Indenture, the City reserves the right and option to redeem the Phase #1 PID Bonds before their scheduled maturity dates, in whole or in part, on date on or after **September 1, 2029,** such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #1 PID 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 Phase #1 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.

Phases #2-6 Major Improvement PID Bonds

The Phase #2-6 Major Improvement PID Bonds were issued in 2019. Pursuant to Section 4.3 of the Phase #2-6 Major Improvement PID Bonds Indenture, the City reserves the right and option to redeem the Phase #2-6 Major Improvement PID Bonds before their scheduled maturity dates, in whole or in part, on date on or after **September 1, 2029,** such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Phase #2-6 Major Improvement PID 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 Phases #2-6 Major Improvement PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. Update of the Assessment Plan

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 Current Service and Assessment Plan.

A. Allocation of Budgeted Costs

1. Phase #1 Authorized Improvements

The City Council has determined to allocate the Phase #1 Budgeted Costs to each lot within Phase #1 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 Phase #1 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Phase #1 Assessments are levied receive a direct and special benefit from the Phase #1 Improvements, and this benefit is equal to or greater than the amount assessed.

1. Phases #2-6 Authorized Improvements

The City Council has determined to allocate the Phase #2 Budgeted Costs to each lot within Phases #2-6 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 #2-6 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Phases #2-6 Assessments are levied receive a direct and special benefit from the Phases #2-6 Improvements, and this benefit is equal to or greater than the amount assessed.

B. B. CALCULATION OF ASSESSMENTS

1. Phase 1 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Phase #1 and the resulting assessments and estimated Annual Installments for each Lot Type are shown in Table III-B-1 on the following page.

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Table III-B-1
Assessment Allocation – Phase #1[1]

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment	Original Assessment Per Unit	Outstanding Assessment Per Unit
60	14	$337,500	$4,725,000	100.00%	$4,725,000	3.07%	0.26%	$216,540	$20,592	$18,481
50	352	$281,250	$99,000,000	100.00%	$99,000,000	64.40%	0.22%	$4,537,030	$17,160	$15,401
Lot Type Multifamily	400	$125,000	$50,000,000	100.00%	$50,000,000	32.53%	0.05%	$2,291,430	$3,803	$3,413
Total	766		$153,725,000		$153,725,000	100.00%		$7,045,000		

1 – No Assessments related to these parcels were partially or fully prepaid.

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2. Phases #2-6 Assessments

Average buildout values and the anticipated number of Lots for each Lot Type are restated for Phase #2 and the resulting assessments and estimated Annual Installments for each Lot Type are shown in Table III-B-2 below.

Table III-B-2
Assessment Allocation – Phase #2-6[1]

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	Percentage Subject to Assessments	Total Buildout Value Subject to Assessments	% of Buildout Value	% per Lot	Total Assessment	Original Assessment Per Unit	Outstanding Assessment Per Unit
Lot Type 75 Foot	61	$421,875	$25,734,375	100.00%	$25,734,375	3.93%	0.06%	$298,024	$5,214	$4,886
Lot Type 60 Foot	584	$337,500	$197,100,000	100.00%	$197,300,000	30.07%	0.05%	$2,282,570	$4,171	$3,909
Lot Type 50 Foot	1,538	$281,250	$432,562,500	100.00%	$432,562,500	66.00%	0.04%	$5,009,407	$3,476	$3,257
Lot Type Multifamily	0	$0	$0	100.00%	$0	0.00%	0.00%	$0	$0	$0
Total	2183		$655,396,875		$655,396,875	100.00%		$7,590,000		

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 E attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Tables III-B-1 and III-B-2.

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

Phase #12

Per the Current SAP, there have not been any Assessment prepayments as of July 31, 2026, for Phase #1.

Phases #2-6

Per the Current SAP, there have not been any Assessment prepayments as of July 31, 2026, for Phase #2-6.

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

APPENDIX B-1

PHASE #1 ASSESSMENT ROLL SUMMARY – 2026-27

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Parcel	PIN	Block	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Cumulative Percentage of Assessment	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	TIRZ Annual Credit	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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<u>APPENDIX B-2</u>

TIRZ ANNUAL CREDIT CALCULATION - PHASE #1 – 2026-27

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824814	Non-Benefited	$2,000	$0	$2,000	0.00%	$0.00
2824818	Non-Benefited	$0	$0	$0	0.00%	$0.00
2824822	Non-Benefited	$2,000	$0	$2,000	0.00%	$0.00
2824823	Non-Benefited	$2,000	$0	$2,000	0.00%	$0.00
2824824	Lot Type 50 Foot	$274,232	$450	$273,782	0.22%	$59.69
2824825	Lot Type 50 Foot	$302,218	$450	$301,768	0.25%	$64.66
2824826	Lot Type 50 Foot	$77,400	$450	$76,950	0.06%	$16.48
2824827	Lot Type 50 Foot	$77,400	$450	$76,950	0.06%	$16.48
2824828	Lot Type 50 Foot	$77,400	$450	$76,950	0.06%	$16.48
2824829	Lot Type 50 Foot	$398,755	$450	$398,300	0.32%	$85.32
2824830	Lot Type 50 Foot	$0	$450	$0	0.00%	$0.00
2824831	Lot Type 50 Foot	$318,899	$450	$318,449	0.28%	$68.23
2824832	Lot Type 50 Foot	$346,196	$450	$345,746	0.28%	$74.06
2824833	Lot Type 50 Foot	$387,011	$450	$386,561	0.32%	$82.81
2824834	Lot Type 50 Foot	$349,933	$450	$349,483	0.28%	$74.86
2824835	Lot Type 50 Foot	$332,000	$450	$331,550	0.27%	$71.03
2824836	Lot Type 50 Foot	$398,498	$450	$398,048	0.32%	$85.51
2824837	Lot Type 50 Foot	$372,036	$450	$371,586	0.33%	$79.62
2824838	Lot Type 50 Foot	$372,570	$450	$372,120	0.33%	$79.71
2824839	Lot Type 50 Foot	$333,589	$450	$333,139	0.27%	$71.36
2824840	Lot Type 50 Foot	$301,289	$450	$300,839	0.25%	$64.41
2824841	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.97
2824842	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2824843	Lot Type 50 Foot	$384,117	$450	$383,667	0.32%	$82.19
2824844	Lot Type 50 Foot	$332,185	$450	$331,735	0.27%	$71.06
2824845	Lot Type 50 Foot	$349,837	$450	$349,387	0.29%	$74.85
2824846	Lot Type 50 Foot	$393,829	$450	$393,379	0.32%	$86.05
2824847	Lot Type 50 Foot	$327,875	$450	$327,425	0.27%	$70.14
2824848	Lot Type 50 Foot	$384,090	$450	$383,640	0.32%	$82.19
2824849	Lot Type 50 Foot	$312,583	$450	$312,133	0.26%	$66.86
2824850	Lot Type 50 Foot	$288,758	$450	$288,308	0.24%	$61.76
2824851	Lot Type 50 Foot	$327,875	$450	$327,425	0.27%	$70.14
2824852	Lot Type 50 Foot	$271,288	$450	$270,838	0.22%	$58.02
2824853	Lot Type 50 Foot	$74,100	$450	$73,650	0.06%	$15.78
2824854	Lot Type 50 Foot	$74,100	$450	$73,650	0.06%	$15.78
2824855	Lot Type 50 Foot	$74,100	$450	$73,650	0.06%	$15.78
2824856	Lot Type 50 Foot	$326,938	$450	$326,488	0.27%	$69.94
2824857	Lot Type 50 Foot	$398,398	$450	$397,948	0.33%	$85.25
2824858	Lot Type 50 Foot	$397,011	$450	$396,561	0.33%	$84.95
2824859	Lot Type 50 Foot	$297,693	$450	$297,243	0.25%	$63.67
2824860	Lot Type 50 Foot	$393,966	$450	$393,516	0.32%	$84.30
2824861	Lot Type 50 Foot	$371,534	$450	$371,084	0.31%	$79.49
2824862	Lot Type 50 Foot	$383,579	$450	$383,129	0.31%	$82.07
2824863	Lot Type 50 Foot	$335,614	$450	$335,164	0.28%	$71.80

Appendix E-1
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824864	Lot Type 50 Foot	$305,592	$450	$305,142	0.25%	$64.94
2824865	Lot Type 50 Foot	$300,366	$450	$299,916	0.25%	$64.23
2824866	Lot Type 50 Foot	$319,418	$450	$318,968	0.26%	$68.51
2824867	Lot Type 50 Foot	$314,919	$450	$314,469	0.26%	$67.36
2824868	Lot Type 50 Foot	$352,185	$450	$351,735	0.29%	$75.34
2824869	Lot Type 50 Foot	$384,117	$450	$383,667	0.32%	$82.19
2824870	Lot Type 50 Foot	$332,291	$450	$331,841	0.27%	$71.08
2824871	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.87
2824872	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.44
2824873	Lot Type 50 Foot	$391,683	$450	$391,233	0.32%	$83.80
2824874	Lot Type 50 Foot	$379,872	$450	$379,422	0.31%	$81.28
2824875	Lot Type 50 Foot	$371,534	$450	$371,084	0.30%	$79.49
2824876	Lot Type 50 Foot	$333,811	$450	$333,361	0.27%	$71.39
2824877	Lot Type 50 Foot	$349,078	$450	$348,628	0.29%	$74.68
2824878	Lot Type 50 Foot	$384,272	$450	$383,822	0.31%	$82.22
2824879	Lot Type 50 Foot	$303,381	$450	$302,931	0.25%	$64.89
2824880	Lot Type 50 Foot	$349,078	$450	$348,628	0.29%	$74.68
2824881	Lot Type 50 Foot	$300,366	$450	$299,916	0.25%	$64.25
2824882	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.87
2824883	Lot Type 50 Foot	$332,182	$450	$331,732	0.27%	$71.06
2824884	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2824885	Lot Type 50 Foot	$357,291	$450	$356,841	0.29%	$76.44
2824886	Lot Type 50 Foot	$315,968	$450	$315,518	0.26%	$67.59
2824887	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2824888	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.44
2824889	Lot Type 50 Foot	$407,226	$450	$406,776	0.33%	$87.14
2824890	Lot Type 50 Foot	$384,272	$450	$383,822	0.32%	$82.22
2824891	Lot Type 50 Foot	$393,180	$450	$392,730	0.32%	$84.13
2824892	Lot Type 50 Foot	$332,875	$450	$332,425	0.27%	$71.21
2824893	Lot Type 50 Foot	$312,480	$450	$312,030	0.26%	$66.84
2824894	Lot Type 50 Foot	$391,144	$450	$390,694	0.32%	$83.69
2824895	Lot Type 50 Foot	$350,981	$450	$350,531	0.29%	$75.09
2824896	Lot Type 50 Foot	$384,272	$450	$383,822	0.32%	$82.22
2824897	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2824898	Lot Type 50 Foot	$315,968	$450	$315,518	0.26%	$67.59
2824899	Lot Type 50 Foot	$300,345	$450	$299,895	0.25%	$64.25
2824900	Lot Type 50 Foot	$352,185	$450	$351,735	0.29%	$75.35
2824901	Lot Type 50 Foot	$346,196	$450	$345,746	0.28%	$74.06
2824902	Lot Type 50 Foot	$0	$450	$0	0.00%	$0.00
2824903	Lot Type 50 Foot	$0	$450	$0	0.00%	$0.00
2824904	Lot Type 50 Foot	$361,011	$450	$360,561	0.30%	$77.24
2824905	Lot Type 50 Foot	$322,292	$450	$321,842	0.26%	$68.94
2824906	Lot Type 50 Foot	$332,875	$450	$332,425	0.27%	$71.21
2824907	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54

Appendix B-1

Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2824908	Lot Type 50 Foot	$385,968	$450	$385,518	0.25%	$67.02
2824909	Lot Type 50 Foot	$300,306	$450	$299,856	0.23%	$64.21
2824910	Lot Type 50 Foot	$347,291	$450	$346,841	0.29%	$76.44
2824911	Lot Type 50 Foot	$360,588	$450	$360,138	0.30%	$77.19
2824912	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.94
2824913	Lot Type 50 Foot	$313,768	$450	$313,318	0.26%	$67.39
2824914	Lot Type 50 Foot	$352,180	$450	$351,730	0.29%	$75.39
2824915	Lot Type 50 Foot	$348,607	$450	$348,157	0.28%	$72.87
2824916	Lot Type 50 Foot	$357,291	$450	$356,841	0.29%	$76.48
2824917	Lot Type 50 Foot	$393,868	$450	$393,418	0.32%	$84.28
2824918	Lot Type 50 Foot	$384,215	$450	$383,765	0.32%	$82.21
2824919	Lot Type 50 Foot	$312,488	$450	$312,038	0.26%	$68.54
2824920	Lot Type 50 Foot	$418,378	$450	$417,928	0.34%	$89.53
2824921	Lot Type 50 Foot	$347,389	$450	$346,939	0.28%	$74.32
2824922	Lot Type 50 Foot	$332,832	$450	$332,382	0.27%	$71.20
2824923	Lot Type 50 Foot	$326,809	$450	$326,359	0.27%	$69.91
2824924	Lot Type 50 Foot	$332,873	$450	$332,423	0.27%	$71.21
2824925	Lot Type 50 Foot	$347,478	$450	$347,028	0.29%	$74.34
2824926	Lot Type 50 Foot	$374,274	$450	$373,824	0.31%	$80.08
2824927	Lot Type 50 Foot	$331,551	$450	$331,101	0.27%	$70.93
2824928	Lot Type 50 Foot	$325,132	$450	$324,682	0.27%	$69.55
2824929	Lot Type 50 Foot	$307,670	$450	$307,220	0.25%	$65.81
2824930	Lot Type 50 Foot	$348,000	$450	$347,550	0.29%	$74.45
2824931	Lot Type 50 Foot	$343,800	$450	$343,350	0.28%	$73.56
2824932	Lot Type 50 Foot	$375,872	$450	$375,422	0.31%	$79.99
2824933	Lot Type 50 Foot	$346,742	$450	$346,292	0.29%	$74.01
2824934	Lot Type 50 Foot	$345,405	$450	$344,955	0.28%	$73.89
2824935	Lot Type 50 Foot	$381,016	$450	$380,566	0.31%	$81.52
2824936	Lot Type 50 Foot	$335,614	$450	$335,164	0.28%	$71.80
2824937	Lot Type 50 Foot	$408,375	$450	$407,925	0.34%	$87.38
2824938	Lot Type 50 Foot	$77,400	$450	$76,950	0.06%	$16.48
2824939	Lot Type 50 Foot	$391,226	$450	$390,776	0.32%	$83.71
2824940	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2824941	Lot Type 50 Foot	$393,189	$450	$392,739	0.33%	$84.13
2824942	Lot Type 50 Foot	$345,885	$450	$345,435	0.28%	$74.00
2824943	Lot Type 50 Foot	$408,314	$450	$407,864	0.33%	$87.37
2824944	Lot Type 50 Foot	$384,272	$450	$383,822	0.32%	$82.22
2824945	Lot Type 50 Foot	$237,989	$297	$237,692	0.20%	$50.92
2824946	Lot Type 50 Foot	$315,968	$450	$315,518	0.26%	$67.59
2824947	Lot Type 50 Foot	$335,553	$450	$335,103	0.28%	$71.78
2824948	Lot Type 50 Foot	$342,000	$450	$341,550	0.28%	$73.06
2824949	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2824950	Lot Type 50 Foot	$301,288	$450	$300,838	0.25%	$64.44
2824951	Lot Type 50 Foot	$352,188	$450	$351,738	0.29%	$75.35

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2024952	Lot Type 50 Foot	$408,378	$450	$407,928	0.34%	$87.58
2024953	Lot Type 50 Foot	$370,717	$450	$370,267	0.30%	$79.32
2024954	Lot Type 50 Foot	$408,936	$450	$408,486	0.36%	$87.60
2024955	Lot Type 50 Foot	$332,832	$450	$332,382	0.27%	$71.23
2024956	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.44
2024957	Lot Type 50 Foot	$315,968	$450	$315,518	0.26%	$67.58
2024958	Lot Type 50 Foot	$320,418	$450	$319,968	0.36%	$68.54
2024959	Lot Type 50 Foot	$357,291	$450	$356,841	0.29%	$76.44
2024960	Lot Type 50 Foot	$352,188	$450	$351,738	0.29%	$75.35
2024961	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.87
2024962	Lot Type 50 Foot	$377,892	$450	$377,442	0.31%	$80.85
2024964	Lot Type 50 Foot	$332,875	$450	$332,425	0.27%	$71.21
2024965	Lot Type 50 Foot	$391,226	$450	$390,776	0.32%	$83.71
2024966	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2024967	Lot Type 50 Foot	$347,552	$450	$347,102	0.28%	$74.36
2024968	Lot Type 50 Foot	$340,450	$450	$340,000	0.37%	$83.54
2024969	Lot Type 50 Foot	$322,292	$450	$321,842	0.26%	$68.94
2024970	Lot Type 50 Foot	$375,000	$450	$374,550	0.31%	$80.23
2024971	Lot Type 50 Foot	$342,274	$450	$341,824	0.28%	$73.22
2024972	Lot Type 50 Foot	$310,000	$450	$309,550	0.25%	$66.31
2024973	Lot Type 50 Foot	$384,215	$450	$383,765	0.32%	$82.21
2024974	Lot Type 50 Foot	$293,780	$450	$293,330	0.24%	$62.84
2024975	Lot Type 50 Foot	$351,705	$450	$351,255	0.29%	$75.24
2024976	Lot Type 50 Foot	$360,189	$450	$360,739	0.30%	$77.13
2024977	Non-Benefited	$2,000	$0	$2,000	0.00%	$0.00
2024978	Lot Type 50 Foot	$345,945	$450	$345,495	0.29%	$74.01
2024979	Lot Type 50 Foot	$320,900	$450	$320,450	0.26%	$68.66
2024980	Lot Type 50 Foot	$391,834	$450	$391,384	0.32%	$83.84
2024981	Lot Type 50 Foot	$306,334	$450	$305,884	0.25%	$65.52
2024982	Lot Type 50 Foot	$297,292	$450	$296,842	0.24%	$63.59
2024983	Lot Type 50 Foot	$393,188	$450	$392,738	0.32%	$84.13
2024984	Lot Type 50 Foot	$349,078	$450	$348,628	0.29%	$74.68
2024985	Lot Type 50 Foot	$384,215	$450	$383,765	0.32%	$82.21
2024986	Lot Type 50 Foot	$310,009	$450	$309,559	0.25%	$66.31
2024987	Lot Type 50 Foot	$357,291	$450	$356,841	0.29%	$76.44
2024988	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.44
2024989	Lot Type 50 Foot	$291,598	$450	$291,148	0.24%	$62.37
2024990	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.87
2024991	Lot Type 50 Foot	$360,588	$450	$360,138	0.30%	$77.15
2024992	Lot Type 50 Foot	$345,008	$450	$344,558	0.28%	$73.81
2024995	Lot Type 50 Foot	$365,588	$450	$365,138	0.30%	$78.22
2024996	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2024997	Lot Type 50 Foot	$356,788	$450	$356,338	0.29%	$76.33
2024998	Lot Type 50 Foot	$382,776	$450	$382,326	0.31%	$81.90

<u>Appendix II-2</u>

Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2024999	Lot Type 50 Foot	$300,442	$450	$299,992	0.25%	$64.26
2025000	Lot Type 50 Foot	$390,450	$450	$390,000	0.30%	$81.56
2025001	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2025002	Lot Type 50 Foot	$392,631	$450	$392,181	0.32%	$84.01
2025003	Lot Type 50 Foot	$371,650	$450	$371,200	0.30%	$79.52
2025004	Lot Type 50 Foot	$343,913	$450	$343,463	0.28%	$73.89
2025005	Lot Type 50 Foot	$346,052	$450	$345,602	0.28%	$74.03
2025006	Lot Type 50 Foot	$392,095	$450	$391,645	0.32%	$83.89
2025007	Lot Type 50 Foot	$185,225	$225	$185,000	0.15%	$39.63
2025008	Lot Type 50 Foot	$343,810	$450	$343,360	0.28%	$73.55
2025009	Lot Type 50 Foot	$389,091	$450	$388,641	0.32%	$83.25
2025010	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2025011	Lot Type 50 Foot	$373,456	$450	$373,006	0.31%	$79.90
2025012	Lot Type 50 Foot	$411,711	$450	$411,261	0.34%	$88.10
2025013	Lot Type 50 Foot	$311,540	$450	$311,090	0.26%	$66.64
2025014	Lot Type 50 Foot	$389,914	$450	$389,464	0.32%	$83.43
2025015	Lot Type 50 Foot	$352,183	$450	$351,733	0.29%	$75.35
2025016	Lot Type 50 Foot	$312,642	$450	$312,192	0.26%	$66.88
2025017	Lot Type 50 Foot	$301,260	$450	$300,810	0.25%	$64.44
2025018	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2025019	Lot Type 50 Foot	$398,898	$450	$398,448	0.33%	$85.35
2025020	Lot Type 50 Foot	$362,185	$450	$361,735	0.30%	$77.49
2025021	Lot Type 50 Foot	$275,400	$450	$274,950	0.23%	$58.90
2025022	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2025023	Lot Type 50 Foot	$290,968	$450	$290,518	0.24%	$62.23
2025024	Lot Type 50 Foot	$338,000	$450	$337,550	0.28%	$72.31
2025025	Lot Type 50 Foot	$357,291	$450	$356,841	0.29%	$76.44
2025026	Lot Type 50 Foot	$384,117	$450	$383,667	0.32%	$82.19
2025027	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2025028	Lot Type 50 Foot	$352,183	$450	$351,733	0.29%	$75.35
2025029	Lot Type 50 Foot	$301,289	$450	$300,839	0.25%	$64.44
2025030	Lot Type 50 Foot	$384,215	$450	$383,765	0.32%	$82.21
2025031	Lot Type 50 Foot	$393,188	$450	$392,738	0.32%	$84.13
2025032	Lot Type 50 Foot	$332,875	$450	$332,425	0.27%	$71.21
2025033	Lot Type 50 Foot	$390,226	$450	$389,776	0.32%	$83.50
2025034	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2025035	Lot Type 50 Foot	$408,936	$450	$408,486	0.34%	$87.50
2025036	Lot Type 50 Foot	$384,117	$450	$383,667	0.32%	$82.19
2025037	Lot Type 50 Foot	$316,598	$450	$316,148	0.26%	$67.72
2025038	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2025039	Lot Type 50 Foot	$301,288	$450	$300,838	0.25%	$64.44
2025040	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2025041	Lot Type 50 Foot	$393,188	$450	$392,738	0.32%	$84.13
2025042	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68

Appendix B-1
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825043	Lot Type 50 Foot	$408,936	$450	$408,486	0.34%	$87.50
2825044	Lot Type 50 Foot	$323,909	$450	$323,459	0.27%	$69.29
2825045	Lot Type 50 Foot	$393,189	$450	$392,739	0.32%	$84.13
2825046	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2825047	Lot Type 50 Foot	$332,832	$450	$332,382	0.27%	$71.20
2825048	Lot Type 50 Foot	$381,016	$450	$380,566	0.31%	$81.52
2825049	Lot Type 50 Foot	$389,892	$450	$389,442	0.32%	$83.42
2825050	Lot Type 50 Foot	$346,196	$450	$345,746	0.28%	$74.06
2825051	Lot Type 50 Foot	$373,456	$450	$373,006	0.31%	$79.90
2825052	Lot Type 50 Foot	$352,185	$450	$351,735	0.29%	$75.35
2825053	Lot Type 50 Foot	$301,288	$450	$300,838	0.25%	$64.44
2825054	Lot Type 50 Foot	$384,117	$450	$383,667	0.32%	$82.18
2825055	Lot Type 50 Foot	$357,291	$450	$356,841	0.29%	$76.44
2825056	Lot Type 50 Foot	$381,418	$450	$380,968	0.31%	$81.60
2825057	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.87
2825058	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2825059	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2825060	Lot Type 50 Foot	$316,598	$450	$316,148	0.26%	$67.72
2825061	Lot Type 50 Foot	$352,195	$450	$351,745	0.29%	$75.35
2825062	Lot Type 50 Foot	$150,640	$227	$150,413	0.12%	$32.22
2825063	Lot Type 50 Foot	$228,647	$450	$228,197	0.19%	$48.88
2825064	Lot Type 50 Foot	$374,274	$450	$373,824	0.31%	$80.08
2825065	Lot Type 50 Foot	$345,621	$450	$345,171	0.28%	$73.94
2825066	Lot Type 50 Foot	$320,391	$450	$319,941	0.26%	$68.54
2825067	Lot Type 50 Foot	$393,966	$450	$393,516	0.32%	$84.30
2825068	Lot Type 50 Foot	$332,875	$450	$332,425	0.27%	$71.21
2825069	Lot Type 50 Foot	$305,797	$450	$305,347	0.25%	$65.41
2825070	Lot Type 50 Foot	$347,389	$450	$346,939	0.29%	$74.31
2825071	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.44
2825072	Lot Type 50 Foot	$77,117	$450	$76,667	0.06%	$16.42
2825073	Lot Type 50 Foot	$333,833	$450	$333,383	0.27%	$71.41
2825074	Lot Type 50 Foot	$325,000	$450	$324,550	0.27%	$69.52
2825075	Lot Type 50 Foot	$314,919	$450	$314,469	0.26%	$67.36
2825076	Lot Type 50 Foot	$323,418	$450	$322,968	0.26%	$69.18
2825077	Lot Type 50 Foot	$345,395	$450	$344,945	0.28%	$73.89
2825078	Lot Type 50 Foot	$407,226	$450	$406,776	0.33%	$87.14
2825079	Lot Type 50 Foot	$381,016	$450	$380,566	0.31%	$81.52
2825080	Lot Type 50 Foot	$390,450	$450	$390,000	0.32%	$83.54
2825081	Lot Type 50 Foot	$407,226	$450	$406,776	0.33%	$87.14
2825082	Lot Type 50 Foot	$346,198	$450	$345,748	0.28%	$74.06
2825083	Lot Type 50 Foot	$408,936	$450	$408,486	0.34%	$87.50
2825084	Lot Type 50 Foot	$0	$450	$0	0.00%	$0.00
2825085	Lot Type 50 Foot	$347,000	$450	$346,550	0.28%	$74.24
2825086	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.44

Appendix B-2
Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825087	Lot Type 50 Foot	$166,650	$225	$166,425	0.15%	$35.65
2825088	Lot Type 50 Foot	$357,293	$450	$356,843	0.29%	$76.44
2825089	Lot Type 50 Foot	$352,165	$450	$351,715	0.29%	$75.35
2825090	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.87
2825091	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2825092	Lot Type 50 Foot	$0	$450	$0	0.00%	$0.00
2825093	Lot Type 50 Foot	$348,052	$450	$347,602	0.28%	$74.46
2825094	Lot Type 50 Foot	$384,272	$450	$383,822	0.32%	$82.22
2825095	Lot Type 50 Foot	$320,624	$450	$320,174	0.26%	$68.59
2825096	Lot Type 50 Foot	$345,819	$450	$345,369	0.28%	$73.98
2825097	Lot Type 50 Foot	$370,717	$450	$370,267	0.30%	$79.32
2825098	Lot Type 50 Foot	$408,356	$450	$407,906	0.33%	$87.38
2825099	Lot Type 50 Foot	$349,953	$450	$349,503	0.29%	$74.88
2825100	Lot Type 50 Foot	$382,672	$450	$382,222	0.31%	$81.88
2825101	Lot Type 50 Foot	$316,598	$450	$316,148	0.26%	$67.73
2825102	Lot Type 50 Foot	$340,607	$450	$340,157	0.28%	$72.87
2825103	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2825104	Lot Type 50 Foot	$393,898	$450	$393,448	0.32%	$84.28
2825105	Lot Type 50 Foot	$335,614	$450	$335,164	0.28%	$71.80
2825106	Lot Type 50 Foot	$376,374	$450	$375,924	0.31%	$80.53
2825107	Lot Type 50 Foot	$349,840	$450	$349,390	0.29%	$74.84
2825108	Lot Type 50 Foot	$407,226	$450	$406,776	0.33%	$87.14
2825109	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2825110	Lot Type 50 Foot	$407,226	$450	$406,776	0.33%	$87.14
2825111	Lot Type 50 Foot	$345,881	$450	$345,431	0.28%	$74.00
2825112	Lot Type 50 Foot	$389,450	$450	$389,000	0.32%	$83.34
2825113	Lot Type 50 Foot	$372,136	$450	$371,686	0.30%	$79.62
2825114	Lot Type 50 Foot	$381,482	$450	$381,032	0.31%	$81.62
2825115	Lot Type 50 Foot	$310,418	$450	$309,968	0.25%	$66.40
2825116	Lot Type 50 Foot	$247,185	$450	$246,735	0.20%	$52.86
2825117	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2825118	Lot Type 50 Foot	$343,607	$450	$343,157	0.28%	$73.51
2825119	Lot Type 50 Foot	$320,418	$450	$319,968	0.26%	$68.54
2825120	Lot Type 50 Foot	$316,598	$450	$316,148	0.26%	$67.73
2825121	Lot Type 50 Foot	$275,442	$450	$274,992	0.23%	$58.91
2825122	Lot Type 50 Foot	$352,165	$450	$351,715	0.29%	$75.35
2825123	Lot Type 50 Foot	$0	$450	$0	0.00%	$0.00
2825124	Lot Type 50 Foot	$368,898	$450	$368,448	0.30%	$78.93
2825125	Lot Type 50 Foot	$360,589	$450	$360,139	0.30%	$77.15
2825126	Lot Type 50 Foot	$301,280	$450	$300,830	0.25%	$64.44
2825127	Lot Type 50 Foot	$357,290	$450	$356,840	0.29%	$76.44
2825128	Lot Type 50 Foot	$387,011	$450	$386,561	0.32%	$82.81
2825129	Lot Type 50 Foot	$332,875	$450	$332,425	0.27%	$71.21
2825130	Lot Type 50 Foot	$346,190	$450	$345,740	0.28%	$74.06

<u>Appendix II-2</u>

Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2825131	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.08
2825132	Lot Type 50 Foot	$384,272	$450	$383,822	0.32%	$82.22
2825133	Lot Type 50 Foot	$349,070	$450	$348,620	0.29%	$74.68
2825134	Lot Type 50 Foot	$390,450	$450	$390,000	0.32%	$83.54
2825135	Lot Type 50 Foot	$28,408	$450	$27,958	0.02%	$5.99
2825136	Lot Type 50 Foot	$201,313	$450	$200,863	0.18%	$43.03
2825137	Lot Type 50 Foot	$372,135	$450	$371,685	0.31%	$79.62
2825138	Lot Type 50 Foot	$0	$450	$0	0.00%	$0.00
2825139	Lot Type 50 Foot	$408,936	$450	$408,486	0.34%	$87.50
2825140	Lot Type 50 Foot	$383,755	$450	$383,305	0.31%	$82.11
2825141	Lot Type 50 Foot	$393,189	$450	$392,739	0.32%	$84.13
2825142	Lot Type 50 Foot	$348,065	$450	$347,615	0.29%	$74.46
2825143	Lot Type 50 Foot	$409,965	$450	$409,515	0.34%	$87.72
2825144	Non-Benefited	$2,000	$0	$2,000	0.00%	$0.00
2825145	Lot type 60 Foot	$393,898	$450	$393,448	0.32%	$84.28
2825146	Lot Type 60 Foot	$386,452	$450	$386,002	0.32%	$82.69
2825147	Lot type 60 Foot	$357,185	$450	$356,735	0.29%	$76.42
2825148	Lot Type 60 Foot	$365,620	$450	$365,170	0.30%	$78.23
2825149	Lot type 60 Foot	$396,226	$450	$395,776	0.33%	$84.78
2825150	Lot Type 60 Foot	$352,136	$450	$351,686	0.29%	$75.34
2825151	Lot type 60 Foot	$413,936	$450	$413,486	0.34%	$88.57
2825152	Lot Type 60 Foot	$362,291	$450	$361,841	0.30%	$77.51
2825153	Lot type 60 Foot	$345,607	$450	$345,157	0.28%	$73.94
2825154	Lot Type 60 Foot	$325,418	$450	$324,968	0.27%	$69.61
2825155	Lot type 60 Foot	$322,478	$450	$322,028	0.26%	$68.98
2825156	Lot Type 60 Foot	$398,189	$450	$397,739	0.33%	$85.20
2825157	Lot type 60 Foot	$369,034	$450	$368,584	0.30%	$78.96
2825158	Lot Type 60 Foot	$354,850	$450	$354,400	0.29%	$75.92
2825159	Non-Benefited	$2,000	$0	$2,000	0.00%	$0.00
2825163	Non-Benefited	$2,000	$0	$2,000	0.00%	$0.00
2825164	Lot Type 50 Foot	$78,000	$450	$77,550	0.06%	$16.61
2825165	Lot Type 50 Foot	$78,000	$450	$77,550	0.06%	$16.61
2825166	Lot Type 50 Foot	$78,000	$450	$77,550	0.06%	$16.61
2825167	Lot Type 50 Foot	$278,221	$450	$277,771	0.23%	$59.50
2825168	Lot Type 50 Foot	$278,687	$450	$278,237	0.23%	$59.60
2825169	Lot Type 50 Foot	$78,000	$450	$77,550	0.06%	$16.61
2825170	Lot Type 50 Foot	$81,506	$450	$81,056	0.07%	$17.36
2825171	Lot Type 50 Foot	$336,871	$450	$336,421	0.28%	$72.07
2825174	Lot Type 50 Foot	$330,000	$450	$315,550	0.26%	$67.62
2825175	Lot Type 50 Foot	$343,830	$450	$343,380	0.28%	$73.56
2825176	Lot Type 50 Foot	$335,607	$450	$335,157	0.28%	$71.80
2825177	Lot Type 50 Foot	$404,594	$450	$404,144	0.33%	$86.57
2825178	Lot Type 50 Foot	$368,000	$450	$367,550	0.30%	$78.73
2825179	Lot Type 50 Foot	$393,755	$450	$393,305	0.32%	$84.25

Appendix B-5

Phase #1 Single Family TIRZ Credit Calculation 2025-26

Parcel	Lot Size	2025 Taxable Value	Base Value	2025 Incremental Taxable Value	Percentage of Incremental Taxable Value	TIRZ Annual Credit
2025180	Lot Type 58 Foot	$381,189	$470	$380,719	0.31%	$81.56
2025181	Lot Type 58 Foot	$371,514	$430	$371,084	0.30%	$79.49
2025182	Lot Type 58 Foot	$404,592	$480	$404,112	0.33%	$86.57
2025183	Lot Type 58 Foot	$381,016	$450	$380,566	0.31%	$81.52
2025184	Lot Type 58 Foot	$396,226	$450	$395,776	0.32%	$84.78
2025185	Lot Type 58 Foot	$321,598	$450	$321,148	0.26%	$68.79
2025186	Lot Type 58 Foot	$367,291	$450	$366,841	0.30%	$78.58
2025187	Lot Type 58 Foot	$389,873	$450	$389,423	0.32%	$83.42
2025188	Lot Type 50 Foot	$160,307	$225	$160,082	0.13%	$34.29
2025189	Lot Type 50 Foot	$364,988	$470	$364,518	0.30%	$77.71
2025190	Lot Type 50 Foot	$325,418	$450	$324,968	0.27%	$69.61
2025191	Lot Type 50 Foot	$384,271	$450	$383,821	0.31%	$83.21
2025192	Lot Type 50 Foot	$335,814	$450	$335,364	0.28%	$71.80
2025193	Lot Type 50 Foot	$361,589	$450	$361,139	0.30%	$77.16
2025194	Lot Type 50 Foot	$352,185	$450	$351,735	0.29%	$75.32
2025195	Lot Type 50 Foot	$313,687	$450	$313,237	0.26%	$67.21
2025196	Lot Type 50 Foot	$301,289	$450	$300,839	0.25%	$64.94
2025197	Lot Type 50 Foot	$333,815	$450	$333,365	0.27%	$71.42
2025198	Lot Type 50 Foot	$315,968	$450	$315,518	0.26%	$67.59
2025199	Lot Type 50 Foot	$279,418	$450	$278,968	0.23%	$59.54
2025200	Lot Type 50 Foot	$356,852	$450	$356,402	0.29%	$76.35
2025201	Lot Type 50 Foot	$352,185	$450	$351,735	0.29%	$75.35
2846956	Undivided Interest 50.0000000000%	$150,640	$225	$150,415	0.12%	$32.22
2858024	Undivided Interest 50.0000000000%	$134,101	$153	$133,948	0.09%	$28.41
2850058	Undivided Interest 50.0000000000%	$172,807	$225	$172,582	0.14%	$36.97
2865394	Undivided Interest 50.0000000000%	$166,648	$225	$166,423	0.14%	$35.65
2865448	Undivided Interest 50.0000000000%	$197,725	$225	$197,500	0.16%	$42.31
Total		**$123,919,638**	**$144,750**	**$123,774,888**	**100.00%**	**$26,866.51**

APPENDIX B-3

PHASE #1 PROJECTED ASSESSMENT SCHEDULES

Whitewing Trails Public Improvement District No. 2
Summary of Projected Annual Installments
Phase VI

Lot Size	60 Ft Lots
Assessment	$18,481
% Per Lot	0.26%

Year	Cumulative Outstanding Principal	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installments
2026	$18,481	$472	$940	$128	$1,550
2027	$18,009	$498	$921	$129	$1,549
2028	$17,510	$512	$889	$132	$1,543
2029	$16,999	$538	$876	$135	$1,548
2030	$16,461	$564	$849	$138	$1,551
2031	$15,897	$577	$821	$140	$1,538
2032	$15,320	$603	$792	$143	$1,538
2033	$14,716	$643	$762	$146	$1,550
2034	$14,074	$669	$730	$149	$1,547
2035	$13,405	$695	$696	$152	$1,543
2036	$12,710	$723	$662	$155	$1,538
2037	$11,988	$761	$625	$158	$1,544
2038	$11,227	$800	$587	$161	$1,549
2039	$10,427	$826	$547	$164	$1,538
2040	$9,601	$879	$504	$167	$1,550
2041	$8,722	$918	$458	$171	$1,547
2042	$7,804	$957	$410	$174	$1,541
2043	$6,847	$1,030	$359	$178	$1,547
2044	$5,817	$1,062	$306	$181	$1,550
2045	$4,754	$1,102	$251	$185	$1,537
2046	$3,653	$1,167	$193	$189	$1,549
2047	$2,505	$1,220	$132	$192	$1,544
2048	$1,285	$1,285	$67	$196	$1,549
Total		**$18,481**	**$13,388**	**$3,673**	**$35,542**

Whitewing Trails Public Improvement District No. 2
Summary of Projected Annual Installments
Phase #1

Lot Size	50 Ft Lots
Assessment	$15,401
% Per Lot	0.22%

Year	Cumulative Outstanding Principal	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installments
2026	$15,401	$393	$783	$115	$1,292
2027	$15,007	$415	$768	$108	$1,291
2028	$14,592	$426	$749	$110	$1,286
2029	$14,165	$448	$730	$112	$1,290
2030	$13,717	$470	$708	$115	$1,292
2031	$13,247	$481	$684	$117	$1,282
2032	$12,766	$503	$660	$119	$1,282
2033	$12,264	$536	$635	$122	$1,292
2034	$11,728	$557	$608	$124	$1,290
2035	$11,171	$579	$580	$126	$1,286
2036	$10,591	$601	$551	$129	$1,281
2037	$9,990	$634	$521	$132	$1,287
2038	$9,356	$667	$489	$134	$1,290
2039	$8,689	$688	$456	$137	$1,282
2040	$8,001	$732	$420	$140	$1,292
2041	$7,269	$765	$382	$142	$1,289
2042	$6,503	$798	$341	$145	$1,285
2043	$5,706	$842	$300	$148	$1,289
2044	$4,864	$885	$255	$151	$1,292
2045	$3,979	$918	$209	$154	$1,281
2046	$3,060	$973	$161	$157	$1,291
2047	$2,088	$1,017	$110	$160	$1,288
2048	$1,071	$1,071	$56	$164	$1,291
Total		**$15,401**	**$11,157**	**$3,060**	**$29,618**

APPENDIX C-1

PHASES #2-6 ASSESSMENT ROLL SUMMARY – 2026-27

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Parcel	Plat	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]

[illegible]

Parcel	Plat	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage & Assessment	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total annual installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]
[illegible]

Parcel	Owner	Block	Lot	Lot Type	Assessed Build Out Value (Original)	Estimated Build Out Value (Reassessed)	Allocation Percentage of Assessment	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Capitalized Interest	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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[illegible]
[illegible]

Parcel	Plat	Block	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value [illegible]	[illegible]	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Appendix [illegible]

[illegible] Assessment Roll

[illegible]	[illegible]	Block #	Lot	Lot Type	[illegible] Build Out Value (Original)	[illegible] Build Out Value (Prorated)	[illegible] of Assessment	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	Lot	Lot Type	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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Appendix C.[illegible]
[illegible] Assessment Roll

Parcel	Plan	Block #	Lot	Lot Type	Estimated Build Out Value (Rounded)	Estimated Build Out Value (Percentage)	Allocation Percentage of Assessment	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]

Parcel	Plat	Block #	Lot	Lot Type	Estimated Build Out Value (Original)	Estimated Build Out Value (Outstanding)	Allocation Percentage of Assessment	Original Assessment	Outstanding Assessment	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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APPENDIX C-2
PHASES #2-6 PROJECTED ASSESSMENT SCHEDULES

Whitewing Trails Public Improvement District No. 2
Summary of Projected Annual Installments
Phases #2-6

Lot Size	60 Ft Lots
Assessment	$3,909
% Per Lot	0.05%

Year	Cumulative Outstanding Principal	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installments
2026	$3,909	$90	$238	$30	$358
2027	$3,818	$93	$234	$28	$355
2028	$3,726	$98	$229	$29	$357
2029	$3,628	$102	$223	$29	$356
2030	$3,525	$108	$217	$30	$355
2031	$3,417	$116	$211	$30	$357
2032	$3,301	$121	$204	$31	$356
2033	$3,180	$126	$197	$32	$354
2034	$3,054	$134	$189	$32	$355
2035	$2,920	$142	$181	$33	$355
2036	$2,778	$149	$172	$34	$355
2037	$2,629	$157	$163	$34	$355
2038	$2,472	$167	$154	$35	$356
2039	$2,304	$175	$144	$36	$355
2040	$2,129	$185	$133	$36	$355
2041	$1,944	$198	$121	$37	$357
2042	$1,746	$209	$109	$38	$358
2043	$1,537	$221	$96	$39	$356
2044	$1,316	$234	$82	$39	$356
2045	$1,083	$247	$68	$40	$355
2046	$836	$263	$52	$41	$356
2047	$572	$278	$36	$42	$356
2048	$294	$294	$18	$43	$354
Total		$3,909	$3,473	$736	$8,177

Whitewing Trails Public Improvement District No. 2
Summary of Projected Annual Installments
Phase #2-6

Lot Size	50 Ft Lots
Assessment	$3,257
% Per Lot	0.04%

Year	Cumulative Outstanding Principal	Bond Principal	Bond Interest	Administrative Expense	Total Annual Installments
2026	$3,257	$75	$199	$25	$298
2027	$3,182	$77	$195	$23	$296
2028	$3,105	$82	$191	$24	$296
2029	$3,023	$86	$186	$24	$296
2030	$2,937	$90	$181	$25	$296
2031	$2,847	$95	$176	$25	$298
2032	$2,751	$101	$170	$26	$297
2033	$2,650	$106	$164	$26	$296
2034	$2,545	$112	$157	$27	$296
2035	$2,433	$118	$151	$27	$296
2036	$2,315	$124	$144	$28	$296
2037	$2,191	$131	$136	$29	$296
2038	$2,060	$139	$128	$29	$297
2039	$1,921	$146	$120	$30	$296
2040	$1,774	$154	$111	$30	$296
2041	$1,620	$163	$101	$31	$297
2042	$1,457	$174	$91	$31	$296
2043	$1,283	$185	$80	$32	$297
2044	$1,098	$195	$69	$33	$297
2045	$901	$206	$56	$33	$296
2046	$695	$219	$43	$34	$296
2047	$476	$232	$30	$35	$296
2048	$245	$245	$15	$35	$295
Total		$3,257	$2,896	$663	$6,814

APPENDIX C
FINAL PLATS

APPENDIX D
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 Whitewing Trails Public Improvement District No. 2 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: __________________

______________________________ ______________________________

Signature of Seller Signature of Seller

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