SPIRITAS EAST
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

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

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 18, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SPIRITAS EAST
PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

The Spiritas East Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 1116202103 approved by the Town Council of Little Elm, Texas (the “Town Council”) on November 16, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On December 21, 2021, the Town of Little Elm, Texas (the “Town”) approved issuance of the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2022 (Spiritas East Public Improvement District Project) (the “Series 2022 Bonds”) in the aggregate principal amount of $4,650,000, to finance the costs of certain public improvements for the benefit of the property in the PID. The Series 2022 Bonds closed on January 14, 2022.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the Town identifying the public improvements (the “Initial Authorized Improvements”) to be provided by the PID, the costs of the Initial Authorized Improvements, the indebtedness to be incurred for the Initial Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Initial Authorized Improvements. The Service and Assessment Plan was updated and approved by Town Council on February 20, 2024 to levy the Additional Authorized Improvements Assessments in the amount of $350,000 and incorporate the obligations of the Additional Authorized Improvements Reimbursement Agreement (the "Updated Service and Assessment Plan"). Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2026-27 (the “Annual Service Plan Update”).

The Town also adopted the Assessment Rolls (the “Assessment Roll”) attached as Appendix C-1 and Appendix C-2, to the Updated Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID

Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

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

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Initial Authorized Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 21, 2021, the initial total costs of the Initial Authorized Improvements were equal to $4,285,678. As shown in Draw Request #23 dated as of July 26, 2024, the actual costs of the Initial Authorized Improvements were equal to $4,325,338, representing an increase of $39,661 from the initial total estimated costs.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Initial Authorized Improvements, (2) establish the PID, and (3) issue the Series 2022 Bonds.

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Table II-A-1
Initial Authorized Improvements Sources and Uses

Sources of Funds	Initial Estimated Budget	Actual Amount	Variance
Par amount	$4,650,000	$4,650,000	$0
Plus: original issue discount	($19,098)	($19,098)	$0
Net Par Amount	$4,630,902	$4,630,902	$0
Other funding sources			
Project Fund Interest Earnings	$0	$104,669	$104,669
Developer contributions	$664,006	$598,996	($65,009)
Subtotal: Other funding sources	*$664,006*	*$703,665*	*$39,660*
Total Sources	**$5,294,907**	**$5,334,567**	**$39,660**
Uses of Funds			
Authorized Improvements			
Roadway Improvements	$1,777,602	$1,610,398	($167,204)
Water Improvements	$422,136	$493,912	$71,776
Sewer Improvements	$644,200	$741,372	$97,172
Storm Drainage Improvements	$681,241	$711,916	$30,675
Other Soft and Miscellaneous Costs	$760,499	$767,740	$7,241
Subtotal: Authorized Improvements	*$4,285,678*	*$4,325,338*	*$39,660*
Bond Issuance Costs			
Cost of Issuance	$265,150	$265,150	$0
Capitalized Interest	$286,562	$286,562	$0
Reserve Fund	$278,018	$278,018	$0
Administrative Expense	$40,000	$40,000	$0
Placement Agent's Fee	$139,500	$139,500	$0
Subtotal: Bond Issuance Costs	*$1,009,229*	*$1,009,229*	*$0*
Total Uses	**$5,294,907**	**$5,334,567**	**$39,660**

1 – According to Draw Request #23 approved by the Town on July 26, 2024.

Initial Authorized Improvement Cost Variances

As shown in Table II-A-1 above, the increase in the actual costs of the Initial Authorized Improvements were funded by project fund interest earnings and developer contributions and did not increase Assessments.

Additional Authorized Improvements Sources and Uses

According to the Updated Service and Assessment Plan, the estimated cost of the Additional Authorized Improvements was equal to $1,024,500. According to the Developer, there has been no change to the Additional Authorized Improvements aggregate budget as of June 30, 2025. Table II-A-2 on the following page summarizes the current budget and updated sources and uses of funds required to construct the Additional Authorized Improvements.

Table II-A-2
Additional Authorized Improvements Sources and Uses

Sources of Funds	Initial Estimated Budget[1]	Budget Revisions	Updated Budget	Amount Spent to Date[2]	Remaining Balance
Assessment	$350,000	$0	$350,000	$0	$350,000
Other funding sources	$674,500	$0	$674,500	$0	$674,500
Total Sources	**$1,024,500**	**$0**	**$1,024,500**	**$0**	**$1,024,500**
Uses of Funds					
Additional Authorized Improvements:					
ROW Acquisition	$990,000	$0	$990,000	$0	$990,000
Subtotal: Additional Authorized Improvements	*$990,000*	*$0*	*$990,000*	*$0*	*$990,000*
Other soft and miscellaneous costs					
Soft and miscellaneous costs	$34,500	$0	$34,500	$0	$34,500
Subtotal: Other soft and miscellaneous costs	*$34,500*	*$0*	*$34,500*	*$0*	*$34,500*
Total Uses	**$1,024,500**	**$0**	**$1,024,500**	**$0**	**$1,024,500**

1 – According to the approved Updated Service and Assessment Plan.
2 – Amount spent to date remains at $0 while the Administrator works with the Developer to receive updated amounts spent to date.

Additional Authorized Improvement Cost Variances

As shown in Table II-A-2 above, there are no significant Additional Authorized Improvement cost variances reported by the Developer as of June 30, 2026.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

All of the Initial Authorized Improvements and the Additional Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Initial Authorized Improvements and the Additional Authorized Improvements over a period of five years, and the Annual Installments expected to be collected for these costs is shown in Table II-B-1 on the following page.

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Table II-B-1
Annual Indebtedness and Projected Annual Installments (2022-2032)

Year	Annual Projected Cost[1]	Annual Projected Indebtedness[1]	Sources other than PID Bonds[1]	Annual Installments (Initial)[2]	Annual Installments (Additional)[2]
2022-2026	$6,319,407	$5,000,000	$1,319,407	$1,109,338	$35,912
2027	$0	$0	$0	$351,918	$35,278
2028	$0	$0	$0	$342,992	$50,849
2029	$0	$0	$0	$343,292	$50,630
2030	$0	$0	$0	$343,451	$50,420
2031	$0	$0	$0	$343,469	$50,219
2032	$0	$0	$0	$343,345	$50,025
Total	**$6,319,407**	**$5,000,000**	**$1,319,407**	**$3,177,804**	**$323,334**

1 – Includes both Initial Authorized Improvement and Additional Authorized Improvement amounts.
2 - Assessment years ending 2022 through 2027 reflect actual Annual Installment amounts billed and include applicable credits. Assessment years ending 2028 through 2032 represent projected Annual Installments and are subject to change.

C. Status of Development

According to the Town, as of June 30, 2026 one hundred and thirteen (113) building permits have been issued and ninety-seven (97) homes have been completed out of the one hundred and forty-six (146) lots anticipated to be developed within the PID. The number of homes completed to date within Fiscal Year 2026 are presented in Table II-C-1 below.

Table II-C-1
Completed Homes Within Fiscal Year 2026

Completed Units	As of September 30, 2025[1]	As of June 30, 2026[1]	Total Completed within Fiscal Year
Single Family	45	97	52

1 - According to the Town.

D. Annual Budget – Initial Authorized Improvements

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2022 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at a rate of interest on the Series 2022 Bonds issued by the Town to fund all or a portion of the Initial Authorized Improvements for such Improvement Area plus up to 0.5 percent. The effective interest rate on the Series 2022 Bonds for 2026-27 is 3.82 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the total effective interest rate used for the Series 2022 Bonds is 4.32 percent for 2026-27. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Trust Indenture such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Series 2022 Bonds due in 2026-27 from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the Additional Interest amounts as described in the Updated Service and Assessment Plan and applicable Trust Indenture.

Annual Installments to be Collected for 2026-27

The principal, interest and Administrative Expenses for Authorized Improvements of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-D-1 below.

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

	Series 2022 Bonds
Interest payment on March 1, 2027	$82,738
Interest payment on September 1, 2027	$82,738
Principal payment on September 1, 2027	$112,000
Subtotal - Debt Service Payments	*$277,475*
Administrative Expenses	$59,914
Additional Interest	$21,670
Subtotal Expenses	*$359,059*
Available Reserve Fund Income	($7,000)
Available Administrative Expense Funds	$0
Subtotal funds available	*($7,000)*
Annual Installments	**$352,059**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027 in the amount of $82,738 and on September 1, 2027 in the amount of $82,738, which equal interest on the outstanding Series 2022 Bonds portion of Assessments balance of $4,334,000 for six months each and an effective interest rate of 3.82 percent. Annual Installments to be collected include a principal payment of $112,000 due on September 1, 2027 for the Series 2022 Bonds. As a result, total principal and interest due in 2026-27 for the Series 2022 Bonds is estimated to be $277,475.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-D-2 below, the Initial Authorized Improvements' pro-rated share of administrative expenses to be collected for 2026-27 are estimated to be $59,914.

Table II-D-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]
Town	$23,743
Administrator	$23,094
Trustee	$3,246
Auditor	$7,049
Contingency	$2,782
Total	**$59,914**

1 – Represents the Initial Authorized Improvements' pro rata share of the total estimated Administrative Expenses ($64,600).

Additional Interest

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $21,670, which equals 0.5 percent interest on the outstanding Series 2022 Bonds portion of Assessments of $4,334,000.

Available Reserve Fund Income

As of June 30, 2026, there has been approximately $28,788 in excess reserve fund income earned above the reserve fund requirement. As a result, a pro rata portion of the excess reserve fund income in the amount of $7,000 is available to be applied as a credit to reduce the 2026-27 Series 2022 Bonds Annual Installment.

Available Administrative Expense Account

As of June 30, 2026, the available balance for administrative expenses was $57,534. The available balance is anticipated to be used for the payment of current year administrative expenses through

January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Series 2022 Bonds, (ii) to fund the Additional Interest, and (iii) to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 146 units, representing 113.24 total Equivalent Units, are anticipated to be built within the PID. The Annual Installments due to be collected per Equivalent Unit within the PID for 2026-27 are shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Equivalent Unit

Budget Item	Net Budget Amount	Annual Installment per Equivalent Unit
Principal	$112,000	$989.05
Interest	$158,475	$1,399.46
Administrative Expenses	$59,914	$529.09
Additional Interest	$21,670	$191.36
Total	**$352,059**	**$3,108.96**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 113.24 Equivalent Units.

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

Table II-E-2
Annual Installment Per Lot Type

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class
Lot Type 1 (50' Lot)	$3,108.96	1.00	$3,108.96
Lot Type 2 (40' Lot)	$3,108.96	0.72	$2,238.45

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding 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.

F. Annual Budget – Additional Authorized Improvements

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance the Additional Authorized Improvements Reimbursement Agreement approved by the Town to fund all or a portion of the Additional Authorized Improvements, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at a rate of interest on the Additional Authorized Improvements Reimbursement Agreement. The effective interest rate on the Additional Authorized Improvements Reimbursement Agreement for 2026-27 is 5.77 percent. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan such as interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Additional Authorized Improvements Reimbursement Agreement due in 2026-27 from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Annual Installments to be Collected for 2026-27

The principal, interest and Administrative Expenses for the Additional Authorized Improvements of the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-F-1 on the following page.

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

	Additional Authorized Improvements Reimbursement Agreement
Interest payment on March 1, 2027	$9,780
Interest payment on September 1, 2027	$9,780
Principal payment on September 1, 2027	$11,000
Subtotal - Debt Service Payments	*$30,560*
Administrative Expenses	$4,686
Additional Interest	$0
Subtotal Expenses	*$35,247*
Available Administrative Expense Funds	$0
Subtotal funds available	*$0*
Annual Installments	**$35,247**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027, in the amount of $9,780 and on September 1, 2027 in the amount of $9,780, which equal interest on the outstanding Additional Authorized Improvements Reimbursement Agreement portion of Assessments balance of $339,000 for six months each and an effective interest rate of 5.77 percent. Annual Installments to be collected include a principal amount of $11,000 due on September 1, 2027. As a result, total debt service due for principal and interest on the Additional Authorized Improvements Reimbursement Agreement in 2026-27 is estimated to be equal to $30,560.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-F-2 on the following page, the Additional Authorized Improvements' pro-rated share of administrative expenses to be collected for 2026-27 are estimated to be $4,686.

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Table II-F-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)[1]
Town	$1,857
PID Administrator	$1,806
Trustee	$254
Auditor	$551
Contingency	$218
Total	**$4,686**

1 – Represents the Additional Authorized Improvements' pro rata share of the total estimated Administrative Expenses ($64,600).

Additional Interest

According to the Updated Service and Assessment Plan, there is no Additional Interest to be collected for the Additional Authorized Improvements Reimbursement Agreement.

Available Administrative Expense Account

As of June 30, 2026, the available balance for administrative expenses was $57,534. The available balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no administrative expense funds available in the Administrative Expense Account to reduce the 2026-27 Annual Installment.

G. Annual Installments Per Unit

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Additional Authorized Improvements Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 146 units, representing 113.24 total Equivalent Units, are anticipated to be built within the PID. The Annual Installments due to be collected per Equivalent Unit within the PID for 2026-27 are shown in Table II-G-1 on the following page.

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Table II-G-1
Annual Installment Per Equivalent Unit

Budget Item	Net Budget Amount	Annual Installment per Equivalent Unit
Principal	$11,000	$97.14
Interest	$19,560	$172.73
Administrative Expenses	$4,717	$41.38
Additional Interest	$0	$0.00
Total	**$35,278**	**$311.26**

1 – Refer to Table II-F-1 of this report for additional budget details.
2 – Based on the current outstanding 113.24 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in PID for 2026-27 is shown in Table II-G-2 below.

Table II-G-2
Annual Installment Per Lot Type

Lot Type	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class
Lot Type 1 (50' Lot)	$311.26	1.00	$311.26
Lot Type 2 (40' Lot)	$311.26	0.72	$224.10

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Additional 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-2.

H. Bond Redemption Related Updates

The Series 2022 Bonds were issued in 2022. Pursuant to Section 4.3 of the Trust Indenture, the Town reserves the right and option to redeem the Series 2022 Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the applicable Trust 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 Series 2022 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 Town accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the Town Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

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

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

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Denton Central Appraisal District ("DCAD") online records, parent Parcels 38197 and 147906 were subdivided into one hundred and forty-six (146) residential lots and six open space lots within the PID. As a result, individual Parcels within the PID were individually billed Annual Installments beginning in tax year 2025.

B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2026, there has been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 W. Eldorado Parkway, Little Elm, Texas 75068.

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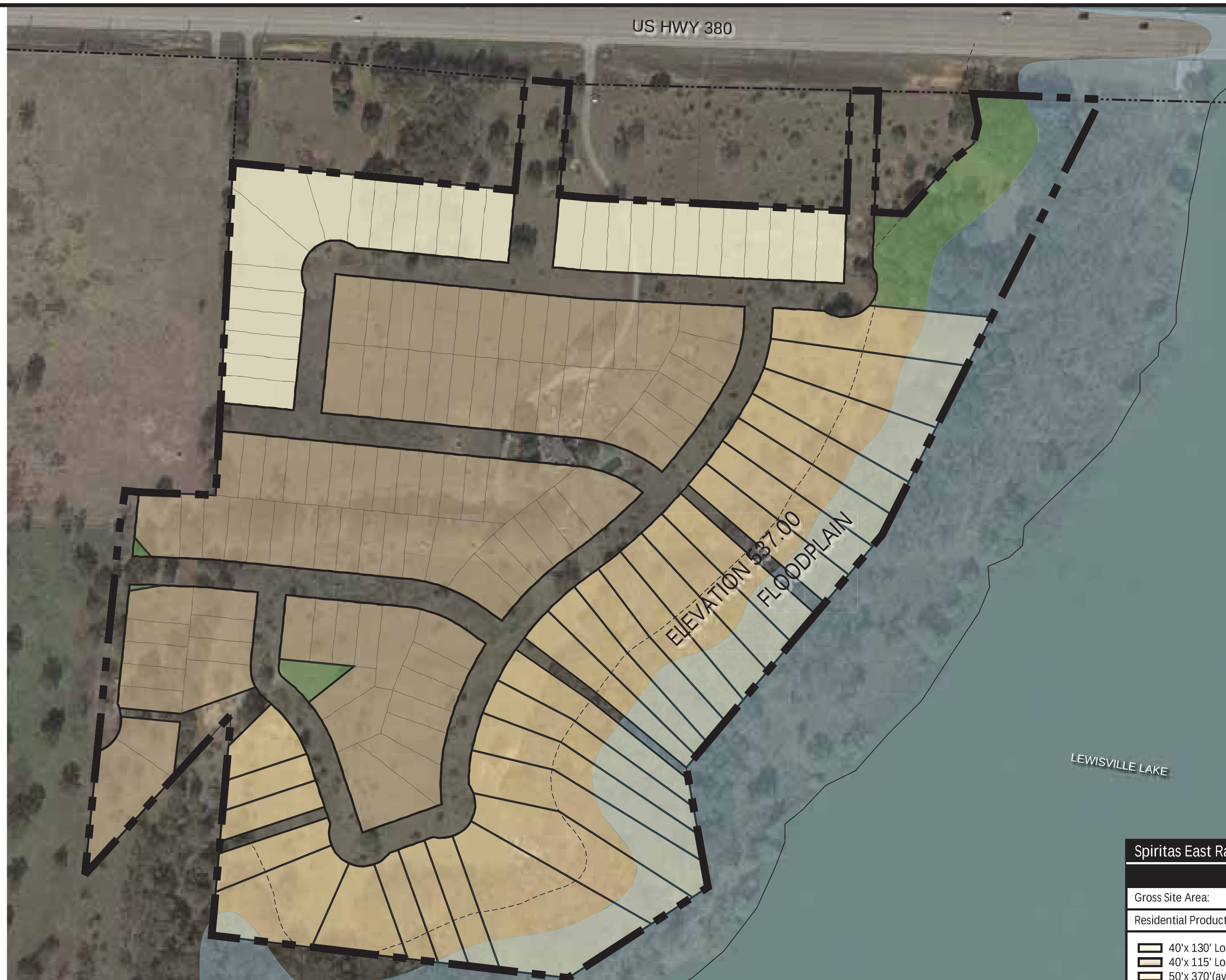
APPENDIX A
SPIRITAS EAST PID MAP AND FINAL



Spiritas East Ranch Concept Plan 2

DATA TABLE

Gross Site Area:	43+/-
Residential Product Type:	Total
40'x 130' Lot (Courtyard Lots)	28
40'x 115' Lot	89
50'x 370'(avg) Lot	29
Total Lots	146

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SPIRITAS RANCH EAST DEVELOPMENT
TOWN OF LITTLE ELM , DENTON COUNTY, TEXAS

SCALE: 1"=500'
DATE: Aug. 2021

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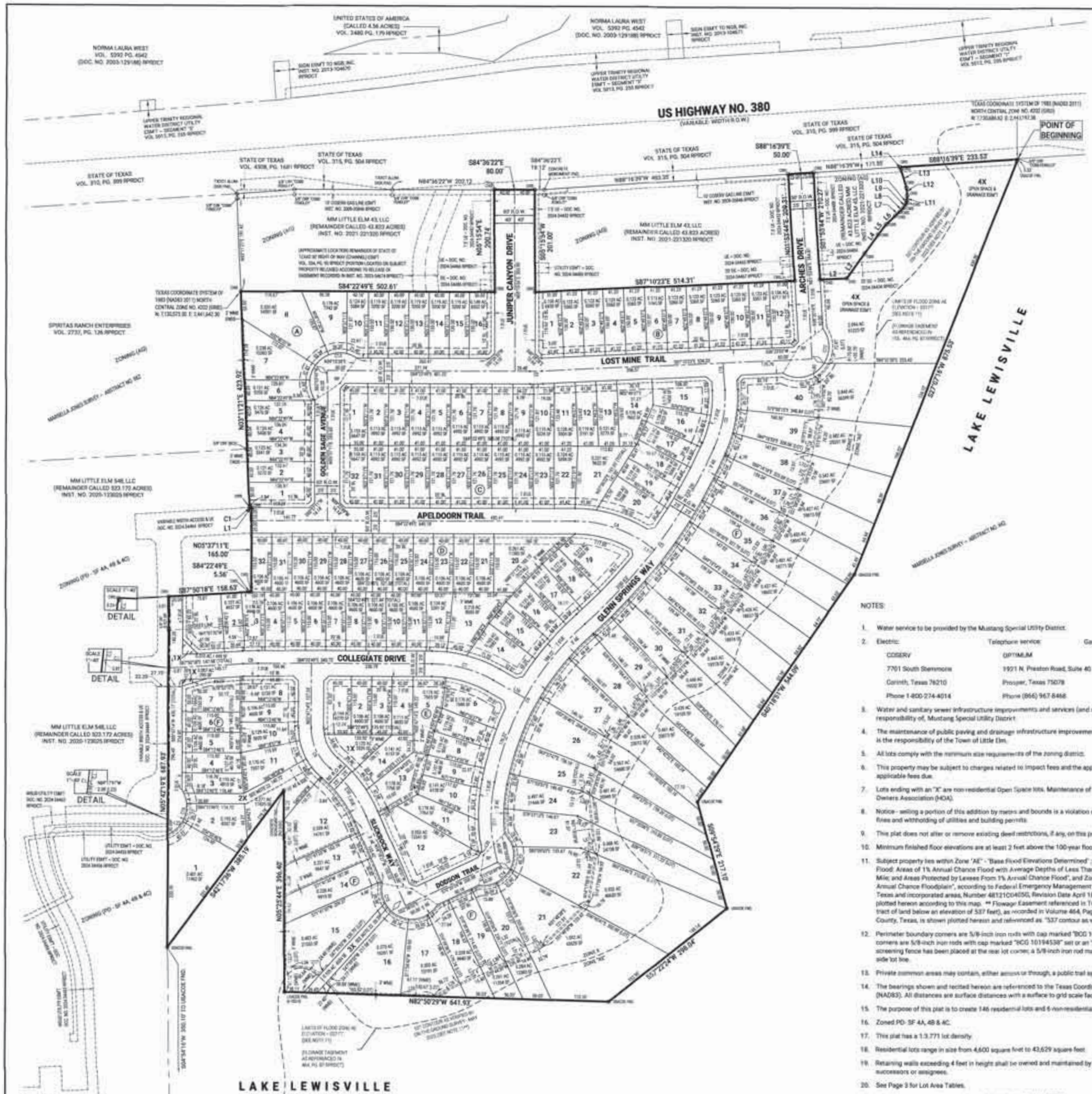
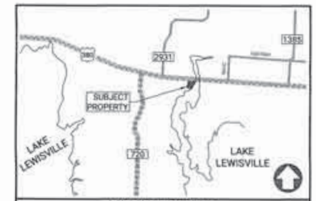


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N84°22'49"W	2.34'
L2	S87°10'23"E	33.88'
L3	N41°38'43"E	60.89'
L4	N41°48'18"E	45.88'
L5	N43°25'46"E	25.15'
L6	N07°51'09"E	34.67'
L7	N04°02'19"E	12.14'
L8	N46°36'19"E	13.42'
L9	N07°47'16"E	9.58'
L10	N16°43'13"E	5.97'
L11	N17°02'28"E	10.27'
L12	N06°46'57"W	14.90'
L13	N17°51'34"W	38.07'
L14	S14°47'27"W	5.68'
L15	S02°49'57"W	32.99'
L16	N02°49'57"E	17.59'
L17	S47°54'38"E	5.47'
L18	S50°58'03"E	21.47'
L19	S47°21'48"W	14.02'
L20	S02°20'41"W	15.77'
L21	N62°39'02"W	13.97'
L22	N05°37'11"E	14.14'
L23	N84°17'41"W	2.38'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	000°32'16"	215.00	N84°34'17"W	1.84'	1.84
C2	003°47'33"	365.00	S86°46'36"E	24.57'	24.62
C3	026°39'56"	250.00	S74°09'35"W	115.21'	116.35
C4	037°18'10"	280.00	S65°40'42"E	179.90'	182.74
C5	024°58'50"	995.16	S47°59'00"W	430.49'	433.89
C6	037°57'50"	550.00	S20°29'39"W	357.81'	364.44
C7	029°14'46"	250.00	S69°45'38"E	126.23'	127.61
C8	003°27'36"	300.00	S88°06'34"E	30.17'	30.18
C9	051°26'49"	100.00	N19°56'10"W	86.87'	89.79
C10	027°21'08"	250.00	N07°09'01"W	118.22'	119.35
C11	026°02'19"	300.00	S02°29'02"W	135.20'	136.36
C12	159°02'49"	60.00	S47°21'48"W	117.90'	166.51
C13	157°38'53"	60.00	S00°37'11"W	117.67'	164.53
C14	142°37'33"	60.00	S32°20'00"W	113.79'	149.71
C15	158°13'01"	60.00	N62°51'31"W	117.84'	165.68
C16	101°32'44"	60.00	S22°54'40"W	92.84'	106.33
C17	043°50'11"	32.50	S62°39'56"E	39.30'	40.17

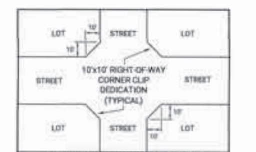
SCALE 1" = 100'

LINE TABLE (WALL MAINTENANCE EASEMENT		
L24	S84°24'16"E	32.61'
L25	S82°50'29"E	46.18'
L26	N70°44'30"E	90.52'
L27	N19°15'30"W	11.60'
L28	N70°44'30"E	30.00'
L29	S19°15'30"E	11.60'
L30	N70°44'30"E	70.94'
L31	N19°15'30"W	11.67'
L32	N70°44'30"E	29.92'
L33	S19°15'30"E	11.67'
L34	N70°44'30"E	16.87'
L35	N75°42'54"W	11.01'
L36	N01°38'11"E	28.02'
L37	N88°41'51"E	10.93'
L38	N66°01'57"W	13.25'
L39	N14°45'08"E	27.05'
L40	S77°12'17"E	10.40'
L41	N23°26'55"E	33.52'
L42	N31°18'58"E	51.06'
L43	N48°48'40"W	11.95'
L44	N36°39'40"E	28.04'
L45	S54°48'56"E	12.67'
L46	N44°07'48"E	44.12'
L47	N46°25'09"E	40.47'
L48	N37°21'59"W	12.05'
L49	N50°31'50"E	27.26'
L50	S48°32'19"E	12.11'
L51	N53°09'07"E	38.96'
L52	N50°25'19"E	42.53'
L53	N39°34'41"W	11.36'
L54	N47°39'42"E	26.24'
L55	S42°20'09"E	12.02'
L56	N47°39'51"E	44.06'
L57	N44°54'44"E	41.77'
L58	N45°05'16"W	11.58'
L59	N44°11'45"E	28.69'
L60	S47°50'39"E	11.26'
L61	N42°09'21"E	42.38'
L62	N39°24'12"E	41.97'
L63	N48°23'51"W	11.48'
L64	N38°03'22"E	27.58'
L65	S56°07'29"E	11.46'
L66	N30°38'52"E	42.33'
L67	N33°53'36"E	42.29'
L68	N56°06'24"W	11.61'
L69	N32°26'07"E	28.63'
L70	S58°51'40"E	11.65'
L71	N31°08'20"E	41.86'
L72	N26°25'29"E	58.11'
L73	N63°34'31"W	11.55'
L74	N21°20'12"E	28.08'
L75	S67°08'18"E	11.34'
L76	N07°19'52"E	45.85'
L77	N82°40'08"W	11.73'
L78	N11°39'13"E	19.57'
L79	S82°40'08"E	10.25'
L80	N07°19'52"E	18.55'



VICINITY MAP
(NOT TO SCALE)

LEGEND	
IRF (CM)	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
USCOE	UNITED STATES CORPS OF ENGINEERS
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
CONC. MON.	CONCRETE MONUMENT
(LOT)	DENOTES TOTAL LOT DISTANCE
CL	CENTERLINE
MSUD	MUSTANG SPECIAL UTILITY DISTRICT



10'x10' RIGHT-OF-WAY CORNER CLIP DEDICATION AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

THE PURPOSE OF THIS PLAT IS TO CREATE 146 RESIDENTIAL LOTS AND 6 COMMON AREA LOTS FROM 38.719 ACRES OF LAND.

NOTES:

1. Water service to be provided by the Mustang Special Utility District.
2. Electric: / Telephone service: / Gas Service:

Electric	Telephone service	Gas Service
COSERV	OPTIMUM	ATMOS ENERGY
7701 South Stemmons	1921 N. Preston Road, Suite 40	1681 Corporate Drive
Corinth, Texas 76210	Prosper, Texas 75078	McKinney, Texas 75069
Phone 1-800-274-4014	Phone (866) 967-8468	Phone (214) 733-5145

3. Water and sanitary sewer infrastructure improvements and services (and maintenance thereof) to be provided by, and is the responsibility of, Mustang Special Utility District.
4. The maintenance of public paving and drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
7. Lots ending with an "X" are non-residential Open Space lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
8. Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
9. This plat does not alter or remove existing deed restrictions, if any, on this property.
10. Minimum finished floor elevations are at least 2 feet above the 100-year floodplain.
11. Subject property lies within Zone "AE" - "Base Flood Elevations Determined"; Zone "X-Shaded" - "Areas of 0.2% Annual Chance Flood: Areas of 1% Annual Chance Flood with Average Depths of Less Than 1 Foot or With Drainage Areas Less Than 1 Square Mile; and Areas Protected by Levees From 1% Annual Chance Flood", and Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 48121C0405G, Revision Date April 18, 2011. Limits of Zone "AE" is shown graphically plotted hereon according to this map. ** Flowage Easement referenced in Tract No. K-923 (defined as area within described tract of land below an elevation of 537 feet), as recorded in Volume 464, Page 87, of the Real Property Records of Denton County, Texas, is shown plotted hereon and referenced as "537 contour as verified by on-the-ground survey - May 2023".
12. Perimeter boundary corners are 5/8-inch iron rods with cap marked "BCG 10194538" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "BCG 10194538" set or an "X" cut (set) in concrete. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner on the side lot line.
13. Private common areas may contain, either across or through, a public trail system.
14. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
15. The purpose of this plat is to create 146 residential lots and 6 non-residential lots from 38.719 acres of land.
16. Zoned PD- SF 4A, 4B & 4C.
17. This plat has a 1:3.771 lot density.
18. Residential lots range in size from 4,600 square feet to 43,629 square feet.
19. Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
20. See Page 3 for Lot Area Tables.
21. All common areas will be owned and maintained by the HOA/POA.
22. Lot 1X, Block D, E & F are Open Space Lots. Lot 2X, Block F is an Access & MSUD Sanitary Sewer Easement. Lots 3X & 4X, Block F are Open Space And Drainage Easements.

OWNER: MM Little Elm 43, LLC and MM Little Elm 548, LLC
1800 Valley View Lane, Suite 300
Dallas, TX 75234

CONTACT: Jack Dawson
(469) 892-7200
JACK@CENTURIONAMERICAN.COM

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

FINAL PLAT
THE RESERVE AT SPIRITAS RANCH
38.719 ACRES
6.572 ACRES RIGHT-OF-WAY
6 BLOCKS
146 RESIDENTIAL LOTS
6 COMMON AREA LOTS
LOTS 1-16, BLOCK A, LOTS 1-12, BLOCK B,
LOTS 1-32, BLOCK C, LOTS 1-32 & 1X, BLOCK D,
LOTS 1-14 & 1X, BLOCK E & LOTS 1-40 & 1X-4X, BLOCK F
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-0E
DATE : APRIL 3, 2024

TECH=BAS
SCALE 1"=100'

PAGE 1 OF 3

Filed for Record
in the Official Records Of
Denton County
On: 4/10/2024 12:12:56 PM
In the PLAT Records
THE RESERVE AT SPIRITAS RANI
Doc Number: 2024 - 137
Number of Pages: 3
Amount: 150.00
Order#: 20240410000359
By: WD

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS MM LITTLE ELM 43, LLC and MM Little Elm 548, LLC, are the owners of that certain tract of land situated in the Marsella Jones Survey, Abstract No. 662, in the Town of Little Elm, Denton County, Texas, and being part of that certain called 43.823 acre tract of land described in General Warranty Deed with Vendor's Lien to MM Little Elm 43, LLC recorded in Instrument No. 2021-221320, of the Real Property Records of Denton County, Texas (RPRDCT), part of that certain called 523.172 acre tract of land described in a Special Warranty Deed with Vendor's Lien to MM Little Elm 548, LLC recorded in Instrument No. 2020-123025, RPRDCT, and part of that certain called 0.1948 acre (8487 square feet) tract of land described as Tract 1 in Release of Easement from the State of Texas recorded in Instrument No. 2023-54674, RPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "COBB-FENDLEY" found at the northeast corner of said MM Little Elm 43, LLC tract, and being located on the southerly right-of-way line of US Highway No. 380 (variable width right-of-way), said southerly right-of-way line according to deed to the State of Texas recorded in Volume 315, Page 504, RPRDCT and also being located in the westerly "Take Line" of Lake Lewisville;

THENCE with said westerly "Take Line" of Lake Lewisville, the following courses:

South 27°07'16" West, passing at a distance of 5.32 feet a U.S. Army Corps of Engineers (USACOE) monument found, continuing with said "Take Line", in all, a total distance of 875.53 feet to a USACOE monument found for corner;

South 40°18'51" West, a distance of 544.09 feet to a USACOE monument found for corner;

South 09°54'29" East, a distance of 217.10 feet to a USACOE monument found for corner;

South 57°22'24" West, a distance of 298.04 feet to a USACOE monument found for corner;

North 82°50'29" West, a distance of 641.93 feet to a USACOE monument (K-923-9) found for corner;

North 05°25'44" East, a distance of 396.40 feet to concrete monument (no disk) found for corner;

And South 42°17'36" West, a distance of 385.19 feet to a USACOE monument found for corner, said monument being located on the easterly line of said MM Little Elm 548, LLC tract, from which a USACOE monument found on said westerly "Take Line" of Lake Lewisville bears South 04°54'16" West, a distance of 350.10 feet;

THENCE North 05°42'19" East, with said easterly line of the MM Little Elm 548, LLC tract, passing at a distance of 621.88 feet a 5/8-inch iron rod found at a northwest corner of said MM Little Elm 43, LLC tract, and continuing over and across said MM Little Elm 548, LLC tract, in all, a total distance of 687.93 feet to a 5/8-inch iron rod with cap stamped "BCG #10194538" set for corner;

THENCE continuing over and across said MM Little Elm 548, LLC tract, and said MM Little Elm 43, LLC tract, the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" set for corner:

South 87°50'18" East, a distance of 158.63 feet;

South 84°22'49" East, a distance of 5.56 feet;

North 05°37'11" East, a distance of 165.00 feet;

North 84°22'49" West, a distance of 2.24 feet, said iron rod being the beginning of a tangent curve to the left;

And northwesterly, with said curve which has a central angle of 00°22'56", a radius of 275.00 feet, a chord that bears North 84°34'17" West, a chord distance of 1.84 feet, and an arc distance of 1.84 feet;

THENCE North 03°11'21" East, with the east line of said MM Little Elm 548, LLC tract, and the east line of that certain tract of land described in deed to Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT, a distance of 423.92 feet to a 5/8-inch iron rod with cap stamped "BCG #10194538" set for corner;

THENCE over and across said MM Little Elm 43, LLC tract, the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" set for corner:

South 84°22'49" East, a distance of 502.61 feet;

And North 05°15'54" East, a distance of 200.74 feet, said iron rod being located in said south right-of-way line of US Highway No. 380, from which a TXDOT aluminim disk found bears North 84°36'22" West, a distance of 202.12 feet;

THENCE South 84°36'22" East, with said south right-of-way line of US Highway No. 380, a distance of 80.00 feet to a 5/8-inch iron rod with cap stamped "BCG #10194538" set for corner, from which a concrete monument (no disk) found bears South 84°36'22" East, a distance of 19.12 feet;

THENCE over and across said MM Little Elm 43, LLC tract, the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" set for corner:

South 05°15'54" West, a distance of 201.00 feet;

South 87°10'23" East, a distance of 514.31 feet;

And North 01°53'44" East, a distance of 209.31 feet, said iron rod being located on said south right-of-way line of US Highway No. 380;

THENCE South 88°16'39" East, with said south right-of-way line of US Highway No. 380, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "BCG #10194538" set for corner;

THENCE over and across said MM Little Elm 43 tract, the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" set for corner:

South 01°53'44" West, a distance of 210.27 feet;

South 87°10'23" East, a distance of 52.86 feet;

North 41°38'43" East, a distance of 60.89 feet;

North 41°48'16" East, a distance of 45.80 feet;

North 43°25'46" East, a distance of 25.15 feet;

North 51°51'09" East, a distance of 24.67 feet;

North 54°02'19" East, a distance of 12.14 feet;

(CONTINUED)

(CONTINUED)

North 48°36'19" East, a distance of 10.43 feet;

North 37°47'16" East, a distance of 9.58 feet;

North 15°43'13" East, a distance of 5.97 feet;

North 12°02'26" East, a distance of 10.27 feet;

North 00°46'57" West, a distance of 14.90 feet;

North 11°51'34" West, a distance of 38.07 feet;

And North 14°47'27" West, a distance of 5.08 feet,said iron rod being located in said south right-of-way line of US Highway No. 380;

THENCE South 88°16'39" East, with said south right-of-way line of US Highway No. 380, a distance of 233.53 feet to the POINT OF BEGINNING, containing an area of 38.719 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 43, LLC, a Texas Limited Liability Company, and MM Little Elm 548, LLC, a Texas Limited Liability Company, acting herein by and through their duly authorized officer, do hereby adopt this plat designating the herein above described property as **The Reserve at Spiritas Ranch**, an addition to the Town of Little Elm, Texas, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this 4th day of April, 2024.

MM Little Elm 43, LLC
a Texas Limited Liability Company; and
MM LITTLE ELM 548, LLC
a Texas Limited Liability Company

By: MMM Ventures, LLC
a Texas limited liability company
Their Manager

By: 2M Ventures, LLC
a Delaware limited liability company
Its Manager

MEHRDAD MOAYEDI
Its Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on 4th day of April, 2024 by MEHRDAD MOAYEDI, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Little Elm 43, LLC, a Texas limited liability company, and MM Little Elm 548, LLC, a Texas limited liability company on behalf of said companies.

Given under my Hand and Seal of Office, this 4th day of April, 2024.

Notary Public in and for the State of Texas

My Commission Expires: 7-5-2026

MATTHEW DAWSON
Notary ID #113842590
My Commission Expires
July 5, 2026

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground of the land described hereon, and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with the Town of Little Elm and Denton County Subdivision Rules and Regulations.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this 3 day of April, 2024.

Amanda Renee Smith
Notary Public in and for the State of Texas

My Commission Expires: 01/09/2026

AMANDA RENEE SMITH
Notary Public, State of Texas
Comm. Expires 01-09-2026
Notary ID 125155788

NOTES:

1. Water service to be provided by the Mustang Special Utility District.
2. Electric: Telephone service: Gas Service:

COSERV	OPTIMUM	ATMOS ENERGY
7701 South Stemmons	1921 N. Preston Road, Suite 40	1881 Corporate Drive
Corinth, Texas 76210	Prosper, Texas 75078	McKinney, Texas 75069
Phone 1-800-274-4014	Phone (866) 967-8468	Phone (214) 733-5145

3. Water and sanitary sewer infrastructure improvements and services (and maintenance thereof) to be provided by, and is the responsibility of, Mustang Special Utility District.
4. The maintenance of public paving and drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
7. Lots ending with an "X" are non-residential Open Space lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
8. Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
9. This plat does not alter or remove existing deed restrictions, if any, on this property.
10. Minimum finished floor elevations are at least 2 feet above the 100-year floodplain.
11. Subject property lies within Zone "AE" - "Base Flood Elevations Determined"; Zone "X-Shaded" - "Areas of 0.2% Annual Chance Flood; Areas of 1% Annual Chance Flood with Average Depths of Less Than 1 Foot or With Drainage Areas Less Than 1 Square Mile; and Areas Protected by Levees From 1% Annual Chance Flood", and Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 48121C0405G, Revision Date April 18, 2011. Limits of Zone "AE" is shown graphically plotted hereon according to this map. ** Flowage Easement referenced in Tract No. K-923 (defined as area within described tract of land below an elevation of 537 feet), as recorded in Volume 464, Page 87, of the Real Property Records of Denton County, Texas, is shown plotted hereon and referenced as "537 contour as verified by on-the-ground survey - May 2023"
12. Perimeter boundary corners are 5/8-inch iron rods with cap marked "BCG 10194538" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "BCG 10194538" set or an "x" cut (set) in concrete. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner on the side lot line.
13. Private common areas may contain, either across or through, a public trail system.
14. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
15. The purpose of this plat is to create 146 residential lots and 6 non-residential lots from 38.719 acres of land.
16. Zoned PD- SF 4A, 4B & 4C.
17. This plat has a 1:3.771 lot density.
18. Residential lots range in size from 4,600 square feet to 43,629 square feet.
19. Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
20. See Page 3 for Lot Area Tables.
21. All common areas will be owned and maintained by the HOA/POA.
22. Lot 1X, Block D, E & F are Open Space Lots. Lot 2X, Block F is an Access & MSUD Sanitary Sewer Easement. Lots 3X & 4X, Block F are Open Space And Drainage Easements.

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Approved

4/9/2024

Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing **FINAL PLAT** of **THE RESERVE AT SPIRITAS RANCH** Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the 13th day of September 2022, and the Commission, by formal action, then and there accepted the FINAL PLAT and public works improvements and infrastructure, and said commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this 9th day of April, 2024

TOWN OF LITTLE ELM, TEXAS

Town Secretary
Town of Little Elm, Texas

FINAL PLAT
THE RESERVE AT SPIRITAS RANCH
38.719 ACRES
6.572 ACRES RIGHT-OF-WAY
6 BLOCKS
146 RESIDENTIAL LOTS
6 COMMON AREA LOTS
LOTS 1-16, BLOCK A, LOTS 1-12, BLOCK B,
LOTS 1-32, BLOCK C, LOTS 1-32 & 1X, BLOCK D,
LOTS 1-14 & 1X, BLOCK E & LOTS 1-40 & 1X-4X, BLOCK F
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM Little Elm 43, LLC and
MM Little Elm 548, LLC
1800 Valley View Lane, Suite 300
Dallas, TX 75234

CONTACT: Jack Dawson
(469) 892-7200
JACK@CENTURIONAMERICAN.COM

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-0E
DATE: APRIL 3, 2024

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By: WD

Block A - Area Table		
Lot	Area (AC)	Area (SF)
1	0.148	6,440
2	0.121	5,270
3	0.123	5,341
4	0.124	5,408
5	0.126	5,476
6	0.121	5,255
7	0.238	10,385
8	0.333	14,501
9	0.178	7,742
10	0.124	5,384
11	0.119	5,200
12	0.119	5,200
13	0.119	5,200
14	0.119	5,200
15	0.119	5,200
16	0.149	6,500
Block	Area (AC)	Area (SF)
SUM	2.383	103,800

Block B - Area Table		
Lot	Area (AC)	Area (SF)
1	0.109	5,959
2	0.123	5,360
3	0.123	5,360
4	0.123	5,360
5	0.123	5,360
6	0.123	5,360
7	0.123	5,360
8	0.123	5,360
9	0.123	5,360
10	0.123	5,360
11	0.123	5,361
12	0.134	4,777
Block	Area (AC)	Area (SF)
SUM	1.544	47,257

Block C - Area Table		
Lot	Area (AC)	Area (SF)
1	0.150	6,547
2	0.115	4,992
3	0.115	4,992
4	0.115	4,992
5	0.115	4,992
6	0.115	4,992
7	0.115	4,992
8	0.115	4,992
9	0.115	4,992
10	0.115	5,024
11	0.126	5,504
12	0.119	5,181
13	0.121	5,273
14	0.176	7,662
15	0.171	7,436
16	0.136	5,913
17	0.113	4,918
18	0.116	5,064
19	0.118	5,131
20	0.169	7,368
21	0.221	9,632
22	0.124	5,398
23	0.115	4,992
24	0.115	4,992
25	0.115	4,992
26	0.115	4,992
27	0.115	4,992
28	0.115	4,992
29	0.115	4,992
30	0.115	4,992
31	0.115	4,992
32	0.153	6,647
Block	Area (AC)	Area (SF)
SUM	4.079	177,694

Block D - Area Table		
Lot	Area (AC)	Area (SF)
1	0.199	8,688
2	0.107	4,657
3	0.114	4,940
4	0.106	4,600
5	0.106	4,600
6	0.106	4,600
7	0.106	4,600
8	0.106	4,600
9	0.106	4,600
10	0.106	4,600
11	0.106	4,600
12	0.124	5,391
13	0.218	9,505
14	0.162	7,052
15	0.132	5,754
16	0.131	5,695
17	0.127	5,517
18	0.127	5,531
19	0.213	9,262
20	0.261	11,380
21	0.106	4,600
22	0.106	4,600
23	0.106	4,600
24	0.106	4,600
25	0.106	4,600
26	0.106	4,600
27	0.106	4,600
28	0.106	4,600
29	0.106	4,600
30	0.106	4,600
31	0.106	4,600
32	0.106	4,600
1X	0.010	446
Block	Area (AC)	Area (SF)
SUM	4.037	175,861

Block E - Area Table		
Lot	Area (AC)	Area (SF)
1	0.144	6,270
2	0.106	4,600
3	0.106	4,600
4	0.111	4,830
5	0.176	7,663
6	0.176	7,686
7	0.116	5,047
8	0.116	5,047
9	0.107	4,648
10	0.141	6,128
11	0.178	7,764
12	0.352	15,341
13	0.179	7,796
14	0.141	6,137
1X	0.122	5,309
Block	Area (AC)	Area (SF)
SUM	2.270	98,879

Block F - Area Table		
Lot	Area (AC)	Area (SF)
1	0.401	17,462
2	0.190	8,287
3	0.110	4,810
4	0.107	4,675
5	0.106	4,600
6	0.106	4,600
7	0.166	7,230
8	0.131	5,720
9	0.106	4,600
10	0.129	5,620
11	0.170	7,397
12	0.339	14,761
13	0.221	9,641
14	0.228	9,919
15	0.483	21,030
16	0.313	14,261
17	0.303	13,191
18	0.228	9,940
19	0.261	11,354
20	0.294	12,805
21	1.002	43,629
22	0.932	40,620

Block F - Area Table		
Lot	Area (AC)	Area (SF)
23	0.568	24,738
24	0.497	21,646
25	0.481	20,949
26	0.567	24,680
27	0.528	23,013
28	0.461	20,070
29	0.439	19,109
30	0.448	19,502
31	0.443	19,318
32	0.433	18,874
33	0.428	18,637
34	0.427	18,602
35	0.431	18,777
36	0.435	18,947
37	0.427	18,615
38	0.542	23,601
39	0.582	25,331
40	0.840	36,599
1X	0.007	299
2X	0.271	11,826
3X	0.100	4,354
4X	2.094	91,223
Block	Area (AC)	Area (SF)
SUM	17.903	779,854

FINAL PLAT
THE RESERVE AT SPIRITAS RANCH
38.719 ACRES
6.572 ACRES RIGHT-OF-WAY
6 BLOCKS
146 RESIDENTIAL LOTS
6 COMMON AREA LOTS
LOTS 1-16, BLOCK A, LOTS 1-12, BLOCK B,
LOTS 1-32, BLOCK C, LOTS 1-32 & 1X, BLOCK D,
LOTS 1-14 & 1X, BLOCK E & LOTS 1-40 & 1X-4X, BLOCK F
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

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1800 Valley View Lane, Suite 300
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TBPLS FIRM REG. NO. 10194538
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801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-0E
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By: WD

APPENDIX B
PREPAID PARCELS

Appendix B

As of June 30, 2026, there has been no prepayment of Assessments for any Parcel within the PID.

<u>APPENDIX C-1</u>
ASSESSMENT ROLL – INITIAL AUTHORIZED IMPROVMENTS – 2026-27

Initial Authorized Improvements
Assessment Roll Summary
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Adminstrative Expense	Annual Installment
1044148	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044149	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044150	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044151	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044152	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044153	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044154	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044131	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044132	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044133	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044134	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044135	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044136	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044137	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044138	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044139	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044107	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044108	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044109	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044110	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044111	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044112	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044113	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044114	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044115	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044116	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044117	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044118	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044067	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044068	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044069	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044070	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044071	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044072	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044073	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044074	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044075	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044076	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044077	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044078	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044079	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044080	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044162	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044163	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044164	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044165	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044166	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044167	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044119	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044120	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044121	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044122	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044123	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044124	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044125	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044126	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044127	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044128	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044129	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044130	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044081	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044082	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044083	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044084	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044085	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044086	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044087	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044088	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044089	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044090	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044091	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044092	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044093	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044168	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044169	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044170	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044171	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044172	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044173	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044194	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044094	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45

Initial Authorized Improvements
Assessment Roll Summary
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Adminstrative Expense	Annual Installment
1044095	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044096	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044097	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044098	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044099	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044100	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044101	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044102	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044103	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044104	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044105	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044106	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044186	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044187	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044188	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044189	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044190	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044174	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044175	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044176	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044177	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044178	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044179	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044191	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044192	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044193	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044195	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044155	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044156	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044157	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044158	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044159	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044160	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044161	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044140	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044141	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044142	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044143	1	40	2	0.72	$27,556.34	$712.12	$1,007.61	$137.78	$380.94	$2,238.45
1044144	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044145	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044146	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044147	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044180	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044181	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044182	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044183	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044196	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044184	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044185	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044048	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044049	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044050	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044051	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044052	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044053	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044054	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044055	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044197	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044056	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044057	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044058	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044059	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044060	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044061	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044062	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044063	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044064	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044065	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044198	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044066	1	50	1	1.00	$38,272.70	$989.05	$1,399.46	$191.36	$529.09	$3,108.96
1044199	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	146			**113.24**	**$4,334,000.00**	**$112,000.00**	**$158,475.00**	**$21,670.00**	**$59,913.63**	**$352,058.63**

APPENDIX C-2

ASSESSMENT ROLL - ADDITIONAL AUTHORIZED IMPROVEMENTS – 2026-27

Additional Authorized Improvements
Assessment Roll Summary
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
1044148	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044149	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044150	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044151	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044152	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044153	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044154	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044131	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044132	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044133	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044134	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044135	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044136	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044137	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044138	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044139	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044107	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044108	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044109	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044110	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044111	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044112	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044113	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044114	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044115	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044116	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044117	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044118	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044067	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044068	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044069	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044070	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044071	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044072	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044073	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044074	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044075	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044076	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044077	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044078	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044079	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044080	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044162	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044163	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044164	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044165	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044166	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044167	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044119	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044120	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044121	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044122	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044123	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044124	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044125	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044126	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044127	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044128	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044129	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044130	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044081	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044082	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044083	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044084	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044085	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044086	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044087	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044088	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044089	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044090	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044091	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044092	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044093	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044168	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044169	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044170	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044171	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044172	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044173	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044194	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044094	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10

Additional Authorized Improvements
Assessment Roll Summary
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
1044095	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044096	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044097	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044098	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044099	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044100	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044101	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044102	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044103	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044104	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044105	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044106	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044186	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044187	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044188	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044189	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044190	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044174	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044175	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044176	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044177	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044178	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044179	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044191	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044192	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044193	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044195	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044155	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044156	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044157	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044158	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044159	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044160	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044161	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044140	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044141	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044142	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044143	1	40	2	0.72	$2,155.42	$69.94	$124.37	$29.80	$224.10
1044144	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044145	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044146	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044147	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044180	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044181	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044182	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044183	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044196	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044184	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044185	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044048	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044049	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044050	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044051	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044052	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044053	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044054	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044055	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044197	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044056	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044057	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044058	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044059	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044060	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044061	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044062	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044063	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044064	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044065	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044198	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1044066	1	50	1	1.00	$2,993.64	$97.14	$172.73	$41.38	$311.26
1044199	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	146			**113.24**	**$339,000.00**	**$11,000.00**	**$19,560.30**	**$4,686.37**	**$35,246.67**

APPENDIX D
PROJECTED SCHEDULE OF ANNUAL INSTALLMENTS

Spiritas East PID
Schedule of Projected Annual Installments

Lot Type	**50 Ft Lot**
Outstanding Assessment	**$41,266**
Equivalent Units	**1.00**

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	R.A. Principal[3]	R.A. Interest[3]	Additional Interest Expense	Administrative Expenses[4]	Total Annual Installment
2026	$41,266	$989	$1,399	$97	$173	$191	$570	$3,420
2027	$40,180	$1,016	$1,429	$97	$167	$186	$581	$3,476
2028	$39,067	$1,051	$1,394	$97	$162	$181	$592	$3,477
2029	$37,919	$1,086	$1,357	$97	$156	$176	$604	$3,476
2030	$36,736	$1,122	$1,319	$97	$150	$171	$616	$3,475
2031	$35,517	$1,157	$1,280	$97	$145	$165	$629	$3,472
2032	$34,264	$1,192	$1,239	$97	$139	$159	$642	$3,468
2033	$32,974	$1,236	$1,194	$106	$133	$153	$646	$3,469
2034	$31,632	$1,280	$1,148	$106	$127	$147	$668	$3,477
2035	$30,245	$1,325	$1,100	$106	$121	$141	$682	$3,474
2036	$28,815	$1,369	$1,050	$106	$115	$134	$695	$3,470
2037	$27,340	$1,422	$999	$115	$109	$127	$700	$3,472
2038	$25,804	$1,466	$946	$115	$102	$120	$724	$3,473
2039	$24,223	$1,519	$891	$115	$96	$113	$739	$3,472
2040	$22,589	$1,581	$834	$124	$89	$105	$745	$3,477
2041	$20,885	$1,634	$774	$124	$82	$97	$769	$3,480
2042	$19,128	$1,696	$713	$124	$75	$89	$785	$3,481
2043	$17,308	$1,757	$645	$132	$68	$81	$791	$3,475
2044	$15,419	$1,828	$575	$132	$60	$72	$817	$3,484
2045	$13,458	$1,899	$502	$141	$52	$63	$824	$3,482
2046	$11,418	$1,969	$426	$141	$44	$53	$851	$3,485
2047	$9,308	$2,049	$347	$150	$36	$43	$859	$3,484
2048	$7,109	$2,128	$265	$159	$28	$33	$877	$3,490
2049	$4,822	$2,208	$180	$159	$18	$23	$895	$3,483
2050	$2,455	$2,296	$92	$159	$9	$11	$913	$3,481
Total		**$38,273**	**$22,098**	**$2,994**	**$2,458**	**$2,836**	**$18,214**	**$86,873**

1 - Annual Installment for Year 2026 will be billed by the Denton County Tax Office 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 2022 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 - The principal and interest amounts represent the final numbers of the Additional Authorized Improvements Reimbursement Agreement and will not increase during the life of Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
4 - The administrative expenses amounts shown are estimates and will be updated each year as part of 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 SPIRITAS EAST 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.

Spiritas East PID
Schedule of Projected Annual Installments

Lot Type	**40 Ft Lot**
Outstanding Assessment	**$29,712**
Equivalent Units	**0.72**

Year[1]	Cumulative Outstanding Principal	Principal[2]	Interest[2]	R.A. Principal[3]	R.A. Interest[3]	Additional Interest Expense	Administrative Expenses[4]	Total Annual Installment
2026	$29,712	$712	$1,008	$70	$124	$138	$411	$2,463
2027	$28,930	$731	$1,029	$70	$120	$134	$418	$2,503
2028	$28,129	$757	$1,003	$70	$116	$131	$426	$2,503
2029	$27,302	$782	$977	$70	$112	$127	$435	$2,503
2030	$26,450	$807	$950	$70	$108	$123	$444	$2,502
2031	$25,573	$833	$921	$70	$104	$119	$453	$2,500
2032	$24,670	$858	$892	$70	$100	$115	$462	$2,497
2033	$23,741	$890	$860	$76	$96	$110	$465	$2,498
2034	$22,775	$922	$827	$76	$92	$106	$481	$2,504
2035	$21,777	$954	$792	$76	$87	$101	$491	$2,501
2036	$20,747	$986	$756	$76	$83	$97	$501	$2,498
2037	$19,685	$1,024	$719	$83	$79	$92	$504	$2,500
2038	$18,579	$1,055	$681	$83	$74	$87	$521	$2,501
2039	$17,440	$1,094	$641	$83	$69	$81	$532	$2,500
2040	$16,264	$1,138	$600	$89	$64	$76	$536	$2,504
2041	$15,037	$1,176	$558	$89	$59	$70	$554	$2,506
2042	$13,772	$1,221	$513	$89	$54	$64	$565	$2,506
2043	$12,462	$1,265	$465	$95	$49	$58	$570	$2,502
2044	$11,101	$1,316	$414	$95	$43	$52	$588	$2,509
2045	$9,690	$1,367	$361	$102	$38	$45	$594	$2,507
2046	$8,221	$1,418	$307	$102	$32	$38	$612	$2,509
2047	$6,702	$1,475	$250	$108	$26	$31	$618	$2,509
2048	$5,118	$1,532	$191	$114	$20	$24	$631	$2,513
2049	$3,472	$1,590	$130	$114	$13	$16	$644	$2,507
2050	$1,768	$1,653	$66	$114	$7	$8	$658	$2,506
Total		**$27,556**	**$15,911**	**$2,155**	**$1,770**	**$2,042**	**$13,114**	**$62,549**

1 - Annual Installment for Year 2026 will be billed by the Denton County Tax Office 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 2022 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 - The principal and interest amounts represent the final numbers of the Additional Authorized Improvements Reimbursement Agreement and will not increase during the life of Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
4 - The administrative expenses amounts shown are estimates and will be updated each year as part of 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 SPIRITAS EAST PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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

APPENDIX F
PID ASSESSMENT NOTICE

<u>Form of Homebuyer Disclosure</u>

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
THE TOWN OF LITTLE ELM, 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 Town of Little Elm, Texas (the "Town"), 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 Spiritas East 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 Town. The exact amount of each annual installment will be approved each year by the Town 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 Town or MuniCap, Inc., the District Administrator for the Town, 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 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