

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS
COLLIN COUNTY
CITY OF ANNA

We, the undersigned officers of the City of Anna, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a regular meeting on October 10, 2023, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Nate Pike, Mayor	Stan Carver II, Council Member
Lee Miller, Mayor Pro Tem	Pete Cain, Council Member
Randy Atchley, Deputy Mayor Pro-Tem	Elden Baker, Council Member
Kevin Toten, Council Member	
Ryan Henderson, Interim City Manager	
Carrie Land, City Secretary	

and all of said persons were present, except Nate Pike & Kevin Toten, thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written Ordinance entitled

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING A REVISED ASSESSMENT ROLL, FOR ANACAPRI PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

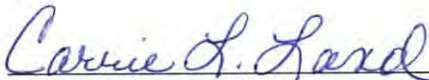
was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of said Ordinance, prevailed and carried, with all members of the Council shown present above voting "Aye,"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

NAYS: 0 ABSTENTIONS: 0

2. A true, full, and correct copy of the aforesaid Ordinance passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Ordinance has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Ordinance; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the 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 passage 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 the Texas Government Code, Chapter 551.

3. The Council has approved and hereby approves the Ordinance; and the Mayor Pro-Tem (or Deputy Mayor Pro-Tem) and City Secretary hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED ON OCTOBER 10, 2023.


Carrie L. Land, City Secretary


Lee Miller, Mayor Pro-Tem

(City Seal)



CITY OF ANNA, TEXAS

ORDINANCE NO. 1084-2023-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING A REVISED ASSESSMENT ROLL, FOR ANACAPRI PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on April 12, 2022, the City Council adopted Resolution No. 2022-04-1140, recorded in the official records of Collin County, Texas as Document No. 20220419000628310, which authorized and approved the creation and establishment of the AnaCapri Public Improvement District (the “District”); and

WHEREAS, on September 13, 2022, after notice and a public hearing in the manner required by law, the City Council adopted Ordinance No. 1001-2022 approving the AnaCapri Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”), including the Assessment Roll attached to the Service and Assessment Plan (the “Assessment Roll”), which ordinance was recorded in the official records of Collin County, Texas as Document No. 2022000141224, and levied the Assessments on property within Improvement Area #1 of District in accordance with the Assessment Roll for the purposes of financing the public improvements (the “Authorized Improvements”) undertaken for the benefit of such property; and

WHEREAS, On July 11, 2023, pursuant to Chapter 372, Texas Local Government Code (as amended, the “PID Act”), the City Council adopted Ordinance No. 1058-2023-07, recorded in the official records of Collin County, Texas as Document No. 2023000094528, approving an annual updated to the Service and Assessment Plan as required by the Act; and

WHEREAS, the City Council has received the “AnaCapri Public Improvement District Amended and Restated Service and Assessment Plan” (the “A&R Service and Assessment Plan”), dated as of October 10, 2023, which includes an updated Assessment Roll to reflect the sale of PID Bonds (as defined in the A&R Service and Assessment Plan) secured by said assessments, and the City Council now desires to proceed with the adoption of this Ordinance which approves and adopts the A&R Service and Assessment Plan and updated Assessment Roll for Improvement Area #1 of District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the A&R Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The A&R Service and Assessment Plan, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

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 affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the A&R Service and Assessment Plan, to be recorded in the real property records of Collin County, Texas, on or before October 17, 2023. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THIS 10th DAY OF OCTOBER, 2023.

ATTEST:



Lee Miller, Mayor Pro-Tem

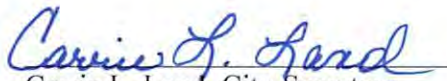

Carrie L. Land, City Secretary



Exhibit A

Amended and Restated Service and Assessment Plan

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AnaCapri Public Improvement District

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

OCTOBER 10, 2023



AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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Introduction

Capitalized terms used in this 2023 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2023 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," an "Exhibit," or an "Appendix" shall be a reference to a Section of this 2023 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2023 Amended and Restated Service and Assessment Plan for all purposes.

On April 12, 2022, the City Council passed and approved Resolution No. 2022-04-1140 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 284.952 acres located within the corporate limits of the City, as described by the legal description on **Exhibit L-1** and depicted on **Exhibit A-1**.

On September 13, 2022, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 1001-2022, which approved the levy of Assessments for Assessed Property within the District and approved the Improvement Area #1 Assessment Roll and Improvement Area #2A Assessment Roll.

On October 10, 2023, the City Council approved this 2023 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. [REDACTED], which serves to amend and restate the Service and Assessment Plan, in its entirety for the purposes of (1) issuing the Improvement Area #1 Bonds, and (2) updating the Improvement Area #1 Assessment Roll and Improvement Area #2A Assessment Roll.

The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements and including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized

Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit G-1**. The Improvement Area #2A Assessment Roll is included as **Exhibit H-1**.

Section I: Definitions

“2022 Assessment Ordinance” means Ordinance No. 1001-2022, adopted by the City Council on September 13, 2022, in accordance with the PID Act, that levied the Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property and the Improvement Area #2A Assessment on the Improvement Area #2A Assessed Property.

“2023 Amended and Restated Service and Assessment Plan” means this AnaCapri Public Improvement District Amended and Restated Service and Assessment Plan, which replaces in its entirety the Service and Assessment Plan, as updated, amended, or supplemented from time to time.

“Actual Costs” mean with respect to Authorized Improvements, including Developer costs to create the District, the actual costs of constructing or acquiring such Authorized Improvements, (either directly or through affiliates), including : (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, architectural, engineering, and consulting fees, and governmental fees and charges and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

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

“Additional Interest Rate” means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

“Administrator” means the City or independent firm designated by the City who shall have the responsibilities provided in this 2023 Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the

Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2023 Amended and Restated Service and Assessment Plan and the PID Act with respect to the PID Bonds, including the City's continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable, the principal and interest portions of which may be reduced by the TIRZ No. 4 Annual Credit Amount.

"Annual Service Plan Update" means an update to this 2023 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Appropriated Property" means any Parcel within the District against which the costs of the Authorized Improvements are appropriated based on special conferred benefit anticipated to be levied, but not yet levied. Initially, the Appropriated Property includes the Improvement Area #2 – Remainder Property.

"Appropriation" means an amount allocated by this 2023 Amended and Restated Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs, other than Non-Benefitted Property, subject to the levy by the City and also subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel within the District, other than Non-Benefitted Property, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on Assessed Property within the District, as shown on any Assessment Roll.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property within the District, including the Improvement Area #1 Assessment Roll, and the Improvement Area #2A Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Update.

“Authorized Improvements” means (1) the improvements authorized by Section 372.003 of the PID Act, as depicted on **Exhibit I-1**, **Exhibit I-2** and **Exhibit I-3** and described in **Section III**; (2) Bond Issuance Costs, and (3) District Formation Costs.

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

“City” means the City of Anna, Texas.

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

“County” means Collin County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2023 Amended and Restated Service and Assessment Plan, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Developer” means AnaCapri Laguna Azure LLC, a Wyoming limited liability company, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to such property to end users.

“Development Agreement” means the AnaCapri Development Agreement entered into by and between the City and Developer, approved and adopted by Resolution No. 2022-03-1119 on October 12, 2021.

“District” means the AnaCapri Public Improvement District containing approximately 284.952 acres located within the corporate limits of the City, and more specifically described in **Exhibit L-1** and depicted on **Exhibit A-1**.

“District Formation Costs” means the costs associated with forming the District, including but not limited to, attorney fees, and any other cost or expense incurred by the City directly associated with the establishment of the District.

“Engineer’s Report” means a report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and excerpts of which are attached hereto as **Appendix A**.

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developer and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E**.

“Improvement Area #1” means approximately 97.716 acres located within the District, more specifically described in **Exhibit L-2** and depicted on **Exhibit A-2**.

“Improvement Area #1 Annual Installment” means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, the principal and interest portion of which may be reduced by the TIRZ No. 4 Annual Credit Amount.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

“Improvement Area #1 Assessment” means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2023 Amended and Restated Service and Assessment Plan as **Exhibit G-1**.

“Improvement Area #1 Bonds” means those certain “City of Anna, Texas Special Assessment Revenue Bonds, Series 2023 (AnaCapri Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

“Improvement Area #1 Improvements” means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.A** and depicted on **Exhibit I-1**.

“Improvement Area #1 Initial Parcel” means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment is levied, as described in **Exhibit L-2**, and depicted on **Exhibit A-2**.

“Improvement Area #1 Initial Parcel Remainder Property” means all of the Improvement Area #1 Assessed Property, save and except Phase 1A Plat, against which the remaining Improvement Area #1 Assessment is allocated, as depicted on **Exhibit A-3**.

“Improvement Area #1 Projects” means, collectively (1) the Improvement Area #1 Improvements; (2) the pro rata portion of the District Formation Costs allocable to Improvement Area #1 and (3) the Bond Issuance Costs associated with the Improvement Area #1 Bonds.

“Improvement Area #2” means approximately 179.451 acres located within the District, more specifically described in **Exhibit L-3** and depicted on **Exhibit A-4**.

“Improvement Area #2 Improvements” means the Authorized Improvements which only benefit Improvement Area #2 and are described in **Section III.B**, and depicted on **Exhibit I-2**.

“Improvement Area #2 - Remainder Property” means approximately 113.100 acres located within the District, more specifically described in **Exhibit L-5** and depicted on **Exhibit A-5**.

“Improvement Area #2 - Remainder Property Appropriated Property” means any Parcel within Improvement Area #2 - Remainder Property against which costs of Improvement Area #2 Improvements are appropriated.

“Improvement Area #2 - Remainder Property Initial Parcel” means all of the Improvement Area #2 - Remainder Property Appropriated Property against which Improvement Area #2 Improvements costs are Appropriated, as described in **Exhibit L-5**, and depicted on **Exhibit A-5**.

“Improvement Area #2 - Remainder Property Projects” means the pro rata portion of the Improvement Area #2 Improvements costs appropriated to Improvement Area #2 - Remainder Property.

“Improvement Area #2A” means approximately 66.3 acres located within the District, more specifically described in **Exhibit L-4** and depicted on **Exhibit A-5**.

“Improvement Area #2A Annual Installment” means the Annual Installment of the Improvement Area #2A Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable, the principal and interest portions of which may be reduced by the TIRZ No. 4 Annual

Credit Amount. Additional Interest is not charged on the Improvement Area #2-A Reimbursement Obligation, but will be included in the event Improvement Area #2A Bonds are issued.

“Improvement Area #2A Assessed Property” means any Parcel within Improvement Area #2A against which an Improvement Area #2A Assessment is levied.

“Improvement Area #2A Assessment” means an Assessment levied against a Parcel within Improvement Area #2A and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2A Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #2A Assessment Roll” means the Assessment Roll for the Improvement Area #2A Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #2A Assessment Roll is included in this 2023 Amended and Restated Service and Assessment Plan as **Exhibit H-1**.

“Improvement Area #2A Bonds” means those certain PID “City of Anna, Texas Special Assessment Revenue Bonds, Series 2024 (AnaCapri Public Improvement District Improvement Area #2A Project)” that are secured by Improvement Area #2A Assessments, and anticipated to be issued in calendar year 2024.

“Improvement Area #2A Improvements” means the Authorized Improvements which only benefit the Improvement Area #2A Assessed Property, as further described in **Section III.C** and depicted on **Exhibit I-3**.

“Improvement Area #2A Initial Parcel” means all of the Improvement Area #2A Assessed Property against which the entire Improvement Area #2A Assessment is levied, as described in **Exhibit L-4**, and depicted on **Exhibit A-5**.

“Improvement Area #2A Projects” means, collectively (1) the pro rata portion of the Improvement Area #2 Improvements allocable to Improvement Area #2A; (2) the Improvement Area #2A Improvements; (3) the pro rata portion of the District Formation Costs allocable to Improvement Area #2A and (4) the Bond Issuance Costs associated with the Improvement Area #2A Bonds.

“Improvement Area #2A Reimbursement Agreement” means that certain “AnaCapri Public Improvement District Improvement Area #2A Reimbursement Agreement” entered into by and between the City and the Developer, as the developer of the Improvement Area #2A Projects, in which the Developer agrees to construct the Improvement Area #2A Projects and to fund certain Actual Costs of the Improvement Area #2A Projects and the City agrees to (i) pay directly or reimburse the Developer for a portion of the Actual Costs of the Improvement Area #2A Projects

from the proceeds of Improvement Area #2A Bonds in accordance with the Act, this 2023 Amended and Restated Service and Assessment Plan and the applicable Indenture, or (ii) reimburse the Developer for certain Actual Costs of Improvement Area #2A Projects not paid from proceeds of the Improvement Area #2A Bonds solely from the revenue collected from Improvement Area #2A Assessments, including Improvement Area #2A Annual Installments, but subordinate to the lien on the Improvement Area #2A Assessments pledged to the payment of Improvement Area #2A Bonds.

“Improvement Area #2A Reimbursement Obligation” means an amount secured by the Improvement Area #2A Assessment to be paid to the Owner pursuant to the Improvement Area #2A Reimbursement Agreement. The projected Improvement Area #2A Annual Installments for the Improvement Area #2A Reimbursement Obligation are shown on **Exhibit H-2**.

“Indenture” means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, between the City and the Trustee setting forth terms and conditions related to a series of PID Bonds.

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the Official Public Records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “Lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, buildout value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as shown on **Exhibit E**.

“Lot Type 1” means a lot within Improvement Area #1 marketed to homebuilders as a 40’ Lot, with an Estimated Buildout Value of \$430,000.

“Lot Type 2” means a lot within Improvement Area #1 marketed to homebuilders as a 50’ Lot, with an Estimated Buildout Value of \$480,000.

“Lot Type 3” means a lot within Improvement Area #2A marketed to homebuilders as a 40’ Lot, with an Estimated Buildout Value of \$430,000.

“Lot Type 4” means a lot within Improvement Area #2A marketed to homebuilders as a 50’ Lot, with an Estimated Buildout Value of \$480,000.

“Maximum Assessment” means for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E**. The Maximum Assessment shall be calculated at the time a final plat is recorded.

“Non-Assessed Property” means Parcels that accrue special benefit from the Authorized Improvements, as determined by the City Council, but are not assessed. The Non-Assessed Property includes the lagoon, multifamily and commercial areas adjacent to the District.

“Non-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

“Notice of Assessment Termination” means a document that shall be recorded in the Official Public Records of the County the termination of an Assessment, a form of which is attached as **Exhibit J**.

“Parcel” or “Parcels” means a specific property within the District identified by either a tax parcel identification number assigned by the Collin Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Plat or Official Public Records of the County, or by any other means determined by the City.

“Phase 1A Plat” means the plat to which assessments are allocated to the 191 parcels per **Section V.A**, as shown in **Exhibit A-7**.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means interest, including Additional Interest and Annual Collection Costs to the date of Prepayment.

“Service and Assessment Plan” means the AnaCapri Public Improvement District Service and Assessment Plan approved on September 13, 2022, by Ordinance No. 1001-2022, which is to be replaced in its entirety by this 2023 Amended and Restated Service and Assessment Plan.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

“TIRZ No. 4” means the Reinvestment Zone Number Four, City of Anna, Texas.

"TIRZ No. 4 Annual Credit Amount" is defined in **Section V.F**, which amount shall not annually exceed the TIRZ No. 4 Maximum Annual Credit Amount, and which shall be transferred from the TIRZ No. 4 Fund to the applicable pledged revenue fund pursuant to the Development Agreement.

"TIRZ No. 4 PID Account" means an account of the TIRZ No. 4 Fund where the TIRZ No. 4 Revenues are deposited.

"TIRZ No. 4 Project and Finance Plan" means the *Reinvestment Zone Number Four, City of Anna, Texas Project and Finance Plan*, dated December 14, 2021.

"TIRZ No. 4 Fund" means the tax increment fund created pursuant to the TIRZ No. 4 Ordinance where TIRZ No. 4 Revenues are deposited annually.

"TIRZ No. 4 Maximum Annual Credit Amount" means for each Lot Type, the amount of TIRZ No. 4 Revenues provided as a Credit against the Annual Installment, as further defined in **Section V.F** and shown on **Exhibit F**.

"TIRZ No. 4 Ordinance" means Ordinance No. 951-2021 adopted by the City Council approving the TIRZ No. 4 Project and Finance Plan and authorizing the use of TIRZ No. 4 Revenues for project costs under the Chapter 311, Texas Tax Code as amended, and related to certain public improvements as provided for in the TIRZ No. 4 Project and Finance Plan.

"TIRZ No. 4 Revenues" mean, for each year, the amounts which are deposited in the TIRZ No. 4 Fund pursuant to the TIRZ No. 4 Ordinance.

"Trustee" means the trustee or successor trustee under an Indenture.

Section II: The District

The District includes approximately 284.952 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit L-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 1,233 Lots developed with single-family homes.

Improvement Area #1 includes approximately 97.716 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit L-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 457 Lots developed with single-family homes (168 single-family homes classified as Lot Type 1, and 289 single-family homes classified as Lot Type 2).

Improvement Area #2 includes both Improvement Area #2A and Improvement Area #2 – Remainder Property, as described on **Exhibit L-3**, and depicted on **Exhibit A-4**, consisting of approximately 179.451 acres.

Improvement Area #2A includes approximately 66.262 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit L-4** and depicted on **Exhibit A-5**. Development of Improvement Area #2A is anticipated to include approximately 237 Lots developed with single-family homes (91 single-family homes classified as Lot Type 3, and 146 single-family homes classified as Lot Type 4).

Improvement Area #2 – Remainder Property includes approximately 113.189 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit L-5** and depicted on **Exhibit A-6**. Development of Improvement Area #2 – Remainder Property is anticipated to include approximately 539 Lots developed with single-family homes.

Section III: Authorized Improvements and Bond Issuance Costs

The City, based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B-1**.

A. Improvement Area #1 Improvements

- *Roadway Improvements*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. All related earthwork, excavation, erosion control, intersections, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #1.

- *Water Systems*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Sewer*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1.

- *Site Fencing, Retaining Walls, Landscape*

Improvements include all related earthwork, excavation, erosion control, retaining walls, signage, utility infrastructure, drainage infrastructure, lighting, landscaping, irrigation and re-vegetation of all disturbed areas.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, District Formation Costs, legal costs, consultants, and costs associated with financing the Improvement Area #1 Improvements.

B. Improvement Area #2 Improvements

- *Roadways Improvements*

Improvements including subgrade stabilization, concrete and reinforcing steel for

roadways, testing, and handicapped ramps. All related earthwork, excavation, erosion control, intersections, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #2.

- *Water Systems*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #2.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #2.

- *Storm Sewer*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #2.

- *Site Fencing, Retaining Walls, Landscape*

Improvements include all related earthwork, excavation, erosion control, retaining walls, signage, utility infrastructure, drainage infrastructure, lighting, landscaping, irrigation and re-vegetation of all disturbed areas within Improvement Area #2.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #2 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, District Formation Costs, legal costs, consultants, and costs associated with financing the Improvement Area #2 Improvements.

C. Improvement Area #2A Improvements

- *Roadway Improvements*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, and handicapped ramps. All related earthwork, excavation, erosion

control, intersections, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #2A.

- *Water Systems*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #2A.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #2A.

- *Storm Sewer*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #2A.

- *Site Fencing, Retaining Walls, Landscape*

Improvements include all related earthwork, excavation, erosion control, retaining walls, signage, utility infrastructure, drainage infrastructure, lighting, landscaping, irrigation and re-vegetation of all disturbed areas within Improvement Area #2A.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #2A Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, District Formation Costs, legal costs, consultants, and costs associated with financing the Improvement Area #2A Improvements.

D. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds and the underwriter's attorney fees.

- *Costs of Issuance*

Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

E. Other Costs

- *Deposit to Administrative Fund*

Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series of PID Bonds.

Section IV: Service Plan

The PID Act requires the Service Plan to (i) cover a period of at least five years, (ii) define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated by the City Council at least annually in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for Improvement Area #1, and Improvement Area #2A. The notice form required by Section 5.014 of the Texas Property Code is attached hereto as **Appendix B**.

Exhibit D-1 summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D-1** shall be updated in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

Section V: Assessment Plan

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications

and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2023 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the costs related to the Authorized Improvements shall be allocated as follows:

- The costs of the Improvement Area #1 Projects were allocated 100% to Improvement Area #1 Assessed Property based on the ratio of the Estimated Buildout Value of each Lot Type designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. Currently, the Improvement Area #1 Initial Parcel is the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Projects.
- The costs of the Improvement Area #2 Improvements allocable to Improvement Area #2 – Remainder Property Appropriated Property were appropriated to Improvement Area #2 – Remainder Property Appropriated Property pro rata based on the Estimated Buildout Value of all Parcels within Improvement Area #2, as depicted on **Exhibit B-2**.
- The costs of the Improvement Area #2A Projects were allocated 100% to Improvement Area #2A Assessed Property based on the ratio of the Estimated Buildout Value of each Lot Type designated as Improvement Area #2A Assessed Property to the Estimated Buildout Value of all Improvement Area #2A Assessed Property. Currently, the Improvement Area #2A Initial Parcel is the only Parcel within Improvement Area #2A, and as such, the Improvement Area #2A Initial Parcel is allocated 100% of the Improvement Area #2A Projects.

B. Assessments

Assessments were levied on the Assessed Property according to the Improvement Area #1 Assessment Roll, and Improvement Area #2A Assessment Roll attached hereto as **Exhibit G-1**, and **Exhibit H-1**, respectively. The projected Annual Installments for Improvement Area #1, and Improvement Area #2A, are shown on **Exhibit G-2**, and **Exhibit H-2**, respectively, and are subject to revisions made in any Annual Service Plan Update.

The Maximum Assessment for each Lot Type within Improvement Area #1, and Improvement Area #2A is shown on **Exhibit E**. In no case will the Assessment for Lot Type 1, Lot Type 2, Lot Type 3, or Lot Type 4 within Improvement Area #1, and Improvement Area #2A, exceed the corresponding Maximum Assessment.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*
 - The costs of the Improvement Area #1 Projects equal \$22,074,164¹ as shown on **Exhibit B-1**;
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Cost of the Improvement Area #1 Projects;
 - With the adoption of the 2022 Assessment Ordinance, the Improvement Area #1 Initial Parcel was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equaled \$22,145,000 (and which Assessment has been lowered to \$20,343,000), as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit G-1**;
 - The special benefit ($\geq \$22,074,164$) received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Projects is equal to or greater than the amount of the Improvement Area #1 Assessment (\$20,343,000) levied on the Improvement Area #1 Initial Parcel for the Improvement Area #1 Projects; and
 - At the time the City Council approved the Service and Assessment Plan, the Developer owned 100% of the Improvement Area #1 Initial Parcel. The Developer acknowledged that the Improvement Area #1 Projects confer a special benefit on

¹ Inclusive of changes to the original costs as shown on **Exhibit B-1**.

the Improvement Area #1 Initial Parcel and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2022 Assessment Ordinance; (2) the Service and Assessment Plan and the 2022 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Initial Parcel.

- *Improvement Area #2A*

- The costs of the Improvement Area #2A Projects equal \$11,699,191² as shown on **Exhibit B-1**;
- The Improvement Area #2A Assessed Property receives special benefit from the Improvement Area #2A Projects equal to or greater than the Actual Cost of the Improvement Area #2A Projects;
- With the adoption of the 2022 Assessment Ordinance, the Improvement Area #2A Initial Parcel was allocated 100% of the Improvement Area #2A Assessment levied for the Improvement Area #2A Projects, which equaled \$11,025,000 (and which Assessment has been lowered to \$10,136,000), as shown on the Improvement Area #2A Assessment Roll attached hereto as **Exhibit H-1**;
- The special benefit ($\geq \$11,699,191$) received by the Improvement Area #2A Initial Parcel from the Improvement Area #2A Projects is equal to or greater than the amount of the Improvement Area #2A Assessment (\$10,136,000) levied on the Improvement Area #2A Initial Parcel for the Improvement Area #2A Projects; and
- At the time the City Council approved the Service and Assessment Plan, the Developer owned 100% of the Improvement Area #2A Initial Parcel. The Developer acknowledged that the Improvement Area #2A Projects confer a special benefit on the Improvement Area #2A Initial Parcel and consented to the imposition of the Improvement Area #2A Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2022 Assessment Ordinance; (2) the Service and Assessment Plan and the 2022 Assessment Ordinance; and (3) the levying of the Improvement Area #2A Assessment on the Improvement Area #2A Initial Parcel.

- *Improvement Area #2 – Remainder Property*

² Inclusive of changes to the original costs as shown on **Exhibit B-1**.

- The costs of the Improvement Area #2 – Remainder Property Projects equal \$4,241,421 as shown on **Exhibit B-2**;
- The Improvement Area #2 – Remainder Property Assessed Property receives special benefit from the Improvement Area #2 – Remainder Property Projects equal to or greater than the Actual Cost of the Improvement Area #2 – Remainder Property Projects;
- The Improvement Area #2 – Remainder Property Initial Parcel will be allocated 100% of the Improvement Area #2 – Remainder Property Appropriation for the Improvement Area #2 – Remainder Property Projects, which equals \$4,241,421 as shown on **Exhibit B-2**, of which all or a portion of such amount is expected to be levied by the City at a later date; and
- At the time the City Council approved this 2023 Amended and Restated Service and Assessment Plan, the Developer owned 100% of the Improvement Area #2 – Remainder Property Initial Parcel. The Developer acknowledged that the Improvement Area #2 – Remainder Property Projects confer a special benefit on the Improvement Area #2 – Remainder Property Initial Parcel and consented to the imposition of the Improvement Area #2 – Remainder Property Appropriation in anticipation of a future levy by the City Council to pay for all or a portion of the Improvement Area #2 – Remainder Property Appropriation of Costs of Improvement Area #2 – Remainder Property Projects associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein; (2) this 2023 Amended and Restated Service and Assessment Plan; and (3) the Appropriation of Costs on the Improvement Area #2 – Remainder Property Initial Parcel.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

The interest on the Improvement Area #2A Assessment securing the Improvement Area #2A Reimbursement Obligation shall be collected at rates established under the Improvement Area #2A Reimbursement Agreement as part of the Improvement Area #2A Annual Installment. Additional Interest cannot be collected on the Improvement Area #2A Assessment securing the Improvement Area #2A Reimbursement Obligation.

F. TIRZ No. 4 Annual Credit Amount

The City Council has agreed to use a portion of TIRZ No. 4 Revenues (the “TIRZ No. 4 Annual Credit Amount”) generated from each Assessed Property to offset a portion of such property’s Assessment, as applicable.

1. The Annual Installment for an Assessed Property shall receive a TIRZ No. 4 Annual Credit Amount equal to the TIRZ No. 4 Revenue generated by the Assessed Property for the previous Tax Year (e.g. TIRZ No. 4 Revenue collected from the Assessed Property for Tax Year 2022 shall be applied as the TIRZ No. 4 Annual Credit Amount applicable to the Assessed Property’s Improvement Area #1 Annual Installment to be collected in Tax Year 2023), but in no event shall the TIRZ No. 4 Annual Credit Amount exceed the TIRZ No. 4 Maximum Annual Credit Amount as calculated on **Exhibit F** for each Assessed Property.
2. The TIRZ No. 4 Maximum Annual Credit Amount available to reduce the Annual installment for an Assessed Property is calculated for each Lot Type, as shown on **Exhibit F**. The TIRZ No. 4 Maximum Annual Credit Amount is calculated to be fifty percent (50%) of the City’s ad valorem tax rate. The resulting TIRZ No. 4 Maximum Annual Credit Amount for each Lot Type in Improvement Area #1 and Improvement Area #2A is shown in **Exhibit F**. This section shall be updated if and when Assessments are levied on the Improvement Area #2 – Remainder Property.
3. After the TIRZ No. 4 Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Assessed Property, any excess TIRZ No. 4 Revenues available from the TIRZ No. 4 PID Account shall be held in a segregated account by the City and shall be used in accordance with the TIRZ No. 4 Project and Finance Plan.

Section VI: Terms of the Assessments

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property, as provided by the Developer. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, and Lot Type 4 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property

E= the number of newly subdivided Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value for each Lot to be create after recording the subdivision plat as of the date of the subdivision plat is anticipated to be recorded. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Value for Lot Type 1, Lot Type 2, Lot Type 3, and Lot Type 4 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Parcel or Lot, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel or portion there of shall pay to the City the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit J.**

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the Project Fund, relating to the PID Bonds, that are not expected to be used for purposes of the Project Fund to redeem outstanding PID Bonds, unless otherwise directed by the applicable Indenture. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall not, however, be reduced to an amount less than the amount required to pay all debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment. If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual

Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

For purposes of Prepayments, the Improvement Area #2A Reimbursement Obligation is and will remain subordinated to (i) the Improvement Area #2A Bonds and (ii) any additional PID Bonds secured by a parity lien on the Improvement Area #2A Assessments issued to refinance all or a portion of the Improvement Area #2A Reimbursement Obligation. For purposes of Prepayments, additional PID Bonds issued to refinance all or a portion of the Improvement Area #2A Reimbursement Obligation will be on parity with the Improvement Area #2A Bonds.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit G-2** shows the projected Improvement Area #1 Annual Installments, and **Exhibit H-2** shows the projected Improvement Area #2A Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property not including any Non-Benefitted Property or non-assessed property, as shown by the Collin Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad

valorem taxes due and owing to the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment on the property tax bill shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act, or other applicable law.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**"), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2023 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required

Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remainder Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

Section VII: Assessment Roll

The Improvement Area #1 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the

Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Improvement Area #2A Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #2A Assessment Roll and Improvement Area #2A Annual Installments for each Parcel as part of each Annual Service Plan Update.

Section VIII: Additional Provisions

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2023 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, said owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of the year following City Council's approval of the calculation. Otherwise, said owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days of such receipt of a written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council take such corrective action as is authorized by the PID Act, this 2023 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2023 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2023 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2023 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2023 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf

of and at the direction of the City Council; and (3) interpret the provisions of this 2023 Amended and Restated Service and Assessment Plan. Interpretations of this 2023 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this 2023 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the district. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the city Council, the City shall file and record in the real property records of the County the 2022 Assessment Ordinance of this 2023 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2023 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2023 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

Exhibits

The following Exhibits are attached to and made a part of this 2023 Amended and Restated Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1
Exhibit A-3	Maps of Improvement Area #1 Initial Parcel Remainder Area
Exhibit A-4	Map of Improvement Area #2
Exhibit A-5	Map of Improvement Area #2A
Exhibit A-6	Map of Improvement Area #2 - Remainder Property
Exhibit A-7	Improvement Area #1 Lot Type Classification Map
Exhibit A-8	Improvement Area #2A Lot Type Classification Map
Exhibit B-1	Authorized Improvements
Exhibit B-2	Appropriation of Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F	TIRZ No. 4 Maximum Annual Credit Amount
Exhibit G-1	Improvement Area #1 Assessment Roll
Exhibit G-2	Improvement Area #1 Annual Installments
Exhibit H-1	Improvement Area #2A Assessment Roll
Exhibit H-2	Improvement Area #2A Projected Annual Installments
Exhibit I-1	Maps of Improvement Area #1 Improvements
Exhibit I-2	Maps of Improvement Area #2 Improvements
Exhibit I-3	Maps of Improvement Area #2A Improvements
Exhibit J	Form of Notice of PID Assessment Termination
Exhibit K	Debt Service Schedule for the Improvement Area #1 Bonds
Exhibit L-1	District Legal Description
Exhibit L-2	Improvement Area #1 Legal Description
Exhibit L-3	Improvement Area #2 Legal Description
Exhibit L-4	Improvement Area #2A Legal Description
Exhibit L-5	Improvement Area #2 - Remainder Property Legal Description

Appendices

The following Appendices are attached to and made a part of this 2023 Amended and Restated Service and Assessment Plan for all purposes:

Appendix A Engineer's Report

Appendix B Buyer Disclosures

Exhibit A-1 – Map of the District

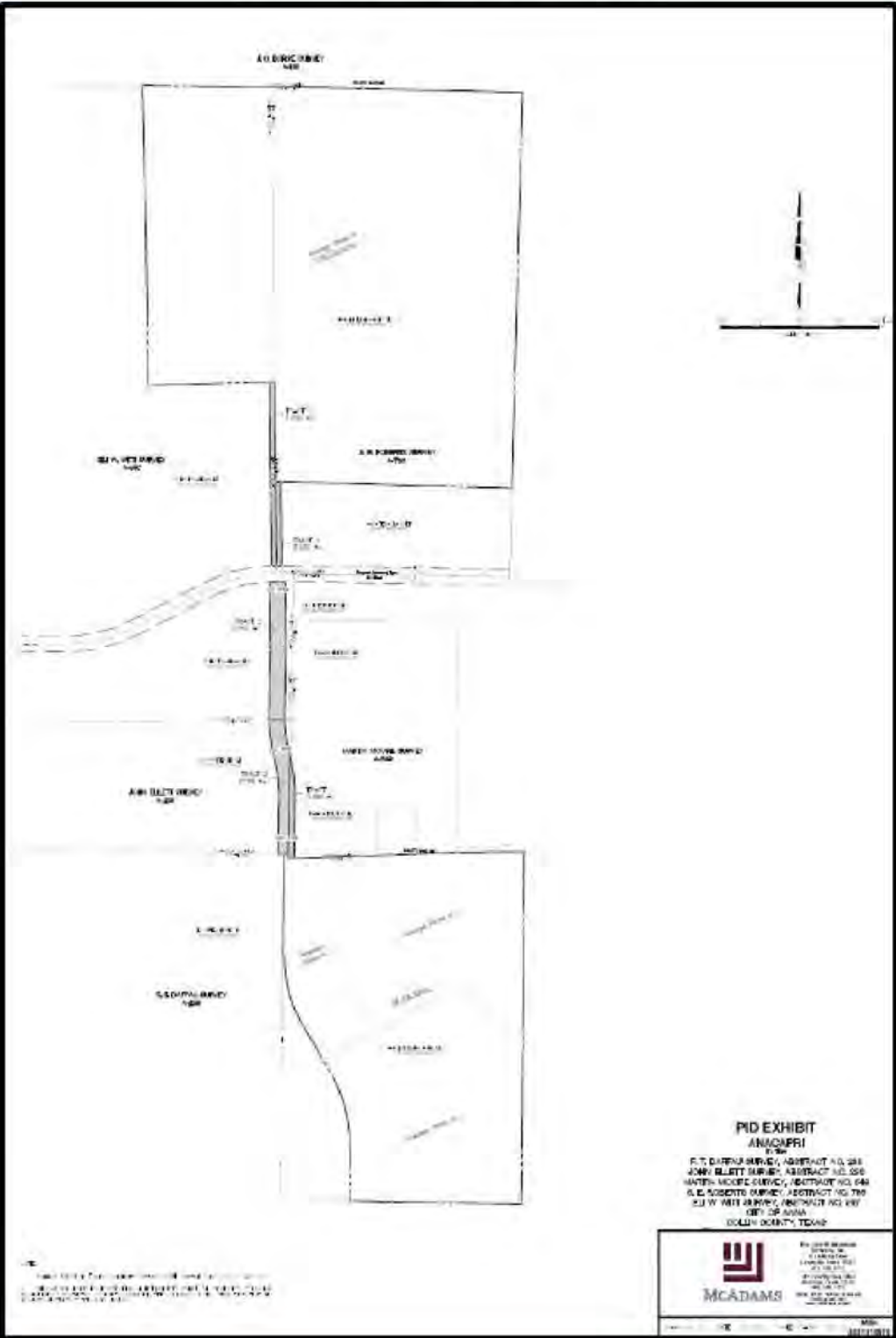
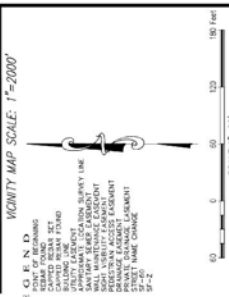


Exhibit A-2 – Map of Improvement Area #1



Exhibit A-3 – Maps of Improvement Area #1 Initial Parcel Remainder Property

[Remainder of page left intentionally blank.]



FINAL PLAT

lots 5-12, Block H, Lots 1-20, &
Block I | lots 1-33 & 1X Block I

Block M, Lots 1-45, & 1X, Block N,

**s 1-16, Block Q, Lots 1-25, Block
& Lot 1X, Block S**

SF-60, 112 SF-Z, & 7 COMMON AR in the

CITY OF ANNA
COLLIN COUNTY, TEXAS

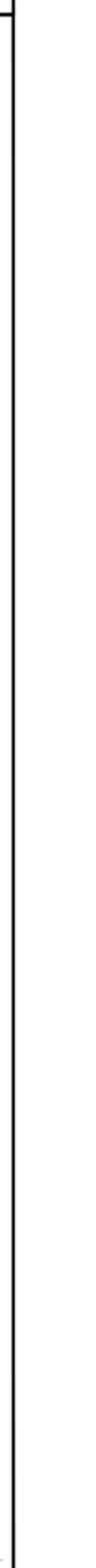
Company, Inc.
111 Hillside Drive
Louisville, Texas 75057
972.436.0712

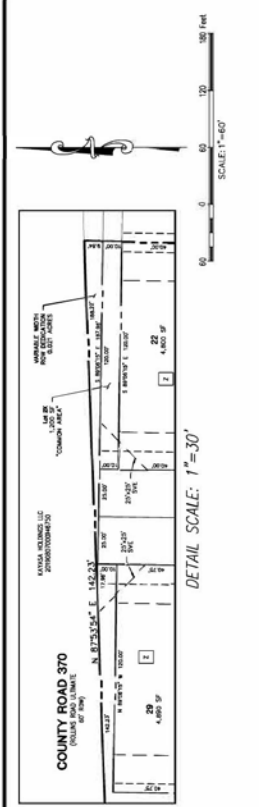
MICADAMS
140 E. 18TH ST. 14TH FL. NEW YORK, NY 10003
www.garcon.com
www.micadams.com

[illegible]

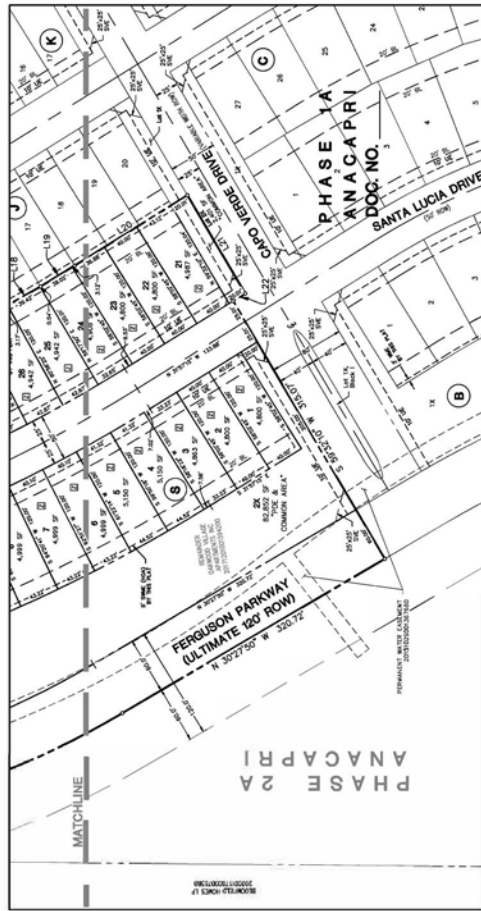
R. SPENCER HED, BATTLE 700
 L.A.S., TEXAS 75001
 1. Q140 206-4233
 name MATT HODD

100



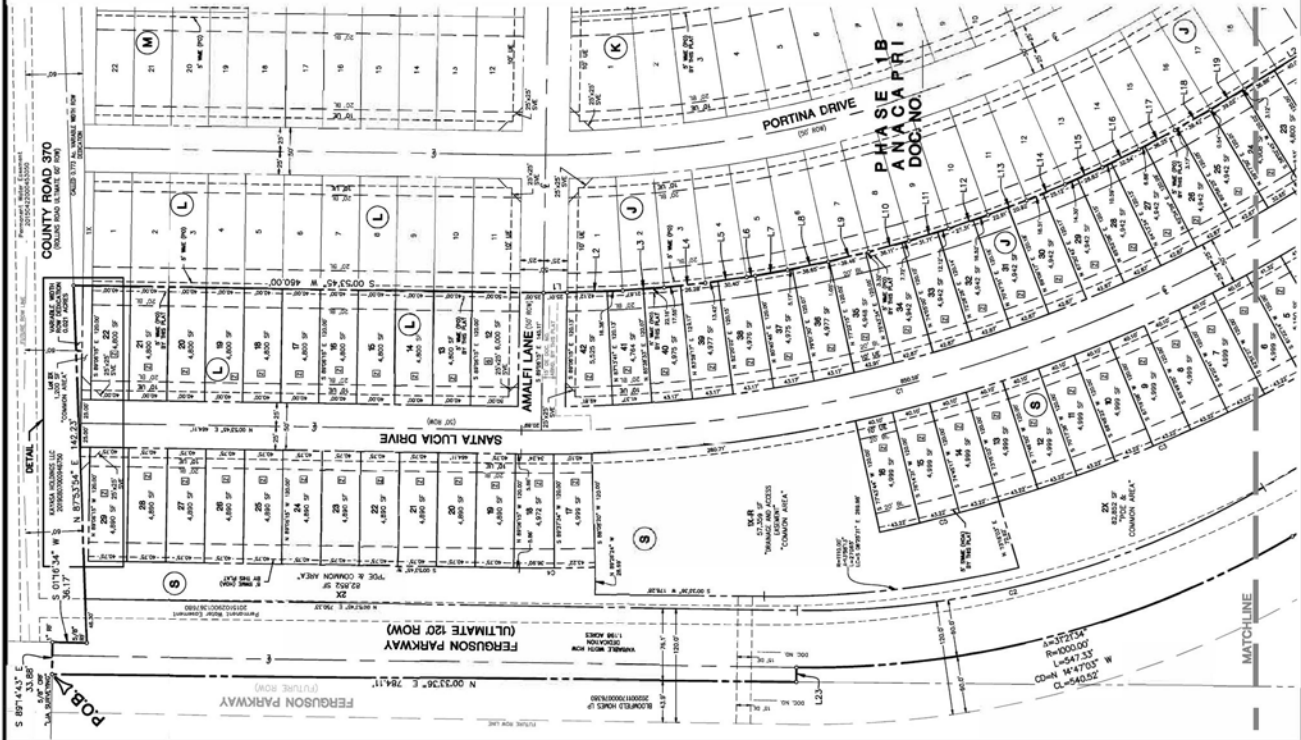
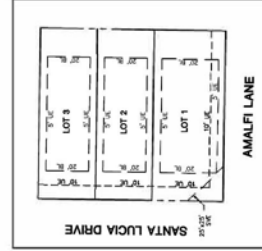


- | | | |
|--------|----|------------------------------------|
| P.O.B. | == | POINT OF BEGINNING |
| REF | == | REFER TO |
| RTS | == | RIGHTS SET |
| CR | == | CAPITAL |
| CBT | == | CAPITAL BEARING TRUST |
| BL | == | BUILDING LINE |
| UE | == | UTILITY EASEMENT |
| US | == | UTILITY SURVEY LINE |
| SS | == | SANITARY SEWER EASEMENT |
| WAL | == | WALL MAINTENANCE EASEMENT |
| SHM | == | SHELFING WALL MAINTENANCE EASEMENT |
| DR | == | DRIVEWAY ACCESS EASEMENT |
| PAE | == | PODCASTER ACCESS EASEMENT |
| OE | == | ORANGE EASEMENT |
| POC | == | PRIVATE ORANGE EASEMENT |
| ST-7 | == | ST-7 |



LIFT / BLOCK ANALYSIS		LINE TABLE		LINE TABLE	
MARK	SHOULDER	BEARING	DIFFERENCE	MARK	BEARING
1	50.500	3.1	0.000000	131	3.2190000
2	1.956	3.2	0.000000	132	3.2270000
3	11.454	2.980	0.000000	133	3.2350000
4	2.500	3.0	0.000000	134	3.2430000
5	303.724	6.533	0.000000	135	3.2510000
6	70.432	6.533	0.000000	136	3.2590000
7	1.925	6.533	0.000000	137	3.2670000
8	79.425	6.533	0.000000	138	3.2750000
9	2.584	6.533	0.000000	139	3.2830000
10	44.671	6.533	0.000000	140	3.2910000
11	14.777	6.533	0.000000	141	3.2990000
12	1.925	6.533	0.000000	142	3.3070000
13	79.425	6.533	0.000000	143	3.3150000
14	2.584	6.533	0.000000	144	3.3230000
15	44.671	6.533	0.000000	145	3.3310000
16	14.777	6.533	0.000000	146	3.3390000
17	1.925	6.533	0.000000	147	3.3470000
18	79.425	6.533	0.000000	148	3.3550000
19	2.584	6.533	0.000000	149	3.3630000
20	44.671	6.533	0.000000	150	3.3710000
21	14.777	6.533	0.000000	151	3.3790000
22	1.925	6.533	0.000000	152	3.3870000
23	79.425	6.533	0.000000	153	3.3950000
24	2.584	6.533	0.000000	154	3.4030000
25	44.671	6.533	0.000000	155	3.4110000
26	14.777	6.533	0.000000	156	3.4190000
27	1.925	6.533	0.000000	157	3.4270000
28	79.425	6.533	0.000000	158	3.4350000
29	2.584	6.533	0.000000	159	3.4430000
30	44.671	6.533	0.000000	160	3.4510000
31	14.777	6.533	0.000000	161	3.4590000
32	1.925	6.533	0.000000	162	3.4670000
33	79.425	6.533	0.000000	163	3.4750000
34	2.584	6.533	0.000000	164	3.4830000
35	44.671	6.533	0.000000	165	3.4910000
36	14.777	6.533	0.000000	166	3.4990000
37	1.925	6.533	0.000000	167	3.5070000
38	79.425	6.533	0.000000	168	3.5150000
39	2.584	6.533	0.000000	169	3.5230000
40	44.671	6.533	0.000000	170	3.5310000
41	14.777	6.533	0.000000	171	3.5390000
42	1.925	6.533	0.000000	172	3.5470000
43	79.425	6.533	0.000000	173	3.5550000
44	2.584	6.533	0.000000	174	3.5630000
45	44.671	6.533	0.000000	175	3.5710000
46	14.777	6.533	0.000000	176	3.5790000
47	1.925	6.533	0.000000	177	3.5870000
48	79.425	6.533	0.000000	178	3.5950000
49	2.584	6.533	0.000000	179	3.6030000
50	44.671	6.533	0.000000	180	3.6110000
51	14.777	6.533	0.000000	181	3.6190000
52	1.925	6.533	0.000000	182	3.6270000
53	79.425	6.533	0.000000	183	3.635

CURVE	RADIUS	DELTA (INCH)	ARC LENGTH	LONG CHORD
C1	1032.00'	32.9348"	800.58'	N 17.5721° E, 838.53'
C2	940.00'	31.7134"	914.48'	N 14.9703° E, 508.09'
C3	1688.00'	1.9914°	83.82'	N 27.9788° E, 43.27'
C4	1688.00'	1.9111°	38.86'	N 07.0733° E, 38.86'



FINAL PLAT
ANACAPRI, PHASE 1C
Lots 21-42, & 2X, Block J, Lots 12-22, & 2X,

ANACAPRI, PHASE 1C
 Lots 21-42, & 2X, Block J, Lots 12-22, & 2X,
 Block L & Lots 1-29, 1X-R, & 2X, Block S
 14,717 Total Acres
 1 SF-60, 61 SF-Z, & 4 COMMON AREAS
 in the
 F. T. DAFEAU SURVEY, ABSTRACT NO. 288

F. T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

HAZ 1 of 2



McADAMS

The John R. McAdams
Corporation, Inc.
111 Hinkle Drive
Lawrence, Texas 75057
972.635.9712

201 Country View Drive
Houston, Texas 77058
940.240.1912

TW: 1982 THAS, 1034440
FAX: 1982 THAS, 1034440
www.mcadams.com

DRAWN BY: BC	DATE: 8/2/2021	SCALE: 1"=50'	JOB. NO.	MEGATEL
--------------	----------------	---------------	----------	---------

CHIEF DEVELOPER
MICHAEL HODGE
2701 CEDAR SPRING RD, SUITE 100
DALLAS, TEXAS 75201
PH. (214) 399-4333
Contact: MATT HODGE
MATT.HODGE@MEDIATEL.COM

TYPICAL LOT DETAIL SCALE: 1"=40'

Exhibit A-4 – Map of Improvement Area #2

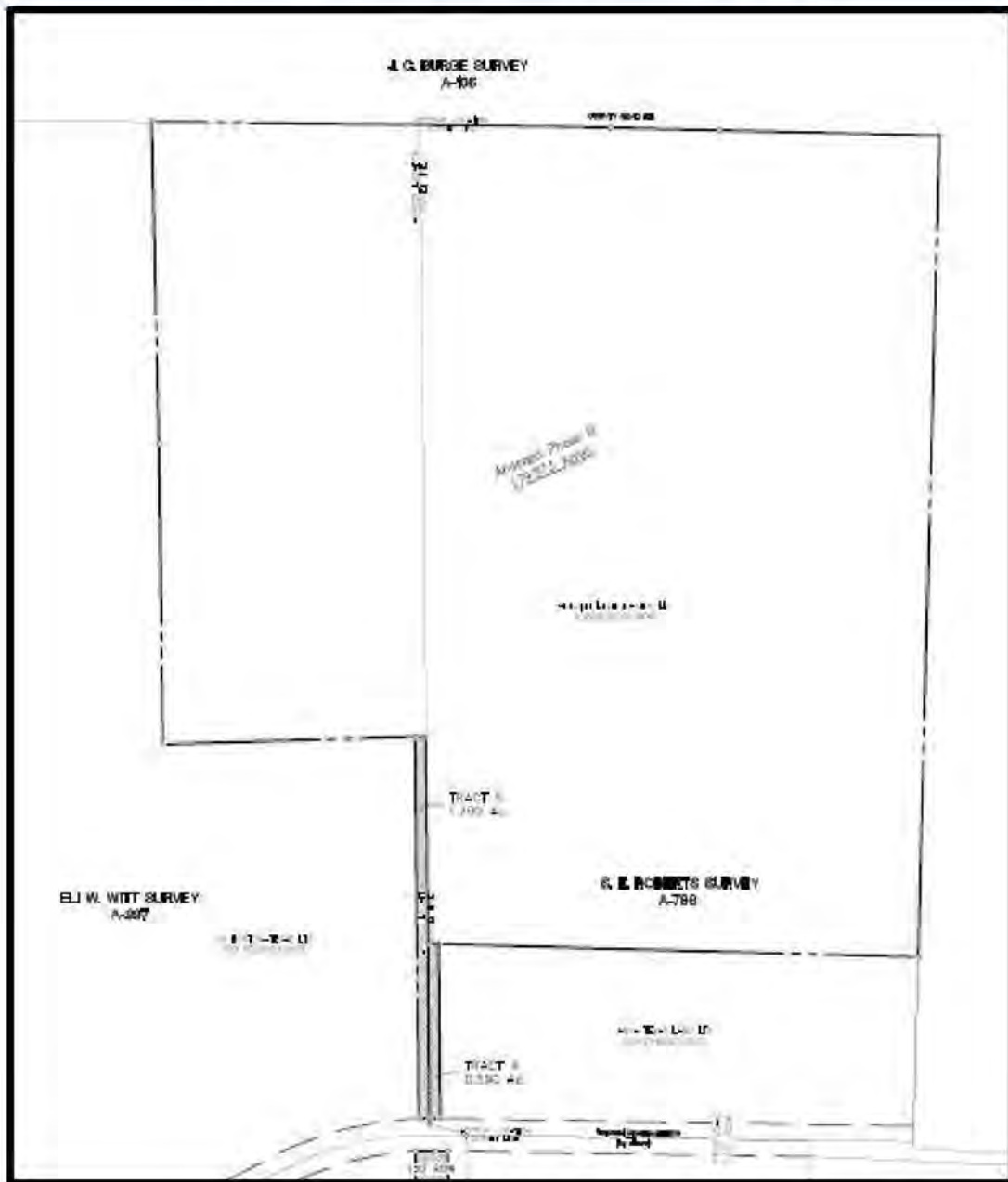


Exhibit A-5 – Map of Improvement Area #2A

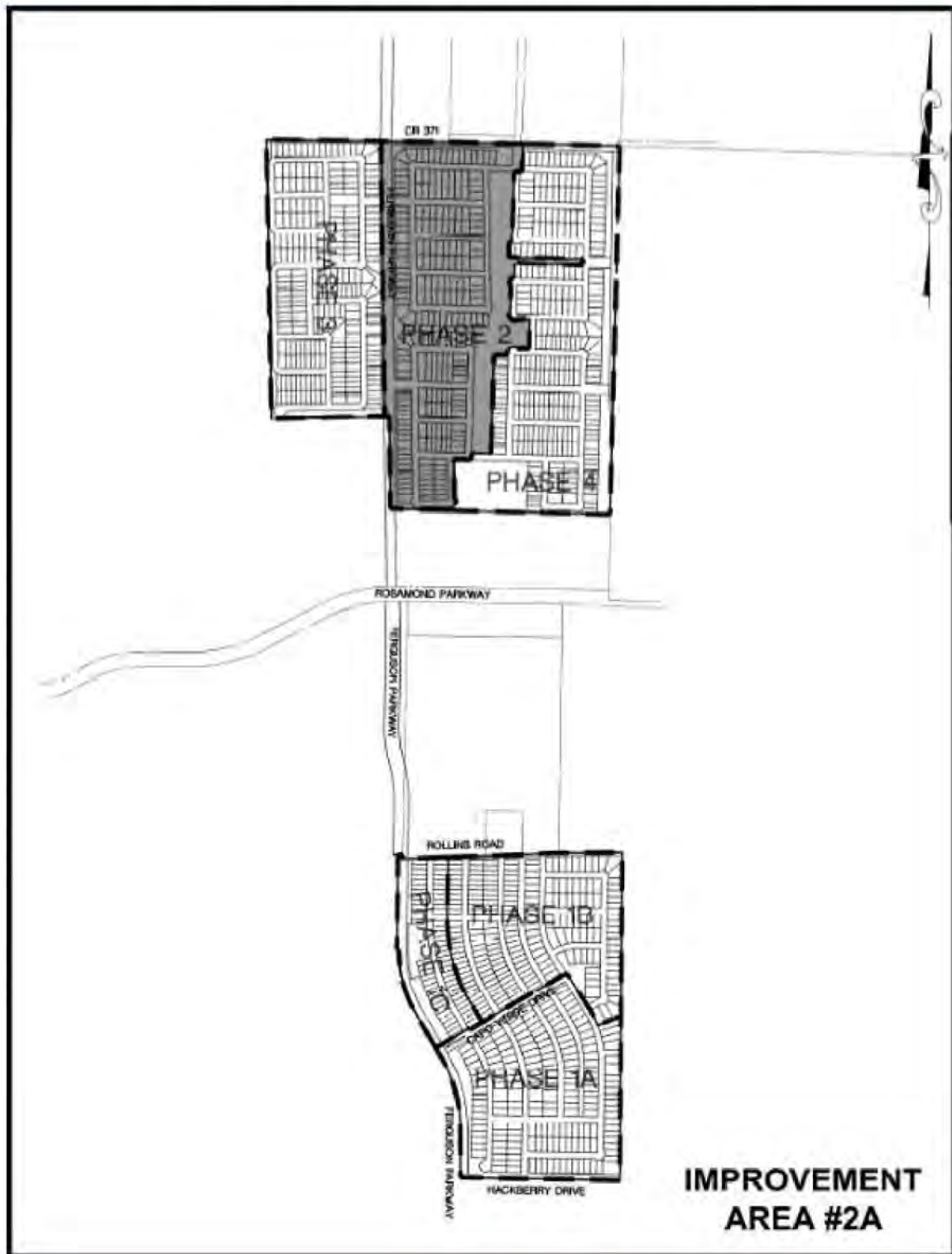


Exhibit A-6 – Map of Improvement Area #2 – Remainder Property

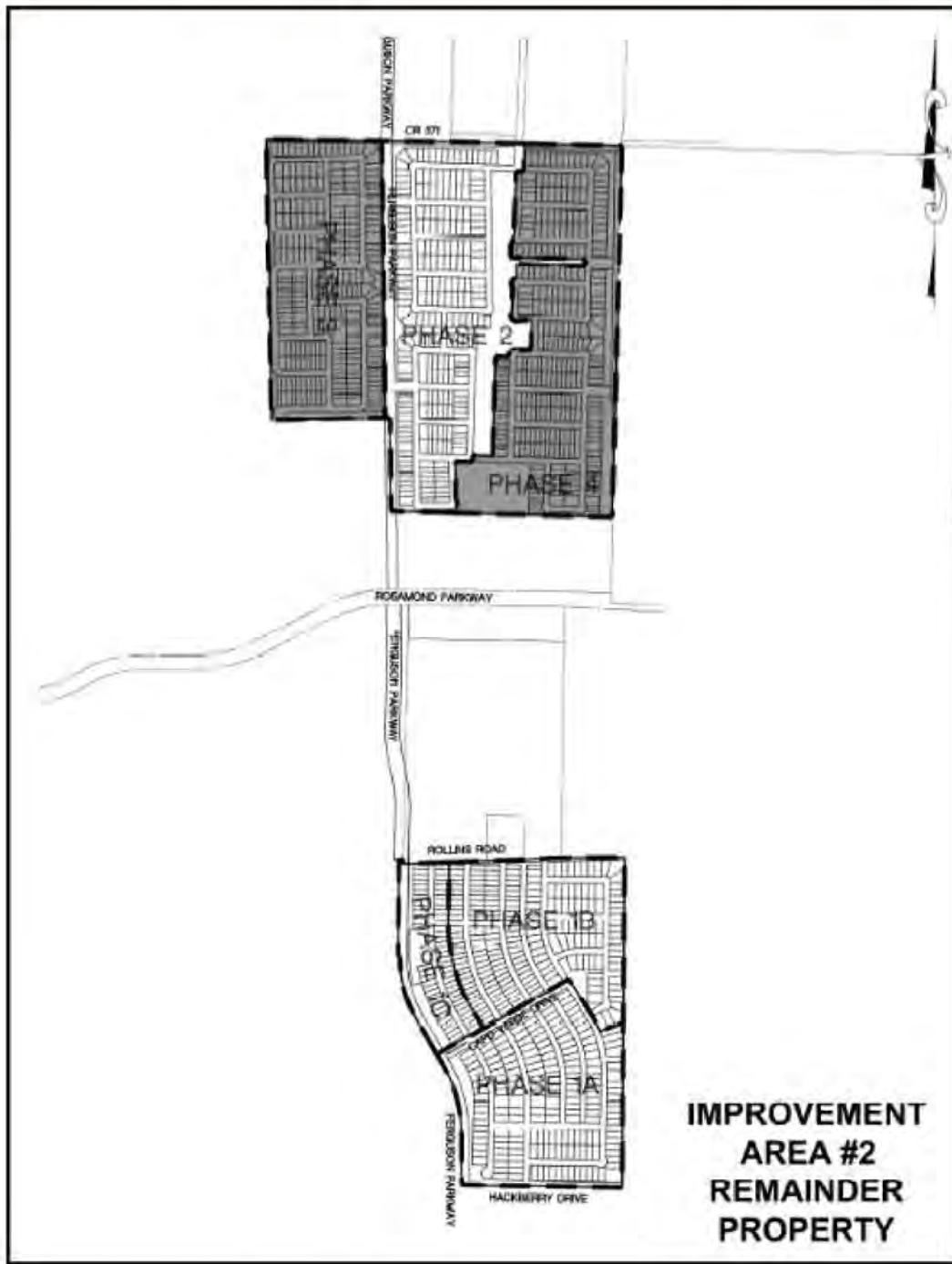


Exhibit A-7 – Phase 1A Plat

[Remainder of page left intentionally blank.]

Exhibit B-1 – Authorized Improvements

	Original Costs	Change in Costs	Updated Total Costs	Non-Assessed Property ²	Private	District Eligible Costs	Improvement Area #1 % Cost	Improvement Area #2A % Cost	Improvement Area #2 - Remainder Property % Cost
Improvement Area #1 Improvements									
Roadway Improvements	\$ 6,043,595	\$ (2,808)	\$ 6,040,788	\$ 553,401	\$ -	\$ 5,487,387	100.00%	0.00%	0.00%
Water Systems	1,969,400	(254,478)	1,714,922	47,328	-	1,667,593	100.00%	-	0.00%
Sanitary Sewer	1,447,746	16,448	1,464,193	-	-	1,464,193	100.00%	-	0.00%
Storm Sewer	3,312,295	1,895,808	5,208,102	401,603	-	4,806,499	100.00%	-	0.00%
Site Fencing, Retaining Walls, Landscape	1,632,574	(511,719)	1,120,855	186,704	-	934,151	100.00%	-	0.00%
Soft Costs ⁴	5,289,506	(685,646)	4,603,861	399,473	-	4,204,388	100.00%	-	0.00%
	\$ 19,695,116	\$ 457,605	\$ 20,152,720	\$ 1,588,509	\$ -	\$ 18,564,211		\$ -	
Improvement Area #2 Improvements¹									
Roadway Improvements	\$ 1,218,858	\$ (20,411)	\$ 1,198,447	\$ 202,537	\$ -	\$ 995,909	0.00%	30.82%	69.18%
Water Systems	599,434	(77,742)	521,692	88,166	-	433,526	0.00%	30.82%	69.18%
Sanitary Sewer	3,396,100	(1,084,220)	2,311,880	390,708	-	1,921,172	0.00%	30.82%	69.18%
Storm Sewer	1,415,844	(92,213)	1,323,631	223,694	-	1,099,937	0.00%	30.82%	69.18%
Site Fencing, Retaining Walls, Landscape	472,510	220,430	692,940	117,107	-	575,833	0.00%	30.82%	69.18%
Soft Costs ⁴	1,273,591	55,835	1,329,426	224,673	-	1,104,753	0.00%	30.82%	69.18%
	\$ 8,376,337	\$ (998,321)	\$ 7,378,015	\$ 1,246,885	\$ -	\$ 6,131,131		\$ 1,889,710	\$ 4,241,421
Improvement Area #2A Improvements									
Roadway Improvements	\$ 4,149,405	\$ (204,345)	\$ 3,945,060	\$ -	\$ -	\$ 3,945,060	100.00%	100.00%	0.00%
Water Systems	921,494	-	921,494	-	-	921,494	100.00%	100.00%	0.00%
Sanitary Sewer	767,152	-	767,152	-	-	767,152	100.00%	100.00%	0.00%
Storm Sewer	841,028	-	841,028	-	-	841,028	100.00%	100.00%	0.00%
Site Fencing, Retaining Walls, Landscape	585,155	-	585,155	-	-	585,155	100.00%	100.00%	0.00%
Soft Costs ⁴	1,958,528	791,064	2,749,592	-	-	2,749,592	100.00%	100.00%	0.00%
	\$ 9,222,763	\$ 586,719	\$ 9,809,482	\$ -	\$ -	\$ 9,809,482		\$ -	\$ -
Private Improvements									
Private Improvements	\$ 5,574,053	\$ (450,240)	\$ 5,123,813	\$ -	\$ 5,123,813	\$ -	-	\$ -	\$ -
	\$ 5,574,053	\$ (450,240)	\$ 5,123,813	\$ -	\$ 5,123,813	\$ -	-	\$ -	\$ -
Bond Issuance Costs³									
Debt Service Reserve Fund	\$ 2,415,300	\$ (674,751)	\$ 1,740,549	\$ -	\$ -	\$ 1,740,549	-	\$ -	\$ -
Underwriter's Discount	884,850	(224,560)	660,290	-	-	660,290	-	-	-
Cost of Issuance	1,990,200	(921,086)	1,069,114	-	-	1,069,114	-	-	-
	\$ 5,290,350	\$ (1,820,397)	\$ 3,469,953	\$ -	\$ -	\$ 3,469,953	-	\$ -	\$ -
Other Costs									
Deposit to Administrative Fund	\$ 80,000	\$ (40,000)	\$ 40,000	\$ -	\$ -	\$ 40,000	-	\$ -	\$ -
	\$ 80,000	\$ (40,000)	\$ 40,000	\$ -	\$ -	\$ 40,000	-	\$ -	\$ -
Total	\$ 48,238,618	\$ (2,264,635)	\$ 45,973,983	\$ 2,835,394	\$ 5,123,813	\$ 38,014,776	\$ 22,074,164	\$ 11,699,191	\$ 4,241,421

Footnotes:
(1) Costs based on Engineer's Report, attached hereto as **Appendix A**.
(2) Non-Assessed Property allocated 16.90% of Improvement Area #1 Improvements that benefit the Non-Assessed Property (\$9,399,462 * 16.90% = \$1,588,509), and 16.90% of all Improvement Area #2 Improvements (\$7,378,015 * 16.90% = \$1,246,885) based on Estimated Buildout Value.
(3) Allocation of Improvement Area #2 Improvements based on Estimated Buildout Value.
(4) Soft Costs includes Soft Costs and Contingency as detailed in the Engineer's Report.
(5) Original Bond Issuance Costs were preliminary and subject to change. Bond Issuance Costs have been updated to reflect the anticipated actual cost.

Exhibit B-2 – Appropriation of Costs

Improvement Area	Improvement Area #1 Improvements		Improvement Area #2 Improvements		Improvement Area #2A Improvements		Total Appropriation for Future Funding ¹
	%	Costs	2%	Costs	%	Costs	
Improvement Area #1	100.00%	\$ 18,564,211	0.00%	\$ -	0.00%	\$ -	\$ -
Improvement Area #2A	0.00%	\$ -	30.82%	\$ 1,889,710	100.00%	\$ 9,809,482	\$ -
Improvement Area #2 - Remainder Property	0.00%	\$ -	69.18%	\$ 4,241,421	0.00%	\$ -	\$ 4,241,421.23
Total	100.00%	\$ 18,564,211	100.00%	\$ 6,131,131	100.00%	\$ 9,809,482	

Footnotes:

- (1) Reimbursable in part or in full from future Assessments levied in the Improvement Area #2 - Remainder Property.
 (2) The costs of Improvement Area #2 Improvements appropriated to the Improvement Area #2 - Remainder Property are calculated based on Estimated Buildout Value.

Exhibit C – Service Plan

		Improvement Area #1			
Annual Installments Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027
Improvement Area #1 Bonds					
Principal		\$ 354,000.00	\$ 234,000.00	\$ 251,000.00	\$ 269,000.00
Interest		1,284,878.44	1,443,652.50	1,427,272.50	1,409,702.50
(1)		\$ 1,638,878.44	\$ 1,677,652.50	\$ 1,678,272.50	\$ 1,678,702.50
Annual Collection Costs	(2)	\$ 39,121.15	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32
Additional Interest ¹	(3)	\$ -	\$ 99,945.00	\$ 98,775.00	\$ 97,520.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,677,999.59	\$ 1,818,397.50	\$ 1,818,663.50	\$ 1,818,670.82

		Improvement Area #2A			
Annual Installments Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027
Improvement Area #2A Reimbursement Obligation					
Principal		\$ 107,303.79	\$ 114,815.05	\$ 122,852.10	\$ 131,451.75
Interest		709,520.00	702,008.74	693,971.68	685,372.03
(1)		\$ 816,823.79	\$ 816,823.79	\$ 816,823.79	\$ 816,823.79
Annual Collection Costs	(2)	\$ 12,008.85	\$ 12,249.03	\$ 12,494.01	\$ 12,743.89
Additional Interest ¹	(3)	\$ -	\$ -	\$ -	\$ -
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 828,832.64	\$ 829,072.81	\$ 829,317.79	\$ 829,567.67

Footnotes:

(1) Additional Interest will not be charged on the Improvement Area #2A Reimbursement Obligation. In the event Improvement Area #2A Bonds are issued, the Service Plan and Assessment Roll shall be updated to reflect the Additional Interest collected for the Improvement Area #2A Bonds.

Exhibit D – Sources and Uses of Funds

	Sources of Funds					Improvement Area #2	
	Non-Assessed Property/Private Improvements	Improvement Area #1	Improvement Area #2A	Improvement Area #2 - Remainder Property	Total		
Improvement Area #1 Bonds¹							
Original Issue Discount	\$ -	\$ 20,343,000	\$ -	\$ -	\$ 20,343,000		
Improvement Area #2A Reimbursement Obligation	-	(393,047)	-	-	(393,047)		
Improvement Area #1 - Developer Contribution ²	-	-	10,136,000	-	10,136,000		
Improvement Area #2A - Developer Contribution ²	-	2,124,211	-	-	2,124,211		
Improvement Area #2 - Remainder Property Developer Contribution ³	-	-	1,563,191	-	1,563,191		
Developer Contribution - Non-Assessed Property ^{2,4}	2,835,394	-	-	4,241,421	4,241,421		
Developer Contribution - Private Improvements ²	5,123,813	-	-	-	2,835,394		
Total Sources	\$ 7,959,207	\$ 22,074,164	\$ 11,699,191	\$ 4,241,421	\$ 45,973,983		
Uses of Funds							
Improvement Area #1 Improvements⁴							
Improvement Area #2A Improvements	\$ 1,588,509	\$ 18,564,211	\$ -	\$ -	\$ 20,152,720		
Improvement Area #2 Improvements ⁴	1,246,885	-	9,809,482	-	9,809,482		
Private Improvements ²	5,123,813	-	1,889,710	4,241,421	7,378,015		
Bond Issuance Costs							
Debt Service Reserve Fund	\$ -	\$ 1,740,549	\$ -	\$ -	\$ 1,740,549		
Underwriter's Discount	-	660,290	-	-	660,290		
Cost of Issuance	-	1,069,114	-	-	1,069,114		
Other Costs							
Deposit to Administrative Fund	\$ -	\$ 3,469,953	\$ -	\$ -	\$ 3,469,953		
Total Uses	\$ 7,959,207	\$ 22,074,164	\$ 11,699,191	\$ 4,241,421	\$ 45,973,983		

Footnotes:

- (1) See Exhibit D-2 for all the reductions to the Improvement Area #1 Assessment.
- (2) Non-reimbursable to Developer from Assessments or PID Bonds.
- (3) Reimbursable in part or in full to Developer from Improvement Area #2 - Remainder Property Assessment.
- (4) (1) Non-Assessed Property allocated 16.90% of Improvement Area #1 Improvements that benefit the Non-Assessed Property (\$9,399,462 * 16.90% = \$1,588,509); and 16.90% of all Improvement Area #2 Improvements (\$7,378,015 * 16.90% = \$1,246,885) based on Estimated Buildout Value. Such improvements to be funded by Developer contribution for Non-Assessed Property.

Exhibit E – Maximum Assessment and Tax Rate Equivalent

Lot Type	Units ¹	Estimated Buildout Value ¹		Assessment		Average Annual Installment		Gross TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	
Improvement Area #1								
Lot Type 1 (40')	168	\$ 430,000	\$ 72,240,000	\$ 41,465	\$ 6,966,147	\$ 3,697	\$ 621,023	\$ 0.8597
Lot Type 2 (50')	289	\$ 480,000	\$ 138,720,000	\$ 46,287	\$ 13,376,853	\$ 4,126	\$ 1,192,529	\$ 0.8597
Improvement Area #1 Subtotal	457		\$ 210,960,000		\$ 20,343,000		\$ 1,813,552	
Improvement Area #2A								
Lot Type 3 (40')	91	\$ 430,000	\$ 39,130,000	\$ 39,909	\$ 3,631,734	\$ 3,052	\$ 277,753	\$ 0.7098
Lot Type 4 (50')	146	\$ 480,000	\$ 70,080,000	\$ 44,550	\$ 6,504,266	\$ 3,407	\$ 497,443	\$ 0.7098
Improvement Area #2A Subtotal	237		\$ 109,210,000		\$ 10,136,000		\$ 775,197	
Total	694		\$ 320,170,000		\$ 30,479,000			

Footnotes:

(1) Per information provided by the Developer.

Exhibit F – TIRZ No. 4 Maximum Annual Credit Amount

Lot Type	Units ¹	TIRZ No. 4			Net Tax Stack
		Gross TRE	Maximum Annual Credit Amount	Net TRE	
Improvement Area #1					
Lot Type 1 (40')	168	\$ 0.8597	\$ (1,098.04)	\$ 0.6043	\$ 2.6031
Lot Type 2 (50')	289	\$ 0.8597	\$ (1,225.72)	\$ 0.6043	\$ 2.6031
Improvement Area #1 Subtotal	457	\$ (538,704)			
Improvement Area #2A					
Lot Type 3 (40')	91	\$ 0.7098	\$ (1,098.04)	\$ 0.4545	\$ 2.4532
Lot Type 4 (50')	146	\$ 0.7098	\$ (1,225.72)	\$ 0.4545	\$ 2.4532
Improvement Area #2A Subtotal	237	\$ (278,877)			

Footnotes:

(1) Per information provided by the Developer.

Exhibit G-1 – Improvement Area #1 Assessment Roll

Property ID ¹	Lot Type	Phase	Legal Description		Outstanding Assessment	Annual Installment Due 1/31/2024 ¹
			Block	Lot Number		
2770352	Improvement Area #1 Initial					
	Parcel Remainder Area	Phase 1B, Phase 1C			\$ 11,502,242.32	\$ 948,766.55
TBD	2	Phase 1A	A	1	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	2	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	3	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	4	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	5	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	6	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	7	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	8	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	9	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	10	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	11	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	12	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	13	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	14	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	15	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	A	16	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	1	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	2	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	3	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	4	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	5	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	6	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	7	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	8	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	9	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	10	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	11	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	12	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	13	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	14	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	15	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	16	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	17	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	B	18	\$ 46,286.69	\$ 3,817.97
TBD	Non-Benefitted Property	Phase 1A	B	1X	\$ -	\$ -
TBD	2	Phase 1A	C	1	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	C	2	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	C	3	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	C	4	\$ 46,286.69	\$ 3,817.97

			Legal Description			
Property ID ¹	Lot Type	Phase	Block	Lot Number	Outstanding Assessment	Annual Installment Due 1/31/2024 ¹
TBD	2	Phase 1A	F	20	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	F	21	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	F	22	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	1	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	2	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	3	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	4	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	5	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	6	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	7	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	8	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	9	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	10	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	11	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	12	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	13	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	14	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	15	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	16	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	17	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	18	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	19	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	20	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	21	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	22	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	23	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	24	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	25	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	26	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	27	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	28	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	G	29	\$ 46,286.69	\$ 3,817.97
TBD	Non-Benefitted Property	Phase 1A	G	1X	\$ -	\$ -
TBD	2	Phase 1A	H	1	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	H	2	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	H	3	\$ 46,286.69	\$ 3,817.97
TBD	2	Phase 1A	H	4	\$ 46,286.69	\$ 3,817.97
TBD	Non-Benefitted Property	Phase 1A	I	1X	\$ -	\$ -
Total					\$ 20,343,000.00	\$ 1,677,998.82

Footnotes:

(1) The entire Improvement Area #1 Initial Parcel is contained within Property ID 2770352. For billing purposes, the Annual Installment due 1/31/2024 shall be allocated pro rata based on acreage.

Exhibit G-2 – Improvement Area #1 Annual Installment

Annual Installment Due 1/31	Principal	Interest ¹	Additional Interest	Reserve Fund	Annual Collection	Annual Installment ²
2024	\$ 354,000.00	\$ 1,284,878.44	\$ -	\$ -	\$ 39,121.15	\$ 1,677,999.59
2025	\$ 234,000.00	\$ 1,443,652.50	\$ 99,945.00	\$ -	\$ 40,800.00	\$ 1,818,397.50
2026	\$ 251,000.00	\$ 1,427,272.50	\$ 98,775.00	\$ -	\$ 41,616.00	\$ 1,818,663.50
2027	\$ 269,000.00	\$ 1,409,702.50	\$ 97,520.00	\$ -	\$ 42,448.32	\$ 1,818,670.82
2028	\$ 288,000.00	\$ 1,390,872.50	\$ 96,175.00	\$ -	\$ 43,297.29	\$ 1,818,344.79
2029	\$ 309,000.00	\$ 1,370,712.50	\$ 94,735.00	\$ -	\$ 44,163.24	\$ 1,818,610.74
2030	\$ 331,000.00	\$ 1,349,082.50	\$ 93,190.00	\$ -	\$ 45,046.50	\$ 1,818,319.00
2031	\$ 355,000.00	\$ 1,325,912.50	\$ 91,535.00	\$ -	\$ 45,947.43	\$ 1,818,394.93
2032	\$ 381,000.00	\$ 1,301,062.50	\$ 89,760.00	\$ -	\$ 46,866.38	\$ 1,818,688.88
2033	\$ 409,000.00	\$ 1,274,392.50	\$ 87,855.00	\$ -	\$ 47,803.71	\$ 1,819,051.21
2034	\$ 438,000.00	\$ 1,245,762.50	\$ 85,810.00	\$ -	\$ 48,759.78	\$ 1,818,332.28
2035	\$ 470,000.00	\$ 1,215,102.50	\$ 83,620.00	\$ -	\$ 49,734.98	\$ 1,818,457.48
2036	\$ 505,000.00	\$ 1,182,202.50	\$ 81,270.00	\$ -	\$ 50,729.68	\$ 1,819,202.18
2037	\$ 541,000.00	\$ 1,146,852.50	\$ 78,745.00	\$ -	\$ 51,744.27	\$ 1,818,341.77
2038	\$ 581,000.00	\$ 1,108,982.50	\$ 76,040.00	\$ -	\$ 52,779.16	\$ 1,818,801.66
2039	\$ 623,000.00	\$ 1,068,312.50	\$ 73,135.00	\$ -	\$ 53,834.74	\$ 1,818,282.24
2040	\$ 669,000.00	\$ 1,024,702.50	\$ 70,020.00	\$ -	\$ 54,911.43	\$ 1,818,633.93
2041	\$ 718,000.00	\$ 977,872.50	\$ 66,675.00	\$ -	\$ 56,009.66	\$ 1,818,557.16
2042	\$ 771,000.00	\$ 927,612.50	\$ 63,085.00	\$ -	\$ 57,129.85	\$ 1,818,827.35
2043	\$ 827,000.00	\$ 873,642.50	\$ 59,230.00	\$ -	\$ 58,272.45	\$ 1,818,144.95
2044	\$ 891,000.00	\$ 812,651.26	\$ 55,095.00	\$ -	\$ 59,437.90	\$ 1,818,184.16
2045	\$ 960,000.00	\$ 746,940.00	\$ 50,640.00	\$ -	\$ 60,626.66	\$ 1,818,206.66
2046	\$ 1,035,000.00	\$ 676,140.00	\$ 45,840.00	\$ -	\$ 61,839.19	\$ 1,818,819.19
2047	\$ 1,115,000.00	\$ 599,808.76	\$ 40,665.00	\$ -	\$ 63,075.97	\$ 1,818,549.73
2048	\$ 1,202,000.00	\$ 517,577.50	\$ 35,090.00	\$ -	\$ 64,337.49	\$ 1,819,004.99
2049	\$ 1,295,000.00	\$ 428,930.00	\$ 29,080.00	\$ -	\$ 65,624.24	\$ 1,818,634.24
2050	\$ 1,396,000.00	\$ 333,423.76	\$ 22,605.00	\$ -	\$ 66,936.72	\$ 1,818,965.48
2051	\$ 1,504,000.00	\$ 230,468.76	\$ 15,625.00	\$ -	\$ 68,275.45	\$ 1,818,369.21
2052	\$ 1,621,000.00	\$ 119,548.76	\$ 8,105.00	\$ (1,740,548.76)	\$ 69,640.96	\$ 77,745.96
Total	\$ 20,343,000.00	\$ 28,814,074.74	\$ 1,889,865.00	\$ (1,740,548.76)	\$ 1,550,810.60	\$ 50,857,201.58

Footnotes:

(1) Interest on the Improvement Area #1 Bonds is calculated at a 7.00%, and 7.375% rate for bonds maturing 2042 and 2052, respectively.

(2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Exhibit H-1 – Improvement Area #2A Assessment Roll

Property ID ¹	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2024 ¹
2759616	Improvement Area #2A Initial Parcel	\$ 3,558,452.95	\$ 290,978.88
2759795	Improvement Area #2A Initial Parcel	\$ 6,577,547.05	\$ 537,853.75
Total		\$ 10,136,000.00	\$ 828,832.64

Footnotes:

(1) The entire Improvement Area #2A Initial Parcel is contained within Property ID 2759616, and 2759795. For billing purposes, the Annual Installment due 1/31/2024 shall be allocated pro rata based on acreage.

Exhibit H-2 – Improvement Area #2A Projected Annual Installments

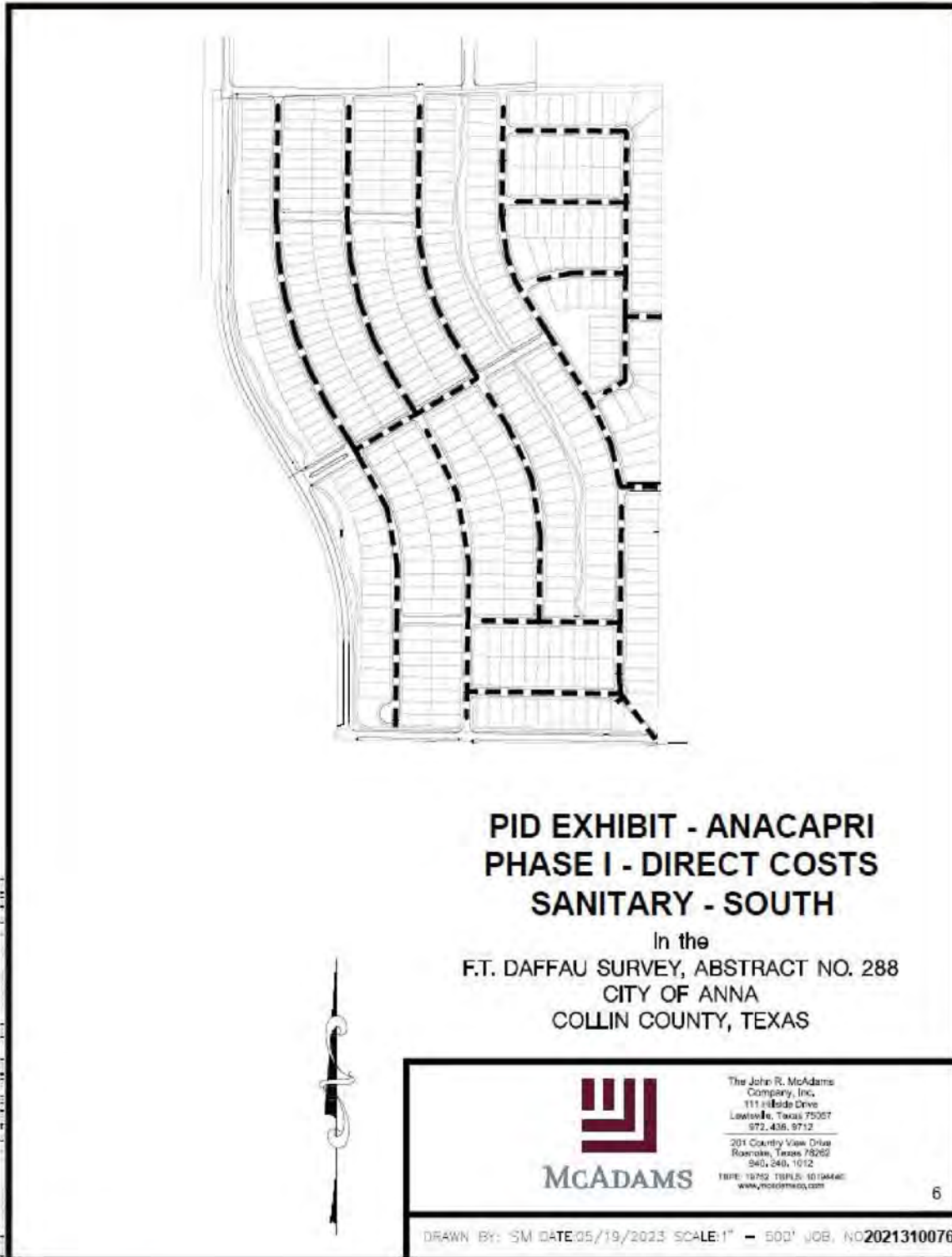
Annual Installment Due 1/31	Principal	Interest ¹	Annual Collection Costs	Annual Installment ²
2024	\$ 107,303.79	\$ 709,520.00	\$ 12,008.85	\$ 828,832.64
2025	\$ 114,815.05	\$ 702,008.74	\$ 12,249.03	\$ 829,072.81
2026	\$ 122,852.10	\$ 693,971.68	\$ 12,494.01	\$ 829,317.79
2027	\$ 131,451.75	\$ 685,372.03	\$ 12,743.89	\$ 829,567.67
2028	\$ 178,055.55	\$ 571,846.98	\$ 12,998.77	\$ 762,901.29
2029	\$ 188,596.44	\$ 561,306.09	\$ 13,258.74	\$ 763,161.27
2030	\$ 199,761.35	\$ 550,141.18	\$ 13,523.92	\$ 763,426.44
2031	\$ 211,587.22	\$ 538,315.31	\$ 13,794.39	\$ 763,696.92
2032	\$ 224,113.18	\$ 525,789.34	\$ 14,070.28	\$ 763,972.81
2033	\$ 237,380.68	\$ 512,521.84	\$ 14,351.69	\$ 764,254.21
2034	\$ 251,433.62	\$ 498,468.91	\$ 14,638.72	\$ 764,541.25
2035	\$ 266,318.49	\$ 483,584.04	\$ 14,931.50	\$ 764,834.02
2036	\$ 282,084.54	\$ 467,817.98	\$ 15,230.13	\$ 765,132.65
2037	\$ 298,783.95	\$ 451,118.58	\$ 15,534.73	\$ 765,437.25
2038	\$ 316,471.96	\$ 433,430.57	\$ 15,845.42	\$ 765,747.95
2039	\$ 335,207.10	\$ 414,695.43	\$ 16,162.33	\$ 766,064.86
2040	\$ 355,051.36	\$ 394,851.17	\$ 16,485.58	\$ 766,388.10
2041	\$ 376,070.40	\$ 373,832.13	\$ 16,815.29	\$ 766,717.82
2042	\$ 398,333.77	\$ 351,568.76	\$ 17,151.59	\$ 767,054.12
2043	\$ 421,915.13	\$ 327,987.40	\$ 17,494.63	\$ 767,397.15
2044	\$ 446,892.50	\$ 303,010.02	\$ 17,844.52	\$ 767,747.05
2045	\$ 473,348.54	\$ 276,553.99	\$ 18,201.41	\$ 768,103.94
2046	\$ 501,370.77	\$ 248,531.76	\$ 18,565.44	\$ 768,467.96
2047	\$ 531,051.92	\$ 218,850.61	\$ 18,936.75	\$ 768,839.27
2048	\$ 562,490.19	\$ 187,412.33	\$ 19,315.48	\$ 769,218.01
2049	\$ 595,789.61	\$ 154,112.91	\$ 19,701.79	\$ 769,604.32
2050	\$ 631,060.36	\$ 118,842.17	\$ 20,095.83	\$ 769,998.35
2051	\$ 668,419.13	\$ 81,483.39	\$ 20,497.74	\$ 770,400.27
2052	\$ 707,989.55	\$ 41,912.98	\$ 20,907.70	\$ 770,810.22
Total	\$ 10,136,000.00	\$ 11,878,858.30	\$ 465,850.13	\$ 22,480,708.43

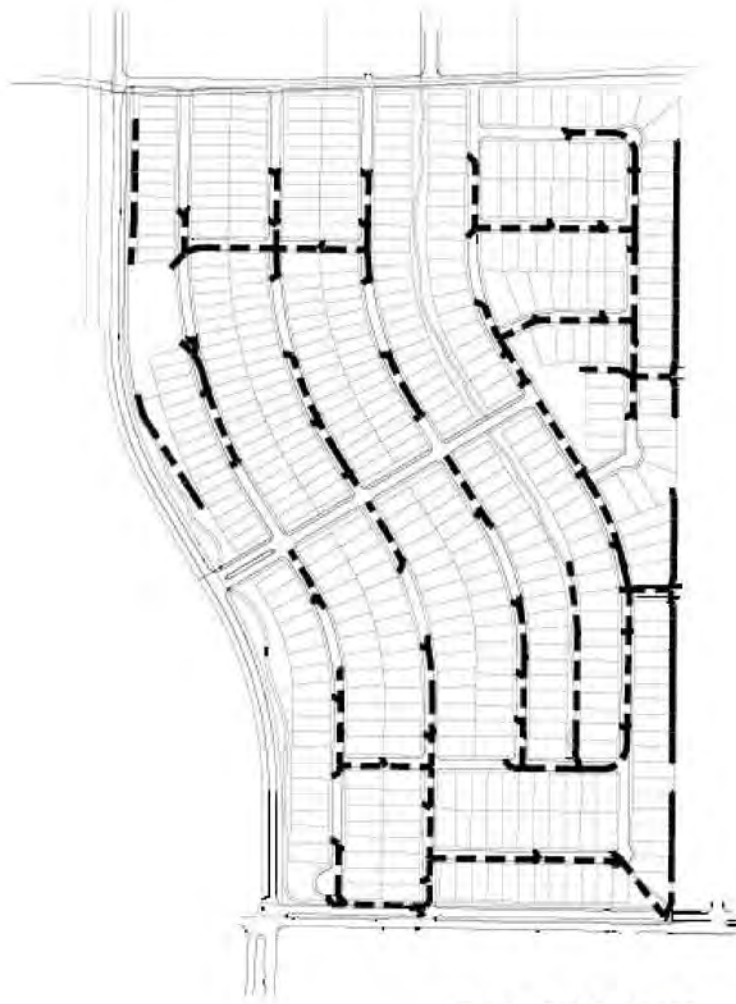
Footnotes:

1) Interest is calculated at 7.00% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act. Interest is calculated at 5.92% each year thereafter, which is 2% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act.

2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Exhibit I-1 – Maps of Improvement Area #1 Improvements





**PID EXHIBIT - ANACAPRI
PHASE I - DIRECT COST
STORM SEWER - SOUTH**

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



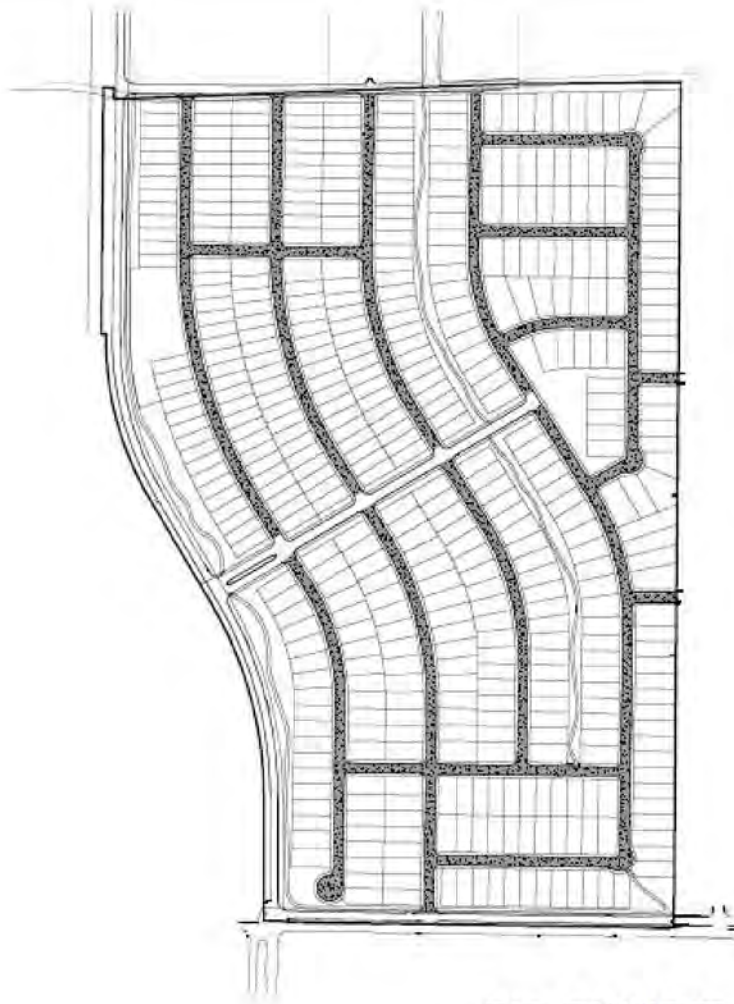
McADAMS

The John R. McAdams
Company, Inc.
111 Hilde Drive
Lewisville, Texas 75057
972.436.9742

201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBP# 15752 TBPUS 10194440
www.jrmc.com

11

DRAWN BY: SM DATE:05/19/2023 SCALE:1" = 500' JOB. NO 2021310076



PID EXHIBIT - ANACAPRI PHASE I - DIRECT COSTS PAVING - SOUTH

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

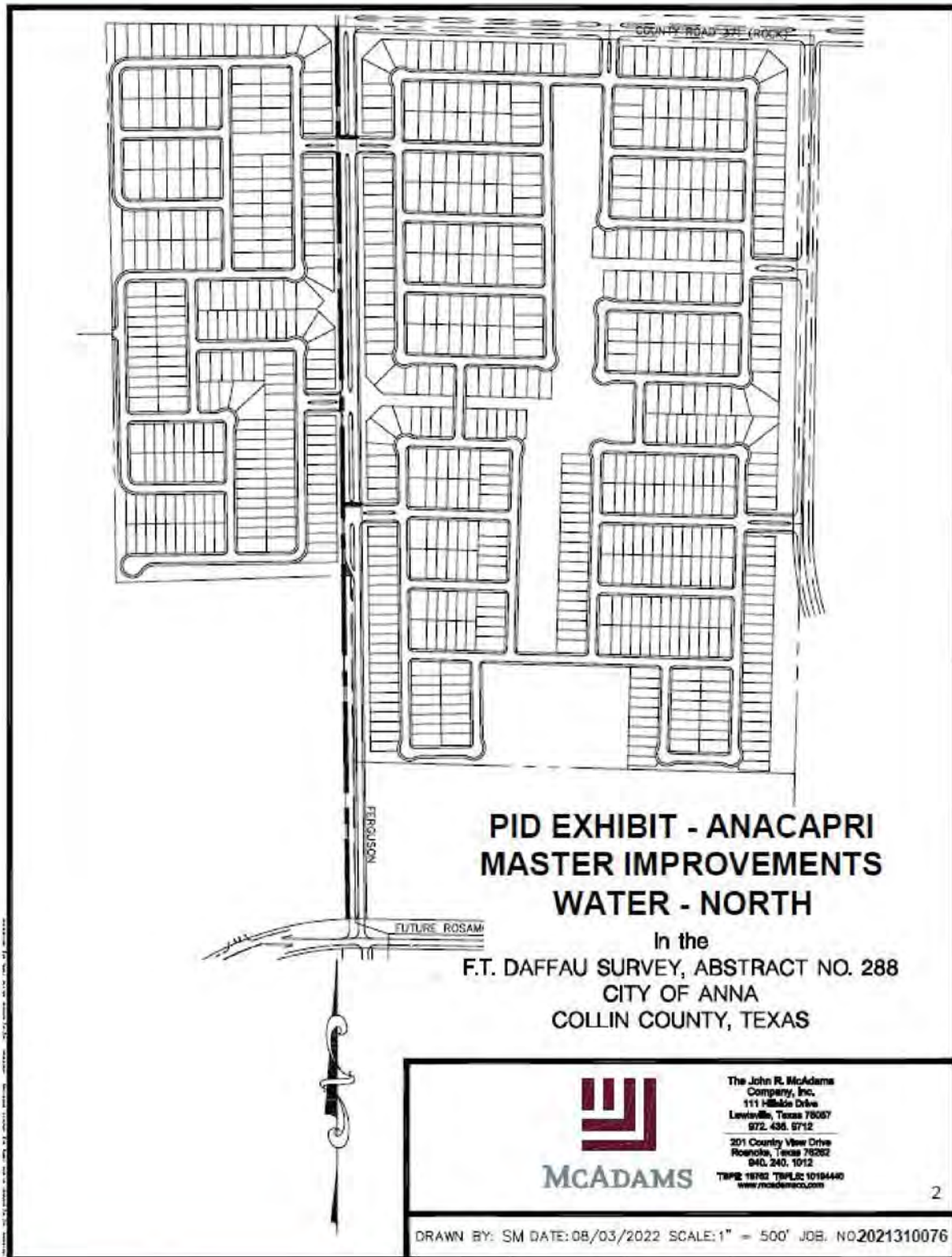


The John R. McAdams
Company, Inc.
111 S. 1st St.
Lawrenceville, Texas 75067
972.436.9712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TBB# 15752 TBB# 10124440
www.jrmc.com

21

DRAWN BY: SM DATE: 05/18/2023 SCALE: 1" = 500' JOB: NO 2021310076

Exhibit I-2 – Maps of Improvement Area #2 Improvements





PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS WATER - SOUTH

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

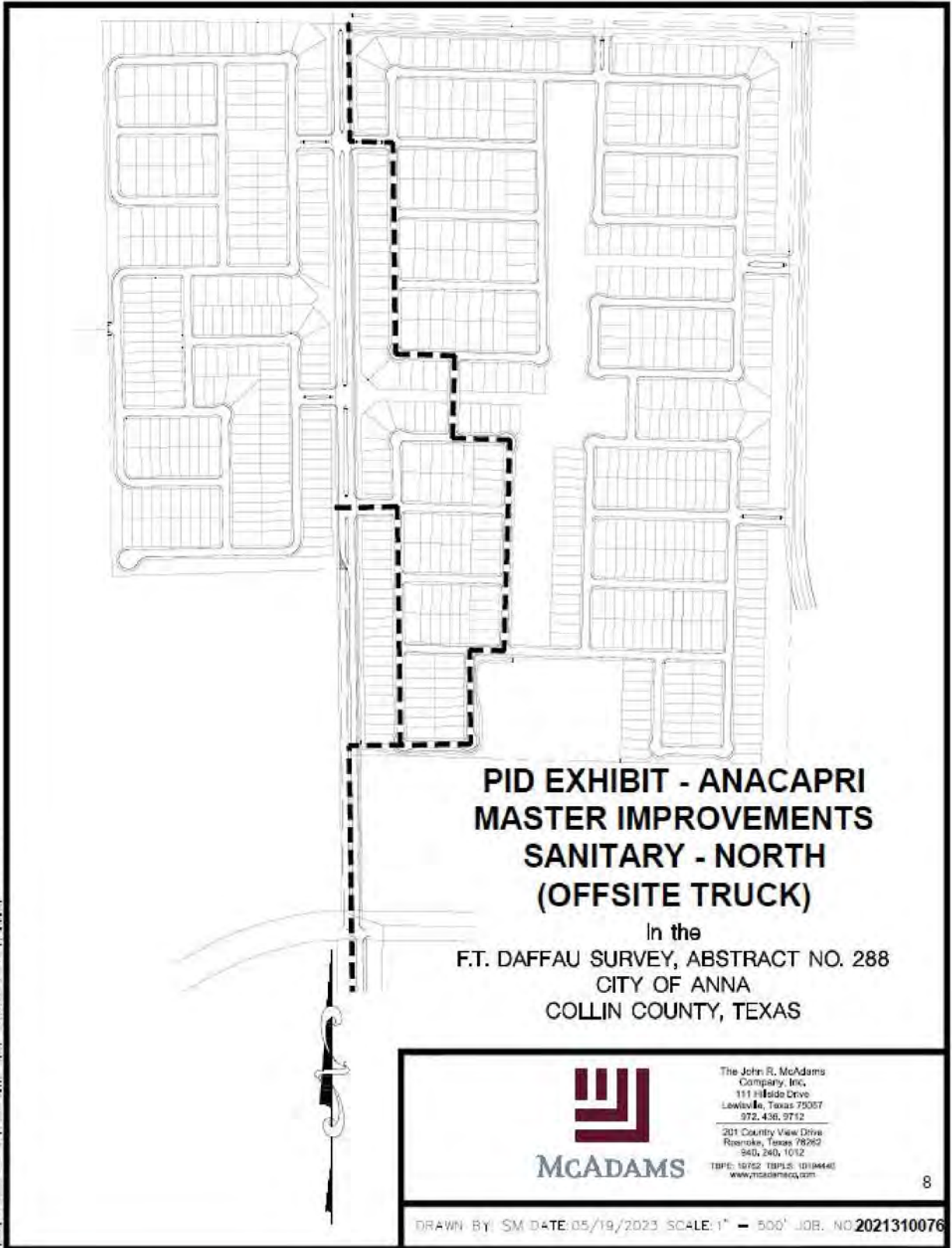


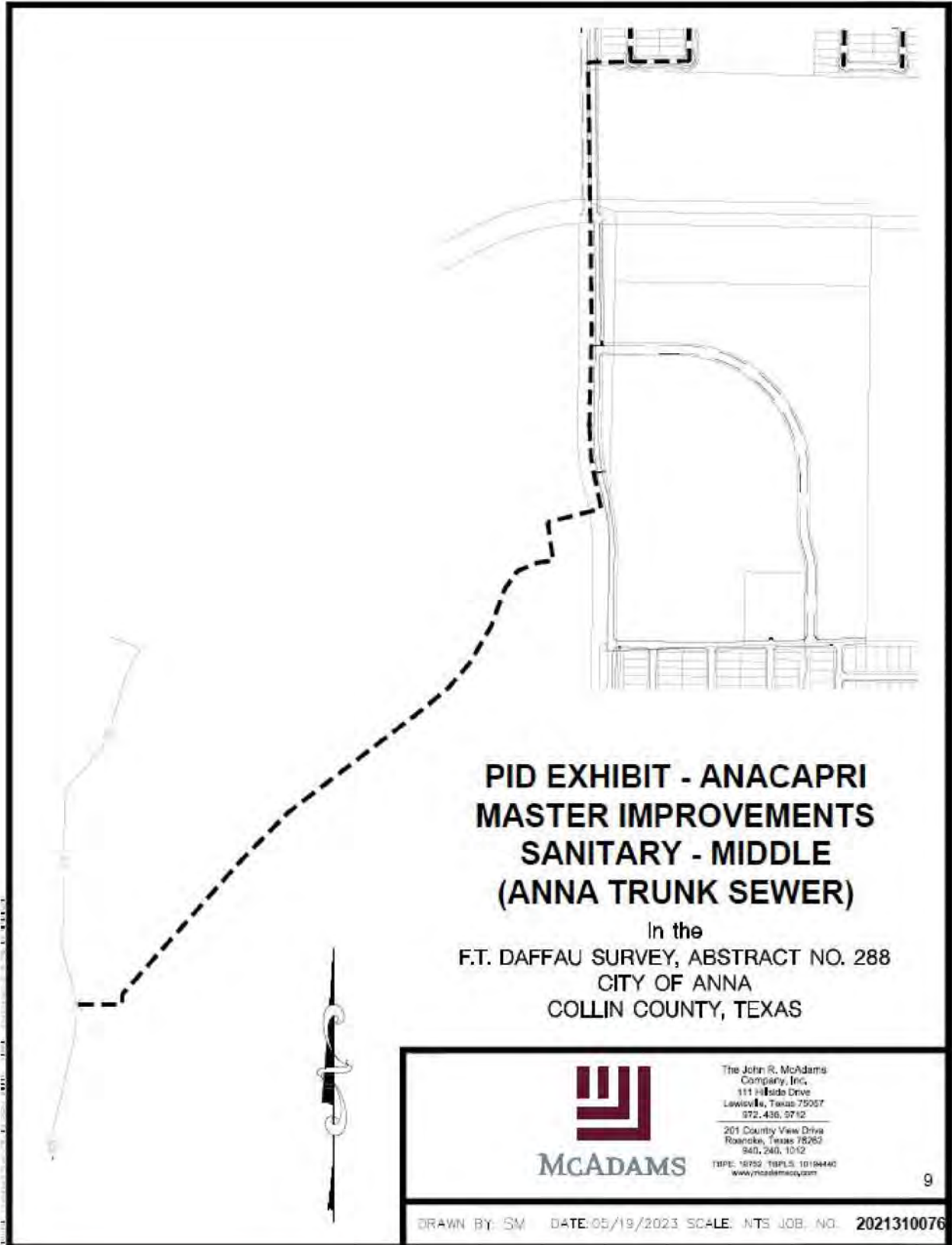
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75087
972.438.9712
201 Country View Drive
Rosenberg, Texas 75082
940.240.1012
TSP# 18782 TSP/LC 10184440
www.jrmcadc.com

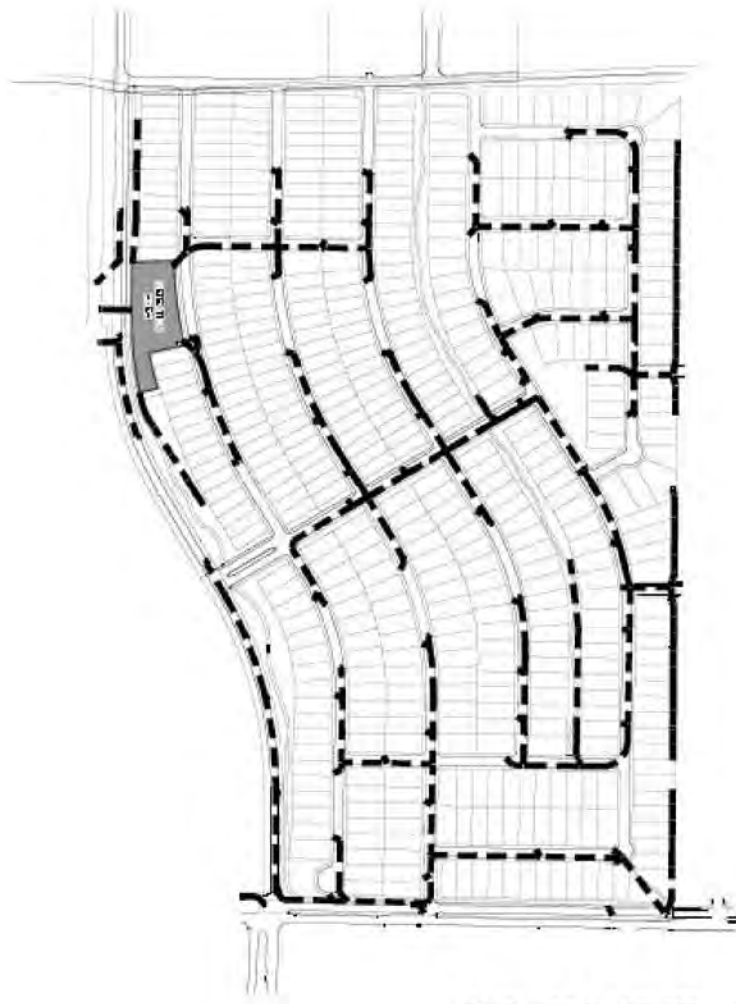
3

DRAWN BY: SM DATE: 08/03/22 SCALE: 1" = 500' JOB. NO. 2021310076

Partial: 5/3/2022 9:24 AM by Scott Martin, Scaled: 5/3/2022 8:18 AM by arkins







PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS STORM SEWER - SOUTH

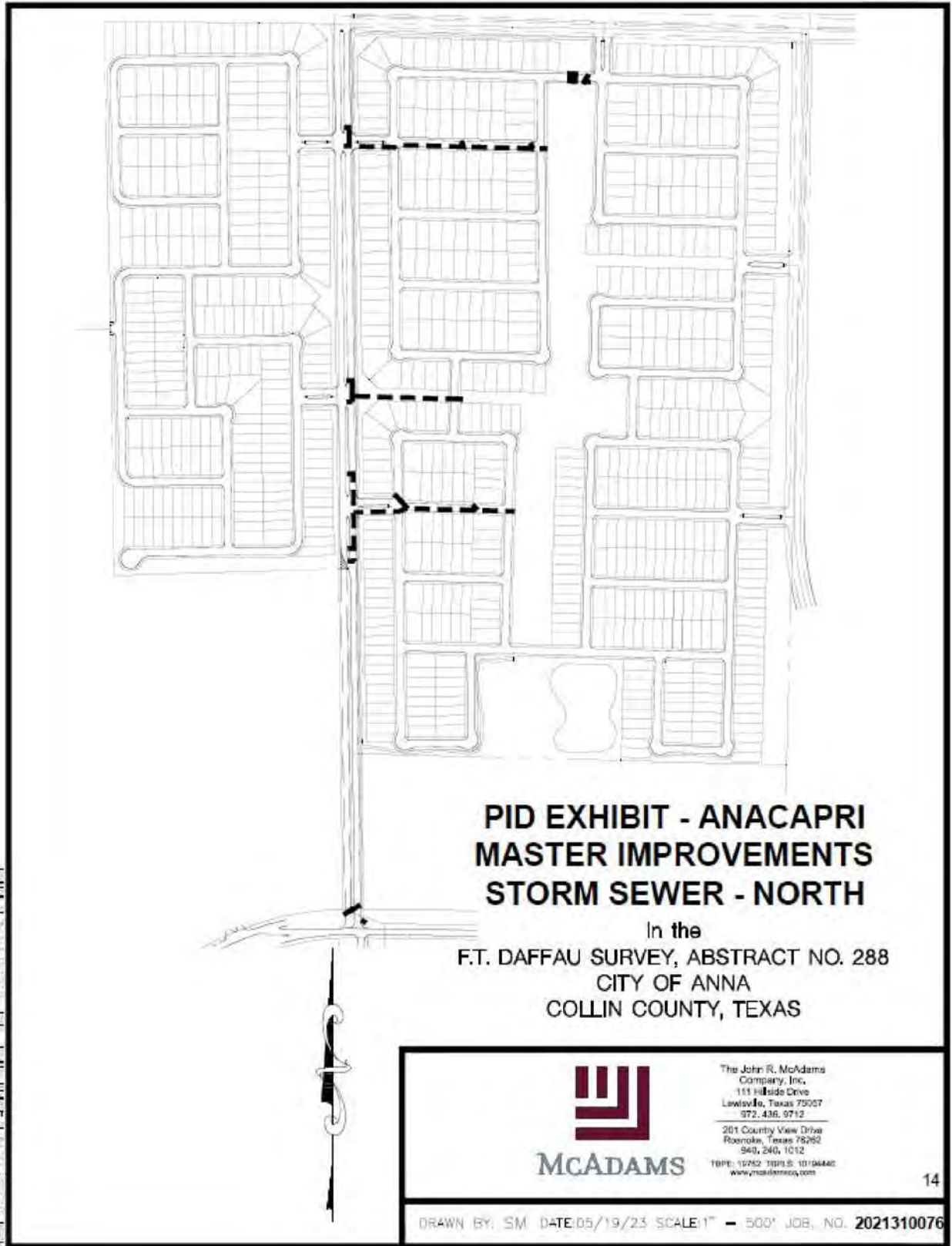
In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

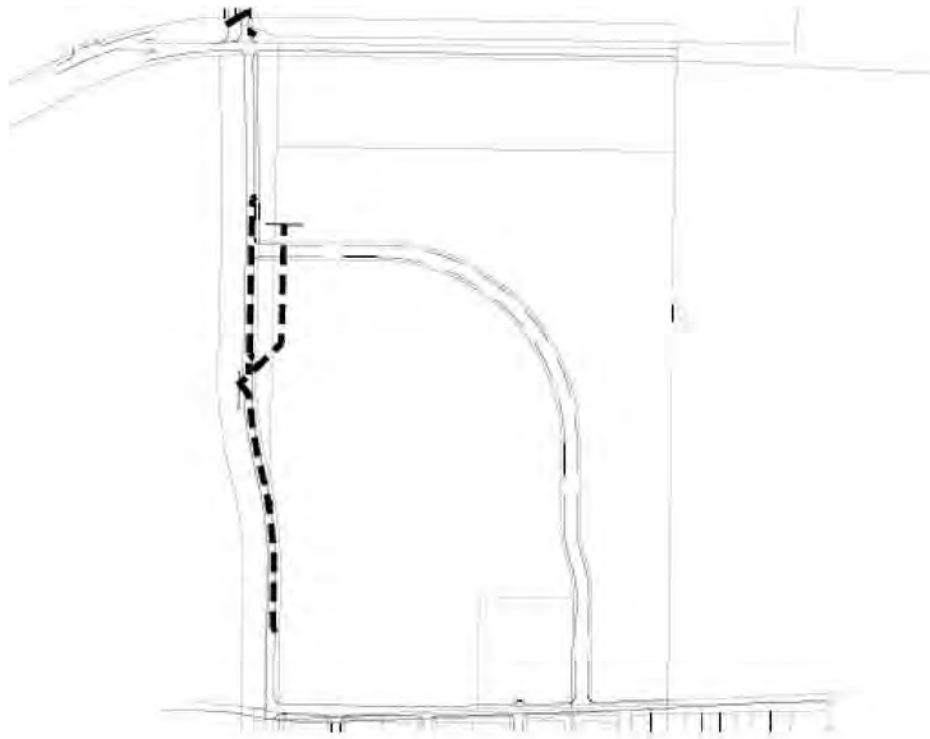


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TDD: 10752 TDD: 10194440
www.mcadamsco.com

13

DRAWN BY: JSM DATE: 05/19/23 SCALE: 1" = 500' JOB NO. 2021310076





PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS STORM SEWER - MIDDLE

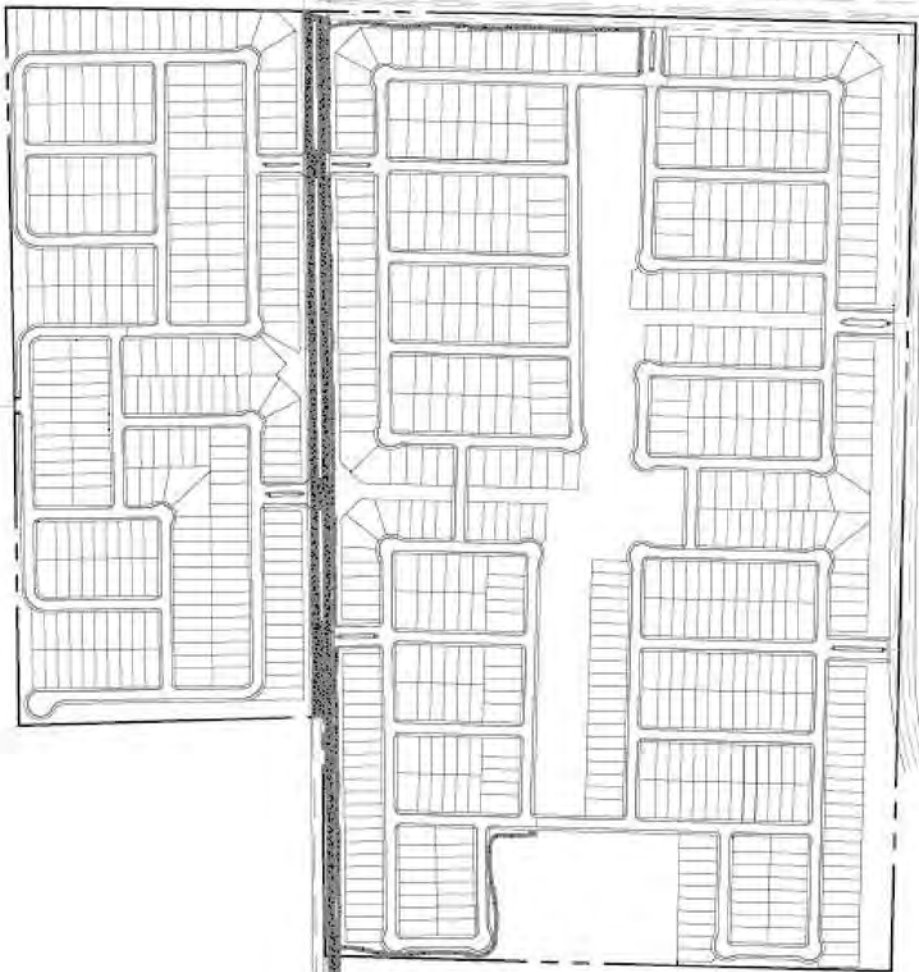
In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.438.9712
201 Country View Drive
Rosenoke, Texas 75262
940.240.1012
TWP: 107N2 T8R1S 101D44E
www.mcadamsco.com

15

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 300' JOB: NO 2021310076



**PID EXHIBIT - ANACAPRI
MASTER IMPROVEMENTS
PAVING - NORTH**

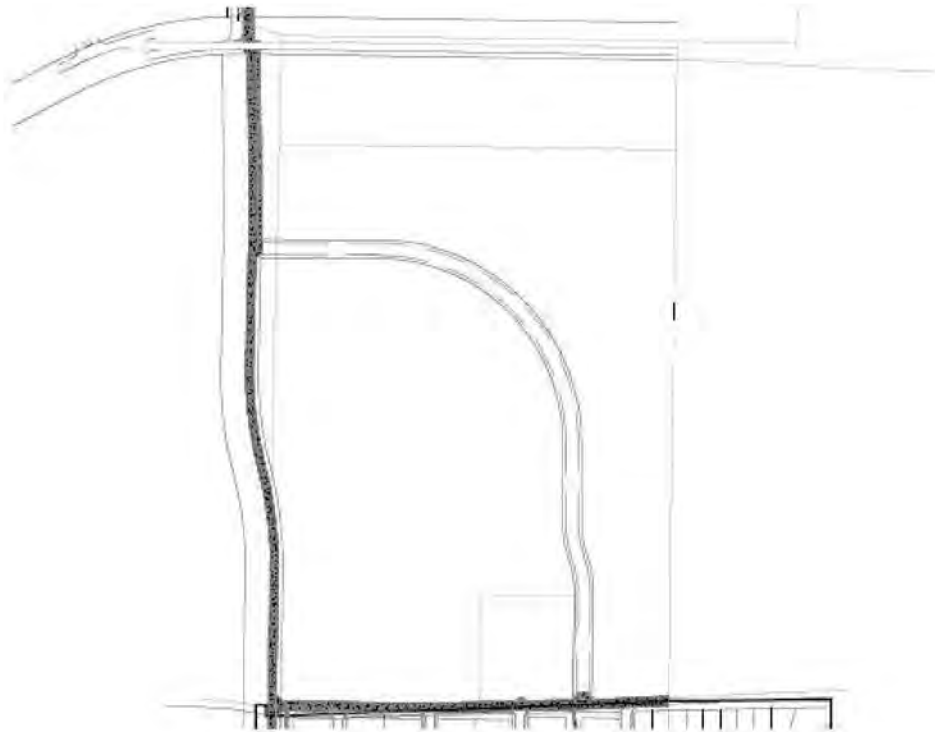
In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TDD: 10752 TDD: 10194440
www.mcadamsco.com

17

DRAWN BY: BS DATE 05/19/2023 SCALE: 1" = 500' JOB: NO. MEH22002



PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS PAVING - MIDDLE

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



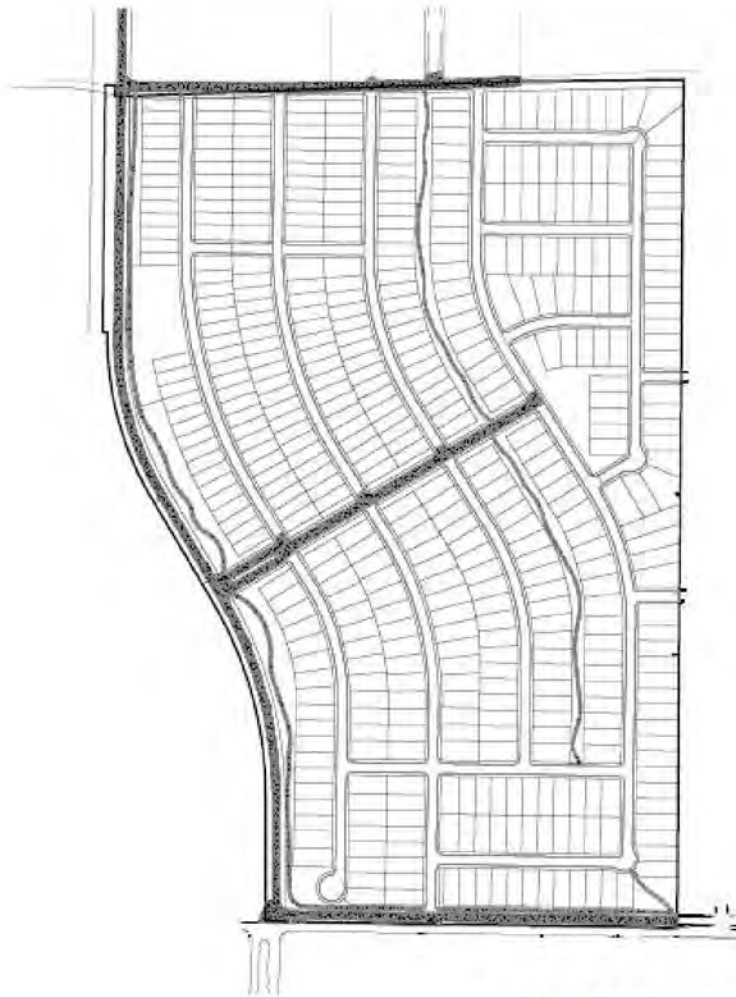
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Rosenoke, Texas 75762
940.248.1012

TBPE: 15752 TBPLS: 18194440
www.jrmcadc.com

18

DRAWN BY: SM DATE: 05/18/2023 SCALE: 1" = 500' JOB: NO 2021310076



PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS PAVING - SOUTH

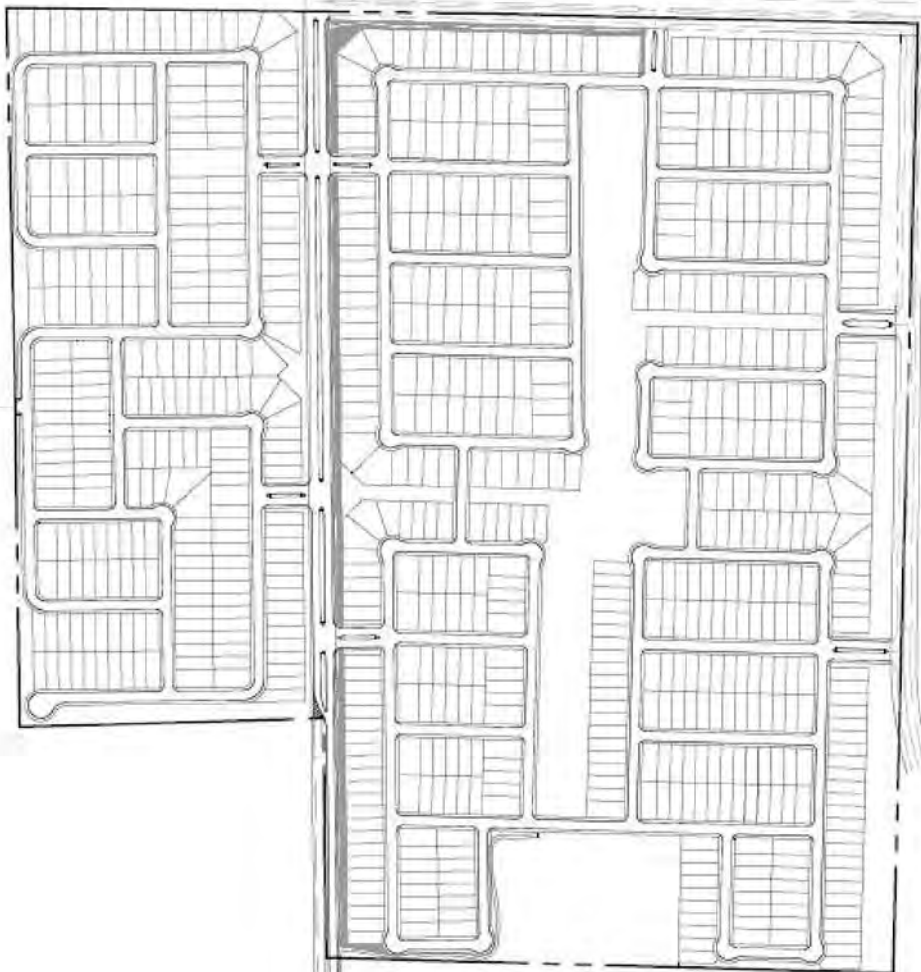
In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lowell, Texas 75057
972.436.5712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TIN: 10762 T&PLS: 10104440
www.jrmcadc.com

19

DRAWN BY: SM DATE 05/19/2023 SCALE: 1" = 500' JOB: NO 2021310076



**PID EXHIBIT - ANACAPRI
MASTER IMPROVEMENTS
LANDSCAPE - NORTH**

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS

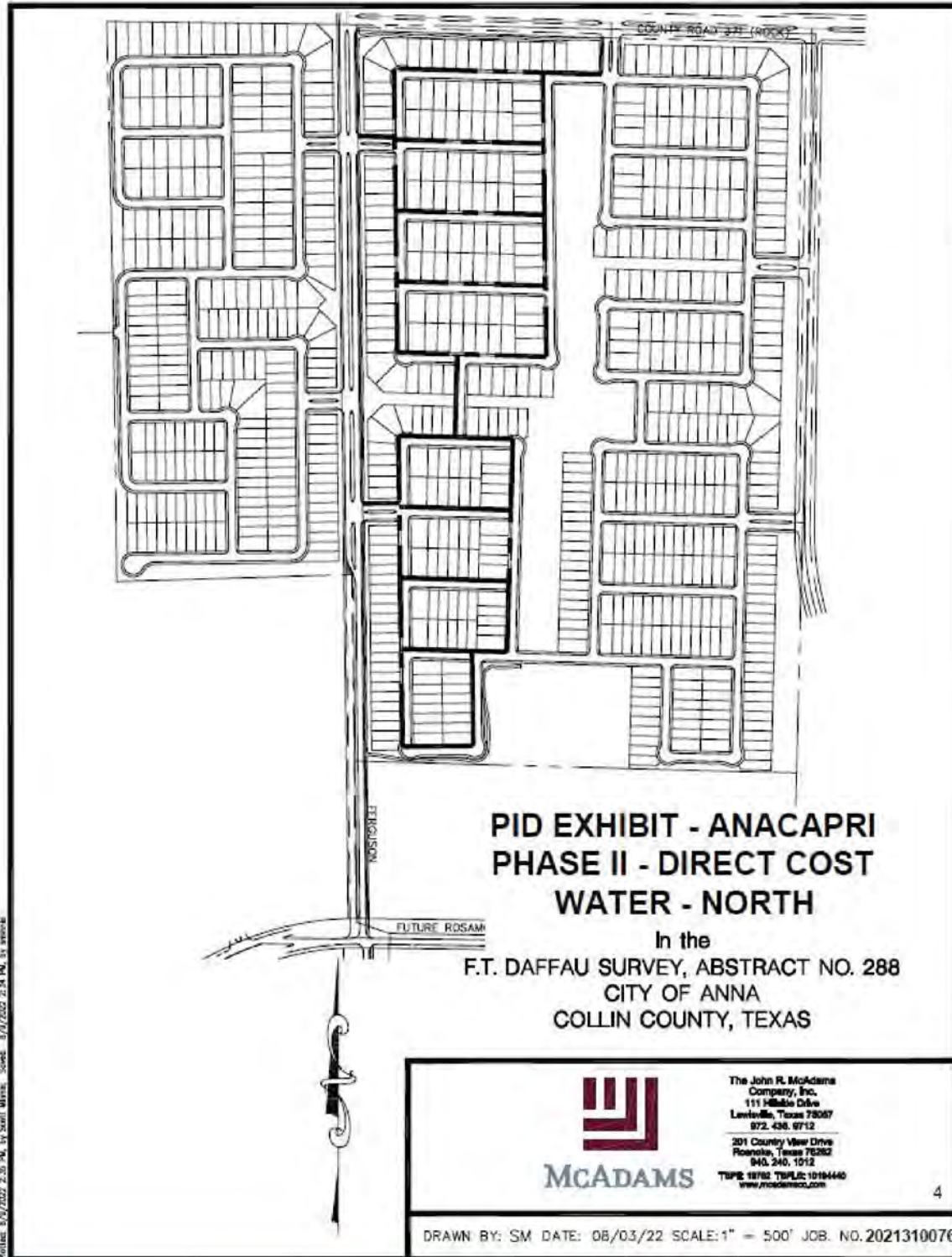


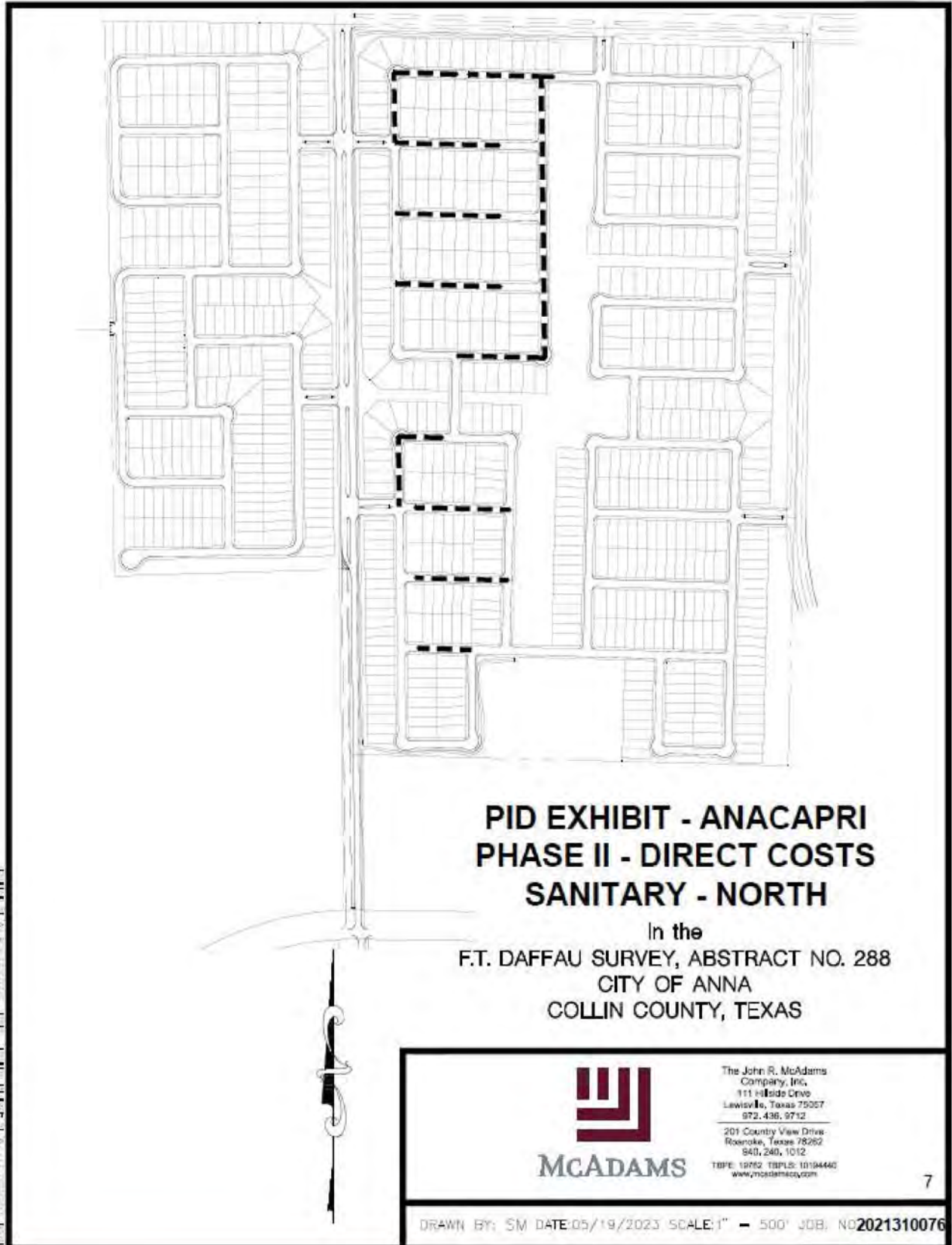
The John R. McAdams
Company, Inc.
111 Hilde Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 78262
940.240.1012
TBP#: 10702 TBP#:S: 10104440
www.mcadamsco.com

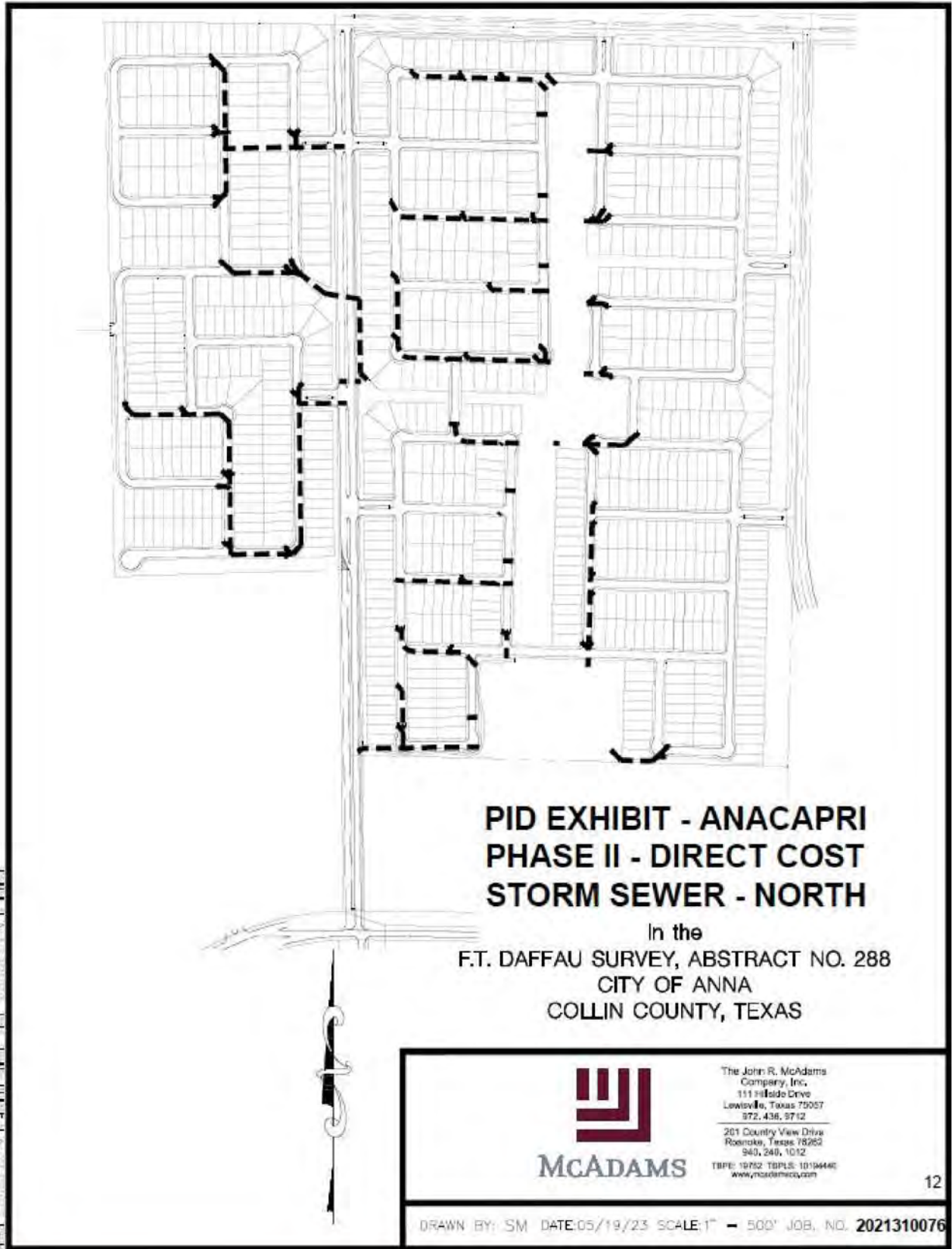
23

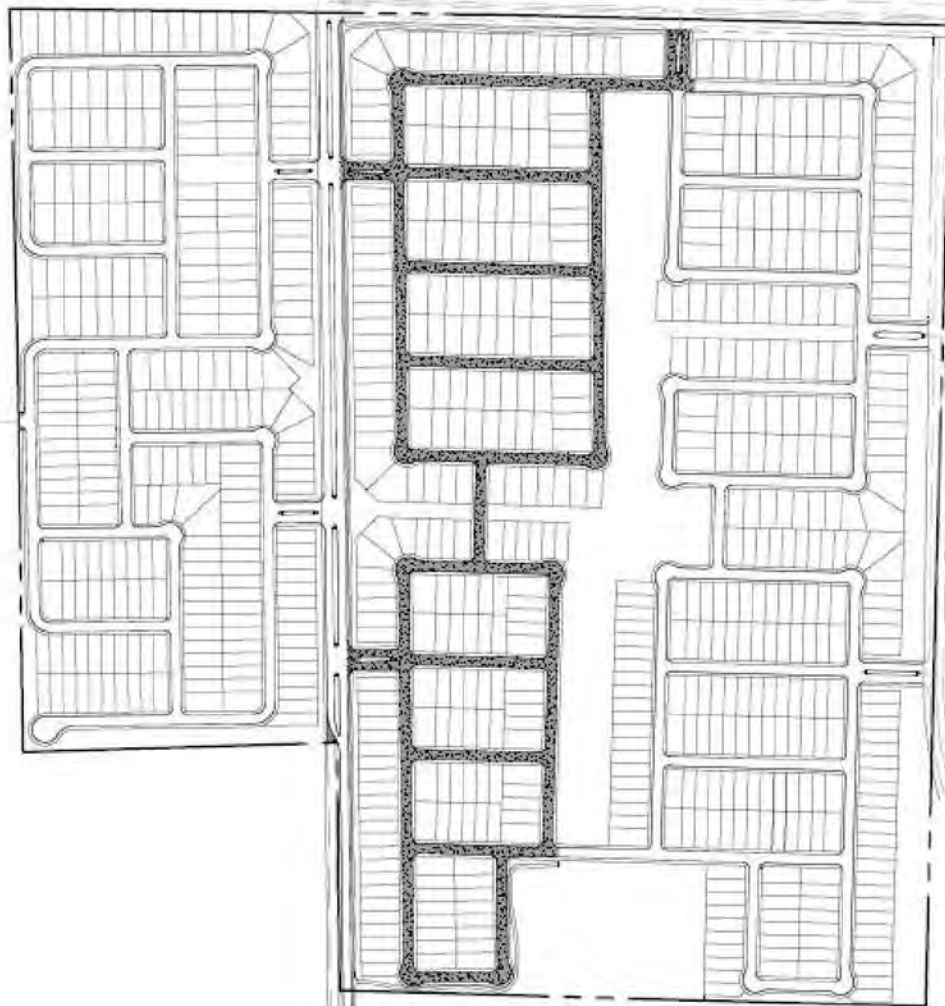
DRAWN BY: BS DATE: 05/19/2023 SCALE: 1" = 500' JOB: NO MEH22002

Exhibit I-3 – Maps of Improvement Area #2A Improvements









**PID EXHIBIT - ANACAPRI
PHASE II - DIRECT COSTS
PAVING - NORTH**

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

The John R. McAdams
Company, Inc.
1111 Hilde Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Rosenoke, Texas 76262
940.249.1012

TBP: 10762 TBP1: 10124440
www.mcadamsco.com

20

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB: NO 2021310076

Exhibit J – Form of Notice of PID Assessment Termination



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Collin County Clerk's Office
Honorable [County Clerk]
Collin County Administration Building
2300 Bloomdale Rd, Suite 2106
McKinney, TX 75071

Re: City of Anna Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Anna is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of Anna
Attn: City Secretary
120 W. 7th Street
Anna, TX 75409

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

[City Secretary Name]
120 W. 7th Street
Anna, TX 75409

[City Secretary Name]
120 W. 7th Street
Anna, TX 75409

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Anna, Texas, a Texas home rule municipality (the "City").

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Anna, Texas is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

WHEREAS, on April 12, 2022 the City Council of the City approved Resolution No. 2022-04-1140 creating the AnaCapri Public Improvement District (the “District”); and

WHEREAS, the District consists of approximately 279.554 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Collin County, TX; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[legal description], an addition to the City of [City], [County], Texas, according to the map or plat thereof recorded as Instrument No. _____ in the Map Records of Collin County, Texas (the "Property"); and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City/County hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that it affects and encumbers the Property.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

CITY OF ANNA, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [City Manager], City Manager for the City of Anna, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

Exhibit K – Debt Service Schedule for the Improvement Area #1 Bonds

NET DEBT SERVICE

City of Anna, Texas
Special Assessment Revenue Bonds, Series 2023
AnaCapri Public Improvement District
Improvement Area #1 Project
Callable on 9/15/2033
FINAL NUMBERS
Underwriter: FMSbonds, Inc.

Period Ending	Principal	Coupon	Interest	Debt Service	Total Debt Service	Admin	Additional Interest	Debt Service Reserve Fund	Net Debt Service
09/30/2024	354,000	7.000%	1,284,878.44	1,638,878.44	1,638,878.44	39,121.15			1,677,999.59
09/30/2025	234,000	7.000%	1,443,652.50	1,677,652.50	1,677,652.50	40,800.00	99,945		1,818,397.50
09/30/2026	251,000	7.000%	1,427,272.50	1,678,272.50	1,678,272.50	41,616.00	98,775		1,818,663.50
09/30/2027	269,000	7.000%	1,409,702.50	1,678,702.50	1,678,702.50	42,448.32	97,520		1,818,670.82
09/30/2028	288,000	7.000%	1,390,872.50	1,678,872.50	1,678,872.50	43,297.29	96,175		1,818,344.79
09/30/2029	309,000	7.000%	1,370,712.50	1,679,712.50	1,679,712.50	44,163.24	94,735		1,818,610.74
09/30/2030	331,000	7.000%	1,349,082.50	1,680,082.50	1,680,082.50	45,046.50	93,190		1,818,319.00
09/30/2031	355,000	7.000%	1,325,912.50	1,680,912.50	1,680,912.50	45,947.43	91,535		1,818,394.93
09/30/2032	381,000	7.000%	1,301,062.50	1,682,062.50	1,682,062.50	46,866.38	89,760		1,818,688.88
09/30/2033	409,000	7.000%	1,274,392.50	1,683,392.50	1,683,392.50	47,803.71	87,855		1,819,051.21
09/30/2034	438,000	7.000%	1,245,762.50	1,683,762.50	1,683,762.50	48,759.78	85,810		1,818,332.28
09/30/2035	470,000	7.000%	1,215,102.50	1,685,102.50	1,685,102.50	49,734.98	83,620		1,818,457.48
09/30/2036	505,000	7.000%	1,182,202.50	1,687,202.50	1,687,202.50	50,729.68	81,270		1,819,202.18
09/30/2037	541,000	7.000%	1,146,852.50	1,687,852.50	1,687,852.50	51,744.27	78,745		1,818,341.77
09/30/2038	581,000	7.000%	1,108,982.50	1,689,982.50	1,689,982.50	52,779.16	76,040		1,818,801.66
09/30/2039	623,000	7.000%	1,068,312.50	1,691,312.50	1,691,312.50	53,834.74	73,135		1,818,282.24
09/30/2040	669,000	7.000%	1,024,702.50	1,693,702.50	1,693,702.50	54,911.43	70,020		1,818,633.93
09/30/2041	718,000	7.000%	977,872.50	1,695,872.50	1,695,872.50	56,009.66	66,675		1,818,557.16
09/30/2042	771,000	7.000%	927,612.50	1,698,612.50	1,698,612.50	57,129.85	63,085		1,818,827.35
09/30/2043	827,000	7.375%	873,642.50	1,700,642.50	1,700,642.50	58,272.45	59,230		1,818,144.95
09/30/2044	891,000	7.375%	812,651.26	1,703,651.26	1,703,651.26	59,437.90	55,095		1,818,184.16
09/30/2045	960,000	7.375%	746,940.00	1,706,940.00	1,706,940.00	60,626.66	50,640		1,818,206.66
09/30/2046	1,035,000	7.375%	676,140.00	1,711,140.00	1,711,140.00	61,839.19	45,840		1,818,819.19
09/30/2047	1,115,000	7.375%	599,808.76	1,714,808.76	1,714,808.76	63,075.97	40,665		1,818,549.73
09/30/2048	1,202,000	7.375%	517,577.50	1,719,577.50	1,719,577.50	64,337.49	35,090		1,819,004.99

NET DEBT SERVICE

City of Anna, Texas
Special Assessment Revenue Bonds, Series 2023
AnaCapri Public Improvement District
Improvement Area #1 Project
Callable on 9/15/2033
FINAL NUMBERS
Underwriter: FMSbonds, Inc.

Period Ending	Principal	Coupon	Interest	Debt Service	Total Debt Service	Admin	Additional Interest	Debt Service Reserve Fund	Net Debt Service
09/30/2049	1,295,000	7.375%	428,930.00	1,723,930.00	65,624.24	29,080			1,818,634.24
09/30/2050	1,396,000	7.375%	333,423.76	1,729,423.76	66,936.72	22,605			1,818,965.48
09/30/2051	1,504,000	7.375%	230,468.76	1,734,468.76	68,275.45	15,625			1,818,369.21
09/30/2052	1,621,000	7.375%	119,548.76	1,740,548.76	69,640.96	8,105		1,740,548.76	77,745.96
	20,343,000		28,814,074.74	49,157,074.74	1,550,810.60	1,889,865		1,740,548.76	50,857,201.58

Exhibit L-1 – District Legal Description

LEGAL DESCRIPTION OF THE PROPERTY

Tract 1 0.682 Ac

all that certain lot, tract or parcel of land, situated in the Martin Moore Survey, Abstract Number 649 Collin County, Texas, and being part of that certain tract of land described by deed to Kayasa Holdings LLC, recorded in Instrument Number 20190807000946750, Real Property Records, Collin County, Texas and being more particularly described as follows;
COMMENCING at a 5/8" capped rebar found stamped "LJA Surveying", at the northeast corner of a certain tract of land, described by deed to Bloomfield Homes LP, recorded in Instrument Number 20200117000076380, Real Property Records, Collin County, Texas, and being the northwest corner of a certain tract of land, described by deed to Oakwood Village Apartments Inc., recorded in Instrument Number 20171201001594200, Real Property Records, Collin County, Texas, and being in the south line of that certain tract of land described by deed to QJR Partnership LTD, recorded in Instrument Number 20020214000237330, Real Property Records, Collin County, Texas;
THENCE S 89°14'43" E, with the north line of said Oakwood Village Apartments tract, and the south line of said QJR tract, a distance of 33.88 feet to a 1" rebar found at the southeast corner thereof, and being on the west line of said Kayasa Holdings tract;
THENCE N 01°16'34" E, with the common line of said Kayasa Holdings tract, and said QJR tract, a distance of 745.53 feet to a point, from which a 5/8" capped rebar found at the northeast corner thereof bears N 01°16'34" E, a distance of 279.03 feet;
THENCE Southeasterly with the arc of a curve to the right, having a radius of 1260.00 feet, a central angle of 14°39'56", an arc length of 322.51 feet, and whose chord bears S 06°26'13" E, a distance of 321.63 feet;
THENCE S 00°53'45" W, a distance of 460.27 feet to the common line of said Oakwood Village apartments tract, and said Kayasa Holdings tract;
THENCE with the common line of said Oakwood Village Apartments tract, and said Kayasa Holdings tract, the following:
 S 87°53'54" W, a distance of 46.30 feet to a 5/8" rebar found;
 N 01°16'34" E, a distance of 36.17 feet to the **POINT OF BEGINNING** and containing approximately 0.682 acres of land.



Tract 2
2.192 Ac

all that certain lot, tract or parcel of land, situated in the John Ellett Survey, Abstract Number 296, Collin County, Texas, and being part of that certain tract of land described by deed to QJR Partnership LTD, recorded in Instrument Number 20020214000237330, Real Property Records, Collin County, Texas and being more particularly described as follows:
BEGINNING at a 5/8" capped rebar found stamped "LJA Surveying", at the northeast corner of a certain tract of land, described by deed to Bloomfield Homes LP, recorded in Instrument Number 20200117000076380, Real Property Records, Collin County, Texas, and being the northwest corner of a certain tract of land, described by deed to Oakwood Village Apartments Inc., recorded in Instrument Number 20171201001594200, Real Property Records, Collin County, Texas, and being in the south line of said QJR tract;
THENCE N 88°54'18" W, with the south line of said QJR tract, and the north line of said Bloomfield tract, a distance of 40.12 feet;
THENCE Northwesterly, with the arc of a curve to the left, having a radius of 1140.00 feet, a central angle of 15°38'20", and an arc length of 311.16 feet, whose chord bears N 06°55'26" W, 310.20 feet;
THENCE Northwesterly, with the arc of a curve to the right, having a radius of 1260.00 feet, a central angle of 13°12'41", an arc length of 290.53 feet, whose chord bears N 08°08'15" W, 289.89 feet to the north line of said QJR tract, and the south line of that certain tract of land, described by deed to DR Horton-Texas LTD, recorded in Instrument Number 20210212000310470, Real Property Records, Collin County, Texas;
THENCE N 89°23'38" E, with the north line of said QJR tract, and the south line of said DR Horton-Texas LTD, a distance of 120.02 feet, from which a 5/8" capped rebar found at the

southeast corner thereof, being the northeast corner of said QJR tract, and being on the west line of that certain tract of land described by deed to Kayasa Holdings LLC, recorded in Instrument Number 20190807000946750, Real Property Records, Collin County, Texas;
THENCE Southeasterly with the arc of a curve to the left, having a radius of 1140.00 feet, a central angle of 13°06'50", an arc length of 260.93 feet, and whose chord bears S 08°11'11" E, a distance of 260.36 feet;
THENCE Southeasterly with the arc of a curve to the right, having a radius of 1260.00 feet, a central angle of 00°58'25", an arc length of 21.41 feet, and whose chord bears S 14°15'23" E, a distance of 21.41 feet to the common line of said QJR tract and said Kayasa Holdings tract;
THENCE S 01°16'34" W, with the common line of said QJR tract and said Kayasa Holdings tract, a distance of 745.53 feet to the **POINT OF BEGINNING** and containing approximately 2.192 acres of land.



Tract 3
2.909 Ac

all that certain lot, tract or parcel of land, situated in the Eli W. Witt Survey, Abstract Number 997, Collin County, Texas and being part of that certain tract of land, described by deed to DR HortonTexas LTD, recorded in Instrument Number 20210212000310470, Real Property Records, Collin County, Texas, and being more particularly described as follows:
COMMENCING at a 5/8" capped rebar found stamped "LJA Surveying", at the northeast corner of a certain tract of land, described by deed to Bloomfield Homes LP, recorded in Instrument Number 20200117000076380, Real Property Records, Collin County, Texas, and being the northwest corner of a certain tract of land, described by deed to Oakwood Village Apartments Inc., recorded in Instrument Number 20171201001594200, Real Property Records, Collin County, Texas, and being in the south line of that certain tract of land described by deed to QJR Partnership LTD, recorded in Instrument Number 20020214000237330, Real Property Records, Collin County, Texas;
THENCE S 89°14'43" E, with the north line of said Oakwood Village Apartments tract, and said

QJR tract, a distance of 33.88 feet to a 1" rebar found at the southeast corner thereof, and being on the west line of that certain tract of land described by deed to Kayasa Holdings LLC, recorded in Instrument Number 20190807000946750, Real Property Records, Collin County, Texas;

THENCE N 01°16'34" E, with the common line of said Kayasa tract, and said QJR tract, a distance of 1024.56 feet to a 5/8" capped rebar found at the northeast corner thereof, and being the southeast corner of said DR Horton-Texas tract;

THENCE S 89°23'38" W, with the common line of said QJR tract, and said DR Horton-Texas tract, a distance of 48.56 feet to the POINT OF BEGINNING;

THENCE S 89°23'38" W, with the common line of said QJR tract, and said DR Horton-Texas tract, a distance of 120.02 feet;

THENCE over, across and through said DR Horton-Texas tract the following:

Northwesterly with the arc of a curve to the right, having a radius of 1260.00 feet, a central angle of 02°48'28", an arc length of 61.75 feet, and whose chord bears N 00°07'41" W, a

distance of 61.74 feet;

N 01°16'34", a distance of 478.02 feet;

Northeasterly with the arc of a curve to the left, having a radius of 1140.00 feet, a central angle of 01°59'08", an arc length of 39.51 feet, and whose chord bears N 00°17'00" E, a distance of 39.50 feet;

N 00°42'34" W, a distance of 475.25 feet;

Northeasterly with the arc of a curve to the right, having a radius of 1140.00 feet, a central angle of 03°35'22", an arc length of 71.42 feet, and whose chord bears N 89°04'31" E, a distance of

71.41 feet;

S 89°07'47" E, a distance of 48.61 feet, from which a 1/2" capped rebar found stamped "JBI" at an outer ell corner of said DR Horton-Texas tract bears N 49°15'11" E, a distance of 90.49 feet;
 S 00°42'34" E, a distance of 475.25 feet;
 Southwesterly with the arc of a curve to the right, having a radius of 1260.00 feet, a central angle of 01°59'08", an arc length of 43.66 feet, and whose chord bears S 00°17'00" W, a distance of 43.66;
 S 01°16'34" W, a distance of 478.02 feet;
 Southeasterly with the arc of a curve to the left, having a radius of 1140.00 feet, a central angle of 02°54'19", an arc length of 57.81 feet, and whose chord bears S 00°10'36" E, a distance of 57.80 feet to the **POINT OF BEGINNING** and containing approximately 2.909 acres of land.



LEGAL DESCRIPTION

Tract 4
0.590 Ac

BEING all that certain lot, tract or parcel of land, situated in the Eli W. Witt Survey, Abstract Number 997, Collin County, Texas and being part of that certain tract of land, described by deed Anna Texas Land Ltd, recorded in 20140718000750570, Real Property Records, Collin County, Texas and being more particularly described as follows:
BEGINNING at a 1/2" capped rebar set stamped "MCADAMS" at the northwest corner of said Anna Texas Land tract, and being on the east line of that certain tract of land, described by deed to DR Horton-Texas LTD, recorded in Instrument Number 20210212000310470, Real Property Records, Collin County, Texas and being the southwest corner of that certain tract of land, described in deed to Anacapri Laguna Azure, LLC, recorded in 20210819001679920, Real Property Records, Collin County, Texas;

THENCE S 88°24'07" E, with the common line of aid Anna Texas Land tract, and said Anacapri Laguna Azure tract, a distance of 40.15 feet;

THENCE S 00°34'00" E, a distance of 641.93 feet;

THENCE N 89°07'47" W, a distance of 20.19 feet;

THENCE Northwesterly with the arc of a curve to the left, having a radius of 1260.00 feet, a central angle of 00°54'5", an arc length of 19.82 feet, and whose chord bears N 89°34'50" W, a distance of 19.82 feet to the common line of said Anna Texas Land tract, and said DR Horton-Texas tract, from which a 1/2" capped rebar found stamped "JBI" at a southwest corner of said Anna Texas Land tract bears S 00°34'00" E, a distance of 20.17 feet;

THENCE N 00°34'00" W, with the common line of said Anna Texas Land tract, and said DR Horton-Texas tract, a distance of 642.60 feet to the **POINT OF BEGINNING** and containing approximately 0.590 acres of land.



LEGAL DESCRIPTION

Tract 5

1.290 Ac

BEING all that certain lot, tract or parcel of land, situated in the Eli W. Witt Survey, Abstract Number

997, Collin County, Texas and being part of that certain tract of land, described by deed to DR HortonTexas LTD, recorded in Instrument Number 20210212000310470, Real Property Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set stamped "MCADAMS" on the east line of said DR Horton-Texas tract, and being the southwest corner of that certain tract of land, described in deed to Anacapri Laguna Azure, LLC, recorded in 20210819001679920, Real Property Records, Collin County, Texas, and being the northwest corner of that certain tract of land, described in deed to Anna Texas Land Ltd, recorded in 20140718000750570, Real Property Records, Collin County, Texas;

THENCE S 00°34'00" E, with the common line of said Anna Texas Land tract, and said DR Horton-Texas tract, a distance of 642.60 feet to a point, from which a 1/2" capped rebar found stamped "JBI" at the southwest corner of the aforementioned Anna Texas Land tract bears S

00°34'00" E, a distance of 20.17 feet;

THENCE Southwesterly with the arc of a curve to the left, having radius of 1260.00 feet, a central angle of 01°49'09", an arc length of 40.00 feet, and whose chord bears S 89°03'34" W, a distance of 40.00 feet;

THENCE N 00°34'00" W, a distance of 1404.42 feet to a north line of said DR Horton-Texas tract, and being on a southwest line of said Anacapri Laguna Azure tract;

THENCE N 88°20'56" E, with the common line of said DR Horton-Texas tract, and said Anacapri Laguna Azure tract, a distance of 40.01 feet, to a 1/2" capped rebar found at a northeasterly corner thereof;

THENCE S 00°34'00" E, with the common line of said DR Horton-Texas tract, and said Anacapri Laguna Azure tract, a distance of 762.32 feet to the **POINT OF BEGINNING** and containing approximately 1.290 acres of land.



PID LEGAL DESCRIPTION

97.716 Acres

Phase IA, IB, IC

BEING all that certain lot, tract, or parcel of land, situated in the F. Daffau Survey, Abstract Number 288,

Collin County, Texas, and being part that certain called 111.666 acre tract of land, described in deed to

Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and being part of that certain 60.549 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562490, Official Public Records, Collin County, Texas, and being part of that certain called 51.195 acre tract of land described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas:

BEGINNING at a 1" pipe found at the northeast corner of said 60.549 acre tract, being the approximate northeast corner of said Daffau Survey, being the northwest corner of that certain tract of land, described in deed to Jose Facundo and wife, Josefina O. Facundo, recorded in Volume 4625, Page 759, Deed Records, Collin County, Texas, and being on the south line of County Road 370, and the south line of a variable width right-of-way dedication, as dedicated by

plat of Anna High School Addition, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2011-177, Plat Records, Collin County, Texas; **THENCE S 00°31'10" W**, with the east line of said 111.666 acre tract, and the west line of said Facundo tract, a distance of 246.52 feet to a 3/8" rebar found at the southwest corner thereof, and being the northwest corner of West Crossing Phase 9, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2020-243, Plat Records, Collin County, Texas; **THENCE S 00°27'59" W**, with the east line of said 111.666 acre tract, and the west line of said West

Crossing Phase 9, passing the southwest corner thereof, and being the northwest corner of West Crossing Phase 7, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2018-609, Plat Records, Collin County, Texas, continuing with the west line thereof, a total distance of 1574.05 feet to a 1/2" capped rebar set stamped "McAdams" at the southwest corner thereof, and being the northwest corner of West Crossing Phase 5, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2016-554, Plat Records, Collin County, Texas;

THENCE S 00°24'48" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 5, a distance of 868.25 feet to a 1/2" capped rebar found stamped "JBI" at the southeast corner of the aforementioned 111.666 acre tract, and being the southwest corner of a 40' right-of-way dedication, as shown on said West Crossing Phase 5, and being on the north line of Hackberry Drive as dedicated by plat of Avery Pointe Phase 1, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2016-454, Plat Records, Collin County, Texas;

THENCE N 89°08'24" W, with the south line of said 111.666 acre tract, and the north line of said Hackberry Drive, a distance of 988.77 feet to a 1/2" capped rebar found stamped "JBI" at the common south corner of said Two-J Partners tracts of land;

THENCE N 89°49'39" W, with the south line of said 111.666 acre tract, and the north line of said Hackberry Drive, a distance of 316.19 feet to a 1/2" capped rebar set stamped "McAdams", from which the southwest corner of said 111.666 acre tract, and the southeast corner of that certain tract of land, described in deed to QJR Partnership, Ltd, recorded in Volume 5106, Page 2380, Deed Records, Collin County, Texas, bears N 88°49'39" W, a distance of 535.51 feet, from which a 1/2" rebar found disturbed bears S 56°31' E, 0.5 feet;

THENCE over, across, and through said 111.666 acre tract, the following:

N 00°00'00" E, a distance of 398.32 feet to a 1/2" capped rebar set stamped "McAdams" at a point of curvature, of a curve to the left;

Northwesterly with the arc of said curve to the left, having a radius of 1200.00 feet, a central angle of 30°27'50", an arc length of 638.03 feet, and whose chord bears N 15°13'55" W, a distance of 630.55 feet to a 1/2" capped rebar set stamped "McAdams"; N 30°27'50" W, a distance of 391.27 feet to a 1/2" capped rebar set stamped "McAdams" at a point of curvature, of a curve to the right;

Northwesterly, with the arc of said curve to the right, having a radius of 1000.00 feet, a central angle of 31°21'34", an arc length of 547.33 feet, and whose chord bears N 14°47'03" W, a

distance of 540.52 feet to a 1/2" capped rebar set stamped "McAdams";
S 89°26'24" W, a distance of 15.28 feet to the west line of said 111.666 acre tract and to the east line of that certain tract of land, described in deed to QJR Partnership, Ltd, recorded in Volume 5106, Page 2380, Deed Records, Collin County, Texas;

THENCE N 00°33'36" E, with the west line of said 111.666 acre tract, and the east line of said QJR Partnership tract, a distance of 784.11 feet to a 5/8" capped rebar found stamped "LJA" at the northeast corner thereof, being the northwest corner of said 111.666 acre tract, and being on the south line of QJR Partnership tract recorded in Document Number 20020214000237330, Deed Records, Collin County, Texas;

THENCE S 89°14'43" E, with the north line of said 111.666 acre tract, and the south line of said QJR Partnership tract, a distance of 33.88 feet to a 1" rebar found, and being on the west line of that certain called 59.534 acre tract of land, described in deed to Jonic Investments, recorded in Instrument Number 20150605000666010, Official Public Records, Collin County, Texas;

THENCE S 01°16'34" W, with the north line of said 111.666 and the west line of said Jonic Investments tract, a distance of 36.17 feet to a 5/8" rebar found on the south line of said County Road 370;

THENCE N 87°53'54" E, with the north line of said 111.666 acre tract, and the south line of said Jonic Investments tract, passing at a distance of 680.35 feet, a 5/8" rebar found in said County Road 370, being the southwest corner of that certain called 2.460 acre tract of land, described in deed to the City of Anna, recorded in Volume 4792, Page 2386, Deed Records, Collin County, Texas, continuing with the south line thereof, a total distance of 813.32 feet to a 5/8" rebar found in said County Road 370, from which a 5/8" rebar found for witness bears S 00°26' E, a distance of 30.0 feet;

THENCE N 87°36'59" E with the south line of said City of Anna Tract, passing at 167.15 feet the southeast corner thereof, continuing with the south line of said Jonic Investments tract, a total distance of 472.80 feet to a 1/2" rebar found at the southeast corner thereof, being the southwest corner of said right-of-way dedication shown on Anna High School Addition;

THENCE N 89°35'09" E, with the north line of said Welch tract, and the south line of said right-of-way dedication, a distance of 517.45 feet to the **POINT OF BEGINNING** and containing approximately 97.716 acres of land



PID LEGAL DESCRIPTION

179.573 Acres

Phase III

BEING all that certain lot, tract, or parcel of land, situated in the Eli W. Witt Survey, Abstract Number 997, and the S. E. Roberts Survey, Abstract Number 786, Collin County, Texas, and being all of that certain called 80.000 acre tract of land, described in deed to Anacapri Laguna Azure, LLC, recorded in Document Number 20210819001679940, Real Property Records, Collin County, Texas, and being all of that certain called 95.444 acre tract of land described in deed to Anacapri Laguna Azure, LLC, recorded in Document Number 20210819001679920, Real Property Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail found in at the intersection of County Road No. 369, and County Road No. 371, and being the northwest corner of that certain tract of land described in deed to Howard J Cox et al, recorded in Volume 1995, Page 577, Deed Records, Collin County, Texas;

THENCE S 01°29'21" W, with the east line of said 80.000 acre tract, and with the approximate center of the abandoned county road 369, a distance of 3021.11 feet to a 1/2" rebar found (disturbed), and being the northeast corner of that certain tract of land, described in deed to Anna Texas Land, LTD, recorded in Document Number 20140718000750570, Real Property Records, Collin County, Texas;

THENCE N 88°29'03" W, with the north line of said Anna Texas Land tract, and the south line of said 80.000 acre tract, passing at a distance of 1211.75 feet the southwest corner thereof, and being the southeast corner of said 95.444 acre tract, continuing with the south line thereof, a total distance of 1804.50 feet to a 1/2" capped rebar set stamped "MCADAMS" on the east line of that certain tract of land, described in deed to DR Horton-Texas LTD, recorded in Document Number 202102120000310470, Real Property Records, Collin County, Texas;

THENCE with the common line of said 95.444 acre tract, and said DR Horton-Texas tract, the following:

N 00°34'00" W, a distance of 762.32 feet to a 1/2" capped rebar found;

S 88°20'56" W, a distance of 967.09 feet;

N 00°46'28" W, a distance of 1103.04 feet;

N 01°17'06" W, a distance of 1185.78 feet to a point in the approximate center of County Road 371;

THENCE S 89°17'15" E, with the north line of said 95.444 acre tract, and with said County Road 371, a distance of 1496.53 feet;

THENCE S 88°41'44" E, with said County Road 371, and with the north line of said 95.444 acre tract of land, passing at a distance of 190.26 feet a PK nail found at the northeast corner thereof, and being the northwest corner of said 80.000 acre tract, and continuing with the north line thereof, a total distance of 591.09 feet to a PK Nail found;

THENCE S 88°38'19" E, with the north line of said 80.000 acre tract, and said County Road 371, a

distance of 810.84 feet to the POINT OF BEGINNING and containing approximately 179.573

acres of land.



Exhibit L-2 – Improvement Area #1 Legal Description

LEGAL DESCRIPTION PHASE 1A

BEING all that certain lot, tract, or parcel of land, situated in the F. Daffau Survey, Abstract Number 288, Collin County, Texas, and being part that certain called 111.666 acre tract of land, described in deed to Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and being part of that certain 60.549 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562490, Official Public Records, Collin County, Texas, and being part of that certain called 51.195 acre tract of land described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas:

COMMENCING at a 1" pipe found at the northeast corner of said 60.549 acre tract, being the approximate northeast corner of said Daffau Survey, being the northwest corner of that certain tract of land, described in deed to Jose Facundo and wife, Josefina O. Facundo, recorded in Volume 4625, Page 759, Deed Records, Collin County, Texas, and being on the south line of County Road 370, and the south line of a variable width right-of-way dedication, as dedicated by plat of Anna High School Addition, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2011-177, Plat Records, Collin County, Texas;

THENCE S 00°31'10" W, with the east line of said 111.666 acre tract, and the west line of said Facundo tract, a distance of 246.52 feet to a 3/8" rebar found at the southwest corner thereof, and being the northwest corner of West Crossing Phase 9, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2020-243, Plat Records, Collin County, Texas;

THENCE S 00°27'59" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 9, passing the southwest corner thereof, and being the northwest corner of West Crossing Phase 7, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2018-609, Plat Records, Collin County, Texas, continuing with the west line thereof, a total distance of 1096.45 feet to a 1/2" capped rebar set stamped "McAdams" at the POINT OF BEGINNING;

THENCE S 00°27'59" W, with the west line of said West Crossing Phase 7, a distance of 477.60 feet to a 1/2" capped rebar set stamped "McAdams" at southwest corner thereof, and being the northwest corner of West Crossing Phase 5, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2016-554, Plat Records, Collin County, Texas;

THENCE S 00°24'48" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 5, a distance of 868.25 feet to a 1/2" capped rebar found stamped "JBI" at the southeast corner of the aforementioned 111.666 acre tract, and being the southwest corner of a 40' right-of-way dedication, as shown on said West Crossing Phase 5, and being on the north line of Hackberry Drive as dedicated by plat of Avery Pointe Phase 1, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2016-454, Plat Records, Collin County, Texas;

THENCE N 89°08'24" W, with the south line of said 111.666 acre tract, and the north line of said Hackberry Drive, a distance of 988.77 feet to a 1/2" capped rebar found stamped "JBI" at the common south corner of said Two-J Partners tracts of land;

THENCE N 89°49'39" W, with the south line of said 111.666 acre tract, and the north line of said Hackberry Drive, a distance of 316.19 feet to a 1/2" capped rebar set stamped "McAdams", from which the southwest corner of said 111.666 acre tract, and the southeast corner of that certain tract of land, described in deed to QJR Partnership, Ltd, recorded in Volume 5106, Page 2380, Deed Records, Collin County, Texas, bears N 88°49'39" W, a distance of 535.51 feet, from which a 1/2" rebar found disturbed bears S 56°31' E, 0.5 feet;

THENCE over, across, and through said 111.666 acre tract, the following:

N 00°00'00" E, a distance of 398.32 feet to a 1/2" capped rebar set stamped "McAdams" at a point of curvature, of a curve to the left;

Northwesterly with the arc of said curve to the left, having a radius of 1200.00 feet, a central angle of 30°27'50", an arc length of 638.03 feet, and whose chord bears N 15°13'55" W, a distance of 630.55 feet to a 1/2" capped rebar set stamped "McAdams";

N 30°27'50" W, a distance of 70.55 feet to a 1/2" capped rebar set stamped "McAdams";

N 59°32'10" E, a distance of 315.07 feet to a 1/2" capped rebar set stamped "McAdams";

S 31°57'15" E, a distance of 15.01 feet to a 1/2" capped rebar set stamped "McAdams";

N 59°32'10" E, a distance of 920.31 feet to a 1/2" capped rebar set stamped "McAdams";

S 31°57'15" E, a distance of 353.27 feet to a 1/2" capped rebar set stamped "McAdams" at the point of curvature of a curve to the right;

Southeasterly with the arc of said curve to the right, having a radius of 825.00 feet, a central angle of 10°14'08", an arc length of 147.38 feet, and whose chord bears S 26°50'11" E, a distance of 147.18 feet to a 1/2" capped rebar set stamped "McAdams";

N 68°37'07" E, a distance of 204.22 feet to the POINT OF BEGINNING and containing approximately 44.177 acres of land.



**LEGAL DESCRIPTION
PHASE 1B**

BEING all that certain lot, tract, or parcel of land, situated in the F. Daffau Survey, Abstract Number 288, Collin County, Texas, and being part that certain called 111.666 acre tract of land, described in deed to Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and being part of that certain 60.549 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562490, Official Public Records, Collin County, Texas, and being part of that certain called 51.195 acre tract of land described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas and being part of that certain tract of land, described in deed to Rebecca Welch, recorded in Volume R, Page 560, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found at the northeast corner of said 60.549 acre tract, being the approximate northeast corner of said Daffau Survey, being the northwest corner of that certain tract of land, described in deed to Jose Facundo and wife, Josefina O. Facundo, recorded in Volume 4625, Page 759, Deed Records, Collin County, Texas, and being on the south line of County Road 370, and the south line of a variable width right-of-way dedication, as dedicated by plat of Anna High School Addition, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2011-177, Plat Records, Collin County, Texas;

THENCE S 00°31'10" W, with the east line of said 111.666 acre tract, and the west line of said Facundo tract, a distance of 246.52 feet to a 3/8" rebar found at the southwest corner thereof, and being the northwest corner of West Crossing Phase 9, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2020-243, Plat Records, Collin County, Texas;

THENCE S 00°27'59" W, with the east line of said 111.666 acre tract, and the west line of said West Crossing Phase 9, passing the southwest corner thereof, and being the northwest corner of West Crossing Phase 7, an addition to the City of Anna, according to the plat thereof, recorded in Instrument Number 2018-609, Plat Records, Collin County, Texas, continuing with the west line thereof, a total distance of 1101.68 feet to a 1/2" capped rebar set stamped "McAdams";

THENCE S 68°37'07" W, a distance of 204.22 feet to a 1/2" capped rebar set stamped "McAdams"

THENCE northwesterly with the arc of a curve to the left, having a radius of 825.00 feet, a central angle of 09°24'45", an arc length of 135.53 feet, and whose chord bears N 26°25'30" W, a distance of 135.38 feet to a 1/2" capped rebar set stamped "McAdams";

THENCE N 31°57'15" W, a distance of 353.27 feet to a 1/2" capped rebar set stamped "McAdams"

THENCE S 59°32'10" W, a distance of 800.27 feet to a 1/2" capped rebar set stamped "McAdams";

THENCE N 31°57'15" W, a distance of 140.01 feet to a 1/2" capped rebar set stamped "McAdams"

THENCE N 31°31'27" W, a distance of 42.14 feet to a 1/2" capped rebar set stamped "McAdams";

THENCE N 29°49'35" W, a distance of 43.14 feet to a 1/2" capped rebar set stamped "McAdams";

THENCE N 28°01'44" W, a distance of 43.14 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 26°13'53" W, a distance of 43.14 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 24°26'02" W, a distance of 43.14 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 22°37'18" W, a distance of 43.63 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 20°48'29" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 18°58'39" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 17°09'05" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 15°19'30" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 13°29'56" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 11°40'21" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 10°02'24" W, a distance of 34.53 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 09°07'37" W, a distance of 9.30 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 08°01'12" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 06°11'38" W, a distance of 43.82 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 04°37'45" W, a distance of 43.83 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 01°58'05" W, a distance of 58.50 feet to a 1/2" capped rebar set stamped "McAdams";
 THENCE N 01°01'36" W, a distance of 25.01 feet to a 1/2" capped rebar set stamped "McAdams";
 N 00°53'45" E, a distance of 494.84 feet to a 1/2" capped rebar set stamped "McAdams" to the north line of said 111.666 acre tract, and the south line of that certain tract of land, described in deed to Kayasa Holdings LLC, recorded in Instrument Number 20190807000946750. Official Public Records, Collin County, Texas;

THENCE N 87°53'54" E, with the north line of said 111.666 acre tract, and the south line of said Kayasa Holdings tract, passing at a distance of 303.60 feet, a 5/8" rebar found in said County Road 370, being the southwest corner of that certain called 2.460 acre tract of land, described in deed to the City of Anna, recorded in Volume 4792, Page 2386, Deed Records, Collin County, Texas, continuing with the south line thereof, a total distance of 436.56 feet to a 5/8" rebar found in said County Road 370, from which a 5/8" rebar found for witness bears S 00°26' E, a distance of 30.0 feet;

THENCE N 87°36'59" E with the south line of said City of Anna Tract, passing at 167.15 feet the southeast corner thereof, continuing with the south line of said Kayasa Holdings tract, a total distance of 472.80 feet to a 1/2" rebar found at the southeast corner thereof, being the southwest corner of said right-of-way dedication shown on Anna High School Addition;

THENCE N 89°35'09" E, with the north line of said Welch tract, and the south line of said right-of-way dedication, a distance of 517.45 feet to the POINT OF BEGINNING and containing approximately 38.822 acres of land.



**LEGAL DESCRIPTION
PHASE 1C**

BEING all that certain lot, tract, or parcel of land, situated in the F. Daffau survey, Abstract Number 288, Collin County, Texas, and being part that certain called 111.666 acre tract of land, described in deed to Oakwood Village Apartments, recorded in Instrument Number 20171201001594200, Official Public Records, Collin County, Texas, and being part of that certain 60.549 acre tract of land, described in deed to Two-J Partners, recorded in Instrument Number 20080509000562490, Official Public Records, Collin County, Texas, and being part of that certain called 51.195 acre tract of land described in deed to Two-J Partners, recorded in Instrument Number 20080509000562500, Official Public Records, Collin County, Texas, and being all of Lot 1x, Block S, Anacapi, Phase 1B, an addition to the City of Anna, according to the plat thereof, recorded in Document Number, Plat Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 5/8" capped rebar found, at the northwest corner of said Oakwood tract, same being the northeast corner of a certain tract of land, described by deed to Bloomfield Homes LP, recorded in Instrument Number 2020011700007680, Deed Records, Collin County, Texas, and being in the south line of a certain tract of land, described by deed to QJR Partnership, LTD, recorded in Instrument Number 20020214000237330, Deed Records, Collin County, Texas;

THENCE S 89°14'43" E, with the north line of said Oakwood tract, same being the south line of said QJR tract, a distance of 33.88 feet to a 1" rebar found, at the southeast corner thereof, being in the north line of said Oakwood tract, same being the west line of a certain tract of land described by deed to Kayasa Holdings, LLC, recorded in Instrument Number 20190807000946750, Deed Records, Collin County, Texas;

THENCE S 01°16'34" W, with the north line of said oakwood tract, same being the west line of said kayasa tract, a distance of 36.17 feet to a 5/8" rebar found at the southwest corner thereof, and being in the north line of said oakwood tract;

THENCE N 87°53'54" E, with the north line of said Oakwood tract, and the south line of said Kayasa tract, a distance of 142.23 to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner of a certain called 0.773 acre Variable Width Right-of-way Dedication to the City of Anna, according to said Anacapi, Phase 1B, and being in the north line of said Oakwood tract;

THENCE with the west line of said Anacapi, Phase 1B the following 21 bearings and distances:

S 00°53'45" W, a distance of 460.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°01'36" E a distance of 25.01 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°58'05" E, a distance of 58.50 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 04°37'45" E, a distance of 43.83 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 06°11'38" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 08°01'12" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 09°07'37" E, a distance of 9.30 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 10°02'24" E, a distance of 34.53 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 11°40'21" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 13°29'56" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 15°19'30" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 17°09'05" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 18°58'39" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 20°48'29" E, a distance of 43.82 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 22°37'18" E, a distance of 43.63 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 24°26'02" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 26°13'53" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 28°01'44" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 29°49'35" E, a distance of 43.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 31°31'27" E, a distance of 42.14 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 31°57'15" E, a distance of 140.01 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of Lot 1X, of said Anacapi, Phase 1B, and being in the north line of Capo Verde Drive (called Variable Width Right-of-way), according to plat of Anacapi Phase 1A, an

addition to the City of Anna, according to the plat thereof recorded in Instrument Number, Plat Records, Collin County, Texas;

THENCE S 59°32'10" W, with the north line of said Capo Verde Drive, a distance of 120.04 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 31°57'15" W, with the north line of said Capo Verde Drive, a distance of 15.01 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Lot 1X;

THENCE S 59°32'10" W, with the north line of said Capo Verde Drive, and the most southeasterly south line of said Lot 1X, passing the most southeasterly southwest corner thereof at a distance of 50.02 feet, passing the northeast intersection of said Capo Verde Drive and Ferguson Parkway at a distance of 255.08, continuing a total distance of 315.07 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 30°27'50" W, a distance of 320.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE northwesterly with the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 31°21'34", and an arc length of 547.33 feet, whose chord bears N 14°47'03" W, 540.52 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 89°26'24" W, a distance of 15.28 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the west line of said Oakwood tract, and being in the east line of said Bloomfield tract;

THENCE N 00°33'36" E, with the west line of said Oakwood tract, and the east line of said Bloomfield tract a distance of 784.11 feet to the POINT OF BEGINNING and containing approximately 14.717 acres of land.



Exhibit L-3 – Improvement Area #2 Legal Description

LEGAL DESCRIPTION

PHASE 2

66.262 ACRES

BEING all that certain lot, tract, or parcel of land situated in the S. E. Roberts Survey, Abstract Number 786, and the Eli W. Witt Survey, Abstract Number 997, City of Anna, Collin County, Texas, being part of that certain tract of land, called 95.444 acres and described by deed to Anacapri Laguna Azure LLC, recorded in Instrument Number 20210819001679920, Deed Records, Collin County, Texas, and being part of that certain tract of land, called 84.000 acres and described by deed to Anacapri Laguna Azure LLC, recorded in Instrument Number 20210819001679940, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail Found in County Road 371, same being the northeast corner of said 84.000 acre tract, same being the northwest corner of a certain tract of land, described as Tract 1 by deed to Eleanor Katherine Cox Cunningham and Howard Joseph Cox, Jr., recorded in Volume 1995, Page 577, Deed Records, Collin County, Texas, same being the southwest corner of a certain 45-foot right-of-way dedication, recorded in Cabinet Q, Page 668, Plat Records, Collin County, Texas, and being the southeast corner of a certain tract of land, described by deed to Howard J. Cox ET AL, recorded in Instrument Number 1995000000577, Deed Records, Collin County, Texas;

THENCE N 88°38'19" W, with the north line of said 84.000 acre tract, and the south line of said Cox ETAL tract, and County Road 371, a distance of 795.08 feet to the POINT OF BEGINNING being a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said 84.000 acre tract the following twenty-six (26) calls:

S 01°34'27" W, a distance of 230.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 65.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 495.79 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 14°53'18" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 60°40'22", and an arc length of 52.95 feet, whose chord bears S 02°08'03" E, 50.51 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 57°31'46" W, a distance of 24.65 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 117.60 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 609.92 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°29'20" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 560.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 111.02 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 101°58'39", and an arc length of 88.99 feet, whose chord bears S 25°56'05" W, 77.70 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 11°44'24" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 171.57 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 14°53'18" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears S 43°25'33" E, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 78°15'36" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 78.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 240.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 83.08 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 75°06'42" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 134°48'58", and an arc length of 117.65 feet, whose chord bears S 50°47'40" W, 92.33 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 111.89 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 815.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 163.38 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said 84.000 acre tract, and said 95.444 acre tract the following five (5) calls:

N 88°25'33" W, passing the west line of said 84.000 acre tract, same being the east line of said 95.444 acre tract, continuing a distance of 140.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 00°42'34" E, a distance of 302.85' to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 14°01'25" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears S 44°17'26" W, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°35'53" W, a distance of 24.48 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the easterly south line of said 95.444 acre tract, same being the north line of a certain tract of land described by deed to Anna Texas Land, LTD, recorded in Instrument Number 20140718000750570, Deed Records, Collin County, Texas, from which a 1/2" rebar found, at the southeast corner of said 95.444 acre tract, same being the southwest corner of said 84.000 acre tract, bears S 88°24'07" E, 126.55 feet;

THENCE N 88°24'07" W, with the easterly south line of said 95.444 acre tract, and the north line of said Anna Texas Land tract, a distance of 466.08 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the most easterly southwest corner of said 95.444 acre tract, same being the northwest corner of said Anna Texas Land tract, and being in the east line of a certain tract of land, described by deed to DR Horton-Texas, LTD, recorded in Instrument Number 20210212000310470, Deed Records, Collin County, Texas;

THENCE N 00°34'00" W, with the most southerly west line of said 95.444 acre tract, and being the most southerly east line of said DR Horton tract, a distance of 762.32 feet to a 1/2" capped rebar found (yellow cap) at the inner ell of said 95.444 acre tract, same being the most southerly northeast corner of said DR Horton tract;

THENCE S 88°20'56" W, with the most westerly south line of said 95.444 acre tract, and the most easterly north line of said DR Horton tract, a distance of 38.41 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 00°42'34" W, a distance of 2250.12 feet to a 1/2" capped rebar set, stamped "MCADAMS" being in the north line of said 95.444 acre tract, and the south line of a certain tract of land, described by deed to Laura Collins, recorded in Instrument Number 19940310000236490, Deed Records, Collin County, Texas;

THENCE S 89°17'15" E, with the north line of said 95.44 acre tract, and the south line of said Laura Collins tract, and the south line of County Road 371, a distance of 554.53 to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Laura Collins tract, being in the north line of said 95.444 acre tract, being in County Road 371, and being the southwest corner of a called 60-foot right-of-way dedication to the City of Anna, recorded in Cabinet Q, Page 604, Plat Records, Collin County, Texas;

THENCE S 88°41'44" E, with the south line of said 60' ROW dedication, County Road 371, and the north line of said 95.444 acre tract, passing a PK Nail Found at the northeast corner thereof, same being the northwest corner of said 84.000 acre tract, at a distance of 190.26 feet, continuing with the north line thereof, passing the southeast corner of said 60' ROW dedication, same being the southwest corner of Bryant Farm Road, passing a PK Nail with shiner, stamped J.F. Smith 3700, at a distance of 587.18 feet, a continuing a total distance of 591.09 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Bryant Farm Road, same being the southwest corner of said Cox ETAL tract;

THENCE S 88°38'19" E, with the north line of said 84.000 acre tract and the south line of said Cox ETAL tract, a distance of 15.75 feet to the POINT OF BEGINNING and being approximately 66.262 acres of land.



LEGAL DESCRIPTION
Phase 3
48.585 ACRES

BEING all that certain lot, tract, or parcel of land situated in the S. E. Roberts Survey, Abstract Number 786, and the Eli W. Witt Survey, Abstract Number 997, City of Anna, Collin County, Texas, being part of that certain tract of land, called 95.444 acres and described by deed to Anacapri Laguna Azure LLC, recorded in Instrument Number 20210819001679920, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set stamped "MCADAMS" at the northwest corner of said Anacapri Laguna Azure tract, and being in County Road 371;

THENCE S 89°17'15" E, with the north line of said Anacapri Laguna Azure tract, and with the approximate center of Country Road 371, a distance of 941.99 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE S 00°42'34" W, a distance of 2250.12 feet to a 1/2" capped rebar set stamped "MCADAMS" on a south line of said Anacapri Laguna Azure tract, from which a 1/2" capped rebar found at an inner elle corner thereof bears N 88°20'56" E, 38.41 feet;

THENCE S 88°20'56" W, with a south line of said Anacapri Laguna Azure tract, and a north line of that certain tract of land, described in deed to DR Horton-Texas LTD, recorded in Document Number 20210212000310470, Real Property Records, Collin County, Texas, a distance of 928.68 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE N 00°46'28" W, with the common line of said Anacapri Laguna Azure tract, and said DR Horton tract, a distance of 1103.04 feet to a 1/2" capped rebar set stamped "MCADAMS"

THENCE N 01°17'06" W, continuing with the common line thereof, a distance of 1185.78 feet to the POINT OF BEGINNING and containing approximately 48.585 acres of land.



**LEGAL DESCRIPTION
PHASE 4
64.604 ACRES**

BEING all that certain lot, tract, or parcel of land situated in the S. E. Roberts Survey, Abstract Number 786, and the Eli W. Witt Survey, Abstract Number 997, City of Anna, Collin County, Texas, being part of that certain tract of land, called 95.444 acres and described by deed to Anacapi Laguna Azure LLC, recorded in Instrument Number 20210819001679920, Deed Records, Collin County, Texas, and being part of that certain tract of land, called 84.000 acres and described by deed to Anacapi Laguna Azure LLC, recorded in Instrument Number 20210819001679940, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail Found in County Road 371, same being the northeast corner of said 84.000 acre tract, same being the northwest corner of a certain tract of land, described as Tract 1 by deed to Eleanor Katherine Cox Cunningham and Howard Joseph Cox, Jr., recorded in Volume 1995, Page 577, Deed Records, Collin County, Texas, same being the southwest corner of a certain 45-foot right-of-way dedication, recorded in Cabinet Q, Page 668, Plat Records, Collin County, Texas, and being the southeast corner of a certain tract of land, described by deed to Howard J. Cox ET AL, recorded in Instrument Number 1995000000577, Deed Records, Collin County, Texas;

THENCE S 01°29'20" W, with the east line of said Anacapi tract recorded in 20210819001679920, and with the west line of said Tract 1, passing the southwest corner thereof, being the northwest corner of that certain tract of land, described in deed to LGI Homes-Texas, LLC, recorded in Instrument Number 201908200001009780, Deed Records, Collin County, Texas, and continuing with the west line thereof, a total distance of 3021.11 feet to a 1/2" rebar found at the southwest corner of the aforementioned Anacapi tract;

THENCE N 88°29'03" W, with the south line of said Anacapi tract recorded in 20210819001679920, a distance of 1211.75 feet to a 1/2" rebar found at the southwest corner thereof, and being the southeast corner of said Anacapi tract recorded in 20210819001679940;

THENCE N 88°24'07" W, with the south line of said Anacapi tract, recorded in 20210819001679940, a distance of 126.55 feet;

THENCE over across and through said 84.000 acre tract, and said 95.444 acre tract the following:

N 01°35'53" E, a distance of 24.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears N 44°17'26" E, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 14°01'25" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°42'34" W, a distance of 302.85' to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 140.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 163.38 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 815.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 111.89 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 134°48'58", and an arc length of 117.65 feet, whose chord bears N 50°47'40" E, 92.33 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 75°06'42" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 83.08 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 240.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 78.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 78°15'36" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears N 43°25'33" W, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 14°53'18" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 171.57 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 11°44'24" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Exhibit L-4 – Improvement Area #2A Legal Description

LEGAL DESCRIPTION

PHASE 2

66.262 ACRES

BEING all that certain lot, tract, or parcel of land situated in the S. E. Roberts Survey, Abstract Number 786, and the Eli W. Witt Survey, Abstract Number 997, City of Anna, Collin County, Texas, being part of that certain tract of land, called 95.444 acres and described by deed to Anacapri Laguna Azure LLC, recorded in Instrument Number 20210819001679920, Deed Records, Collin County, Texas, and being part of that certain tract of land, called 84.000 acres and described by deed to Anacapri Laguna Azure LLC, recorded in Instrument Number 20210819001679940, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail Found in County Road 371, same being the northeast corner of said 84.000 acre tract, same being the northwest corner of a certain tract of land, described as Tract 1 by deed to Eleanor Katherine Cox Cunningham and Howard Joseph Cox, Jr., recorded in Volume 1995, Page 577, Deed Records, Collin County, Texas, same being the southwest corner of a certain 45-foot right-of-way dedication, recorded in Cabinet Q, Page 668, Plat Records, Collin County, Texas, and being the southeast corner of a certain tract of land, described by deed to Howard J. Cox ET AL, recorded in Instrument Number 1995000000577, Deed Records, Collin County, Texas;

THENCE N 88°38'19" W, with the north line of said 84.000 acre tract, and the south line of said Cox ETAL tract, and County Road 371, a distance of 795.08 feet to the POINT OF BEGINNING being a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said 84.000 acre tract the following twenty-six (26) calls:

S 01°34'27" W, a distance of 230.33 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 65.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 495.79 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 14°53'18" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 60°40'22", and an arc length of 52.95 feet, whose chord bears S 02°08'03" E, 50.51 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 57°31'46" W, a distance of 24.65 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 117.60 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 609.92 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°29'20" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 560.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 111.02 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 101°58'39", and an arc length of 88.99 feet, whose chord bears S 25°56'05" W, 77.70 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 11°44'24" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 171.57 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 14°53'18" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears S 43°25'33" E, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 78°15'36" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 78.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 240.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 83.08 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 75°06'42" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 134°48'58", and an arc length of 117.65 feet, whose chord bears S 50°47'40" W, 92.33 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 111.89 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 815.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 163.38 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°34'27" W, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over across and through said 84.000 acre tract, and said 95.444 acre tract the following five (5) calls:

N 88°25'33" W, passing the west line of said 84.000 acre tract, same being the east line of said 95.444 acre tract, continuing a distance of 140.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 00°42'34" E, a distance of 302.85' to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 14°01'25" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears S 44°17'26" W, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 01°35'53" W, a distance of 24.48 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the easterly south line of said 95.444 acre tract, same being the north line of a certain tract of land described by deed to Anna Texas Land, LTD, recorded in Instrument Number 20140718000750570, Deed Records, Collin County, Texas, from which a 1/2" rebar found, at the southeast corner of said 95.444 acre tract, same being the southwest corner of said 84.000 acre tract, bears S 88°24'07" E, 126.55 feet;

THENCE N 88°24'07" W, with the easterly south line of said 95.444 acre tract, and the north line of said Anna Texas Land tract, a distance of 466.08 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the most easterly southwest corner of said 95.444 acre tract, same being the northwest corner of said Anna Texas Land tract, and being in the east line of a certain tract of land, described by deed to DR Horton-Texas, LTD, recorded in Instrument Number 20210212000310470, Deed Records, Collin County, Texas;

THENCE N 00°34'00" W, with the most southerly west line of said 95.444 acre tract, and being the most southerly east line of said DR Horton tract, a distance of 762.32 feet to a 1/2" capped rebar found (yellow cap) at the inner ell of said 95.444 acre tract, same being the most southerly northeast corner of said DR Horton tract;

THENCE S 88°20'56" W, with the most westerly south line of said 95.444 acre tract, and the most easterly north line of said DR Horton tract, a distance of 38.41 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 00°42'34" W, a distance of 2250.12 feet to a 1/2" capped rebar set, stamped "MCADAMS" being in the north line of said 95.444 acre tract, and the south line of a certain tract of land, described by deed to Laura Collins, recorded in Instrument Number 19940310000236490, Deed Records, Collin County, Texas;

THENCE S 89°17'15" E, with the north line of said 95.44 acre tract, and the south line of said Laura Collins tract, and the south line of County Road 371, a distance of 554.53 to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Laura Collins tract, being in the north line of said 95.444 acre tract, being in County Road 371, and being the southwest corner of a called 60-foot right-of-way dedication to the City of Anna, recorded in Cabinet Q, Page 604, Plat Records, Collin County, Texas;

THENCE S 88°41'44" E, with the south line of said 60' ROW dedication, County Road 371, and the north line of said 95.444 acre tract, passing a PK Nail Found at the northeast corner thereof, same being the northwest corner of said 84.000 acre tract, at a distance of 190.26 feet, continuing with the north line thereof, passing the southeast corner of said 60' ROW dedication, same being the southwest corner of Bryant Farm Road, passing a PK Nail with shiner, stamped J.F. Smith 3700, at a distance of 587.18 feet, a continuing a total distance of 591.09 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner of said Bryant Farm Road, same being the southwest corner of said Cox ETAL tract;

THENCE S 88°38'19" E, with the north line of said 84.000 acre tract and the south line of said Cox ETAL tract, a distance of 15.75 feet to the POINT OF BEGINNING and being approximately 66.262 acres of land.



Exhibit L-5 – Improvement Area #2 - Remainder Property Legal Description

LEGAL DESCRIPTION

Phase 3

48.585 ACRES

BEING all that certain lot, tract, or parcel of land situated in the S. E. Roberts Survey, Abstract Number 786, and the Eli W. Witt Survey, Abstract Number 997, City of Anna, Collin County, Texas, being part of that certain tract of land, called 95.444 acres and described by deed to Anacapi Laguna Azure LLC, recorded in Instrument Number 20210819001679920, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set stamped "MCADAMS" at the northwest corner of said Anacapi Laguna Azure tract, and being in County Road 371;

THENCE S 89°17'15" E, with the north line of said Anacapi Laguna Azure tract, and with the approximate center of Country Road 371, a distance of 941.99 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE S 00°42'34" W, a distance of 2250.12 feet to a 1/2" capped rebar set stamped "MCADAMS" on a south line of said Anacapi Laguna Azure tract, from which a 1/2" capped rebar found at an inner elle corner thereof bears N 88°20'56" E, 38.41 feet;

THENCE S 88°20'56" W, with a south line of said Anacapi Laguna Azure tract, and a north line of that certain tract of land, described in deed to DR Horton-Texas LTD, recorded in Document Number 20210212000310470, Real Property Records, Collin County, Texas, a distance of 928.68 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE N 00°46'28" W, with the common line of said Anacapi Laguna Azure tract, and said DR Horton tract, a distance of 1103.04 feet to a 1/2" capped rebar set stamped "MCADAMS"

THENCE N 01°17'06" W, continuing with the common line thereof, a distance of 1185.78 feet to the POINT OF BEGINNING and containing approximately 48.585 acres of land.



LEGAL DESCRIPTION
PHASE 4
64.604 ACRES

BEING all that certain lot, tract, or parcel of land situated in the S. E. Roberts Survey, Abstract Number 786, and the Eli W. Witt Survey, Abstract Number 997, City of Anna, Collin County, Texas, being part of that certain tract of land, called 95.444 acres and described by deed to Anacapri Laguna Azure LLC, recorded in Instrument Number 20210819001679920, Deed Records, Collin County, Texas, and being part of that certain tract of land, called 84.000 acres and described by deed to Anacapri Laguna Azure LLC, recorded in Instrument Number 20210819001679940, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail Found in County Road 371, same being the northeast corner of said 84.000 acre tract, same being the northwest corner of a certain tract of land, described as Tract 1 by deed to Eleanor Katherine Cox Cunningham and Howard Joseph Cox, Jr., recorded in Volume 1995, Page 577, Deed Records, Collin County, Texas, same being the southwest corner of a certain 45-foot right-of-way dedication, recorded in Cabinet Q, Page 668, Plat Records, Collin County, Texas, and being the southeast corner of a certain tract of land, described by deed to Howard J. Cox ET AL, recorded in Instrument Number 1995000000577, Deed Records, Collin County, Texas;

THENCE S 01°29'20" W, with the east line of said Anacapri tract recorded in 20210819001679920, and with the west line of said Tract 1, passing the southwest corner thereof, being the northwest corner of that certain tract of land, described in deed to LGI Homes-Texas, LLC, recorded in Instrument Number 201908200001009780, Deed Records, Collin County, Texas, and continuing with the west line thereof, a total distance of 3021.11 feet to a 1/2" rebar found at the southwest corner of the aforementioned Anacapri tract;

THENCE N 88°29'03" W, with the south line of said Anacapri tract recorded in 20210819001679920, a distance of 1211.75 feet to a 1/2" rebar found at the southwest corner thereof, and being the southeast corner of said Anacapri tract recorded in 20210819001679940;

THENCE N 88°24'07" W, with the south line of said Anacapri tract, recorded in 20210819001679940, a distance of 126.55 feet;

THENCE over across and through said 84.000 acre tract, and said 95.444 acre tract the following:

N 01°35'53" E, a distance of 24.48 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears N 44°17'26" E, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 14°01'25" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 00°42'34" W, a distance of 302.85' to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 140.87 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 163.38 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 815.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 111.89 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 134°48'58", and an arc length of 117.65 feet, whose chord bears N 50°47'40" E, 92.33 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Southeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 75°06'42" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

S 88°25'33" E, a distance of 83.08 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 240.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 88°25'33" W, a distance of 78.94 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Southwesterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears S 78°15'36" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a reverse curve to the right, having a radius of 50.00 feet, a central angle of 143°15'23", and an arc length of 125.01 feet, whose chord bears N 43°25'33" W, 94.90 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 14°53'18" E, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

N 01°34'27" E, a distance of 171.57 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 26°37'41", and an arc length of 23.24 feet, whose chord bears N 11°44'24" W, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of $101^{\circ}58'39''$, and an arc length of 88.99 feet, whose chord bears $N\ 25^{\circ}56'05''\ E$, 77.70 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

$N\ 01^{\circ}34'27''\ E$, a distance of 111.02 feet to a 1/2" capped rebar set, stamped "MCADAMS";

$S\ 88^{\circ}25'33''\ E$, a distance of 560.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

$N\ 01^{\circ}29'20''\ E$, a distance of 50.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

$N\ 88^{\circ}25'33''\ W$, a distance of 609.92 feet to a 1/2" capped rebar set, stamped "MCADAMS";

$N\ 01^{\circ}34'27''\ E$, a distance of 117.60 feet to a 1/2" capped rebar set, stamped "MCADAMS";

$N\ 57^{\circ}31'46''\ E$, a distance of 24.65 feet to a 1/2" capped rebar set, stamped "MCADAMS";

Northwesterly, with the arc of a curve to the right, having a radius of 50.00 feet, a central angle of $60^{\circ}40'22''$, and an arc length of 52.95 feet, whose chord bears $N\ 02^{\circ}08'03''\ W$, 50.51 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

Northeasterly, with the arc of a reverse curve to the left, having a radius of 50.00 feet, a central angle of $26^{\circ}37'41''$, and an arc length of 23.24 feet, whose chord bears $N\ 14^{\circ}53'18''\ E$, 23.03 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

$N\ 01^{\circ}34'27''\ E$, a distance of 495.79 feet to a 1/2" capped rebar set, stamped "MCADAMS";

$S\ 88^{\circ}25'33''\ E$, a distance of 65.00 feet to a 1/2" capped rebar set, stamped "MCADAMS";

$N\ 01^{\circ}34'27''\ E$, a distance of 230.33 feet to a 1/2" capped rebar set, stamped "MCADAMS" to the north line of said 84.000 acre tract, and being in said County Road 371;

THENCE $S\ 88^{\circ}38'19''\ E$, with the north line of said 84.000 acre tract, and with said County Road 371, a distance of 795.08 feet to the POINT OF BEGINNING and containing approximately 64.604 acres of land.



Appendix A – Engineer’s Report

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Engineer's Report

for

AnaCapri Phases I and II

City of Anna; Collin County, Texas

August 21, 2023



Prepared for:

**OWNER/DEVELOPER: ANACAPRI LAGUNA AZURE, LLC.
2101 CEDAR SPRINGS ROAD, SUITE 700; DALLAS, TEXAS 75201**

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
201 Country View Drive • Roanoke, TX 76262 • P: 972.436.9712 • F: 972.436.9715

ANACAPRI - ANNA OVERALL BUDGET

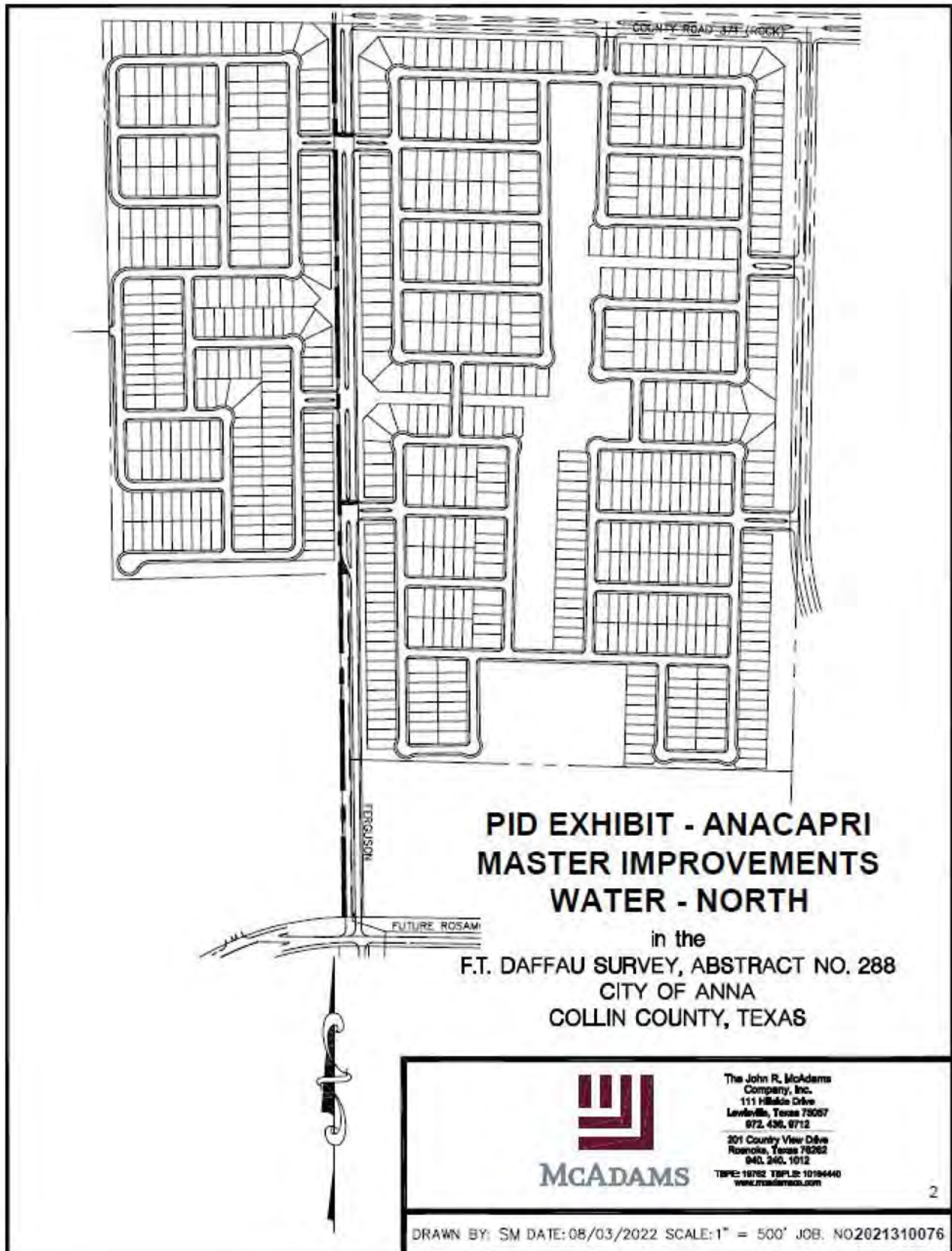
8/14/2023

	PHASE 1					PHASE 2				
	SOUTH SECTION 1A, 1B AND 1C					PHASE 1 - COLLECTORS MI				
	TOTAL	FID DIRECT	FID MI	NON-FID	FID MI	TOTAL	FID DIRECT	FID MI	NON-FID	FID MI
PHASE 1 IMPROVEMENTS										
ROADWAY IMPROVEMENTS (grading + excavation + erosion control)	6,661,135	2,796,227	2,769,241	622,267	507,220	5,851,831	3,093,060	583,889	108,125	334,718
WATER SYSTEMS	1,714,622	1,434,673	224,566	0	11,782	1,443,187	921,484	412,944	0	128,668
SANITARY SEWER	1,464,193	1,464,193	0	0	0	3,079,032	767,152	452,500	0	1,859,380
STORM SEWER	5,208,102	2,811,754	233,206	0	2,143,149	2,164,839	941,026	1,221,350	0	102,283
SITE FENCING / RETAINING WALLS / LANDSCAPE	2,332,340	16,093	878,260	1,711,465	226,460	2,299,342	583,135	468,900	1,021,297	221,040
SOFT COSTS	4,434,007	1,726,057	1,274,956	789,809	441,193	2,782,194	1,857,821	485,723	142,200	117,390
SUB-TOTAL CONSTRUCTION COST	22,821,719	10,241,398	5,538,043	3,118,652	3,371,826	17,411,885	8,917,711	4,086,156	1,671,572	2,745,947
1% CONTINGENCY PHASES 1A, 1B & 1C	1,116,086	512,660	279,002	136,433	168,391	0	0	0	0	137,287
10% CONTINGENCY	0	0	0	0	0	1,742,138	891,771	408,616	167,137	0
SUB-TOTAL WITH CONTINGENCY	23,457,605	10,753,238	5,819,045	3,253,084	3,540,417	19,153,323	9,809,482	4,494,771	1,838,729	2,883,244
ROLLBACK TAXES	163,400	0	0	163,400	0	102,890	0	0	102,890	0
TOTAL CONSTRUCTION COST	23,603,295	10,753,238	5,859,045	3,450,884	3,540,417	19,256,313	9,809,482	4,494,771	1,941,529	2,883,244

PHASE 1	TOTAL CONSTRUCTION COST PER LOT COST
	23,603,295 51,535
PHASE 2	TOTAL CONSTRUCTION COST PER LOT COST
	19,256,313 81,293
PHASE 1 AND 2	TOTAL CONSTRUCTION COST PER LOT COST
	42,869,528 61,683

NOTES

- BUDGET DOES NOT INCLUDE PRO-RATA FEE TO CITY - AMOUNTS TO BE DETERMINED
- ROLLBACK TAXES ESTIMATED AT \$2,000 PER ACRE
- ROADWAY IMPACT FEES TO THE BUILDER AT \$2,715.00 PER SF BUILDING PERMIT AND MF UNIT
- WATER IMPACT FEE TO THE BUILDER AT \$4,510.00 PER BUILDING PERMIT
- SEWER IMPACT FEE TO THE BUILDER AT \$4,079.00 PER BUILDING PERMIT
- SF BUILDING PERMIT FEE \$2,935.00
- PARK DEDICATION 1 ACRE PER 50 UNITS OR \$600 PER LOT (TOTAL \$743,400) INCLUDED IN BUDGET.
- PARK DEVELOPMENT FEE TO THE BUILDER AT \$1,500.00 PER BUILDING PERMIT AND \$2,000.00 PER MF UNIT
- PHASE 1 - COLLECTORS MI IS FOR FERGUSON ROAD, SOUTH OF ROSAMOND, TO SERVE ANACAPRI PHASE I





PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS WATER - SOUTH

in the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



MCADAMS

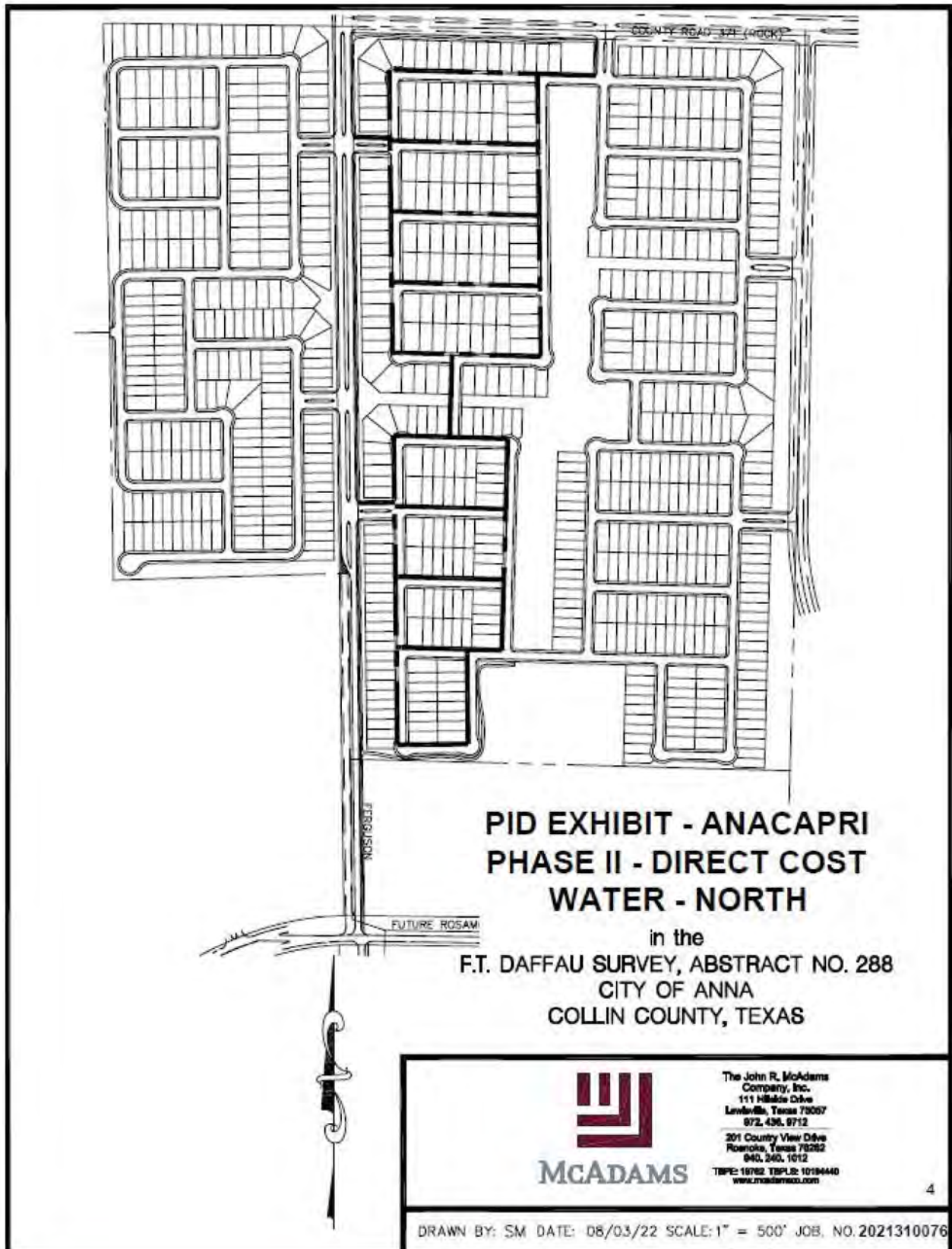
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lawrenceville, Texas 75067
972.436.9712

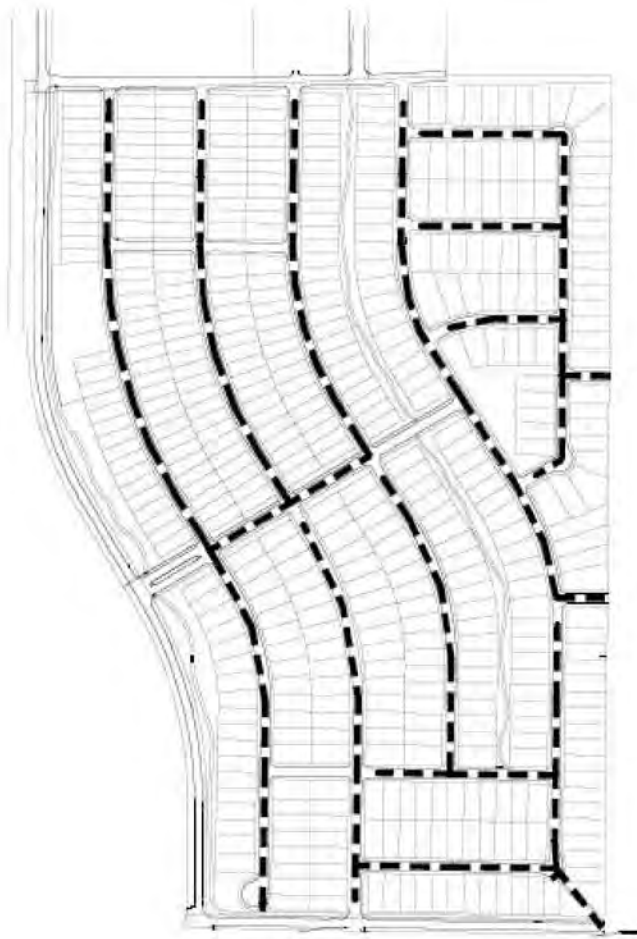
201 Country View Drive
Roanoke, Texas 75282
840.240.1012

TBPE: 13762 TBPL: 10184440
www.mcadams.com

3

DRAWN BY: SM DATE: 08/03/22 SCALE: 1" = 500' JOB. NO. 2021310076





PID EXHIBIT - ANACAPRI PHASE I - DIRECT COSTS SANITARY - SOUTH

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

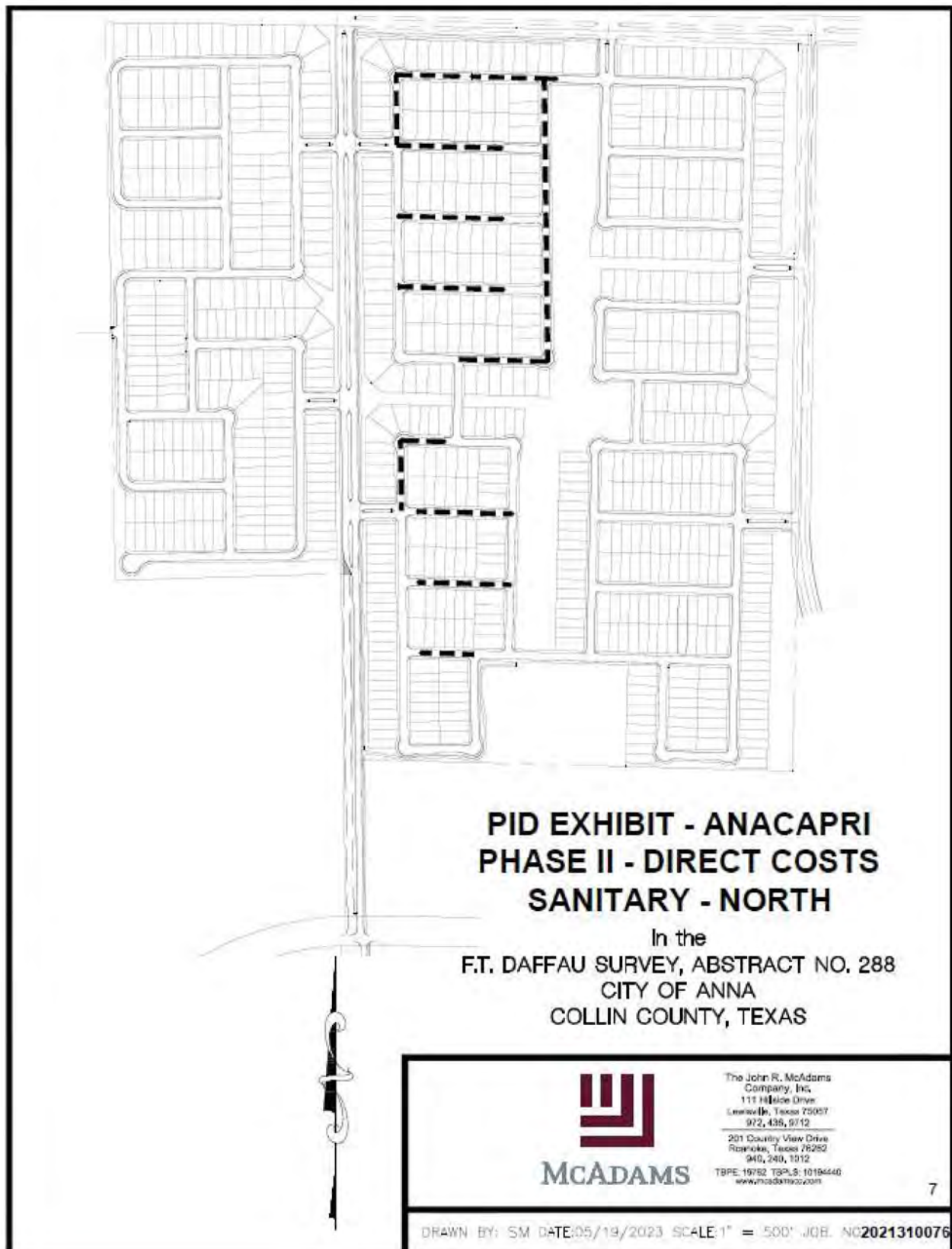
The John R. McAdams
Company, Inc.
111 Hilde Drive
Lewisville, Texas 75057
972.438.9712

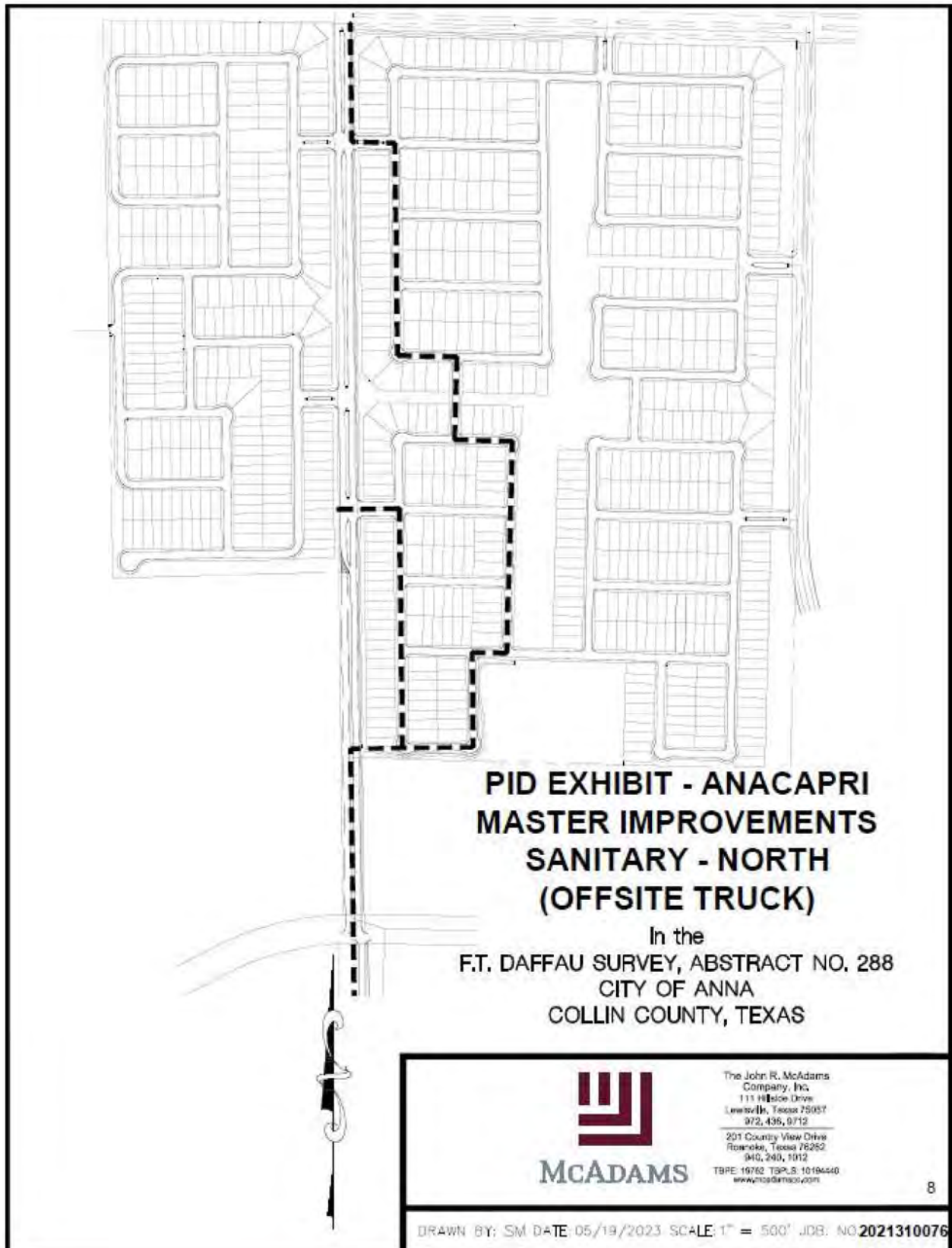
201 Country View Drive
Rockwall, Texas 75087
940.240.1012

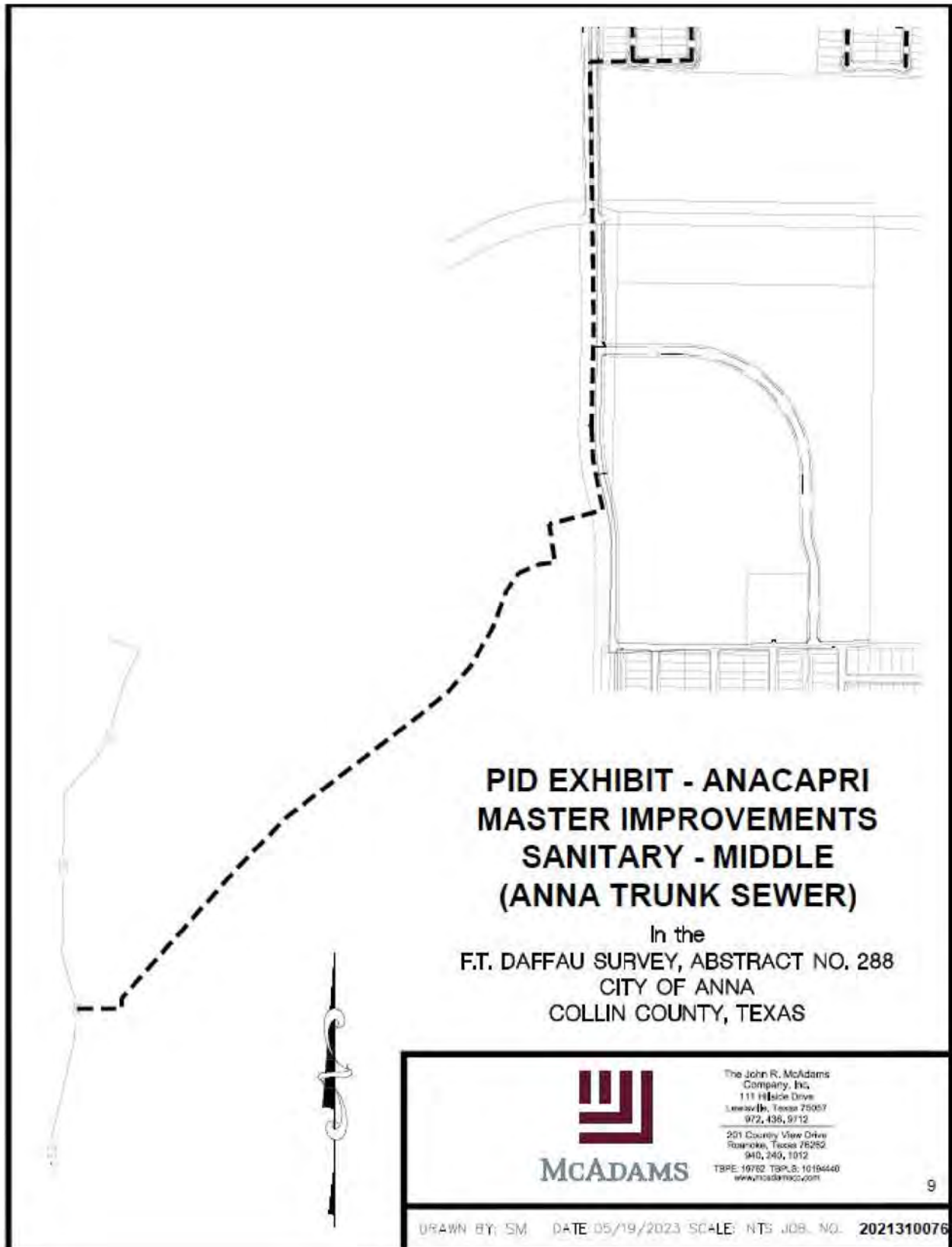
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www.jrmc.com

6

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB: NO2021310076









**PID EXHIBIT - ANACAPRI
PHASE I - DIRECT COST
STORM SEWER - SOUTH**

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

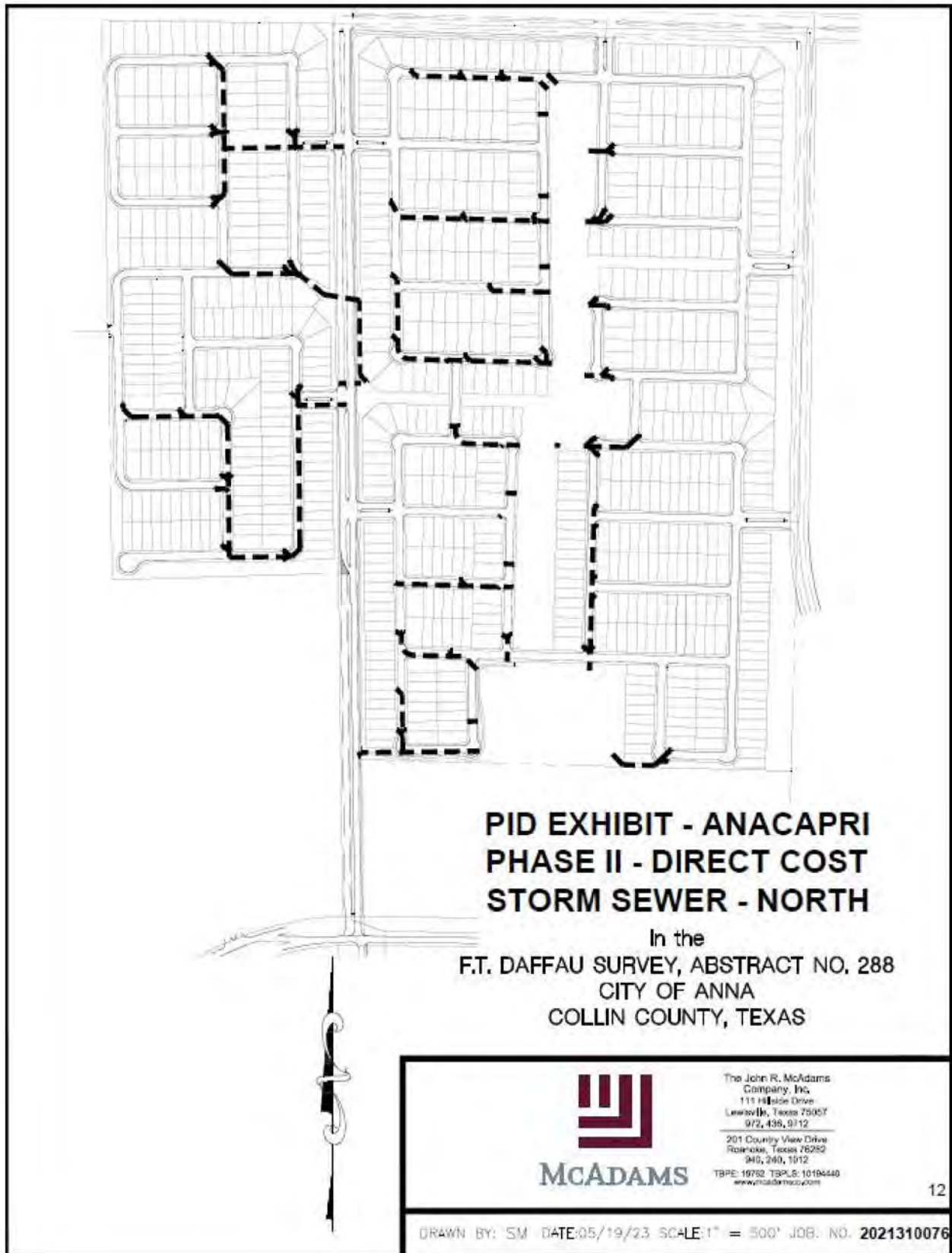
The John R. McAdams
Company, Inc.
111 Hildebrand Drive
Leander, Texas 75057
972, 438, 9712

201 County View Drive
Rosenoke, Texas 76252
940, 340, 1012

TBPE: 19752 TSP/LB: 10104440
www.mcadamsco.com

11

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB. NO. 2021310076





PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS STORM SEWER - SOUTH

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

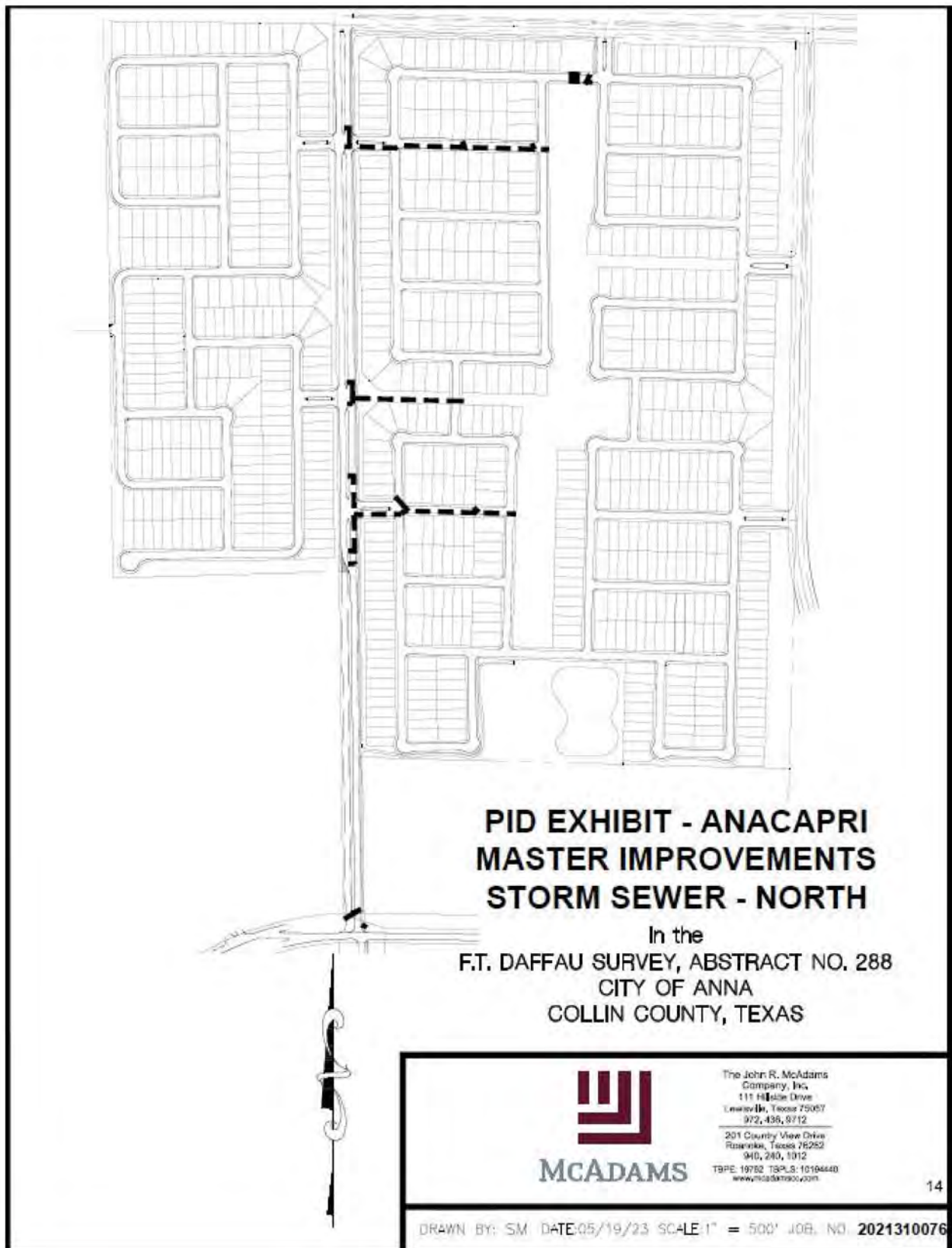
The John R. McAdams
Company, Inc.
111 Police Drive
Lewisville, Texas 75057
972.435.9712

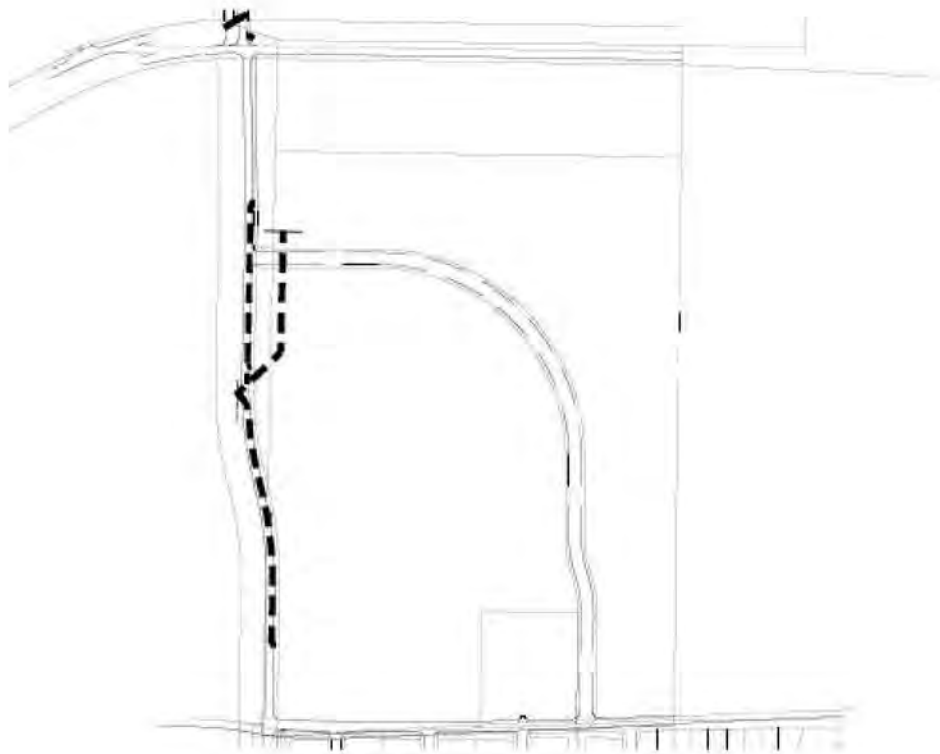
201 Country View Drive
Rowlett, Texas 75082
940.240.1012

TBPE 18752 TBPE.S-10196640
www.mcadamsinc.com

13

DRAWN BY: SM DATE:05/19/23 SCALE:1" = 500' JOB NO. 2021310076





PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS STORM SEWER - MIDDLE

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

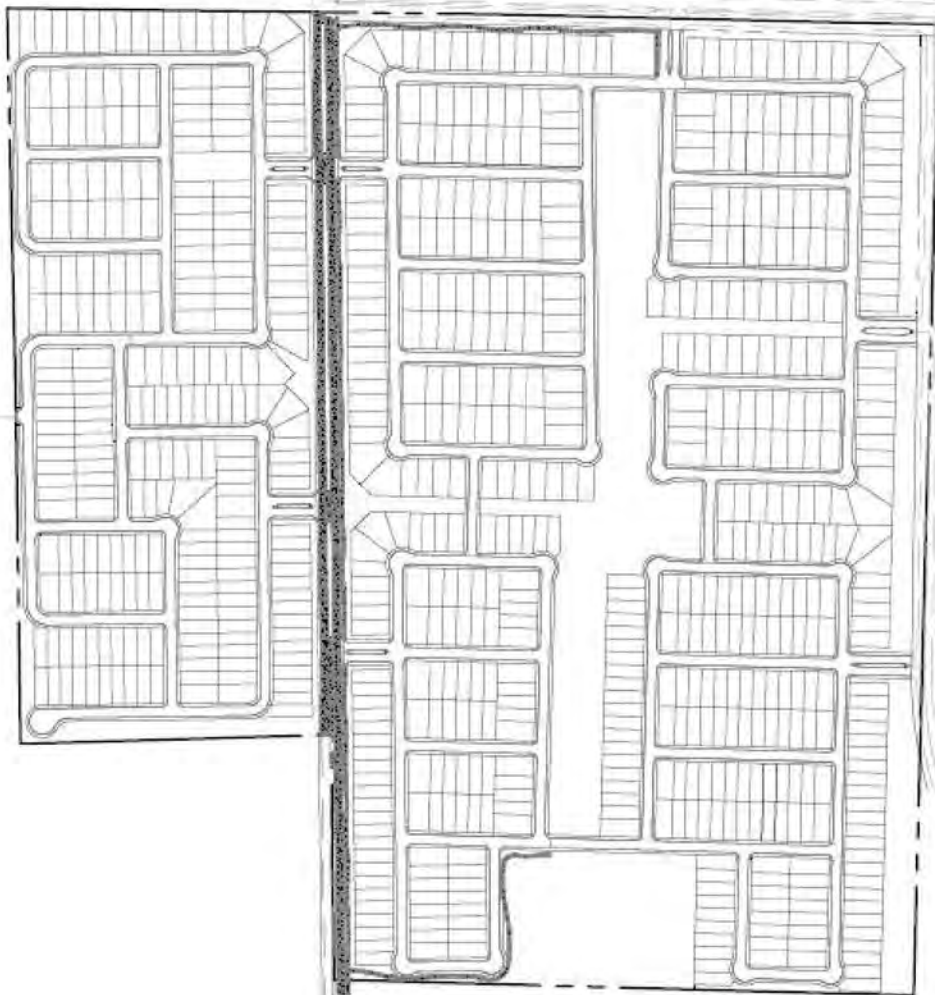
The John R. McAdams
Company, Inc.
1111 Hulse Drive
Lewisville, Texas 75057
972.438.9712

201 Country View Drive
Rowles, Texas 75082
940.240.1012

TBPE 10762 TGPLS 10186660
www.mcadams.com

15

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB NO: 2021310076



**PID EXHIBIT - ANACAPRI
MASTER IMPROVEMENTS
PAVING - NORTH**

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

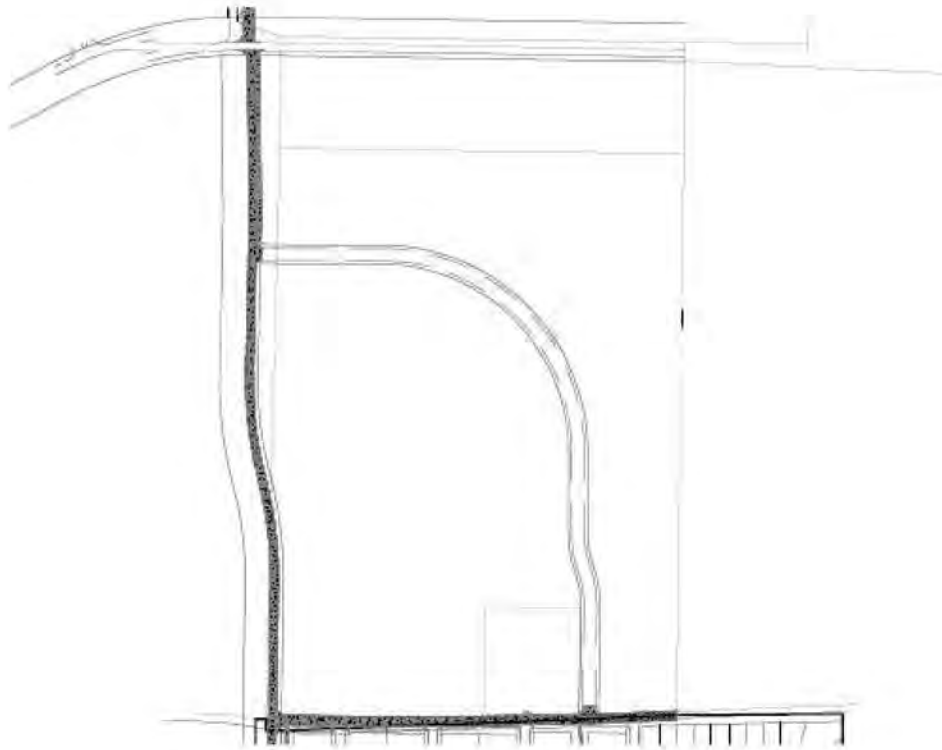
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Rockwall, Texas 75087
940.240.1012

TBPE: 19782 TBPLS: 10184448
www.jrmc.com

17

DRAWN BY: BS DATE: 05/19/2023 SCALE: 1" = 500' JOB. NO. MEH22002



PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS PAVING - MIDDLE

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Cresskill, Texas 75057
972.438.9112

201 Country View Drive
Roanoke, Texas 76282
940.240.1012

TBPE: 19752 TBPLS: 10196660
www.mcadamsco.com

18

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB NO: 2021310076

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

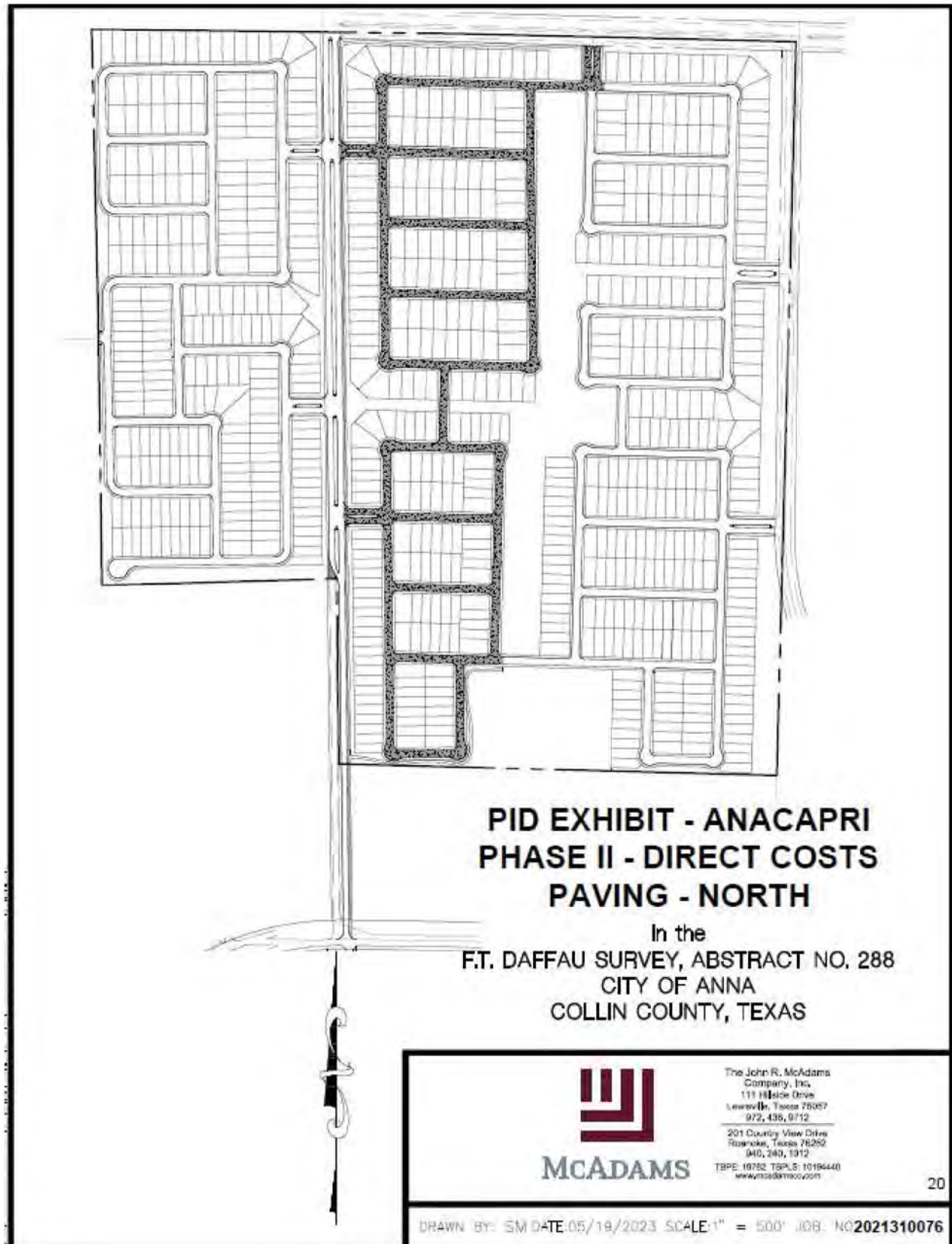
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lawrenceville, Georgia 30047
972, 436, 9712

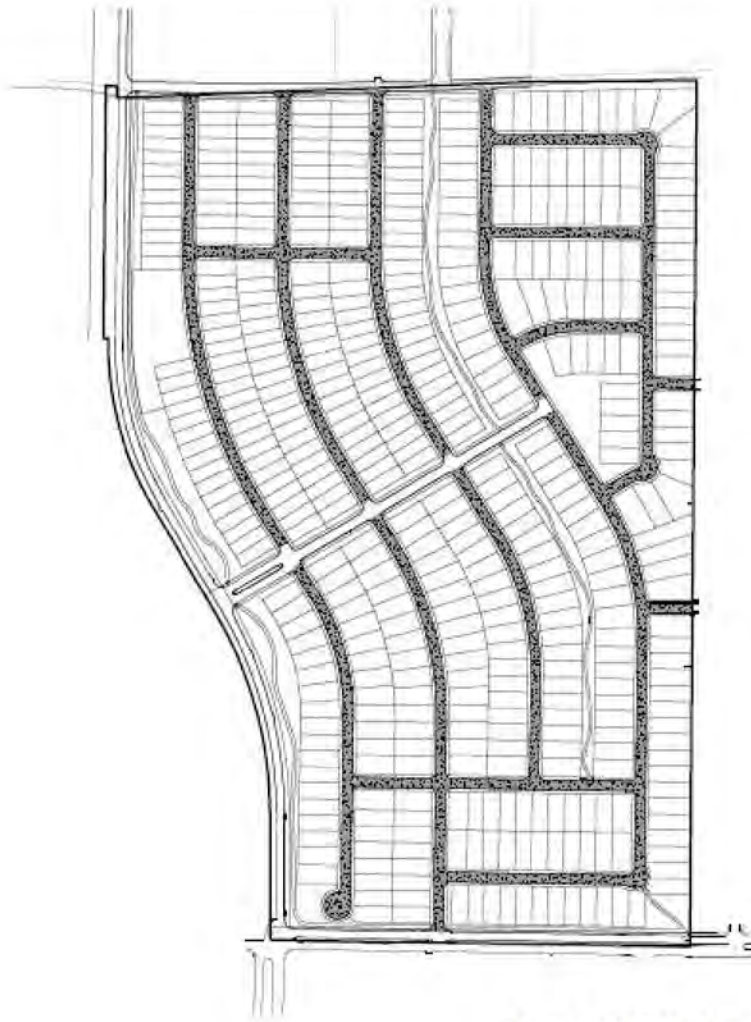
201 Country View Drive
Amenable, Texas 76252
940.240.1912

TYPE 19752 TSP.LS.10194440
WWW.TTSC0011900.COM

19

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB NO: 2021310076





**PID EXHIBIT - ANACAPRI
PHASE I - DIRECT COSTS
PAVING - SOUTH**

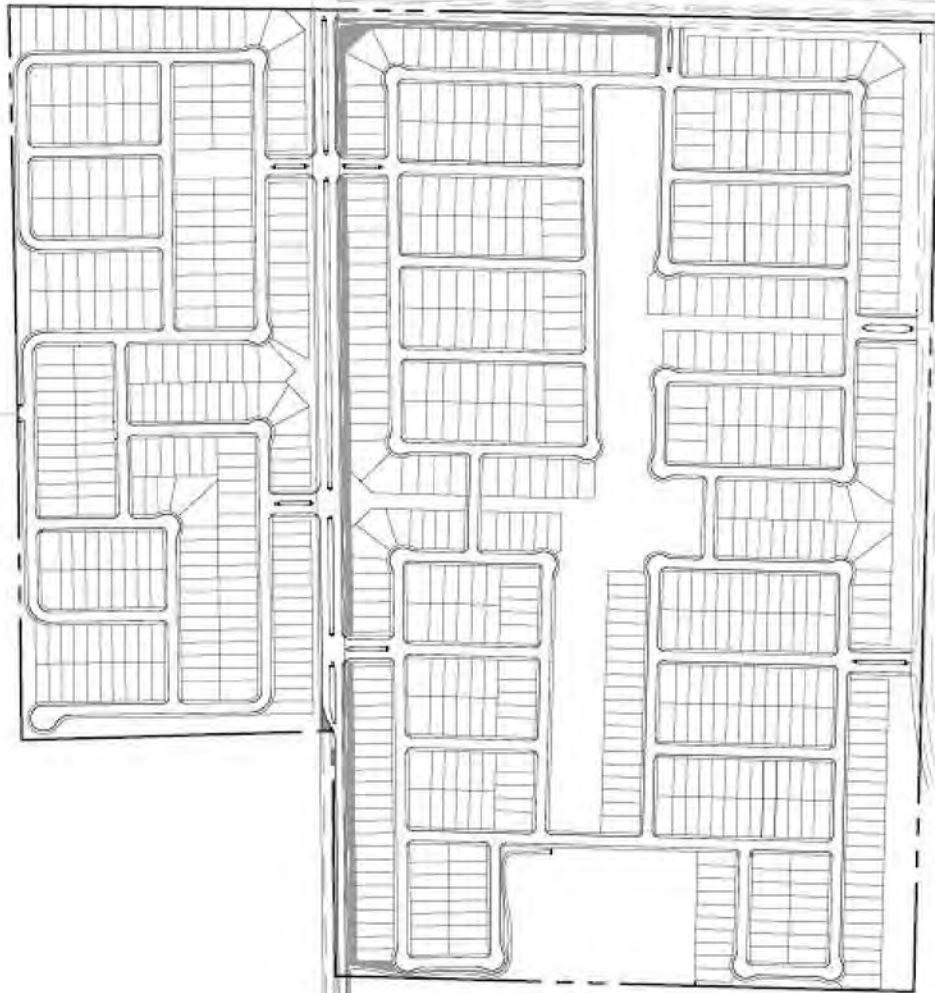
In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



The John R. McAdams
Company, Inc.
11118 Luce Drive
Lewisville, Texas 75057
972, 438, 9712
201 Country View Drive
Rosharon, Texas 76082
3610, 240, 1012
TBPE 19782 TBPLS 10106440
www.mcadamsco.com

21

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB. NO 2021310076



**PID EXHIBIT - ANACAPRI
MASTER IMPROVEMENTS
LANDSCAPE - NORTH**

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

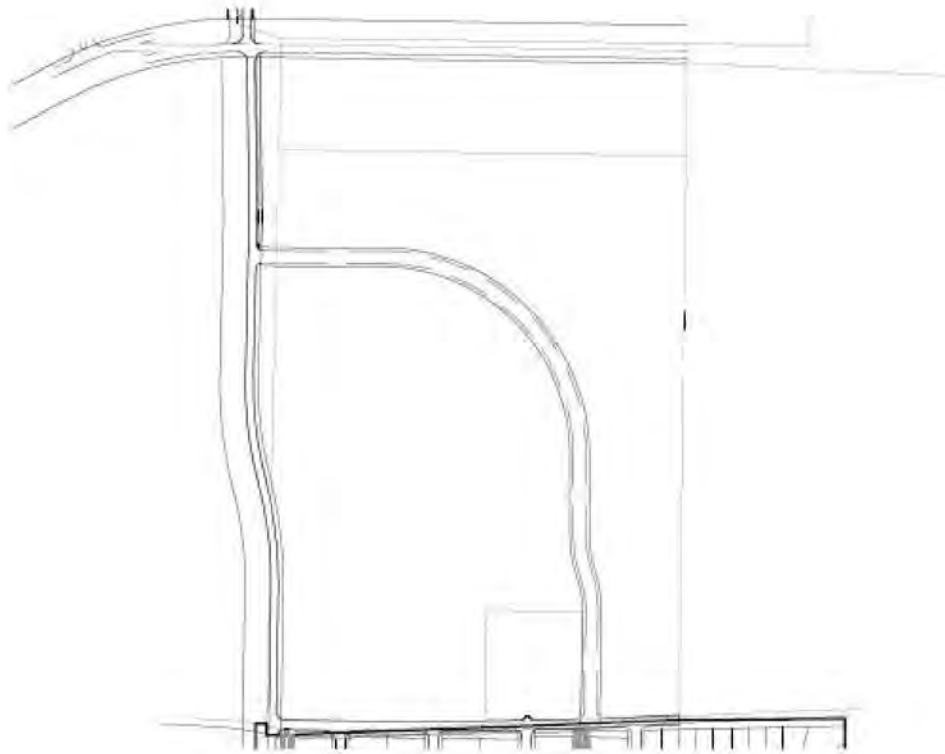
The John R. McAdams
Company, Inc.
1111 Ralston Drive
Lawrenceville, Georgia 30043
972, 438, 9712

201 County View Drive
Birmingham, Alabama 35202
940, 240, 1012

TSPE: 19762 TSP/L: 10194440
www.mcadams.com

23

DRAWN BY: BS DATE: 05/19/2023 SCALE: 1" = 500' JOB: NO. MEH22002



PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS LANDSCAPE - MIDDLE

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



McADAMS

The John R. McAdams
Company, Inc.
111 Hulse Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Rowenoke, Texas 78262
940.240.1012

TSP# 19762 TSP#S 10196640
www.mcadamsco.com

24

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB. NO: 2021310076



PID EXHIBIT - ANACAPRI MASTER IMPROVEMENTS LANDSCAPE - SOUTH

In the
F.T. DAFFAU SURVEY, ABSTRACT NO. 288
CITY OF ANNA
COLLIN COUNTY, TEXAS



MCADAMS

The John R. McAdams
Company, Inc.
115 Ridge Drive
Lewisville, Texas 75057
972.438.9712

201 Country View Drive
Rowlett, Texas 75082
940.240.1912

TSP# 16782 TSP#S: 10186440
www.mcadamsco.com

25

DRAWN BY: SM DATE: 05/19/2023 SCALE: 1" = 500' JOB: N02021310076

Appendix B – Buyer Disclosures

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

- Improvement Area #1
 - Improvement Area #1 Initial Parcel Remainder Property
 - Lot Type 1
 - Lot Type 2
- Improvement Area #2A
 - Improvement Area #2A Initial Parcel
 - Lot Type 3
 - Lot Type 4

[Remainder of page left intentionally blank.]

ANACAPRI PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE IMPROVEMENT AREA #1 – INITIAL PARCEL REMAINDER PROPERTY

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

**IMPROVEMENT AREA #1 INITIAL PARCEL REMAINDER PROPERTY PRINCIPAL
ASSESSMENT: \$11,502,242.32**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Anna, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *AnaCapri Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Anna. The exact amount of each annual installment will be approved each year by the Anna 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 of Anna.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 INITIAL PARCEL - REMAINDER PROPERTY

Annual Installment Due 1/31	Principal	Interest ¹	Additional Interest	Reserve Fund	Annual Collection Costs	Annual Installment ²
2024	\$ 200,157.00	\$ 726,489.86	\$ -	\$ -	\$ 22,119.69	\$ 948,766.55
2025	\$ 132,307.17	\$ 816,263.13	\$ 56,510.43	\$ -	\$ 23,068.94	\$ 1,028,149.67
2026	\$ 141,919.23	\$ 807,001.63	\$ 55,848.89	\$ -	\$ 23,530.32	\$ 1,028,300.07
2027	\$ 152,096.70	\$ 797,067.28	\$ 55,139.29	\$ -	\$ 24,000.93	\$ 1,028,304.21
2028	\$ 162,839.59	\$ 786,420.51	\$ 54,378.81	\$ -	\$ 24,480.95	\$ 1,028,119.86
2029	\$ 174,713.31	\$ 775,021.74	\$ 53,564.61	\$ -	\$ 24,970.57	\$ 1,028,270.24
2030	\$ 187,152.45	\$ 762,791.81	\$ 52,691.05	\$ -	\$ 25,469.98	\$ 1,028,105.28
2031	\$ 200,722.41	\$ 749,691.14	\$ 51,755.28	\$ -	\$ 25,979.38	\$ 1,028,148.21
2032	\$ 215,423.21	\$ 735,640.57	\$ 50,751.67	\$ -	\$ 26,498.97	\$ 1,028,314.42
2033	\$ 231,254.84	\$ 720,560.95	\$ 49,674.56	\$ -	\$ 27,028.95	\$ 1,028,519.28
2034	\$ 247,651.88	\$ 704,373.11	\$ 48,518.28	\$ -	\$ 27,569.52	\$ 1,028,112.79
2035	\$ 265,745.16	\$ 687,037.48	\$ 47,280.02	\$ -	\$ 28,120.92	\$ 1,028,183.58
2036	\$ 285,534.70	\$ 668,435.32	\$ 45,951.30	\$ -	\$ 28,683.33	\$ 1,028,604.65
2037	\$ 305,889.65	\$ 648,447.89	\$ 44,523.62	\$ -	\$ 29,257.00	\$ 1,028,118.16
2038	\$ 328,506.26	\$ 627,035.61	\$ 42,994.18	\$ -	\$ 29,842.14	\$ 1,028,378.19
2039	\$ 352,253.70	\$ 604,040.17	\$ 41,351.64	\$ -	\$ 30,438.98	\$ 1,028,084.50
2040	\$ 378,262.80	\$ 579,382.41	\$ 39,590.38	\$ -	\$ 31,047.76	\$ 1,028,283.35
2041	\$ 405,968.15	\$ 552,904.02	\$ 37,699.06	\$ -	\$ 31,668.72	\$ 1,028,239.94
2042	\$ 435,935.15	\$ 524,486.25	\$ 35,669.22	\$ -	\$ 32,302.09	\$ 1,028,392.71
2043	\$ 467,598.41	\$ 493,970.79	\$ 33,489.54	\$ -	\$ 32,948.13	\$ 1,028,006.87
2044	\$ 503,784.98	\$ 459,485.41	\$ 31,151.55	\$ -	\$ 33,607.09	\$ 1,028,029.04
2045	\$ 542,798.63	\$ 422,331.26	\$ 28,632.63	\$ -	\$ 34,279.24	\$ 1,028,041.76
2046	\$ 585,204.78	\$ 382,299.86	\$ 25,918.63	\$ -	\$ 34,964.82	\$ 1,028,388.10
2047	\$ 630,438.00	\$ 339,141.02	\$ 22,992.61	\$ -	\$ 35,664.12	\$ 1,028,235.74
2048	\$ 679,629.12	\$ 292,646.21	\$ 19,840.42	\$ -	\$ 36,377.40	\$ 1,028,493.15
2049	\$ 732,212.74	\$ 242,523.56	\$ 16,442.28	\$ -	\$ 37,104.95	\$ 1,028,283.52
2050	\$ 789,319.68	\$ 188,522.88	\$ 12,781.21	\$ -	\$ 37,847.04	\$ 1,028,470.81
2051	\$ 850,384.53	\$ 130,310.55	\$ 8,834.61	\$ -	\$ 38,603.98	\$ 1,028,133.67
2052	\$ 916,538.11	\$ 67,594.69	\$ 4,582.69	\$ (984,132.80)	\$ 39,376.06	\$ 43,958.75
Total	\$ 11,502,242.32	\$ 16,291,917.12	\$ 1,068,558.48	\$ (984,132.80)	\$ 876,851.95	\$ 28,755,437.07

Footnotes:

(1) Interest on the Improvement Area #1 Bonds is calculated at a 7.00%, and 7.375% rate for bonds maturing 2042 and 2052, respectively.

(2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

ANACAPRI PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or a foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$41,465.16

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Anna, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *AnaCapri Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Anna. The exact amount of each annual installment will be approved each year by the Anna 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 of Anna.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ¹	Additional Interest	Reserve Fund	Annual Collection Costs	Annual Installment ²
2024	\$ 721.56	\$ 2,618.97	\$ -	\$ -	\$ 79.74	\$ 3,420.27
2025	\$ 476.96	\$ 2,942.60	\$ 203.72	\$ -	\$ 83.16	\$ 3,706.44
2026	\$ 511.61	\$ 2,909.21	\$ 201.33	\$ -	\$ 84.83	\$ 3,706.98
2027	\$ 548.30	\$ 2,873.40	\$ 198.78	\$ -	\$ 86.52	\$ 3,707.00
2028	\$ 587.03	\$ 2,835.02	\$ 196.03	\$ -	\$ 88.25	\$ 3,706.33
2029	\$ 629.84	\$ 2,793.92	\$ 193.10	\$ -	\$ 90.02	\$ 3,706.88
2030	\$ 674.68	\$ 2,749.84	\$ 189.95	\$ -	\$ 91.82	\$ 3,706.28
2031	\$ 723.60	\$ 2,702.61	\$ 186.58	\$ -	\$ 93.65	\$ 3,706.44
2032	\$ 776.59	\$ 2,651.96	\$ 182.96	\$ -	\$ 95.53	\$ 3,707.04
2033	\$ 833.67	\$ 2,597.60	\$ 179.07	\$ -	\$ 97.44	\$ 3,707.77
2034	\$ 892.78	\$ 2,539.24	\$ 174.91	\$ -	\$ 99.39	\$ 3,706.31
2035	\$ 958.00	\$ 2,476.74	\$ 170.44	\$ -	\$ 101.37	\$ 3,706.56
2036	\$ 1,029.34	\$ 2,409.68	\$ 165.65	\$ -	\$ 103.40	\$ 3,708.08
2037	\$ 1,102.72	\$ 2,337.63	\$ 160.51	\$ -	\$ 105.47	\$ 3,706.33
2038	\$ 1,184.25	\$ 2,260.44	\$ 154.99	\$ -	\$ 107.58	\$ 3,707.27
2039	\$ 1,269.86	\$ 2,177.54	\$ 149.07	\$ -	\$ 109.73	\$ 3,706.21
2040	\$ 1,363.62	\$ 2,088.65	\$ 142.72	\$ -	\$ 111.93	\$ 3,706.92
2041	\$ 1,463.50	\$ 1,993.20	\$ 135.90	\$ -	\$ 114.16	\$ 3,706.77
2042	\$ 1,571.53	\$ 1,890.75	\$ 128.59	\$ -	\$ 116.45	\$ 3,707.32
2043	\$ 1,685.68	\$ 1,780.75	\$ 120.73	\$ -	\$ 118.78	\$ 3,705.93
2044	\$ 1,816.13	\$ 1,656.43	\$ 112.30	\$ -	\$ 121.15	\$ 3,706.01
2045	\$ 1,956.77	\$ 1,522.49	\$ 103.22	\$ -	\$ 123.58	\$ 3,706.05
2046	\$ 2,109.64	\$ 1,378.18	\$ 93.44	\$ -	\$ 126.05	\$ 3,707.30
2047	\$ 2,272.71	\$ 1,222.59	\$ 82.89	\$ -	\$ 128.57	\$ 3,706.75
2048	\$ 2,450.04	\$ 1,054.98	\$ 71.52	\$ -	\$ 131.14	\$ 3,707.68
2049	\$ 2,639.60	\$ 874.29	\$ 59.27	\$ -	\$ 133.76	\$ 3,706.92
2050	\$ 2,845.47	\$ 679.62	\$ 46.08	\$ -	\$ 136.44	\$ 3,707.60
2051	\$ 3,065.60	\$ 469.76	\$ 31.85	\$ -	\$ 139.17	\$ 3,706.38
2052	\$ 3,304.09	\$ 243.68	\$ 16.52	\$ (3,547.76)	\$ 141.95	\$ 158.47
Total	\$ 41,465.16	\$ 58,731.76	\$ 3,852.11	\$ (3,547.76)	\$ 3,161.02	\$ 103,662.29

Footnotes:

(1) Interest on the Improvement Area #1 Bonds is calculated at a 7.00%, and 7.375% rate for bonds maturing 2042 and 2052, respectively.

(2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

ANACAPRI PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$46,286.69

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Anna, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *AnaCapri Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Anna. The exact amount of each annual installment will be approved each year by the Anna 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 of Anna.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

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COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ¹	Additional Interest	Reserve Fund	Annual Collection Costs	Annual Installment ²
2024	\$ 805.46	\$ 2,923.50	\$ -	\$ -	\$ 89.01	\$ 3,817.97
2025	\$ 532.42	\$ 3,284.76	\$ 227.41	\$ -	\$ 92.83	\$ 4,137.42
2026	\$ 571.10	\$ 3,247.49	\$ 224.74	\$ -	\$ 94.69	\$ 4,138.03
2027	\$ 612.06	\$ 3,207.51	\$ 221.89	\$ -	\$ 96.58	\$ 4,138.05
2028	\$ 655.29	\$ 3,164.67	\$ 218.83	\$ -	\$ 98.51	\$ 4,137.30
2029	\$ 703.07	\$ 3,118.80	\$ 215.55	\$ -	\$ 100.49	\$ 4,137.91
2030	\$ 753.13	\$ 3,069.58	\$ 212.04	\$ -	\$ 102.49	\$ 4,137.24
2031	\$ 807.74	\$ 3,016.87	\$ 208.27	\$ -	\$ 104.54	\$ 4,137.42
2032	\$ 866.89	\$ 2,960.32	\$ 204.23	\$ -	\$ 106.64	\$ 4,138.09
2033	\$ 930.60	\$ 2,899.64	\$ 199.90	\$ -	\$ 108.77	\$ 4,138.91
2034	\$ 996.59	\$ 2,834.50	\$ 195.24	\$ -	\$ 110.94	\$ 4,137.27
2035	\$ 1,069.40	\$ 2,764.74	\$ 190.26	\$ -	\$ 113.16	\$ 4,137.56
2036	\$ 1,149.03	\$ 2,689.88	\$ 184.91	\$ -	\$ 115.43	\$ 4,139.25
2037	\$ 1,230.94	\$ 2,609.45	\$ 179.17	\$ -	\$ 117.73	\$ 4,137.30
2038	\$ 1,321.96	\$ 2,523.28	\$ 173.01	\$ -	\$ 120.09	\$ 4,138.34
2039	\$ 1,417.52	\$ 2,430.75	\$ 166.41	\$ -	\$ 122.49	\$ 4,137.16
2040	\$ 1,522.18	\$ 2,331.52	\$ 159.32	\$ -	\$ 124.94	\$ 4,137.96
2041	\$ 1,633.67	\$ 2,224.97	\$ 151.71	\$ -	\$ 127.44	\$ 4,137.79
2042	\$ 1,754.27	\$ 2,110.61	\$ 143.54	\$ -	\$ 129.99	\$ 4,138.40
2043	\$ 1,881.68	\$ 1,987.81	\$ 134.77	\$ -	\$ 132.59	\$ 4,136.85
2044	\$ 2,027.30	\$ 1,849.04	\$ 125.36	\$ -	\$ 135.24	\$ 4,136.94
2045	\$ 2,184.30	\$ 1,699.52	\$ 115.22	\$ -	\$ 137.94	\$ 4,136.99
2046	\$ 2,354.95	\$ 1,538.43	\$ 104.30	\$ -	\$ 140.70	\$ 4,138.38
2047	\$ 2,536.97	\$ 1,364.75	\$ 92.53	\$ -	\$ 143.52	\$ 4,137.77
2048	\$ 2,734.93	\$ 1,177.65	\$ 79.84	\$ -	\$ 146.39	\$ 4,138.81
2049	\$ 2,946.53	\$ 975.95	\$ 66.17	\$ -	\$ 149.32	\$ 4,137.96
2050	\$ 3,176.34	\$ 758.64	\$ 51.43	\$ -	\$ 152.30	\$ 4,138.72
2051	\$ 3,422.07	\$ 524.39	\$ 35.55	\$ -	\$ 155.35	\$ 4,137.36
2052	\$ 3,688.28	\$ 272.01	\$ 18.44	\$ (3,960.29)	\$ 158.45	\$ 176.90
Total	\$ 46,286.69	\$ 65,561.03	\$ 4,300.03	\$ (3,960.29)	\$ 3,528.58	\$ 115,716.04

Footnotes:

(1) Interest on the Improvement Area #1 Bonds is calculated at a 7.00%, and 7.375% rate for bonds maturing 2042 and 2052, respectively.

(2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

ANACAPRI PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE IMPROVEMENT AREA #2A – INITIAL PARCEL

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2A INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$10,136,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Anna, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *AnaCapri Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Anna. The exact amount of each annual installment will be approved each year by the Anna 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 of Anna.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF COLLIN

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2A INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest ¹	Annual Collection Costs	Annual Installment ²
2024	\$ 107,303.79	\$ 709,520.00	\$ 12,008.85	\$ 828,832.64
2025	\$ 114,815.05	\$ 702,008.74	\$ 12,249.03	\$ 829,072.81
2026	\$ 122,852.10	\$ 693,971.68	\$ 12,494.01	\$ 829,317.79
2027	\$ 131,451.75	\$ 685,372.03	\$ 12,743.89	\$ 829,567.67
2028	\$ 178,055.55	\$ 571,846.98	\$ 12,998.77	\$ 762,901.29
2029	\$ 188,596.44	\$ 561,306.09	\$ 13,258.74	\$ 763,161.27
2030	\$ 199,761.35	\$ 550,141.18	\$ 13,523.92	\$ 763,426.44
2031	\$ 211,587.22	\$ 538,315.31	\$ 13,794.39	\$ 763,696.92
2032	\$ 224,113.18	\$ 525,789.34	\$ 14,070.28	\$ 763,972.81
2033	\$ 237,380.68	\$ 512,521.84	\$ 14,351.69	\$ 764,254.21
2034	\$ 251,433.62	\$ 498,468.91	\$ 14,638.72	\$ 764,541.25
2035	\$ 266,318.49	\$ 483,584.04	\$ 14,931.50	\$ 764,834.02
2036	\$ 282,084.54	\$ 467,817.98	\$ 15,230.13	\$ 765,132.65
2037	\$ 298,783.95	\$ 451,118.58	\$ 15,534.73	\$ 765,437.25
2038	\$ 316,471.96	\$ 433,430.57	\$ 15,845.42	\$ 765,747.95
2039	\$ 335,207.10	\$ 414,695.43	\$ 16,162.33	\$ 766,064.86
2040	\$ 355,051.36	\$ 394,851.17	\$ 16,485.58	\$ 766,388.10
2041	\$ 376,070.40	\$ 373,832.13	\$ 16,815.29	\$ 766,717.82
2042	\$ 398,333.77	\$ 351,568.76	\$ 17,151.59	\$ 767,054.12
2043	\$ 421,915.13	\$ 327,987.40	\$ 17,494.63	\$ 767,397.15
2044	\$ 446,892.50	\$ 303,010.02	\$ 17,844.52	\$ 767,747.05
2045	\$ 473,348.54	\$ 276,553.99	\$ 18,201.41	\$ 768,103.94
2046	\$ 501,370.77	\$ 248,531.76	\$ 18,565.44	\$ 768,467.96
2047	\$ 531,051.92	\$ 218,850.61	\$ 18,936.75	\$ 768,839.27
2048	\$ 562,490.19	\$ 187,412.33	\$ 19,315.48	\$ 769,218.01
2049	\$ 595,789.61	\$ 154,112.91	\$ 19,701.79	\$ 769,604.32
2050	\$ 631,060.36	\$ 118,842.17	\$ 20,095.83	\$ 769,998.35
2051	\$ 668,419.13	\$ 81,483.39	\$ 20,497.74	\$ 770,400.27
2052	\$ 707,989.55	\$ 41,912.98	\$ 20,907.70	\$ 770,810.22
Total	\$ 10,136,000.00	\$ 11,878,858.30	\$ 465,850.13	\$ 22,480,708.43

Footnotes:

1) Interest is calculated at 7.00% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act. Interest is calculated at 5.92% each year thereafter, which is 2% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act.

2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

ANACAPRI PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT TYPE 3

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$39,909.17

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Anna, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *AnaCapri Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Anna. The exact amount of each annual installment will be approved each year by the Anna 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 of Anna.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest ¹	Annual Collection Costs	Annual Installment ²
2024	\$ 422.49	\$ 2,793.64	\$ 47.28	\$ 3,263.42
2025	\$ 452.07	\$ 2,764.07	\$ 48.23	\$ 3,264.37
2026	\$ 483.71	\$ 2,732.42	\$ 49.19	\$ 3,265.33
2027	\$ 517.57	\$ 2,698.56	\$ 50.18	\$ 3,266.31
2028	\$ 701.07	\$ 2,251.57	\$ 51.18	\$ 3,003.82
2029	\$ 742.57	\$ 2,210.07	\$ 52.20	\$ 3,004.85
2030	\$ 786.53	\$ 2,166.11	\$ 53.25	\$ 3,005.89
2031	\$ 833.10	\$ 2,119.55	\$ 54.31	\$ 3,006.96
2032	\$ 882.42	\$ 2,070.23	\$ 55.40	\$ 3,008.04
2033	\$ 934.66	\$ 2,017.99	\$ 56.51	\$ 3,009.15
2034	\$ 989.99	\$ 1,962.66	\$ 57.64	\$ 3,010.28
2035	\$ 1,048.59	\$ 1,904.05	\$ 58.79	\$ 3,011.43
2036	\$ 1,110.67	\$ 1,841.97	\$ 59.97	\$ 3,012.61
2037	\$ 1,176.42	\$ 1,776.22	\$ 61.17	\$ 3,013.81
2038	\$ 1,246.07	\$ 1,706.58	\$ 62.39	\$ 3,015.03
2039	\$ 1,319.83	\$ 1,632.81	\$ 63.64	\$ 3,016.28
2040	\$ 1,397.97	\$ 1,554.67	\$ 64.91	\$ 3,017.55
2041	\$ 1,480.73	\$ 1,471.91	\$ 66.21	\$ 3,018.85
2042	\$ 1,568.39	\$ 1,384.26	\$ 67.53	\$ 3,020.17
2043	\$ 1,661.24	\$ 1,291.41	\$ 68.88	\$ 3,021.53
2044	\$ 1,759.58	\$ 1,193.06	\$ 70.26	\$ 3,022.90
2045	\$ 1,863.75	\$ 1,088.89	\$ 71.67	\$ 3,024.31
2046	\$ 1,974.08	\$ 978.56	\$ 73.10	\$ 3,025.74
2047	\$ 2,090.95	\$ 861.70	\$ 74.56	\$ 3,027.20
2048	\$ 2,214.73	\$ 737.91	\$ 76.05	\$ 3,028.69
2049	\$ 2,345.84	\$ 606.80	\$ 77.57	\$ 3,030.22
2050	\$ 2,484.72	\$ 467.93	\$ 79.12	\$ 3,031.77
2051	\$ 2,631.81	\$ 320.83	\$ 80.71	\$ 3,033.35
2052	\$ 2,787.62	\$ 165.03	\$ 82.32	\$ 3,034.96
Total	\$ 39,909.17	\$ 46,771.44	\$ 1,834.22	\$ 88,514.83

Footnotes:

1) Interest is calculated at 7.00% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act. Interest is calculated at 5.92% each year thereafter, which is 2% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act.

2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

ANACAPRI PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE LOT TYPE 4

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following 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 having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser 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.

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$44,549.77

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Anna, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *AnaCapri Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Anna. The exact amount of each annual installment will be approved each year by the Anna 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 of Anna.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest ¹	Annual Collection Costs	Annual Installment ²
2024	\$ 471.62	\$ 3,118.48	\$ 52.78	\$ 3,642.89
2025	\$ 504.64	\$ 3,085.47	\$ 53.84	\$ 3,643.94
2026	\$ 539.96	\$ 3,050.15	\$ 54.91	\$ 3,645.02
2027	\$ 577.76	\$ 3,012.35	\$ 56.01	\$ 3,646.12
2028	\$ 782.59	\$ 2,513.38	\$ 57.13	\$ 3,353.11
2029	\$ 828.92	\$ 2,467.05	\$ 58.27	\$ 3,354.25
2030	\$ 877.99	\$ 2,417.98	\$ 59.44	\$ 3,355.41
2031	\$ 929.97	\$ 2,366.00	\$ 60.63	\$ 3,356.60
2032	\$ 985.02	\$ 2,310.95	\$ 61.84	\$ 3,357.81
2033	\$ 1,043.34	\$ 2,252.64	\$ 63.08	\$ 3,359.05
2034	\$ 1,105.10	\$ 2,190.87	\$ 64.34	\$ 3,360.31
2035	\$ 1,170.52	\$ 2,125.45	\$ 65.63	\$ 3,361.60
2036	\$ 1,239.82	\$ 2,056.15	\$ 66.94	\$ 3,362.91
2037	\$ 1,313.22	\$ 1,982.76	\$ 68.28	\$ 3,364.25
2038	\$ 1,390.96	\$ 1,905.01	\$ 69.64	\$ 3,365.62
2039	\$ 1,473.30	\$ 1,822.67	\$ 71.04	\$ 3,367.01
2040	\$ 1,560.52	\$ 1,735.45	\$ 72.46	\$ 3,368.43
2041	\$ 1,652.91	\$ 1,643.07	\$ 73.91	\$ 3,369.88
2042	\$ 1,750.76	\$ 1,545.22	\$ 75.38	\$ 3,371.36
2043	\$ 1,854.40	\$ 1,441.57	\$ 76.89	\$ 3,372.87
2044	\$ 1,964.18	\$ 1,331.79	\$ 78.43	\$ 3,374.40
2045	\$ 2,080.46	\$ 1,215.51	\$ 80.00	\$ 3,375.97
2046	\$ 2,203.63	\$ 1,092.35	\$ 81.60	\$ 3,377.57
2047	\$ 2,334.08	\$ 961.89	\$ 83.23	\$ 3,379.20
2048	\$ 2,472.26	\$ 823.72	\$ 84.90	\$ 3,380.87
2049	\$ 2,618.62	\$ 677.36	\$ 86.59	\$ 3,382.57
2050	\$ 2,773.64	\$ 522.34	\$ 88.33	\$ 3,384.30
2051	\$ 2,937.84	\$ 358.14	\$ 90.09	\$ 3,386.06
2052	\$ 3,111.76	\$ 184.22	\$ 91.89	\$ 3,387.87
Total	\$ 44,549.77	\$ 52,209.98	\$ 2,047.51	\$ 98,807.25

Footnotes:

1) Interest is calculated at 7.00% for years 1-5, which is not higher than 5% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act. Interest is calculated at 5.92% each year thereafter, which is 2% above the Bond Buyer Index of 3.92% dated 09/01/2022, as allowed by the PID Act.

2) The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.