

Crystal Park Public Improvement District No. 2

SERVICE AND ASSESSMENT PLAN

NOVEMBER 17, 2025



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

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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 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 Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On February 25, 2025 the City Council passed and approved Resolution No. 2025-02-1744 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 274.396 acres located within the corporate limits of the City, as described by the legal description on **Exhibit J-1** and depicted on **Exhibit A-1**.

The PID Act requires that a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include 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 I**.

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 F-1**.

SECTION I: DEFINITIONS

“Actual Costs” mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer (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 services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other 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 up to 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 Service and Assessment Plan, any 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 Service and Assessment Plan, the PID Act, and any Indenture, 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 related to the PID Bonds, if applicable.

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

“Apportioned Property” means any Parcel within the District against which the costs of the Authorized Improvements are apportioned based on special conferred benefit and against which an Assessment is anticipated to be levied, but not yet levied.

“Apportionment of Costs” means an amount allocated by this Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs, other than Non-Benefitted Property, subject to a future levy of Assessments 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 Assessed Property, other than Non-Benefitted Property to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property 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 the Assessed Property, 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 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, including the Improvement Area #1 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, if issued, or in any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit F-1**.

“Authorized Improvements” means the improvements authorized by Section 372.003 of the PID Act, and described in **Section III**, as further depicted on **Exhibits G-1** and **Exhibit G-2**.

“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, the original issue discount, 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 Service and Assessment Plan, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Developer” means Bloomfield Homes, L.P. and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

“District” means Crystal Park Public Improvement District No. 2 containing approximately 274.396 acres located within the corporate limits of the City, and more specifically described in **Exhibit J-1** and depicted on **Exhibit A-1**.

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

“Estimated Buildout Value” means the estimated value of an Assessed Property or Apportioned Property, as applicable, 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 47.859 acres located within the District, more specifically described in **Exhibit J-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 related to Improvement Area #1; and (4) Additional Interest related to the Improvement Area #1 Bonds, if applicable, as shown on **Exhibit F-2**.

“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 to be levied against Improvement Area #1 Assessed Property to pay for the Improvement Area #1 Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** 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 Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1 Authorized Improvements” means collectively, (1) the Improvement Area #1 Projects; (2) the first year’s Annual Collection Costs related to the Improvement Area #1 Bonds; and (3) Bond Issuance Costs incurred in connection with the issuance of Improvement Area #1 Bonds.

“Improvement Area #1 Bonds” means those certain “City of Anna, Texas, Special Assessment Revenue Bonds, Series 2025 (Crystal Park Public Improvement District No. 2 Improvement Area #1 Project)” that shall be 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.B** and depicted on **Exhibit G-2**.

“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 shown on the Improvement Area #1 Assessment Roll as shown on **Exhibit F-1**.

“Improvement Area #1 Projects” means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; and (2) the Improvement Area #1 Improvements.

“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, setting forth the 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 Plat or 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, Estimated Buildout Value, etc.), as determined at the time of levying the applicable Assessment 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 provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E**.

“Lot Type 1” means a Lot Type within Improvement Area #1 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 1 is attached in **Appendix B**.

“Lot Type 2” means a Lot Type within Improvement Area #1 marketed to homebuilders as a 60’ Lot. The buyer disclosure for Lot Type 2 is attached in **Appendix B**.

“Major Improvements” means those Authorized Improvements that confer a special benefit to all of the Assessed Property and Apportioned Property within the District, as further described in **Section III.A** and depicted on **Exhibit G-1**.

“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**.

“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.

“Non-Assessed Property” means Parcels within the boundaries of the District that accrue special benefit from the Authorized Improvements as determined by the City Council but are not assessed.

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

“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 Official Public Records of the County, or by any other means determined by the City.

“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.

“Private Improvements” means those certain improvements benefitting the District constructed and paid for by the Developer and are not reimbursable from Assessments or PID Bonds, as further described on **Exhibit B-1**.

“Remainder Area” means approximately 226.537 acres located within the District and entirely outside of Improvement Area #1, to be developed as one or more future improvement areas.

“Remainder Area Apportioned Property” means any Parcel within the Remainder Area against which a portion of the Actual Costs of the Major Improvements are apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but not yet levied.

“Remainder Area Apportionment of Costs” means an Apportionment of Costs against a Parcel within the Remainder Area for the Remainder Area Projects, as shown on **Exhibit B-2**, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Remainder Area Projects” means the pro rata portion of the Major Improvements allocable to the Remainder Area based on Estimated Buildout Value.

“Service and Assessment Plan” means this Crystal Park Public Improvement District No. 2 Service and Assessment Plan as updated, amended, or supplemented from time to time.

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

“Trustee” means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 274.396 contiguous acres within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit J-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 946 Lots developed with single-family homes.

Improvement Area #1 includes approximately 47.859 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit J-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 171 Lots developed with single-family homes, including 123 single-family homes that are on Lots classified as Lot Type 1, and 48 single-family homes that are on Lots classified as Lot Type 2.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and its engineers and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property and the Apportioned 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**. The Apportionment of Costs of the Major Improvements is shown on **Exhibit B-2**.

A. Major Improvements

▪ *Paving/Roads/Streets*

Improvements including subgrade stabilization, reinforced concrete for roadways, headers, barricades, signs, striping, and traffic control. All related earthwork, excavation, clearing & grubbing, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within the District.

▪ *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, water main connections, water meters, testing, related earthwork, excavation, erosion control, fire hydrants, platting, staking, and all necessary appurtenances required to provide water service to all Lots within the District.

- *Sanitary Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, encasement, manholes, sewer main connections, service connections, testing, related earthwork, excavation, erosion control, platting, staking, and all necessary appurtenances required to provide wastewater service to all Lots within the District.

- *Storm Drainage*

Improvements including trench excavation and embedment, RCP piping, curb and drop inlets, headwalls, wingwalls, manholes, rock rip rap, and trench safety as well as all related earthwork, excavation, erosion control, platting, staking, and all necessary appurtenances required to provide storm drainage for all Lots within the District.

- *Soft Costs*

Costs related to designing, constructing, and installing the Major Improvements including inspection fees, City fees, bonds, engineering, soil testing, survey, construction management, contingency, legal fees, and consultants.

B. Improvement Area #1 Improvements

- *Paving/Roads/Streets*

Improvements including subgrade stabilization, reinforced concrete for roadways, handicapped ramps, sidewalks, pavement connections, headers, barricades, CBU pads, signs, platting, staking, and streetlights. All related earthwork, excavation, clearing & grubbing, tree removal, erosion control, intersections, signage, lighting, screening walls, and re-vegetation of all disturbed areas within the right-of-way are included. The road improvements will provide benefit to each Lot within Improvement Area #1.

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, water main connections, water meters, service connections, testing, related earthwork, excavation, erosion control, fire hydrants, platting, staking, 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, encasement, boring, manholes, sewer main connections, service connections, testing, related earthwork, excavation, erosion control, platting, staking, and all necessary

appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

Improvements including trench excavation and embedment, curb and drop inlets, RCP & RCB piping and boxes, headwalls, manholes, rock rip rap, concrete outfalls, storm drain connections, trench safety, and testing as well as all related earthwork, excavation, erosion control, encasement, platting, staking, and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1.

- *Soft Costs*

Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, erosion control, inspection fees, City fees, bonds, engineering, soil testing, survey, construction management, contingency, legal fees, and consultants.

C. 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.

- *Capitalized Interest*

Equals the amount required to be deposited for the purpose of paying capitalized interest on a series of PID Bonds under an applicable Indenture in connection with the issuance of such 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, including the fee of counsel to the Underwriter.

- *Cost of Issuance*

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

D. 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 cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the initial Service Plan for the Improvement Area #1. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B**.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements and Private Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property and Apportioned 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 Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council 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 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 and Apportioned Property.

A. Assessment Methodology

Acting in its legislative capacity and 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, the City Council has determined that the costs related to the Authorized Improvements shall be allocated as follows:

- The costs of the Major Improvements shall be allocated to Improvement Area #1 and apportioned to the Remainder Area based upon Estimated Buildout Value of each Parcel or Assessed Property to the Estimated Buildout Value of the District. Currently, the Remainder Area is allocated 83.87% of the Major Improvements costs, and Improvement Area #1 is allocated 16.13% of the Major Improvements costs. The Remainder Area and Improvement Area #1's shares of the Major Improvements are illustrated in **Exhibit B-2**.
- By the adoption of this Service and Assessment Plan, the costs of the Improvement Area #1 Authorized Improvements are allocated to each Parcel within Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. 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 Authorized Improvements.

B. Assessments

By the adoption of this Service and Assessment Plan, the Improvement Area #1 Assessment shall be levied on the Improvement Area #1 Initial Parcel in the amount shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. Upon division or subdivision of the Improvement Area #1 Initial Parcel, the Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type is shown on **Exhibit E**. In no case will the Assessment for Lots classified as Lot Type 1 and Lot Type 2, respectively, exceed the corresponding Maximum Assessment for each Lot Type classification.

C. Findings of Special Benefit

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

- *Improvement Area #1*
 - The costs of the Improvement Area #1 Authorized Improvements equal \$11,435,192 as shown on **Exhibit B-1**; and
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements; and
 - By the adoption of this Service and Assessment Plan, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals \$7,639,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
 - The special benefit ($\geq \$11,435,192$) received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Authorized Improvements, inclusive of the original issue discount, is equal to or greater than the amount of the Improvement Area #1 Assessment (\$7,639,000) levied on the Improvement Area #1 Initial Parcel for the Improvement Area #1 Authorized Improvements; and
 - At the time the City Council adopted this Service and Assessment Plan, the Developer owned 100% of the Improvement Area #1 Initial Parcel. The Developer acknowledges that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Initial Parcel and consents 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 applicable Assessment Ordinance; (2) the Service and Assessment Plan and the applicable Assessment Ordinance; and (3)

the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Initial Parcel.

▪ *Remainder Area*

- The costs of the Major Improvements allocable to the Remainder Area equal \$5,359,126 as shown on **Exhibit B-1**; and
- The Remainder Area receives special benefit from the Remainder Area Projects equal to or greater than the Actual Cost of the Remainder Area Projects allocable to the Remainder Area Apportioned Property; and
- By the approval of this Service and Assessment Plan by the City Council, the Remainder Area Apportioned Property is apportioned 83.87% of the Major Improvements, which equals \$5,359,126 as shown on **Exhibit B-2**, of which all or a portion is anticipated to be reimbursed by Assessments levied at a later date; and
- At the time the City Council approved this Service and Assessment Plan, the Developer owned 100% of the Remainder Area. The Developer acknowledges that the Major Improvements confer a special benefit on the Remainder Area and consents to the apportionment of the Remainder Area Apportionment of Costs in anticipation of a future levy of Assessments by the City Council to pay for all or a portion of the Remainder Area Apportionment of 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; (2) this Service and Assessment Plan; and (3) the Apportionment of Costs on the Remainder Area Apportioned Property.

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 each respective series of PID Bonds may exceed the interest rate on each respective series of 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.

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 a 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, as provided by the Developer, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Values for Lot Type 1 and Lot Type 2 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates, but **Exhibit E** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

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 Annual Service Plan Update immediately following such reallocation.

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 the 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 the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. 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 Values for Lot Type 1 and Lot Type 2 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 and binding.

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 Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. 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 thereof shall pay to the City, or cause to be paid 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, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable “Notice of Assessment Termination,” a form of which is attached hereto as **Exhibit H.**

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, or cause to be paid 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. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

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 any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, 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 have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. 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.

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, at any time, pay 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 the 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 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 such revised Assessment Roll 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.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Improvement Area #1 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 Parcel 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. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. 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.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment 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.

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, pursuant to the terms of this Service and Assessment Plan, as updated, and 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 Remaining 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 constituting the 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 \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining 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. The owner will remain liable to pay the Assessment 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 F-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.

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 Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the 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 after receipt of such 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 shall take such

corrective action as is authorized by the PID Act, this 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 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 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 Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 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 Service and Assessment Plan. Interpretations of this 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/Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 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 executed ordinance approving this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 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 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 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	Improvement Area #1 Lot Type Classification Map
Exhibit B-1	Project Costs
Exhibit B-2	Apportionment of Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Maps of Major Improvements
Exhibit G-2	Maps of Improvement Area #1 Improvements
Exhibit H	Form of Notice of Assessment Termination
Exhibit I	Debt Service Schedule for Improvement Area #1 Bonds
Exhibit J-1	District Boundary Description
Exhibit J-2	Improvement Area #1 Boundary Description

APPENDICES

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

Appendix A	Engineer's Report
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

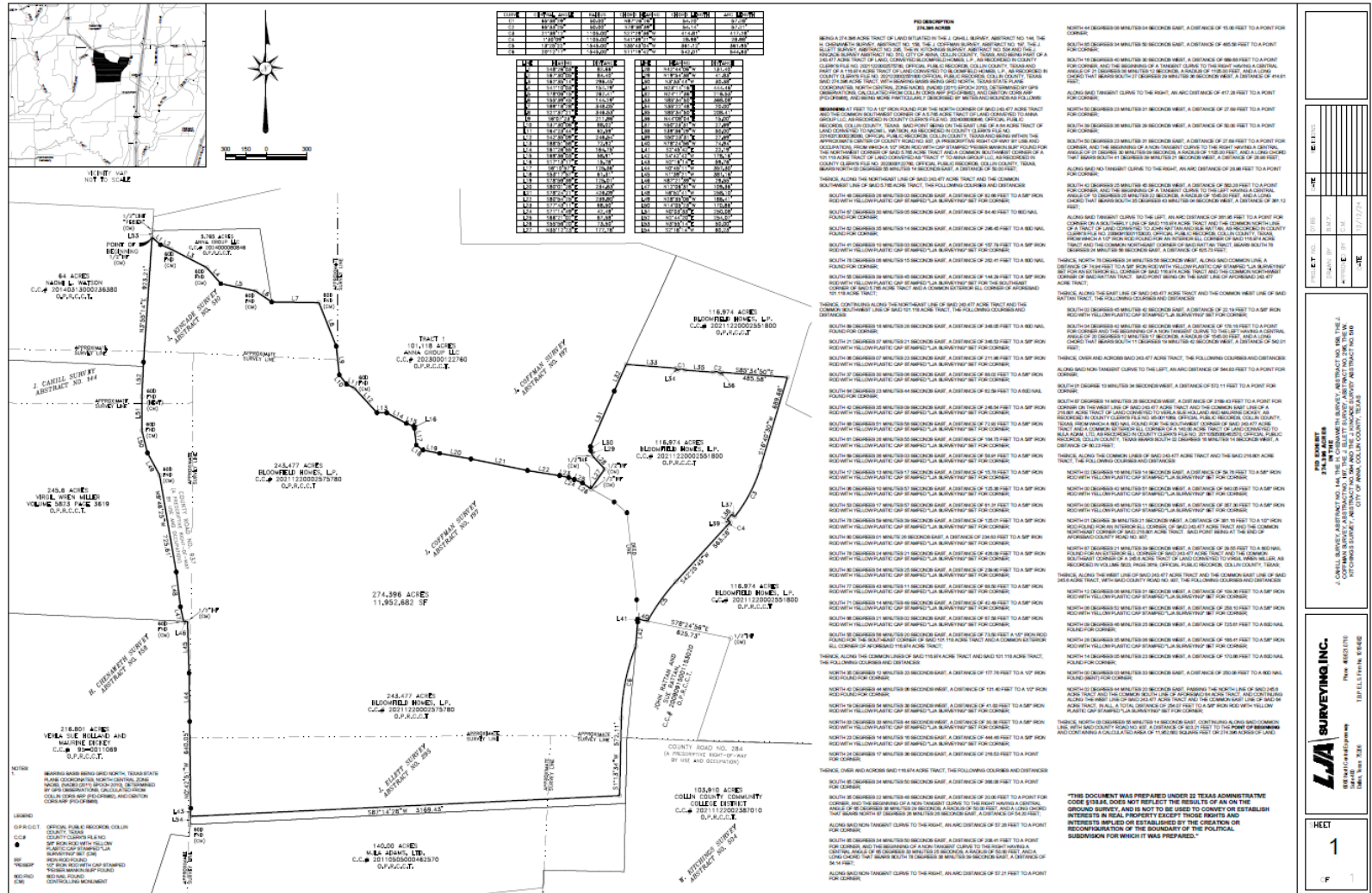


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

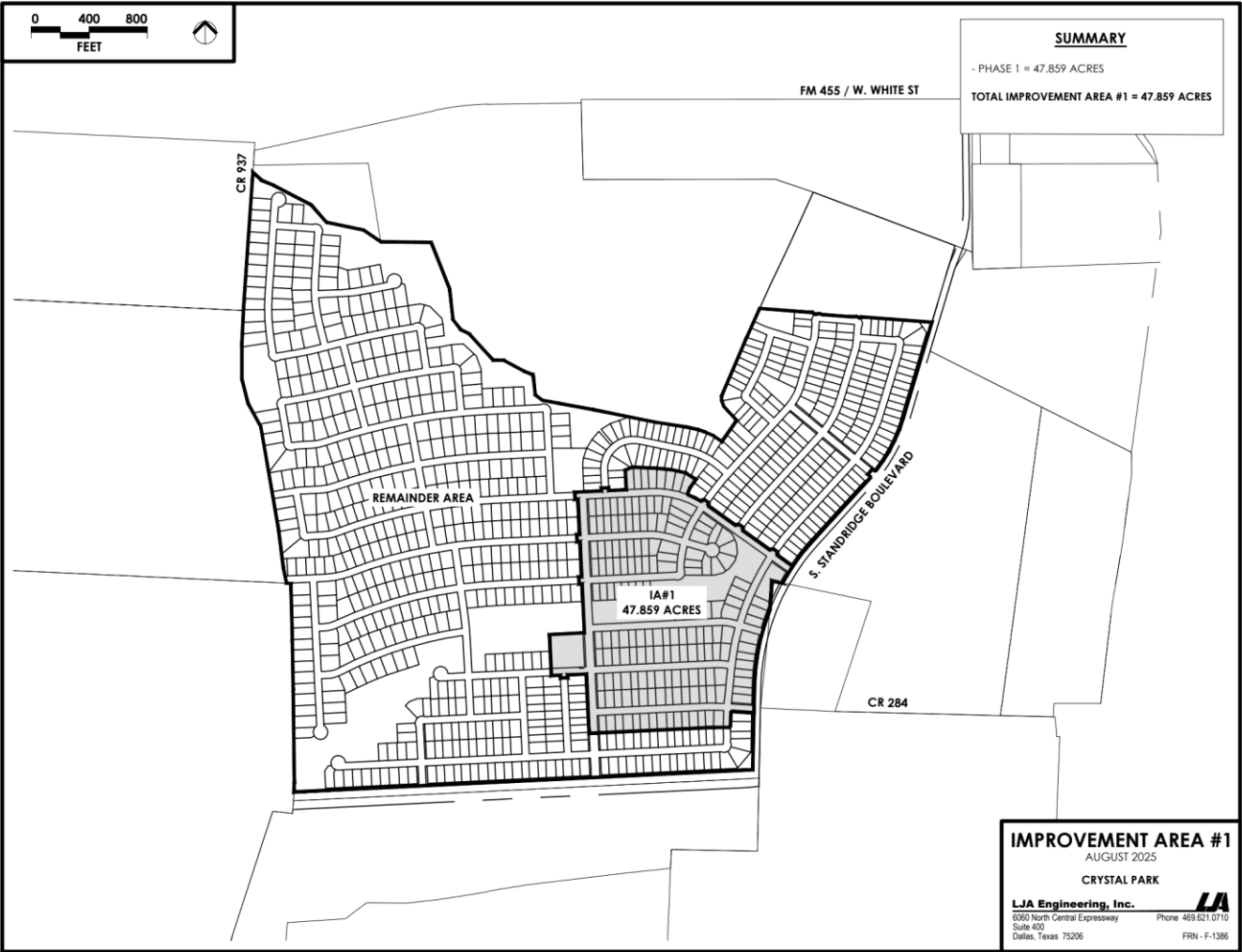


EXHIBIT A-3 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

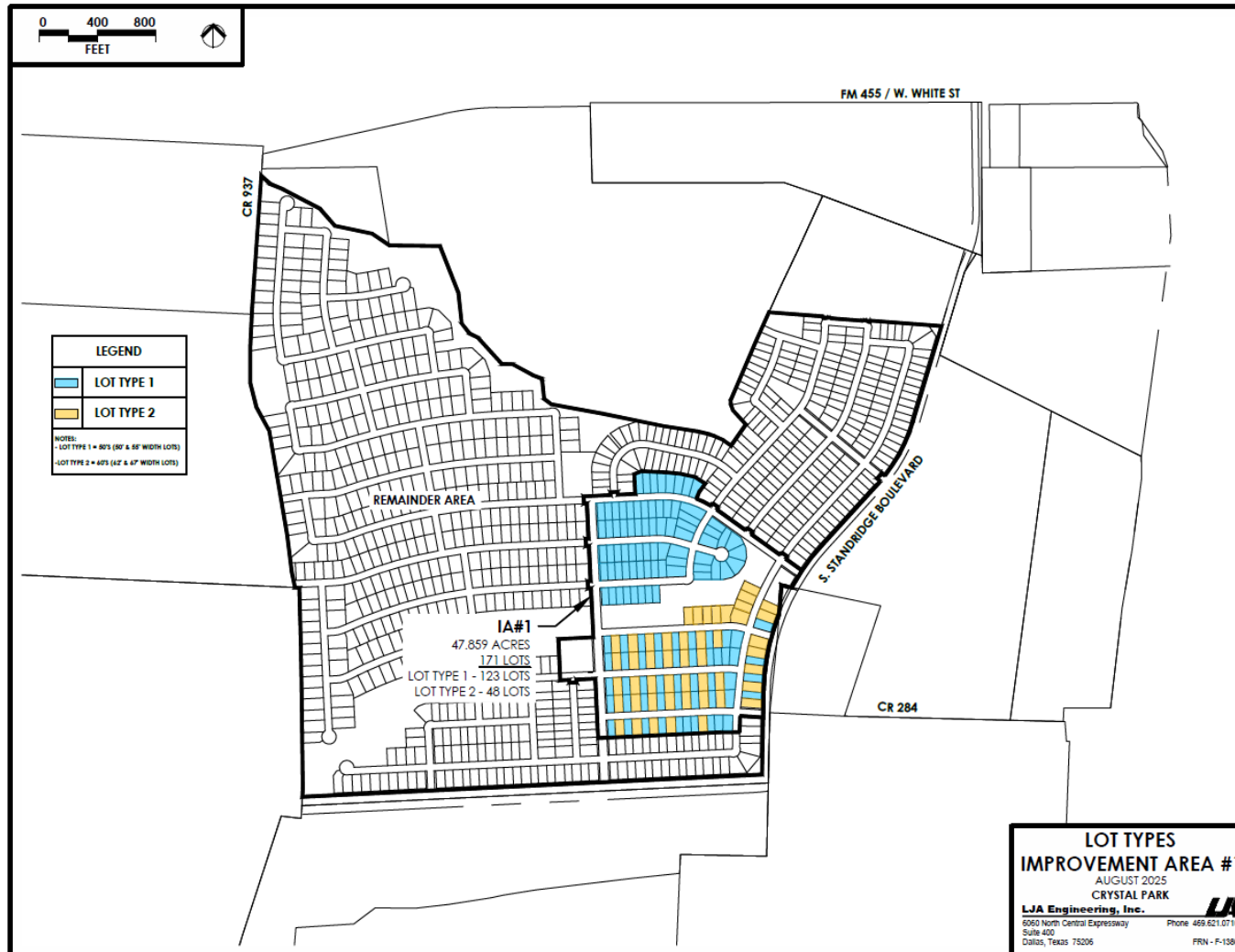


EXHIBIT B-1 – PROJECT COSTS

	Total Costs ^[a]	Privately Funded ^[c]	District Eligible Costs	Improvement Area #1		Remainder Area	
				%	Cost	%	Cost
<i>Major Improvements^[b]</i>							
Paving/Roads/Streets	\$ 1,494,196	\$ -	\$ 1,494,196	16.13%	\$ 240,982	83.87%	\$ 1,253,214
Water	701,239	-	701,239	16.13%	113,095	83.87%	588,144
Sanitary Sewer	1,966,601	-	1,966,601	16.13%	317,171	83.87%	1,649,430
Drainage	501,400	-	501,400	16.13%	80,865	83.87%	420,534
Soft Costs	1,726,204	-	1,726,204	16.13%	278,400	83.87%	1,447,804
	<u>\$ 6,389,640</u>	<u>\$ -</u>	<u>\$ 6,389,640</u>		<u>\$ 1,030,513</u>		<u>\$ 5,359,126</u>
<i>Improvement Area #1 Improvements</i>							
Paving/Roads/Streets	\$ 3,185,946	\$ -	\$ 3,185,946	100.00%	\$ 3,185,946	0.00%	\$ -
Water	1,048,203	-	1,048,203	100.00%	1,048,203	0.00%	-
Sanitary Sewer	1,037,400	-	1,037,400	100.00%	1,037,400	0.00%	-
Drainage	1,309,055	-	1,309,055	100.00%	1,309,055	0.00%	-
Soft Costs	2,150,076	-	2,150,076	100.00%	2,150,076	0.00%	-
	<u>\$ 8,730,679</u>	<u>\$ -</u>	<u>\$ 8,730,679</u>		<u>\$ 8,730,679</u>		<u>\$ -</u>
<i>Private Improvements^[d]</i>							
Private Improvements	\$ 2,864,044	\$ 2,864,044	\$ -	0.00%	\$ -	0.00%	\$ -
	<u>\$ 2,864,044</u>	<u>\$ 2,864,044</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Bond Issuance Costs^[e]</i>							
Debt Service Reserve Fund	\$ 548,433	\$ -	\$ 548,433		\$ 548,433		\$ -
Capitalized Interest	313,161	-	313,161		313,161		-
Underwriter Discount ^[f]	229,170	-	229,170		229,170		-
Original Issue Discount	42,026	-	42,026		42,026		-
Cost of Issuance	461,211	-	461,211		461,211		-
	<u>\$ 1,594,000</u>	<u>\$ -</u>	<u>\$ 1,594,000</u>		<u>\$ 1,594,000</u>		<u>\$ -</u>
<i>Other Costs^[e]</i>							
Deposit to Administrative Fund	\$ 80,000	\$ -	\$ 80,000		\$ 80,000		\$ -
	<u>\$ 80,000</u>	<u>\$ -</u>	<u>\$ 80,000</u>		<u>\$ 80,000</u>		<u>\$ -</u>
Total	\$ 19,658,363	\$ 2,864,044	\$ 16,794,319		\$ 11,435,192		\$ 5,359,126

Footnotes:

[a] Per Engineer's Report attached hereto as **Appendix A**.

[b] The Major Improvements are allocated pro rata between Improvement Area #1 and the Remainder Area based on the ratio of Estimated Buildout Value of each area to the Estimated Buildout Value of the District.

[c] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.

[d] Includes the cost of excavation, retaining walls, landscaping, screening, entryways, franchise fees, and soft costs necessary to reach final Lot completion. Does not include the cost of the Amenity Center.

[e] Bond Issuance Costs and other costs have been updated to reflect the actual cost.

[f] Includes the fee of counsel to the Underwriter.

EXHIBIT B-2 –ALLOCATION OF AUTHORIZED IMPROVEMENTS

Improvement Area	Units ^[a]	Estimated Buildout Value ^[a]	Major Improvements ^[b]		Total Apportionment for Future Funding ^[c]
			%	Costs	
Improvement Area #1	171	\$ 90,300,000.00	16.13%	\$ 1,030,513.43	
Remainder Area	775	\$ 469,600,000.00	83.87%	\$ 5,359,126.30	\$ 5,359,126.30
Total	946	\$ 559,900,000.00		\$ 6,389,639.73	

Footnotes:

[a] As provided by the Developer.

[b] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value between Improvement Area #1 and the Remainder Area.

[c] Reimbursable in part or in full from future Assessments levied on the Remainder Area.

EXHIBIT C – SERVICE PLAN

		Improvement Area #1				
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ -	\$ 121,000.00	\$ 127,000.00	\$ 132,000.00	\$ 138,000.00
Interest		313,161.33	422,240.00	416,795.00	411,080.00	405,140.00
Capitalized Interest	(1)	(313,161.33)	-	-	-	-
		\$ -	\$ 543,240.00	\$ 543,795.00	\$ 543,080.00	\$ 543,140.00
Additional Interest	(2)	\$ -	\$ 38,195.00	\$ 37,590.00	\$ 36,955.00	\$ 36,295.00
Annual Collection Costs	(3)	\$ -	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32	\$ 43,297.29
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ -	\$ 622,235.00	\$ 623,001.00	\$ 622,483.32	\$ 622,732.29

EXHIBIT D – SOURCES AND USES OF FUNDS

	Privately Funded	Improvement Area #1	Remainder Area	Total
Sources of Funds				
Improvement Area #1 Bonds	\$ -	\$ 7,639,000	\$ -	\$ 7,639,000
Remainder Area Apportionment of Costs ^[a]	-	-	5,359,126	5,359,126
Developer Contribution - Improvement Area #1 ^[b]	-	3,796,192	-	3,796,192
Developer Contribution - Private Improvements ^[b]	2,864,044	-	-	2,864,044
Total Sources of Funds	\$ 2,864,044	\$ 11,435,192	\$ 5,359,126	\$ 19,658,363
Uses of Funds				
Major Improvements	\$ -	\$ 1,030,513	\$ 5,359,126	\$ 6,389,640
Improvement Area #1 Improvements	-	8,730,679	-	8,730,679
Private Improvements ^[b]	2,864,044	-	-	2,864,044
	\$ 2,864,044	\$ 9,761,192	\$ 5,359,126	\$ 17,984,363
<i>Bond Issuance Costs^[c]</i>				
Debt Service Reserve Fund	\$ -	\$ 548,433	\$ -	\$ 548,433
Capitalized Interest	-	313,161	-	313,161
Underwriter Discount ^[d]	-	229,170	-	229,170
Original Issue Discount	-	42,026	-	42,026
Cost of Issuance	-	461,211	-	461,211
	\$ -	\$ 1,594,000	\$ -	\$ 1,594,000
<i>Other Costs^[c]</i>				
Deposit to Administrative Fund	\$ -	\$ 80,000	\$ -	\$ 80,000
	\$ -	\$ 80,000	\$ -	\$ 80,000
Total Uses of Funds	\$ 2,864,044	\$ 11,435,192	\$ 5,359,126	\$ 19,658,363

Footnotes:

- [a] Apportioned Costs expected to be levied in part or in full at a later date.
 [b] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.
 [c] Bond Issuance Costs and other costs have been updated to reflect the actual cost.
 [d] Includes the fee of counsel to the Underwriter.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ^[a]	Estimated Appraised Value ^[b]		Estimated Buildout Value ^[a]		Assessment		Average Annual Installment		PID TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	
Improvement Area #1										
Lot Type 1	123	\$ 92,254	\$ 11,347,269	\$ 500,000	\$ 61,500,000	\$ 42,298	\$ 5,202,641	\$ 3,447.39	\$ 424,029.49	\$ 0.68948
Lot Type 2	48	\$ 108,890	\$ 5,226,731	\$ 600,000	\$ 28,800,000	\$ 50,757	\$ 2,436,359	\$ 4,136.87	\$ 198,569.91	\$ 0.68948
Improvement Area #1 Subtotal	171	\$ 16,574,000		\$ 90,300,000		\$ 7,639,000		\$ 622,599.40		\$ 0.68948

Footnotes:

[a] As provided by the Developer.

[b] Based on the draft appraisal dated October 9, 2025.

EXHIBIT F-1 –IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026 ^[b]
1002239	Improvement Area #1 Initial Parcel	\$ 7,639,000.00	\$ -
Total		\$ 7,639,000.00	\$ -

Footnotes:

[a] The Assessment and Annual Installment have initially been allocated between all Property IDs within Improvement Area #1 pro rata based on acreage as reported by Collin Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan. Property IDs preliminary and subject to change prior to billing.

[b] Includes one year of Capitalized Interest.

EXHIBIT F-2 –IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Reserve Fund ^[b]	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[c]
2026	\$ -	\$ 313,161	\$ (313,161)	\$ -	\$ -	\$ -	\$ -
2027	\$ 121,000	\$ 422,240	\$ -	\$ -	\$ 38,195	\$ 40,800	\$ 622,235
2028	\$ 127,000	\$ 416,795	\$ -	\$ -	\$ 37,590	\$ 41,616	\$ 623,001
2029	\$ 132,000	\$ 411,080	\$ -	\$ -	\$ 36,955	\$ 42,448	\$ 622,483
2030	\$ 138,000	\$ 405,140	\$ -	\$ -	\$ 36,295	\$ 43,297	\$ 622,732
2031	\$ 144,000	\$ 398,930	\$ -	\$ -	\$ 35,605	\$ 44,163	\$ 622,698
2032	\$ 150,000	\$ 392,450	\$ -	\$ -	\$ 34,885	\$ 45,047	\$ 622,382
2033	\$ 157,000	\$ 385,700	\$ -	\$ -	\$ 34,135	\$ 45,947	\$ 622,782
2034	\$ 164,000	\$ 378,635	\$ -	\$ -	\$ 33,350	\$ 46,866	\$ 622,851
2035	\$ 171,000	\$ 371,255	\$ -	\$ -	\$ 32,530	\$ 47,804	\$ 622,589
2036	\$ 179,000	\$ 363,560	\$ -	\$ -	\$ 31,675	\$ 48,760	\$ 622,995
2037	\$ 188,000	\$ 353,715	\$ -	\$ -	\$ 30,780	\$ 49,735	\$ 622,230
2038	\$ 199,000	\$ 343,375	\$ -	\$ -	\$ 29,840	\$ 50,730	\$ 622,945
2039	\$ 209,000	\$ 332,430	\$ -	\$ -	\$ 28,845	\$ 51,744	\$ 622,019
2040	\$ 221,000	\$ 320,935	\$ -	\$ -	\$ 27,800	\$ 52,779	\$ 622,514
2041	\$ 233,000	\$ 308,780	\$ -	\$ -	\$ 26,695	\$ 53,835	\$ 622,310
2042	\$ 246,000	\$ 295,965	\$ -	\$ -	\$ 25,530	\$ 54,911	\$ 622,406
2043	\$ 260,000	\$ 282,435	\$ -	\$ -	\$ 24,300	\$ 56,010	\$ 622,745
2044	\$ 274,000	\$ 268,135	\$ -	\$ -	\$ 23,000	\$ 57,130	\$ 622,265
2045	\$ 290,000	\$ 253,065	\$ -	\$ -	\$ 21,630	\$ 58,272	\$ 622,967
2046	\$ 306,000	\$ 237,115	\$ -	\$ -	\$ 20,180	\$ 59,438	\$ 622,733
2047	\$ 324,000	\$ 219,138	\$ -	\$ -	\$ 18,650	\$ 60,627	\$ 622,414
2048	\$ 344,000	\$ 200,103	\$ -	\$ -	\$ 17,030	\$ 61,839	\$ 622,972
2049	\$ 364,000	\$ 179,893	\$ -	\$ -	\$ 15,310	\$ 63,076	\$ 622,278
2050	\$ 386,000	\$ 158,508	\$ -	\$ -	\$ 13,490	\$ 64,337	\$ 622,335
2051	\$ 410,000	\$ 135,830	\$ -	\$ -	\$ 11,560	\$ 65,624	\$ 623,014
2052	\$ 434,000	\$ 111,743	\$ -	\$ -	\$ 9,510	\$ 66,937	\$ 622,189
2053	\$ 461,000	\$ 86,245	\$ -	\$ -	\$ 7,340	\$ 68,275	\$ 622,860
2054	\$ 489,000	\$ 59,161	\$ -	\$ -	\$ 5,035	\$ 69,641	\$ 622,837
2055	\$ 518,000	\$ 30,433	\$ -	\$ (548,433)	\$ 2,590	\$ 71,034	\$ 73,624
Total	\$ 7,639,000	\$ 8,435,948	\$ (313,161)	\$ (548,433)	\$ 710,330	\$ 1,582,723	\$ 17,506,407

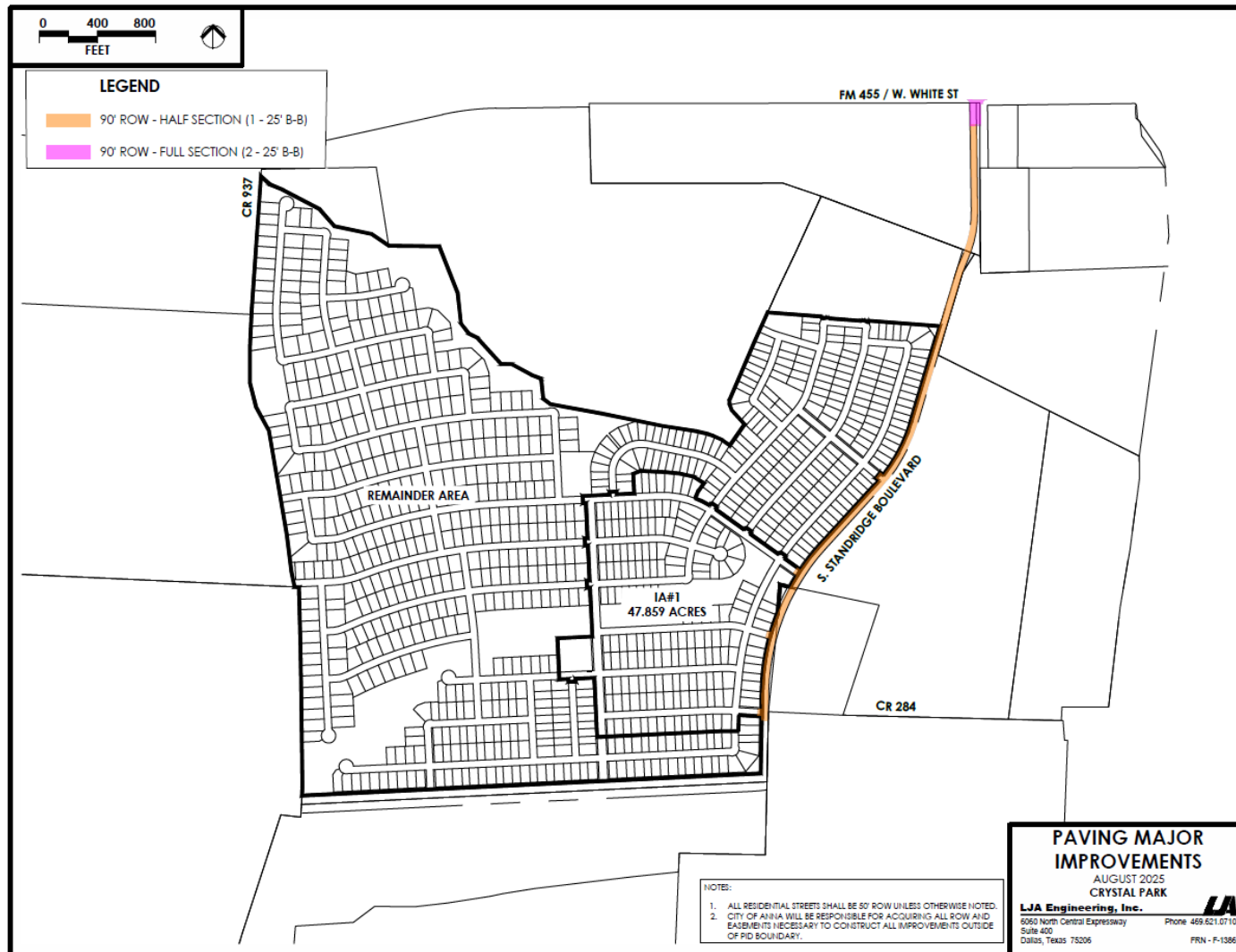
Footnotes:

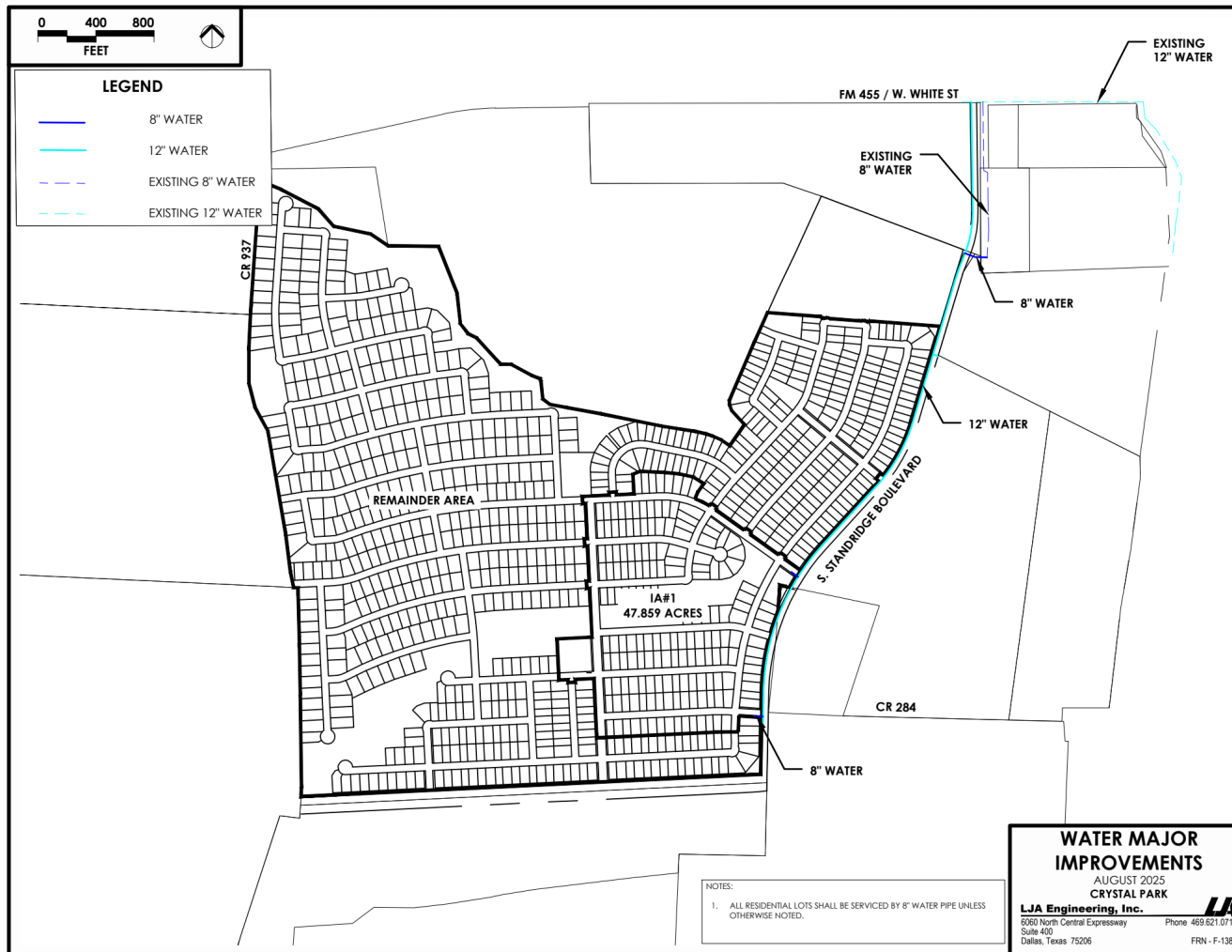
[a] Interest on the Improvement Area #1 Bonds is calculated at a 4.500%, 5.500%, and 5.875% rate for term bonds maturing 2035, 2045, 2055, respectively.

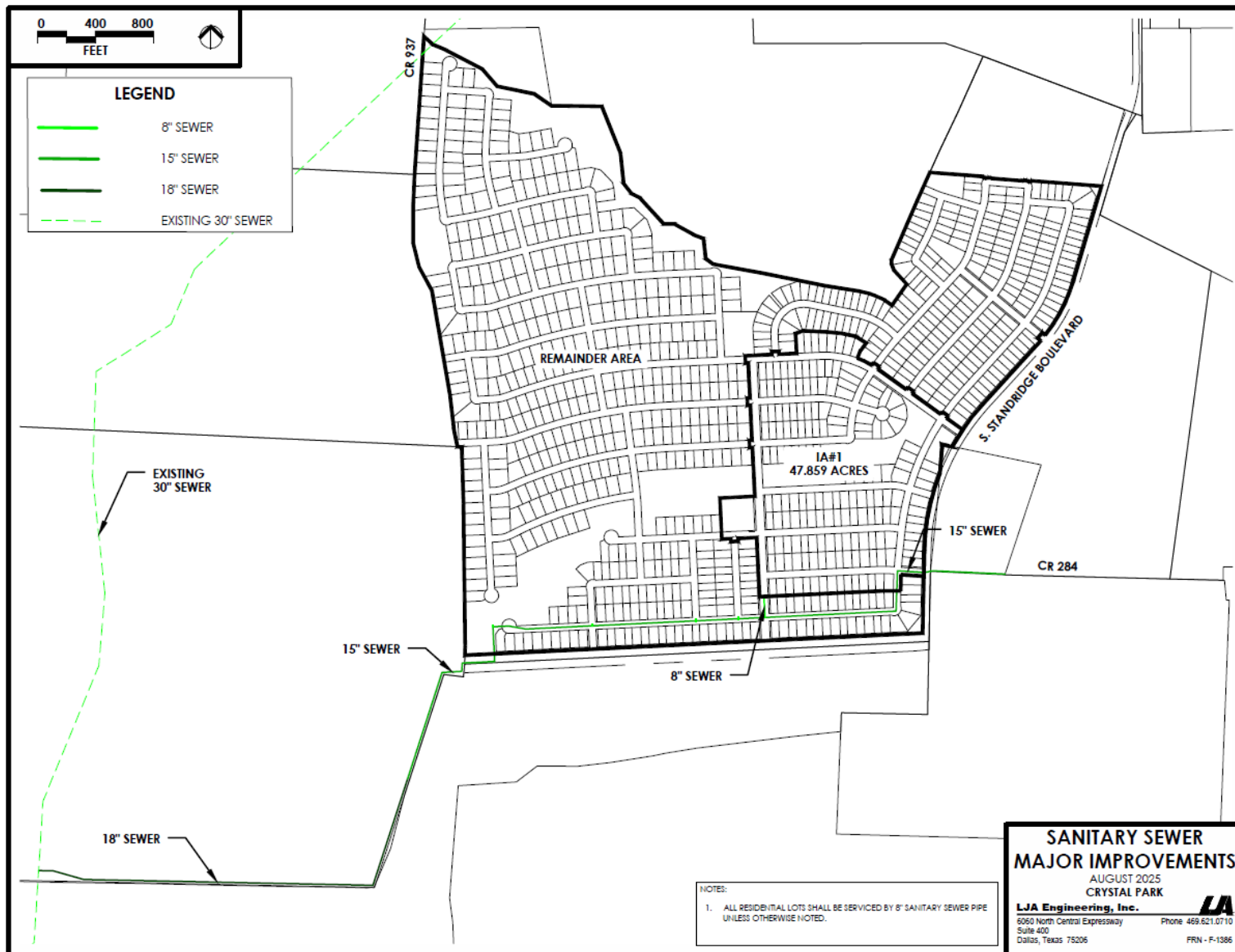
[b] Assumes Reserve Fund is fully funded and available to reduce Improvement Area #1 Annual Installments at maturity of the Improvement Area #1 Bonds.

[c] 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 G-1 – MAPS OF MAJOR IMPROVEMENTS







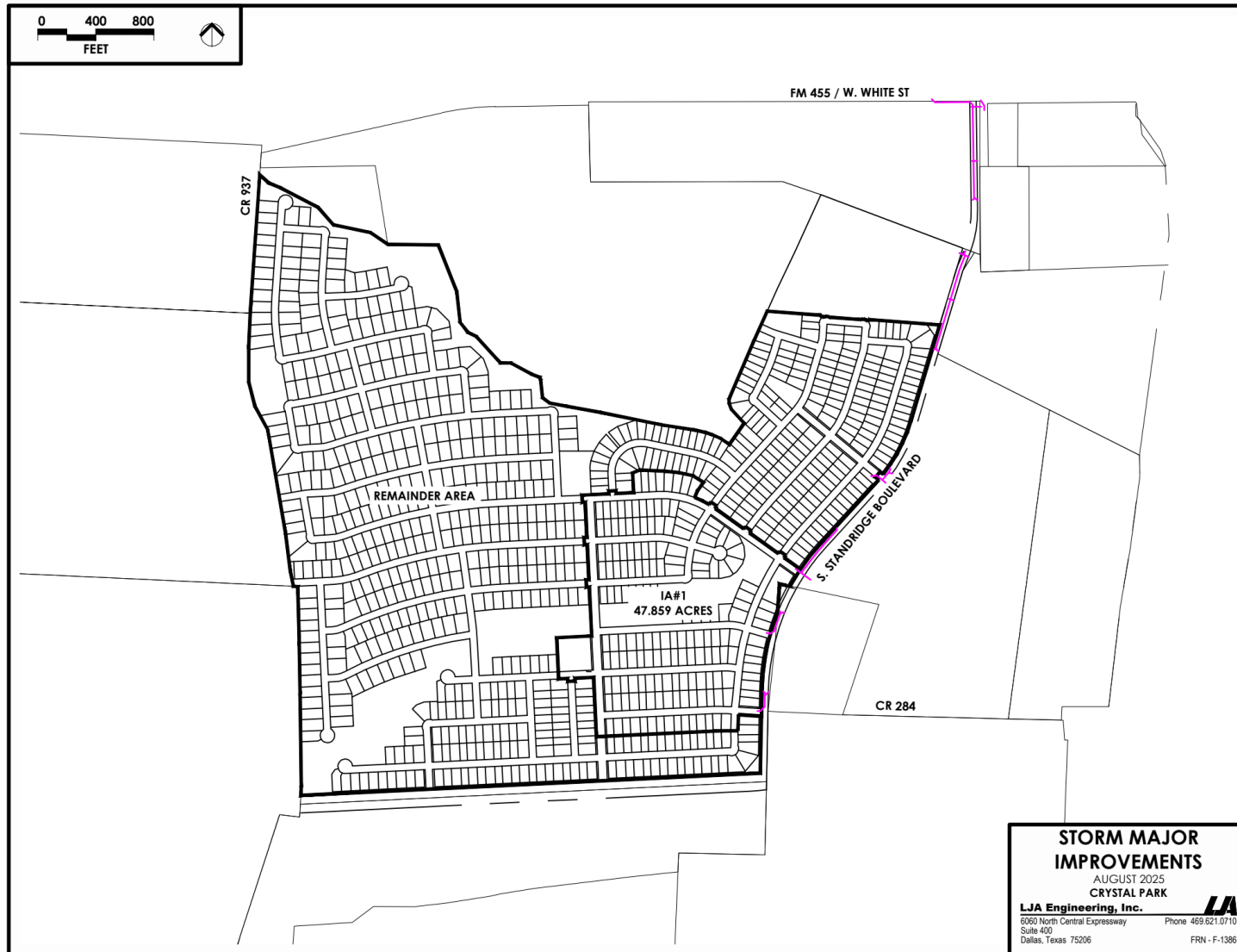
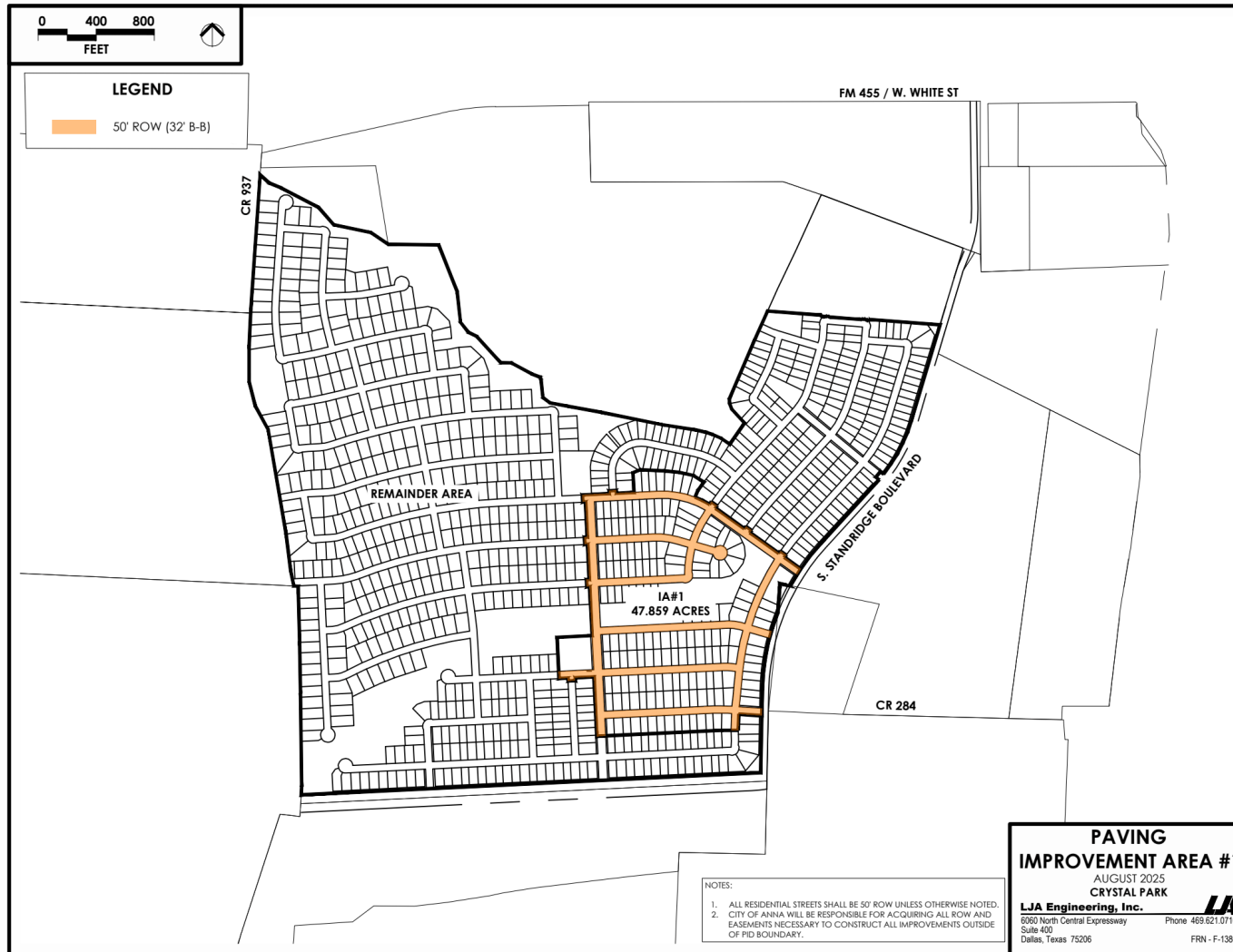
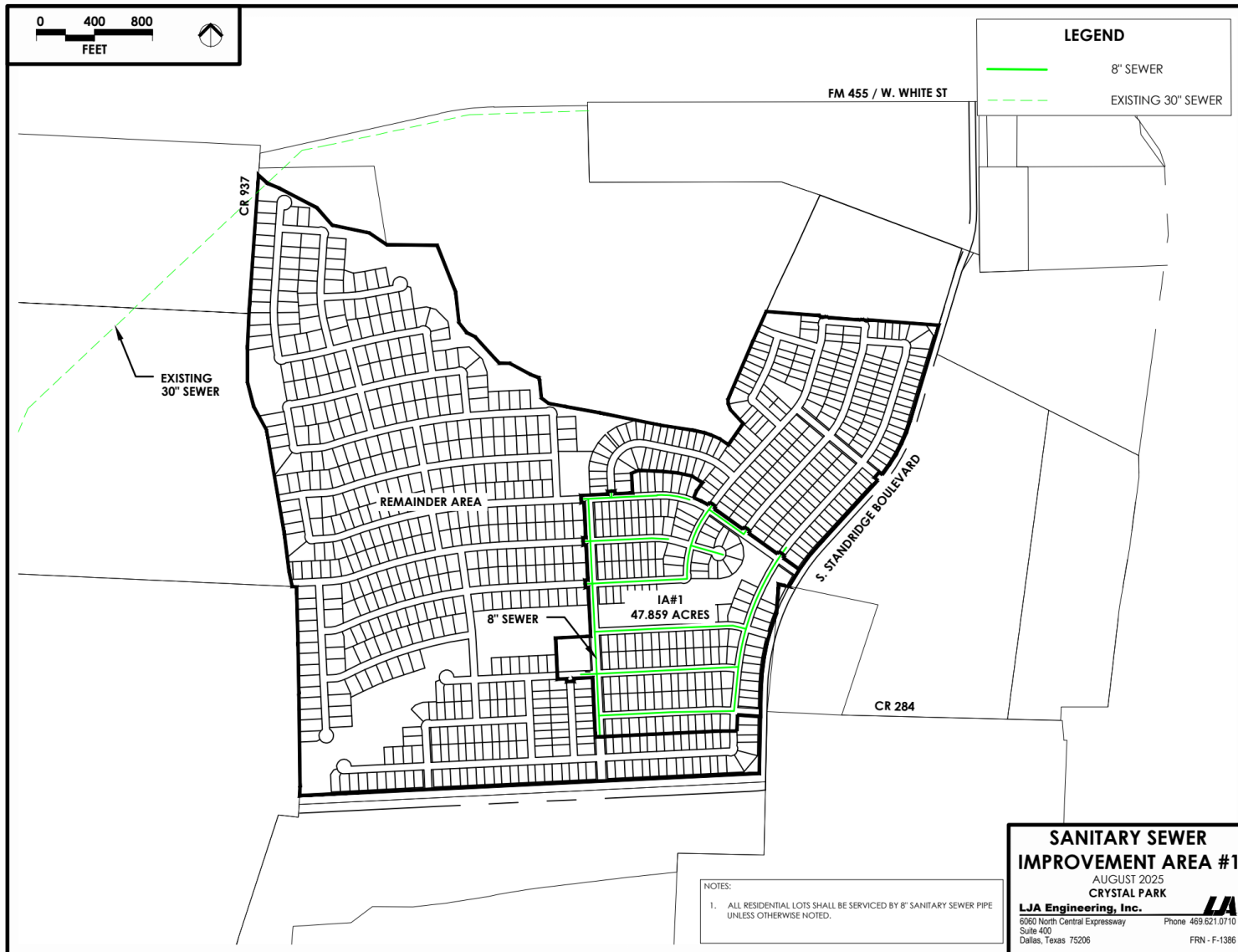
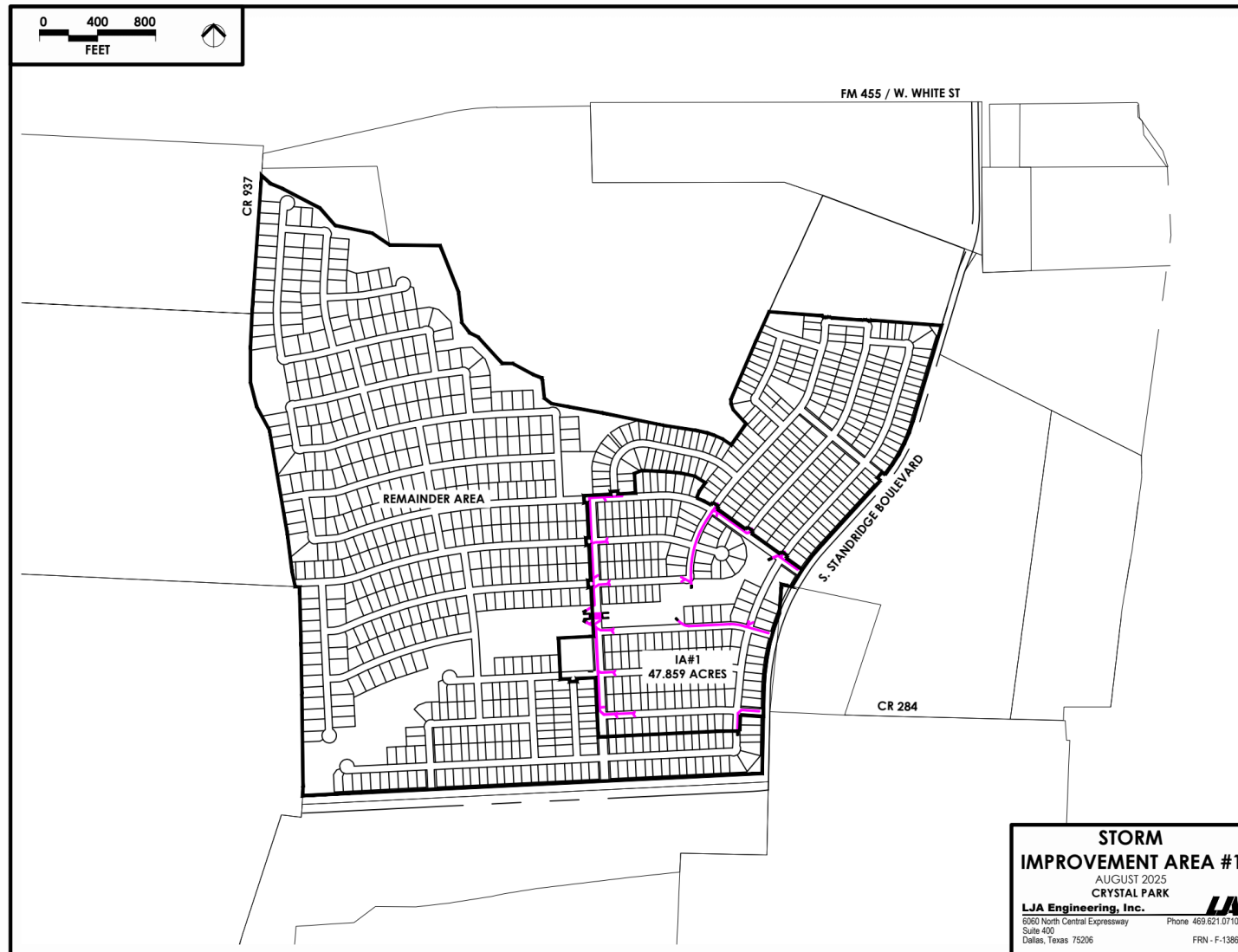


EXHIBIT G-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS







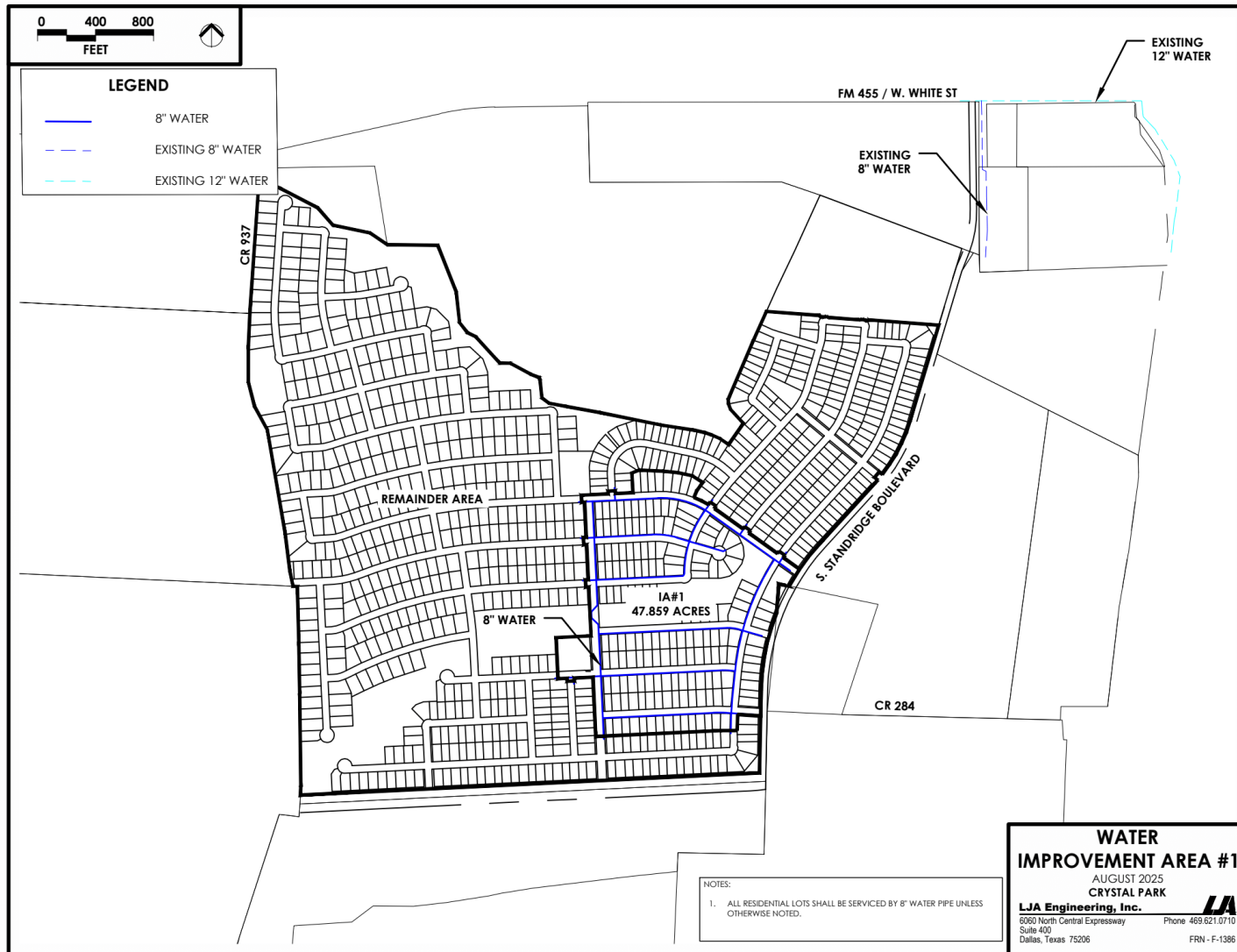


EXHIBIT H – FORM OF NOTICE OF ASSESSMENT TERMINATION



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/County of Collin 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/County of Collin
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

AFTER RECORDING RETURN TO:

[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

§

KNOWN 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 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 February 5, 2025, the City Council of the City approved Resolution No. 2025-02-1744 creating Crystal Park Public Improvement District No. 2 (the "District"); and

WHEREAS, the District consists of approximately 274.396 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, 2025 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 _____ County, Texas; 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:

EXHIBIT I – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

NET DEBT SERVICE

City of Anna, Texas
Special Assessment Revenue Bonds, Series 2025
Crystal Park Public Improvement District No. 2
(Improvement Area #1 Project)
Callable on 9/15/2035
FINAL NUMBERS
Underwriter: FMSbonds, Inc.

Period Ending	Principal	Coupon	Interest	Total Debt Service	Additional Interest Levy	Admin	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
09/30/2026			313,161.33	313,161.33				313,161.33	
09/30/2027	121,000	4.500%	422,240.00	543,240.00	38,195	40,800.00			622,235.00
09/30/2028	127,000	4.500%	416,795.00	543,795.00	37,590	41,616.00			623,001.00
09/30/2029	132,000	4.500%	411,080.00	543,080.00	36,955	42,448.32			622,483.32
09/30/2030	138,000	4.500%	405,140.00	543,140.00	36,295	43,297.29			622,732.29
09/30/2031	144,000	4.500%	398,930.00	542,930.00	35,605	44,163.24			622,698.24
09/30/2032	150,000	4.500%	392,450.00	542,450.00	34,885	45,046.50			622,381.50
09/30/2033	157,000	4.500%	385,700.00	542,700.00	34,135	45,947.43			622,782.43
09/30/2034	164,000	4.500%	378,635.00	542,635.00	33,350	46,866.38			622,851.38
09/30/2035	171,000	4.500%	371,255.00	542,255.00	32,530	47,803.71			622,588.71
09/30/2036	179,000	5.500%	363,560.00	542,560.00	31,675	48,759.78			622,994.78
09/30/2037	188,000	5.500%	353,715.00	541,715.00	30,780	49,734.98			622,229.98
09/30/2038	199,000	5.500%	343,375.00	542,375.00	29,840	50,729.68			622,944.68
09/30/2039	209,000	5.500%	332,430.00	541,430.00	28,845	51,744.27			622,019.27
09/30/2040	221,000	5.500%	320,935.00	541,935.00	27,800	52,779.16			622,514.16
09/30/2041	233,000	5.500%	308,780.00	541,780.00	26,695	53,834.74			622,309.74
09/30/2042	246,000	5.500%	295,965.00	541,965.00	25,530	54,911.43			622,406.43
09/30/2043	260,000	5.500%	282,435.00	542,435.00	24,300	56,009.66			622,744.66
09/30/2044	274,000	5.500%	268,135.00	542,135.00	23,000	57,129.85			622,264.85
09/30/2045	290,000	5.500%	253,065.00	543,065.00	21,630	58,272.45			622,967.45
09/30/2046	306,000	5.875%	237,115.00	543,115.00	20,180	59,437.90			622,732.90
09/30/2047	324,000	5.875%	219,137.50	543,137.50	18,650	60,626.66			622,414.16
09/30/2048	344,000	5.875%	200,102.50	544,102.50	17,030	61,839.19			622,971.69
09/30/2049	364,000	5.875%	179,892.50	543,892.50	15,310	63,075.97			622,278.47
09/30/2050	386,000	5.875%	158,507.50	544,507.50	13,490	64,337.49			622,334.99
09/30/2051	410,000	5.875%	135,830.00	545,830.00	11,560	65,624.24			623,014.24
09/30/2052	434,000	5.875%	111,742.50	545,742.50	9,510	66,936.72			622,189.22
09/30/2053	461,000	5.875%	86,245.00	547,245.00	7,340	68,275.45			622,860.45
09/30/2054	489,000	5.875%	59,161.26	548,161.26	5,035	69,640.96			622,837.22
09/30/2055	518,000	5.875%	30,432.50	548,432.50	2,590	71,033.78	548,432.50		73,623.78
	7,639,000		8,435,947.59	16,074,947.59	710,330	1,582,723.23	548,432.50	313,161.33	17,506,406.99

EXHIBIT J-1 – DISTRICT LEGAL DESCRIPTION

PID DESCRIPTION

274.396 ACRES

BEING A 274.396 ACRE TRACT OF LAND SITUATED IN THE J. CAHILL SURVEY, ABSTRACT NO. 144, THE H. CHENAWETH SURVEY, ABSTRACT NO. 158, THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295, THE W. KITCHINGS SURVEY, ABSTRACT NO. 504 AND THE J. KINCADE SURVEY ABSTRACT NO. 510, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 243.477 ACRE TRACT OF LAND, CONVEYED BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF A 116.974 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2021220002551800 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 274.396 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT FEET TO A 1/2" IRON FOUND FOR THE NORTH CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 5.765 ACRE TRACT OF LAND CONVEYED TO ANNA GROUP LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000080846, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE EAST LINE OF A 64 ACRE TRACT OF LAND CONVEYED TO NAOMI L. WATSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140313000236380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 937, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "PEISER.MANKIN.SUR" FOUND FOR THE NORTHWEST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON SOUTHWEST CORNER OF A 101.118 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO ANNA GROUP LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000122760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET;

THENCE, ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 5.765 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48 DEGREES 26 MINUTES 03 SECONDS EAST, A DISTANCE OF 82.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 67 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 84.40 FEET TO 60D NAIL FOUND FOR CORNER;
SOUTH 62 DEGREES 35 MINUTES 14 SECONDS EAST, A DISTANCE OF 296.45 FEET TO A 60D NAIL FOUND FOR CORNER;
SOUTH 41 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 157.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 78 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 262.41 FEET TO A 60D NAIL FOUND FOR CORNER;
SOUTH 55 DEGREES 39 MINUTES 45 SECONDS EAST, A DISTANCE OF 144.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 5.765 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID

101.118 ACRE TRACT;

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 18 MINUTES 28 SECONDS EAST, A DISTANCE OF 348.05 FEET TO A 60D NAIL FOUND FOR CORNER;
SOUTH 21 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 346.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 06 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 37 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 88.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 64 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 62.59 FEET TO A 60D NAIL FOUND FOR CORNER;
SOUTH 42 DEGREES 35 MINUTES 09 SECONDS EAST, A DISTANCE OF 246.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 88 DEGREES 51 MINUTES 58 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 61 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 164.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 69 DEGREES 36 MINUTES 03 SECONDS EAST, A DISTANCE OF 58.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 17 DEGREES 13 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 06 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 125.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 53 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 61.31 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 78 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 80 DEGREES 01 MINUTE 26 SECONDS EAST, A DISTANCE OF 234.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 78 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 80 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 239.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 77 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 68.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 71 DEGREES 14 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.49 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 66 DEGREES 21 MINUTES 02 SECONDS EAST, A DISTANCE OF 67.58 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
SOUTH 55 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 73.50 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 101.118 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 116.974 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 116.974 ACRE TRACT AND SAID 101.118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 35 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 177.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
NORTH 42 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 131.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
NORTH 19 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 41.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 03 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 23 DEGREES 14 MINUTES 16 SECONDS EAST, A DISTANCE OF 444.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 24 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 216.53 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 116.974 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 85 DEGREES 34 MINUTES 50 SECONDS EAST, A DISTANCE OF 368.08 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 65 DEGREES 38 MINUTES 29 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 26 MINUTES 26 SECONDS EAST, A DISTANCE OF 54.20 FEET;
ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 57.28 FEET TO A POINT FOR CORNER;
SOUTH 85 DEGREES 34 MINUTES 50 SECONDS EAST, A DISTANCE OF 208.41 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 65 DEGREES 33 MINUTES 25 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 78 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 54.14 FEET;
ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 57.21 FEET TO A POINT FOR CORNER;
NORTH 44 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;
SOUTH 85 DEGREES 34 MINUTES 50 SECONDS EAST, A DISTANCE OF 485.58 FEET TO A POINT FOR CORNER;
SOUTH 16 DEGREES 40 MINUTES 30 SECONDS WEST, A DISTANCE OF 689.68 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 38 MINUTES 12 SECONDS, A RADIUS OF 1105.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 414.81 FEET;
ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 417.28 FEET TO A POINT FOR CORNER;
NORTH 50 DEGREES 23 MINUTES 31 SECONDS WEST, A DISTANCE OF 27.69 FEET TO A POINT FOR CORNER;
SOUTH 39 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT

FOR CORNER;

SOUTH 50 DEGREES 23 MINUTES 31 SECONDS EAST, A DISTANCE OF 27.69 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE 30 MINUTES 09 SECONDS, A RADIUS OF 1105.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 41 DEGREES 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 28.98 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 28.98 FEET TO A POINT FOR CORNER;

SOUTH 42 DEGREES 25 MINUTES 45 SECONDS WEST, A DISTANCE OF 563.28 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 25 MINUTES 22 SECONDS, A RADIUS OF 1545.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 35 DEGREES 43 MINUTES 04 SECONDS WEST, A DISTANCE OF 361.12 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 361.95 FEET TO A POINT FOR CORNER ON A SOUTHERLY LINE OF SAID 116.974 ACRE TRACT AND THE COMMON NORTH LINE OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20090915001153020, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID RATTAN TRACT, BEARS SOUTH 78 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 625.73 FEET;

THENCE, NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 74.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 116.974 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID RATTAN TRACT. SAID POINT BEING ON THE EAST LINE OF AFORESAID 243.477 ACRE TRACT;

THENCE, ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID RATTAN TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 22.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 178.16 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20 DEGREES 12 MINUTES 17 SECONDS, A RADIUS OF 1545.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 11 DEGREES 19 MINUTES 42 SECONDS WEST, A DISTANCE OF 542.01 FEET;

THENCE, OVER AND ACROSS SAID 243.477 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES: ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 544.83 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 572.11 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 3169.43 FEET TO A POINT FOR

CORNER ON THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF A 216.801 ACRE TRACT OF LAND CONVEYED TO VERLA SUE HOLLAND AND MAURINE DICKEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 95-0011069, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY,

TEXAS, FROM WHICH A 60D NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID 243.477 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF A 140.00 ACRE TRACT OF LAND CONVEYED TO MJLA ADAM, LTD, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110505000462570, OFFICIAL PUBLIC

RECORDS, COLLIN COUNTY, TEXAS BEARS SOUTH 02 DEGREES 16 MINUTES 14 SECONDS WEST, A DISTANCE OF 60.23 FEET;

THENCE, ALONG THE COMMON LINES OF SAID 243.477 ACRE TRACT AND THE SAID 216.801 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 59.76 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 00 DEGREES 42 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 00 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 357.30 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 01 DEGREE 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 381.16 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER, OF SAID 243.477 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 216.801 ACRE TRACT. SAID POINT BEING AT THE END OF AFORESAID COUNTY ROAD NO. 937;
NORTH 87 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.55 FEET TO A 60D NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 243.477 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 245.6 ACRE TRACT OF LAND CONVEYED TO VIRGIL WREN MILLER, AS RECORDED IN VOLUME 5823, PAGE 3619, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 245.6 ACRE TRACT, WITH SAID COUNTY ROAD NO. 937, THE FOLLOWING COURSES AND DISTANCES:

NORTH 12 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 109.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 06 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 258.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 09 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 725.61 FEET TO A 60D NAIL FOUND FOR CORNER;
NORTH 28 DEGREES 35 MINUTES 06 SECONDS WEST, A DISTANCE OF 186.41 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 14 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.86 FEET TO A 60D NAIL FOUND FOR CORNER;
NORTH 00 DEGREES 03 MINUTES 33 SECONDS EAST, A DISTANCE OF 250.08 FEET TO A 60D NAIL FOUND (BENT) FOR CORNER;
NORTH 02 DEGREES 44 MINUTES 20 SECONDS EAST, PASSING THE NORTH LINE OF SAID 245.6 ACRE TRACT AND THE COMMON SOUTH LINE OF AFORESAID 64 ACRE TRACT, AND CONTINUING ALONG THE WEST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON EAST LINE OF SAID 64 ACRE TRACT, IN ALL, A TOTAL DISTANCE OF 254.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 03 DEGREES 55 MINUTES 14 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, WITH SAID COUNTY ROAD NO. 937, A DISTANCE OF 923.21 FEET TO THE **POINT OF BEGINNING**

AND CONTAINING A CALCULATED AREA OF 11,952,682 SQUARE FEET OR 274.396 ACRES OF LAND.

EXHIBIT J-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

IA#1 DESCRIPTION 47.859 ACRES

BEING A 47.859 ACRE TRACT OF LAND SITUATED IN THE J. COFFMAN SURVEY, ABSTRACT NO. 197, THE J. ELLETT SURVEY, ABSTRACT NO. 295, AND THE W. KITCHINGS SURVEY, ABSTRACT NO. 504, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING PART OF A 243.477 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002575780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF A 116.974 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211220002551800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 47.859 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER ON A SOUTHERLY LINE OF SAID 116.974 ACRE TRACT AND THE COMMON NORTH LINE OF A TRACT OF LAND CONVEYED TO JOHN RATTAN AND SUE RATTAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20090915001153020, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RATTAN TRACT, BEARS SOUTH 78 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 625.73 FEET;

THENCE, NORTH 78 DEGREES 24 MINUTES 56 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 74.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID RATTAN TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 116.974 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF AFORESAID 243.477 ACRE TRACT AND BEING WITHIN COUNTY ROAD NO. 286, (A PRESCRIPTIVE RIGHT-OF-WAY BY USE AND OCCUPATION);

THENCE, ALONG THE EAST LINE OF SAID 243.477 ACRE TRACT AND THE COMMON WEST LINE OF SAID RATTAN TRACT, WITH SAID COUNTY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 45 MINUTES 42 SECONDS EAST, A DISTANCE OF 22.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 178.16 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20 DEGREES 12 MINUTES 17 SECONDS, A RADIUS OF 1545.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 11 DEGREES 19 MINUTES 42 SECONDS WEST, A DISTANCE OF 542.01 FEET;

THENCE, OVER AND ACROSS SAID 243.477 ACRE TRACT AND SAID 116.974 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 544.83 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREE 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 177.99 FEET TO A POINT FOR CORNER;

NORTH 86 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 158.65 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 48 SECONDS, A RADIUS OF 2181.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREE 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 112.16 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 112.17 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 53 MINUTES 35 SECONDS WEST, A DISTANCE OF 115.83 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 860.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 410.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 61.47 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 284.52 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 241.47 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 337.72 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 242.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 242.00 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 185.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 45 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 121.00 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 136.71 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 44 MINUTES 29 SECONDS EAST, A DISTANCE OF 53.22 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 168.84 FEET TO A POINT FOR CORNER;

SOUTH 84 DEGREES 21 MINUTES 59 SECONDS EAST, A DISTANCE OF 100.54 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 16 MINUTES 07 SECONDS EAST, A DISTANCE OF 98.29 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 87.00 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 26.08 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 02 MINUTES 33 SECONDS WEST, A DISTANCE OF 45.78 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 59 MINUTES 39 SECONDS WEST, A DISTANCE OF 50.15 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 06 MINUTES 33 SECONDS, A RADIUS OF 625.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 63 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 110.13 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 110.27 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 18 SECONDS, A RADIUS OF 2315.00 FEET, AND A LONG CHORD THAT BEARS NORTH 35 DEGREES 01 MINUTE 09 SECONDS EAST, A DISTANCE OF 21.75 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 21.75 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 42 MINUTES 41 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 30 SECONDS, A RADIUS OF 2265.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 35 DEGREES 02 MINUTES 03 SECONDS WEST, A DISTANCE OF 20.10 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.10 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 242.02 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 36 SECONDS, A RADIUS OF 2023.00 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 19.77 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.77 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 44 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 51 SECONDS, A RADIUS OF 1973.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 20.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 242.03 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 11 SECONDS, A RADIUS OF 1731.00 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 52 MINUTES 46 SECONDS EAST, A DISTANCE OF 19.73 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.73 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 54 SECONDS, A RADIUS OF 1681.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 51 MINUTES 54 SECONDS WEST, A DISTANCE OF 20.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 137.33 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 07 SECONDS, A RADIUS OF 1545.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 31 DEGREES 31 MINUTES 26 SECONDS WEST, A DISTANCE OF 135.73 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 135.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2,084,737 SQUARE FEET OR 47.859 ACRES OF LAND.

APPENDIX A – ENGINEER’S REPORT

CRYSTAL PARK PID EXHIBIT

SUMMARY

OVERALL SUMMARY

A. EXCAVATION	\$ 833,047.53
B. SANITARY SEWER SYSTEM	\$ 3,004,000.92
C. STORM SEWER SYSTEM	\$ 1,810,454.11
D. WATER DISTRIBUTION SYSTEM	\$ 1,749,441.51
E. STREET & ALLEY PAVING	\$ 4,180,599.35
F. RETAINING WALLS	\$ 513,200.00
G. MISCELLANEOUS ITEMS	\$ 476,080.10
H. LANDSCAPING	\$ 2,576,357.50
I. DEVELOPMENT FEES	\$ 2,716,240.00
SUB-TOTAL:	\$17,859,421.02
10% CONTINGENCY:	\$1,787,000.00
TOTAL CONSTRUCTION COSTS:	\$ 19,646,421.02
LOT COUNT:	171
COST / LOT:	\$114,900
LF OF STREET:	15,425
COST / LF OF STREET:	\$1,300
NET DEVELOPABLE ACREAGE:	40.56
COST / DEVELOPABLE ACRE:	\$484,400
TOTAL GROSS ACREAGE:	47.86
COST / GROSS ACRE:	\$410,600



Mickey A. Garner Jr.

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

SUMMARY

	Major Improvements PID	Improvement Area #1 PID (Direct)	Improvement Area #1 Private	Total
OVERALL SUMMARY				
A. EXCAVATION	\$ 167,254.35	\$ 148,673.87	\$ 517,119.31	\$ 833,047.53
B. SANITARY SEWER SYSTEM	\$ 1,966,601.16	\$ 1,037,399.76		\$ 3,004,000.92
C. STORM SEWER SYSTEM	\$ 501,399.61	\$ 1,309,054.50		\$ 1,810,454.11
D. WATER DISTRIBUTION SYSTEM	\$ 701,238.57	\$ 1,048,202.94		\$ 1,749,441.51
E. STREET & ALLEY PAVING	\$ 1,326,942.10	\$ 2,853,657.25		\$ 4,180,599.35
F. RETAINING WALLS			\$ 513,200.00	\$ 513,200.00
G. MISCELLANEOUS ITEMS	\$ 170,827.60	\$ 305,252.50		\$ 476,080.10
H. LANDSCAPING			\$ 2,576,357.50	\$ 2,576,357.50
I. DEVELOPMENT FEES	\$ 976,500.00	\$ 1,584,740.00	\$ 155,000.00	\$ 2,716,240.00
SUB-TOTAL:	\$5,810,763.39	\$8,286,980.82	\$3,761,676.81	\$17,859,421.02
10% CONTINGENCY:	\$581,500.00	\$829,000.00	\$376,500.00	\$1,787,000.00
TOTAL CONSTRUCTION COSTS:	\$6,392,263.39	\$9,115,980.82	\$4,138,176.81	\$19,646,421.02
LOT COUNT:	171	171	171	171
COST / LOT:	\$37,400	\$53,400	\$24,200	\$114,900
LF OF STREET:	4,840	10,585		15,425
COST / LF OF STREET:	\$1,350	\$900		\$1,300
NET DEVELOPABLE ACREAGE:		40.56		40.56
COST / DEVELOPABLE ACRE:		\$224,800		\$484,400
TOTAL GROSS ACREAGE:		47.86		47.86
COST / GROSS ACRE:		\$190,500		\$410,600

Crystal Park PID Exhibit

GENERAL

- 1 This estimate of probable cost was prepared with the Crystal Park Phase 1 construction plan set dated February 2025 and South Standridge Boulevard construction plan set dated June 2025.
- 2 The tract is located within the City of Anna, within Anna ISD, and is generally described as being located southwest of the intersection of US 75 and FM 445. The property is zoned for single-family residential, mixed use, commercial and professional campus.
- 3 This estimate used the current water, sewer, paving, and storm drainage design criteria specified by the City of Anna.
- 4 This estimate assumes public infrastructure will be conveyed to and accepted by the City of Anna at project completion. Costs for future maintenance of infrastructure have not been considered.
- 5 This estimate utilizes excavation, utility, and paving contract prices for Phase 1 and S. Standridge Blvd. The contracts are listed below:
 - FCS Construction – Excavation contract dated January 8, 2025
 - C.W. Young – Utility contract dated July 7, 2025
 - C.W. Young – Offsite Sewer contract dated August 11, 2025
 - CHC – Paving contract dated March 5, 2025
 - Major, Residential, & Private Quantities dated June 25, 2025
- 6 This estimate combines contract quantities with the broken-out quantities dated June 25, 2025.
- 7 This estimate was prepared with the benefit of geotechnical data provided in geotechnical report number G233033 by Alpha Testing dated January 25, 2024.
- 8 This estimate was prepared with the benefit of an environmental report and wetlands determination provided by LJA Environmental Services dated February 2022.
- 9 This estimate does consider phasing or construction sequencing costs and does contemplate progression of site development.
- 10 This estimate assumes 4% inspection fee for water, sewer, storm, and paving.
- 11 This estimate assumes a lot mix comprised of the following typical lot dimensions and is based on a calculated land plan dated September 12, 2022:

LOT (width x depth)	PAD (width x depth)	IA#1
50 ft x 120 ft min	40 ft x 75 ft min 45 ft x 75 ft min	123
60 ft x 120 ft min	50 ft x 75 ft min 55 ft x 75 ft min	48
Total		171

- 12 PID eligible grading improvements include unclassified excavation & clearing and grubbing of ROW.
- 13 PID eligible major sanitary sewer improvements include all sewer lines within S. Standridge Blvd, all out-of-phase sewer lines, and offsite sewer lines.
- 14 PID eligible major water improvements include all water lines within S. Standridge Blvd.
- 15 PID eligible major storm drain improvements include all storm lines within S. Standridge Blvd and offsite lines/outfalls.
- 16 PID eligible major paving improvements include all paving related to the S. Standridge Blvd paving section.
- 17 Costs for irrigation/revegetation, the amenity center, landscaping trees, entry monuments, and screening walls are assumed to be PID ineligible & the developers responsibility.
- 18 Retaining walls and lot grading are assumed to be PID ineligible.

PID EXHIBIT - CRYSTAL PARK

CRYSTAL PARK PID EXHIBIT**DETAIL**

Phase 1 - Major Improvements PID

Lots: 171 || Gross Acreage: 0.0 Acres || Streets: 4,940 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING - ROW - PHASE 1 MAJOR	ACRE	\$1,250.00	5.1	\$6,375.00
DIRT EXCAVATION - ROW - PHASE 1 MAJOR	CY	\$3.05	6,919.	\$21,102.95
HAULOFF TREES - PHASE 1 MAJOR	LS	\$33,850.00	1.	\$33,850.00
REMOVAL OF EXISTING ASPHALT - 6" THICK - PHASE 1 MAJOR	SY	\$7.75	12,528.	\$97,092.00
PROCESS & PLACE UTILITY SPOILS - PHASE 1 MAJOR	CY	\$3.60	2,454.	\$8,834.40
TOTAL EXCAVATION				\$ 167,254.35

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
END & PLUG 8" PVC - PHASE 1 MAJOR	EA	\$250.00	4.	\$1,000.00
END & PLUG 15" PVC - PHASE 1 MAJOR	EA	\$500.00	4.	\$2,000.00
8" SDR-26 PVC PIPE (ASTM D3034) - PHASE 1 MAJOR	LF	\$74.75	165.	\$12,333.75
8" SDR-35 PVC PIPE (ASTM D3034) - PHASE 1 MAJOR	LF	\$59.00	20.	\$1,180.00
15" SDR-26 PVC PIPE (ASTM D3034) - PHASE 1 MAJOR	LF	\$130.00	3,203.	\$416,390.00
15" SDR-26 PVC PIPE (ASTM D3034) - PHASE 1 OFFSITE	LF	\$170.00	987.	\$167,790.00
15" SDR-35 PVC PIPE (ASTM D3034) - PHASE 1 MAJOR	LF	\$90.75	1,061.	\$96,285.75
18" SDR-26 PVC PIPE (ASTM D3034) - PHASE 1 OFFSITE	LF	\$205.00	3,091.	\$633,655.00
5' DIAMETER MANHOLE - PHASE 1 MAJOR	EA	\$14,527.67	13.	\$188,859.71
5' DIAMETER MANHOLE - PHASE 1 OFFSITE	EA	\$16,585.92	7.	\$116,101.44
5' DIAMETER MANHOLE WITH BOLTED MANHOLE COVER - PHASE 1 OFFSITE	EA	\$16,709.92	4.	\$66,839.68
5' DIAMETER DROP MANHOLE WITH BOLT DOWN LID - PHASE 1 MAJOR	EA	\$14,643.85	1.	\$14,643.85
5' DIAMETER DROP MANHOLE - PHASE 1 MAJOR	EA	\$15,687.67	2.	\$31,375.34
5' DIAMETER DROP MANHOLE - PHASE 1 OFFSITE	EA	\$21,924.98	1.	\$21,924.98
MANHOLE VACUUM TESTING - PHASE 1 MAJOR	EA	\$120.00	16.	\$1,920.00
MANHOLE VACUUM TESTING - PHASE 1 OFFSITE	EA	\$120.00	12.	\$1,440.00
CONNECT TO EXISTING SANITARY SEWER LINE - PHASE 1 OFFSITE	EA	\$5,000.00	1.	\$5,000.00
CONNECT TO EXISTING MANHOLE & INSTALL INTERNAL DROP - PHASE 1 OFFSITE	EA	\$8,875.00	1.	\$8,875.00
4" SERVICE LINES (5' STUB FOR FUTURE LOT) - PHASE 1 MAJOR	EA	\$758.02	78.	\$59,125.56
CLEARING OF TREES - PHASE 1 OFFSITE	ACRE	\$16,000.00	3.4	\$54,400.00
TRENCH SAFETY (SS) - PHASE 1 MAJOR	LF	\$0.25	4,449.	\$1,112.25
TRENCH SAFETY (SS) - PHASE 1 OFFSITE	LF	\$1.00	4,078.	\$4,078.00
TESTING (EXCLUDING GEOTECH) (SS) - PHASE 1 MAJOR	LF	\$3.55	4,449.	\$15,793.95
TESTING (EXCLUDING GEOTECH) (SS) - PHASE 1 OFFSITE	LF	\$3.55	4,078.	\$14,476.90
MAINTENANCE BONDS SANITARY - PHASE 1 MAJOR	LS	\$10,000.00	1.	\$10,000.00
MAINTENANCE BONDS SANITARY - PHASE 1 OFFSITE	LS	\$20,000.00	1.	\$20,000.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,966,601.16

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Phase 1 - Major Improvements PID

Lots: 171 || Gross Acreage: 0.0 Acres || Streets: 4,840 LF

DETAIL

C. STORM SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP - PHASE 1 MAJOR	LF	\$88.85	2,485.	\$220,792.25
21" RCP - PHASE 1 MAJOR	LF	\$92.95	430.	\$39,968.50
24" RCP - PHASE 1 MAJOR	LF	\$103.15	98.	\$10,108.70
36" RCP - PHASE 1 MAJOR	LF	\$151.80	271.	\$41,137.80
10' RECESSED CURB INLET - PHASE 1 MAJOR	EA	\$7,200.00	9.	\$64,800.00
15' RECESSED CURB INLET - PHASE 1 MAJOR	EA	\$8,800.00	2.	\$17,600.00
4' X 4' DROP INLET - PHASE 1 MAJOR	EA	\$6,800.00	1.	\$6,800.00
INLET PROTECTION - PHASE 1 MAJOR	EA	\$200.00	12.	\$2,400.00
18" SETP-CD HEADWALL - PHASE 1 MAJOR	EA	\$5,400.00	1.	\$5,400.00
24" 4:1 SLOPED END HEADWALL - PHASE 1 MAJOR	EA	\$5,500.00	1.	\$5,500.00
36" 4:1 SLOPED END HEADWALL - PHASE 1 MAJOR	EA	\$5,800.00	1.	\$5,800.00
36" SW-0 4:1 WINGWALL - PHASE 1 MAJOR	EA	\$6,800.36	1.	\$6,800.36
ROCK RIPRAP - PHASE 1 MAJOR	SY	\$67.00	13.	\$871.00
4' STORM SEWER MANHOLE - PHASE 1 MAJOR	EA	\$5,900.00	9.	\$53,100.00
END & PLUG - PHASE 1 MAJOR	EA	\$500.00	17.	\$8,500.00
REMOVE PLUG AND CONNECT TO EXISTING RCP - PHASE 1 MAJOR	EA	\$500.00	2.	\$1,000.00
TRENCH SAFETY (STORM) - PHASE 1 MAJOR	LF	\$0.25	3,284.	\$821.00
MAINTENANCE BONDS STORM - PHASE 1 MAJOR	LS	\$10,000.00	1.	\$10,000.00
TOTAL STORM SEWER SYSTEM				\$ 501,399.61

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" PVC WATERLINE - PHASE 1 MAJOR	LF	\$86.35	382.	\$32,985.70
12" PVC WATERLINE - PHASE 1 MAJOR	LF	\$86.57	4,780.	\$413,804.60
12" X 8" TEE - PHASE 1 MAJOR	EA	\$800.00	5.	\$4,000.00
12" X 12" TEE - PHASE 1 MAJOR	EA	\$1,000.00	3.	\$3,000.00
12" CUT-IN TEE - PHASE 1 MAJOR	EA	\$1,000.00	1.	\$1,000.00
8" X 8" TAPPING SLEEVE & VALVE - PHASE 1 MAJOR	EA	\$6,950.00	1.	\$6,950.00
8" GATE VALVE & BOX - PHASE 1 MAJOR	EA	\$2,092.99	5.	\$10,464.95
12" GATE VALVE & BOX - PHASE 1 MAJOR	EA	\$3,725.28	14.	\$52,153.92
2" FLUSH VALVE - PHASE 1 MAJOR	EA	\$6,524.13	11.	\$71,765.43
4" IRRIGATION SLEEVES - PHASE 1 MAJOR	LF	\$13.25	628.	\$8,321.00
2" IRRIGATION METER - PHASE 1 MAJOR	EA	\$2,236.89	3.	\$6,710.67
FIRE HYDRANT ASSEMBLY - PHASE 1 MAJOR	EA	\$6,546.78	10.	\$65,467.80
CONNECT TO EXISTING 12" WATERLINE - PHASE 1 MAJOR	EA	\$1,000.00	3.	\$3,000.00
TRENCH SAFETY (WATER)- PHASE 1 MAJOR	LF	\$0.25	5,162.	\$1,290.50
TESTING (EXCLUDING GEOTECH) (WATER)- PHASE 1 MAJOR	LF	\$2.00	5,162.	\$10,324.00
MAINTENANCE BONDS WATER - PHASE 1 MAJOR	LS	\$10,000.00	1.	\$10,000.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 701,238.57

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Phase 1 - Major Improvements PID

Lots: 171 || Gross Acreage: 0.0 Acres || Streets: 4,840 LF

DETAIL

E. STREET & ALLEY PAVING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" REINFORCED CONCRETE PAVEMENT (4000 psi) (#4 @ 18" O.C.E.W.) STANDARD CURB - PHASE 1 MAJOR	SY	\$59.10	14,906.	\$880,944.60
8" REINFORCED CONCRETE PAVMENT WITH 4" ASPHALT BASE (TY-B PG64-22) STANDARD CURB - PHASE 1 MAJOR	SY	\$171.30	281.	\$48,135.30
8" SUBGRADE PREPARATION - PHASE 1 MAJOR	SY	\$2.80	16,365.	\$45,822.00
HYDRATED LIME (36LBS/SY) - PHASE 1 MAJOR	TON	\$320.00	295.	\$94,400.00
6" UNREINFORCED CONCRETE PAVMENT - PHASE 1 MAJOR	SY	\$52.90	2,188.	\$115,745.20
GRAVEL - PHASE 1 MAJOR	SY	\$20.00	30.	\$600.00
PAVEMENT HEADER - PHASE 1 MAJOR	LF	\$15.00	423.	\$6,345.00
STREET BARRICADE - PHASE 1 MAJOR	EA	\$2,500.00	11.	\$27,500.00
SAWCUT AND REMOVE EXISTING CURB - PHASE 1 MAJOR	LF	\$35.00	10.	\$350.00
SAWCUT (2' WIDE) AND REMOVE EXISTING ASPHALT - PHASE 1 MAJOR	LF	\$20.00	424.	\$8,480.00
REMOVAL OF EXISTING ASPHALT - PHASE 1 MAJOR	SY	\$15.00	2,247.	\$33,705.00
STREET NAME BLADES (INSTALLED ON DECORATIVE POST) - PHASE 1 MAJOR	EA	\$2,125.00	1.	\$2,125.00
STOP SIGN (INSTALLED ON DECORATIVE POST) - PHASE 1 MAJOR	EA	\$410.00	1.	\$410.00
SPEED LIMIT SIGN (INSTALLED ON DECORATIVE POST) - PHASE 1 MAJOR	EA	\$1,950.00	2.	\$3,900.00
YELLOW CHEVRON ALIGNMENT SIGN (W1-8) - PHASE 1 MAJOR	EA	\$1,755.00	1.	\$1,755.00
MERGE RIGHT SIGN (W9-2R) - PHASE 1 MAJOR	EA	\$1,860.00	1.	\$1,860.00
REVERSE CURVE RIGHT SIGN (W1-4R) - PHASE 1 MAJOR	EA	\$1,860.00	1.	\$1,860.00
LANE USE CONTROL SIGN (R3-8 LK) - PHASE 1 MAJOR	EA	\$2,570.00	1.	\$2,570.00
MOVE EXISTING STOP SIGN - PHASE 1 MAJOR	EA	\$1,100.00	1.	\$1,100.00
4" SOLID WHITE STRIPING - PHASE 1 MAJOR	LF	\$2.00	415.	\$830.00
DOUBLE YELLOW STRIPING - PHASE 1 MAJOR	LF	\$4.00	4,825.	\$19,300.00
DIAGONAL YELLOW STRIPPING - PHASE 1 MAJOR	SY	\$34.00	80.	\$2,720.00
LEFT TURN ONLY STRIPING - PHASE 1 MAJOR	EA	\$305.00	1.	\$305.00
RIGHT/STRAIGHT ARROW - PHASE 1 MAJOR	EA	\$270.00	1.	\$270.00
STOP BAR - PHASE 1 MAJOR	EA	\$660.00	1.	\$660.00
REMOVAL OF EXISTING STRIPING - PHASE 1 MAJOR	LS	\$250.00	1.	\$250.00
TRAFFIC CONTROL - PHASE 1 MAJOR	LS	\$10,000.00	1.	\$10,000.00
MAINTENANCE BOND PAVING - PHASE 1 MAJOR	LS	\$15,000.00	1.	\$15,000.00
TOTAL STREET & ALLEY PAVING				\$ 1,326,942.10

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
SILT FENCE	LF	\$1.90	7,414.	\$14,086.60
CURLEX	LF	\$1.10	9,060.	\$9,966.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	3.	\$9,000.00
EROSION CONTROL BLANKET	SY	\$5.00	9,515.	\$47,575.00
STREET LIGHTS				
STREET LIGHT (DOUBLE HEADED)	EA	\$5,280.00	15.	\$79,200.00
4" ELECTRIC CONDUIT	LF	\$12.00	750.	\$9,000.00
BONDS	PERCENT	2.0% \$	88,200.00	\$2,000.00
TOTAL MISCELLANEOUS ITEMS				\$ 170,827.60

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Phase 1 - Major Improvements PID

Lots: 171 || Gross Acreage: 0.0 Acres || Streets: 4,840 LF

DETAIL

H. LANDSCAPING

None -- See notes for additional information

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
WATER INSPECTION FEE	PERCENT	4.0% \$	701,238.57	\$28,500.00
SEWER INSPECTION FEE	PERCENT	4.0% \$	1,966,601.16	\$79,000.00
PAVING INSPECTION FEE	PERCENT	4.0% \$	1,326,942.10	\$53,500.00
DRAINAGE INSPECTION & TESTING FEE	PERCENT	4.0% \$	501,399.61	\$20,500.00
PROFESSIONAL FEES				
ENGINEERING/SURVEYING - PHASE 1 MAJOR	LS	\$795,000.00	1.	\$795,000.00
TOTAL DEVELOPMENT FEES				\$ 976,500.00

SUMMARY

A. EXCAVATION		\$	167,254.35
B. SANITARY SEWER SYSTEM		\$	1,966,601.16
C. STORM SEWER SYSTEM		\$	501,399.61
D. WATER DISTRIBUTION SYSTEM		\$	701,238.57
E. STREET & ALLEY PAVING		\$	1,326,942.10
F. RETAINING WALLS		\$	-
G. MISCELLANEOUS ITEMS		\$	170,827.60
H. LANDSCAPING		\$	-
I. DEVELOPMENT FEES		\$	976,500.00
SUB-TOTAL:			\$5,810,763.39
OVERALL CONTINGENCIES:		10%	\$581,500.00
TOTAL CONSTRUCTION COSTS:			\$6,392,263.39
LOT COUNT:		171	COST / LOT:
LF OF STREET:		4,840.	COST / LF OF STREET:
NET DEVELOPABLE ACREAGE:		0.00	COST / DEVELOPABLE ACRE:
TOTAL GROSS ACREAGE:		0.00	COST / GROSS ACRE:

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT**DETAIL**

Improvement Area #1 PID (Direct) - Residential

Lots: 171 || Gross Acreage: 47.9 Acres || Streets: 10,585 LF

A. EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING - ROW - PHASE 1 RESIDENTIAL	ACRE	\$250.00	17.5	\$4,375.00
DIRT EXCAVATION - ROW - PHASE 1 RESIDENTIAL	CY	\$2.83	50,989	\$144,298.87
TOTAL EXCAVATION				\$ 148,673.87

B. SANITARY SEWER SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CONNECT TO EXISTING 15" SEWER MAIN - PHASE 1 RESIDENTIAL	EA	\$1,000.00	1.	\$1,000.00
8" SDR-26 PVC PIPE (ASTM D3034) - PHASE 1 RESIDENTIAL	LF	\$74.75	3,311.	\$247,497.25
8" SDR-35 PVC PIPE (ASTM D3034) - PHASE 1 RESIDENTIAL	LF	\$59.00	6,025.	\$355,475.00
END & PLUG 8" PVC - PHASE 1 RESIDENTIAL	EA	\$250.00	7.	\$1,750.00
4' DIAMETER MANHOLE - PHASE 1 RESIDENTIAL	EA	\$6,958.33	15.	\$104,374.95
5' DIAMETER MANHOLE - PHASE 1 RESIDENTIAL	EA	\$13,219.85	1.	\$13,219.85
5' DIAMETER DROP MANHOLE - PHASE 1 RESIDENTIAL	EA	\$15,687.67	7.	\$109,813.69
8" SS CLEANOUT - PHASE 1 RESIDENTIAL	EA	\$985.83	3.	\$2,957.49
4" SERVICE LINES (INCLUDING WYE CONNECTION) - PHASE 1 RESIDENTIAL	EA	\$828.44	177.	\$146,633.88
6" SERVICE LINES (AMENITY CENTER) - PHASE 1 RESIDENTIAL	EA	\$1,654.65	1.	\$1,654.65
MANHOLE VACUUM TESTING - PHASE 1 RESIDENTIAL	EA	\$120.00	23.	\$2,760.00
TRENCH SAFETY (SS) - PHASE 1 RESIDENTIAL	LF	\$0.25	9,336.	\$2,334.00
TESTING (EXCLUDING GEOTECH) (SS) - PHASE 1 RESIDENTIAL	LF	\$3.50	9,336.	\$32,676.00
MAINTENANCE BONDS SANITARY - PHASE 1 RESIDENTIAL	LS	\$15,253.00	1.	\$15,253.00
TOTAL SANITARY SEWER SYSTEM				\$ 1,037,399.76

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Improvement Area #1 PID (Direct) - Residential

Lots: 171 || Gross Acreage: 47.9 Acres || Streets: 10,585 LF

DETAIL**C. STORM SEWER SYSTEM**

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP - PHASE 1 RESIDENTIAL	LF	\$82.85	1,218.	\$100,911.30
21" RCP - PHASE 1 RESIDENTIAL	LF	\$86.95	831.	\$72,255.45
24" RCP - PHASE 1 RESIDENTIAL	LF	\$97.15	172.	\$16,709.80
27" RCP - PHASE 1 RESIDENTIAL	LF	\$110.85	414.	\$45,891.90
30" RCP - PHASE 1 RESIDENTIAL	LF	\$124.30	1,068.	\$132,752.40
36" RCP - PHASE 1 RESIDENTIAL	LF	\$145.80	863.	\$125,825.40
42" RCP - PHASE 1 RESIDENTIAL	LF	\$185.10	347.	\$64,229.70
48" RCP - PHASE 1 RESIDENTIAL	LF	\$222.15	397.	\$88,193.55
3' X 3' RCB - PRECAST - PHASE 1 RESIDENTIAL	LF	\$242.25	87.	\$21,075.75
7'X 3' RCB - PRECAST - PHASE 1 RESIDENTIAL	LF	\$489.25	348.	\$170,259.00
4' STORM MANHOLE - PHASE 1 RESIDENTIAL	EA	\$5,900.00	4.	\$23,600.00
5' STORM MANHOLE - PHASE 1 RESIDENTIAL	EA	\$6,900.00	2.	\$13,800.00
4' X 4' DROP INLET - PHASE 1 RESIDENTIAL	EA	\$5,800.00	3.	\$17,400.00
10' STANDERD INLET - PHASE 1 RESIDENTIAL	EA	\$6,800.00	19.	\$129,200.00
15' STANDARD INLET - PHASE 1 RESIDENTIAL	EA	\$8,400.00	5.	\$42,000.00
20' STANDARD INLET - PHASE 1 RESIDENTIAL	EA	\$9,400.00	1.	\$9,400.00
INLET PROTECTION (STAGE 1 ONLY) - PHASE 1 RESIDENTIAL	EA	\$200.00	28.	\$5,600.00
18" 4:1 SLOPED END HEADWALL - PHASE 1 RESIDENTIAL	EA	\$5,400.00	1.	\$5,400.00
21" 4:1 SLOPED END HEADWALL - PHASE 1 RESIDENTIAL	EA	\$5,500.00	1.	\$5,500.00
30" 4:1 SLOPED END HEADWALL - PHASE 1 RESIDENTIAL	EA	\$5,600.00	1.	\$5,600.00
36" 4:1 SLOPED END HEADWALL - PHASE 1 RESIDENTIAL	EA	\$5,800.00	1.	\$5,800.00
42" 4:1 SLOPED END HEADWALL - PHASE 1 RESIDENTIAL	EA	\$6,300.00	1.	\$6,300.00
48" 4:1 SLOPED END HEADWALL - PHASE 1 RESIDENTIAL	EA	\$6,800.00	1.	\$6,800.00
SW-0 4:1 WINGWALL WITH 0.5' EXTENDED CURB (CULVERT 1) - PHASE 1 RESIDENTIAL	EA	\$49,000.00	2.	\$98,000.00
TYPE A DRY ROCK RIP RAP - PHASE 1 RESIDENTIAL	SY	\$67.00	339.	\$22,713.00
5" CONCRETE RIP RAP - PHASE 1 RESIDENTIAL	SY	\$188.00	296.	\$55,648.00
REMOVE PLUG AND CONNECT TO EXISTING RCP - PHASE 1 RESIDENTIAL	EA	\$500.00	3.	\$1,500.00
TRENCH SAFETY (STORM) - PHASE 1 RESIDENTIAL	LF	\$0.25	5,745.	\$1,436.25
MAINTENANCE BONDS STORM - PHASE 1 RESIDENTIAL	LS	\$15,253.00	1.	\$15,253.00
TOTAL STORM SEWER SYSTEM				\$ 1,309,054.50

D. WATER DISTRIBUTION SYSTEM

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" PVC WATERLINE - PHASE 1 RESIDENTIAL	LF	\$48.41	10,566.	\$511,500.06
CONNECT TO EXISTING 8" WATERLINE - PHASE 1 RESIDENTIAL	EA	\$300.00	3.	\$900.00
8" X 8" TEE - PHASE 1 RESIDENTIAL	EA	\$1,058.00	23.	\$24,334.00
8" GATE VALVE & BOX- PHASE 1 RESIDENTIAL	EA	\$2,092.99	44.	\$92,091.56
2" AUTOMATIC FLUSH VALVE - PHASE 1 RESIDENTIAL	EA	\$6,697.46	11.	\$73,672.06
1" SINGLE WATER SERVICE (INCLUDING METER BOX) - PHASE 1 RESIDENTIAL	EA	\$743.05	177.	\$131,519.85
2" WATER METER (AMENITY CENTER) - PHASE 1 RESIDENTIAL	EA	\$2,395.11	1.	\$2,395.11
2" IRRIGATION METER - PHASE 1 RESIDENTIAL	EA	\$2,256.18	2.	\$4,512.36
4" PVC IRRIGATION SLEEVE - PHASE 1 RESIDENTIAL	LF	\$13.25	1,334.	\$17,675.50
FIRE HYDRANT ASSEMBLY (INCL. LEAD, TEE, VALVE, AND BOX) - PHASE 1 RESIDENTIAL	EA	\$6,546.78	23.	\$150,575.94
TRENCH SAFETY (WATER)- PHASE 1 RESIDENTIAL	LF	\$0.25	10,566.	\$2,641.50
TESTING (EXCLUDING GEOTECH) - PHASE 1 RESIDENTIAL	LF	\$2.00	10,566.	\$21,132.00
MAINTENANCE BONDS WATER - PHASE 1 RESIDENTIAL	LS	\$15,253.00	1.	\$15,253.00
TOTAL WATER DISTRIBUTION SYSTEM				\$ 1,048,202.94

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Improvement Area #1 PID (Direct) - Residential

Lots: 171 || Gross Acreage: 47.9 Acres || Streets: 10,585 LF

DETAIL**E. STREET & ALLEY PAVING**

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" REINFORCED CONCRETE PAVEMENT (4000 PSI) (#4 @ 18" O.C.E.W.) STANDARD CURB - PHASE 1 RESIDENTIAL	SY	\$59.10	8,576.	\$506,841.60
6" REINFORCED CONCRETE PAVEMENT (4000 PSI) (#4 @ 18" O.C.E.W.) MOUNTABLE CURB - PHASE 1 RESIDENTIAL	SY	\$49.00	29,563.	\$1,448,587.00
8" SUBGRADE PREPARATION - PHASE 1 RESIDENTIAL	SY	\$2.80	8,991.	\$25,174.80
6" SUBGRADE PREPARATION - PHASE 1 RESIDENTIAL	SY	\$2.60	31,365.	\$81,549.00
HYDRATED LIME (36LBS/SY) - PHASE 1 RESIDENTIAL	TON	\$320.00	726.	\$232,320.00
PAVEMENT HEADER - PHASE 1 RESIDENTIAL	LF	\$15.00	392.	\$5,880.00
STREET BARRICADE - PHASE 1 RESIDENTIAL	EA	\$2,500.00	12.	\$30,000.00
REMOVE BARRICADE AND CONNECT TO EXISTING PAVEMENT - PHASE 1 RESIDENTIAL	EA	\$500.00	3.	\$1,500.00
5" CONCRETE SIDEWALK 4" THICK - PHASE 1 RESIDENTIAL	SF	\$6.45	14,501.	\$93,531.45
6" CONCRETE SIDEWALK 4" THICK - PHASE 1 RESIDENTIAL	SF	\$6.45	7,120.	\$45,924.00
8" CONCRETE SIDEWALK 4" THICK - PHASE 1 RESIDENTIAL	SF	\$6.20	23,212.	\$143,914.40
BARRIER FREE RAMP (TYPE A) - PHASE 1 RESIDENTIAL	EA	\$2,750.00	4.	\$11,000.00
BARRIER FREE RAMP (TYPE B) - PHASE 1 RESIDENTIAL	EA	\$2,800.00	8.	\$22,400.00
BARRIER FREE RAMP (TYPE C) - PHASE 1 RESIDENTIAL	EA	\$2,750.00	33.	\$90,750.00
CBU PAD - 15' X 4' - PHASE 1 RESIDENTIAL	EA	\$1,500.00	1.	\$1,500.00
CBU PAD - 21' X 4' - PHASE 1 RESIDENTIAL	EA	\$1,750.00	1.	\$1,750.00
STOP SIGN (INSTALLED ON DECORATIVE POST) - PHASE 1 RESIDENTIAL	EA	\$410.00	26.	\$10,660.00
STREET NAME BLADE PAIR (INSTALLED ON DECORATIVE POST) - PHASE 1 RESIDENTIAL	EA	\$2,125.00	27.	\$57,375.00
SPEED LIMIT SIGN (R2-1) (INSTALLED ON DECORATIVE POST) - PHASE 1 RESIDENTIAL	EA	\$1,950.00	6.	\$11,700.00
MAINTENANCE BOND PAVING - PHASE 1 RESIDENTIAL	LS	\$31,300.00	1.	\$31,300.00
TOTAL STREET & ALLEY PAVING				\$ 2,853,657.25

F. RETAINING WALLS

None -- See notes for additional information

G. MISCELLANEOUS ITEMS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
EROSION CONTROL				
SILT FENCE	LF	\$1.90	9,955.	\$18,914.50
CURLEX	LF	\$1.10	18,980.	\$20,878.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	2.	\$6,000.00
EROSION CONTROL BLANKET	SY	\$5.00	11,569.	\$57,845.00
ROCK CHECK DAM	EA	\$10,000.00	1.	\$10,000.00
STREET LIGHTS				
STREET LIGHT	EA	\$5,000.00	27.	\$135,000.00
4" ELECTRIC CONDUIT	LF	\$12.00	1,900.	\$22,800.00
BONDS & PHASING	PERCENT	4.0% \$	157,800.00	\$6,500.00
STREET SIGNS				
STREET SIGNS	EA	\$600.00	6.	\$3,600.00
STREET NAME BLADES	EA	\$245.00	27.	\$6,615.00
STOP SIGNS	EA	\$600.00	26.	\$15,600.00
BONDS & PHASING	PERCENT	4.0% \$	25,815.00	\$1,500.00
TOTAL MISCELLANEOUS ITEMS				\$ 305,252.50

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Improvement Area #1 PID (Direct) - Residential

Lots: 171 || Gross Acreage: 47.9 Acres || Streets: 10,585 LF

DETAIL

H. LANDSCAPING

None -- See notes for additional information

I. DEVELOPMENT FEES

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
MUNICIPALITY & JURISDICTIONAL FEES				
WATER INSPECTION FEE	PERCENT	4.0% \$	1,048,202.94	\$42,000.00
SEWER INSPECTION FEE	PERCENT	4.0% \$	1,037,399.76	\$41,500.00
PAVING INSPECTION FEE	PERCENT	4.0% \$	2,853,657.25	\$114,500.00
DRAINAGE INSPECTION FEE	PERCENT	4.0% \$	1,309,054.50	\$52,500.00
PRELIMINARY PLAT FEE	LS	\$2,260.00	1.	\$2,260.00
PARK FEE	LOT	\$0.00	171.	\$0.00
FINAL PLAT FEE	LS	\$2,260.00	1.	\$2,260.00
ENGINEERING CIVIL PLAN REVIEW FEE	LS	\$1,020.00	1.	\$1,020.00
PROFESSIONAL FEES				
PLANNING/ENTITLEMENT	LOT	\$300.00	171.	\$51,300.00
ENGINEERING/SURVEYING - PHASE 1 RESIDENTIAL	LS	\$619,050.00	1.	\$619,050.00
CONSTRUCTION MANAGEMENT FEE	LOT	\$1,500.00	171.	\$256,500.00
FINAL GEOTECHNICAL REPORT & TESTING	LOT	\$350.00	171.	\$59,850.00
FRANCHISE FEES				
GAS DISTRIBUTION FEE	LOT	\$1,000.00	171.	\$171,000.00
ELECTRIC DISTRIBUTION FEE	LOT	\$1,000.00	171.	\$171,000.00
TOTAL DEVELOPMENT FEES				\$ 1,584,740.00

SUMMARY

A. EXCAVATION		\$	148,673.87
B. SANITARY SEWER SYSTEM		\$	1,037,399.76
C. STORM SEWER SYSTEM		\$	1,309,054.50
D. WATER DISTRIBUTION SYSTEM		\$	1,048,202.94
E. STREET & ALLEY PAVING		\$	2,853,657.25
F. RETAINING WALLS		\$	-
G. MISCELLANEOUS ITEMS		\$	305,252.50
H. LANDSCAPING		\$	-
I. DEVELOPMENT FEES		\$	1,584,740.00
SUB-TOTAL:			\$8,286,980.82
OVERALL CONTINGENCIES:		10%	\$829,000.00
TOTAL CONSTRUCTION COSTS:			\$9,115,980.82
LOT COUNT:	171	COST / LOT:	\$53,400
LF OF STREET:	10,585.	COST / LF OF STREET:	\$900
NET DEVELOPABLE ACREAGE:	40.56	COST / DEVELOPABLE ACRE:	\$224,800
TOTAL GROSS ACREAGE:	47.86	COST / GROSS ACRE:	\$190,500

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Improvement Area #1 Private - Residential

Lots: 171 || Gross Acreage: 0.0 Acres || Streets: 0 LF

DETAIL**A. EXCAVATION**

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING AND GRUBBING - LOTS - PHASE 1 PRIVATE	ACRE	\$250.00	63.6	\$15,900.00
DIRT EXCAVATION - LOTS - PHASE 1 PRIVATE	CY	\$2.83	113,977.	\$322,554.91
HAUL OFF TREES - PHASE 1 PRIVATE	LS	\$12,500.00	1.	\$12,500.00
INSTALL 6 MIL POLY - PHASE 1 PRIVATE	EA	\$535.00	66.	\$35,310.00
MOISTURE CONDITION PAD - 4' BELOW FP - PHASE 1 PRIVATE	EA	\$1,925.00	8.	\$15,400.00
ROUGH LOT BENCHING +/- 0.3' - PHASE 1 PRIVATE	EA	\$120.00	301.	\$36,120.00
FINAL LOT BENCHING +/- 0.3' - PHASE 1 PRIVATE	EA	\$300.00	175.	\$52,500.00
PROCESS & PLACE UTILITY SPOILS - PHASE 1 PRIVATE	CY	\$3.60	7,454.	\$26,834.40
TOTAL EXCAVATION				\$ 517,119.31

B. SANITARY SEWER SYSTEM

None -- See notes for additional information

C. STORM SEWER SYSTEM

None -- See notes for additional information

D. WATER DISTRIBUTION SYSTEM

None -- See notes for additional information

E. STREET & ALLEY PAVING

None -- See notes for additional information

F. RETAINING WALLS

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
2' RETAINING WALL	LF	\$60.00	2,873.	\$172,380.00
3' RETAINING WALL	LF	\$70.00	373.	\$26,110.00
4' RETAINING WALL	LF	\$80.00	804.	\$64,320.00
5' RETAINING WALL	LF	\$130.00	173.	\$22,490.00
6' RETAINING WALL	LF	\$170.00	65.	\$11,050.00
7' RETAINING WALL	LF	\$220.00	94.	\$20,680.00
8' RETAINING WALL	LF	\$270.00	23.	\$6,210.00
9' RETAINING WALL	LF	\$340.00	86.	\$29,240.00
10' RETAINING WALL	LF	\$410.00	392.	\$160,720.00
TOTAL RETAINING WALLS				\$ 513,200.00

G. MISCELLANEOUS ITEMS

None -- See notes for additional information

H. LANDSCAPING

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
AMENITY CENTER	LS	\$1,500,000.00	1.	\$1,500,000.00
IRRIGATION AND SOD	SF	\$1.25	365,910.	\$457,387.50
LANDSCAPING TREES	EA	\$715.00	235.	\$168,025.00
6' MASONRY SCREENING WALL W/MASONRY COLUMNS	LF	\$150.00	1,311.	\$196,650.00
6' WOOD SCREENING	LF	\$75.00	989.	\$74,175.00
4'-6' TUBULAR STEEL SCREENING	LF	\$60.00	2,002.	\$120,120.00
MINOR ENTRY SIGN	EA	\$20,000.00	1.	\$20,000.00
MAJOR ENTRY SIGN	EA	\$40,000.00	1.	\$40,000.00
TOTAL LANDSCAPING				\$ 2,576,357.50

Crystal Park PID Exhibit

CRYSTAL PARK PID EXHIBIT

Improvement Area #1 Private - Residential

Lots: 171 || Gross Acreage: 0.0 Acres || Streets: 0 LF

DETAIL

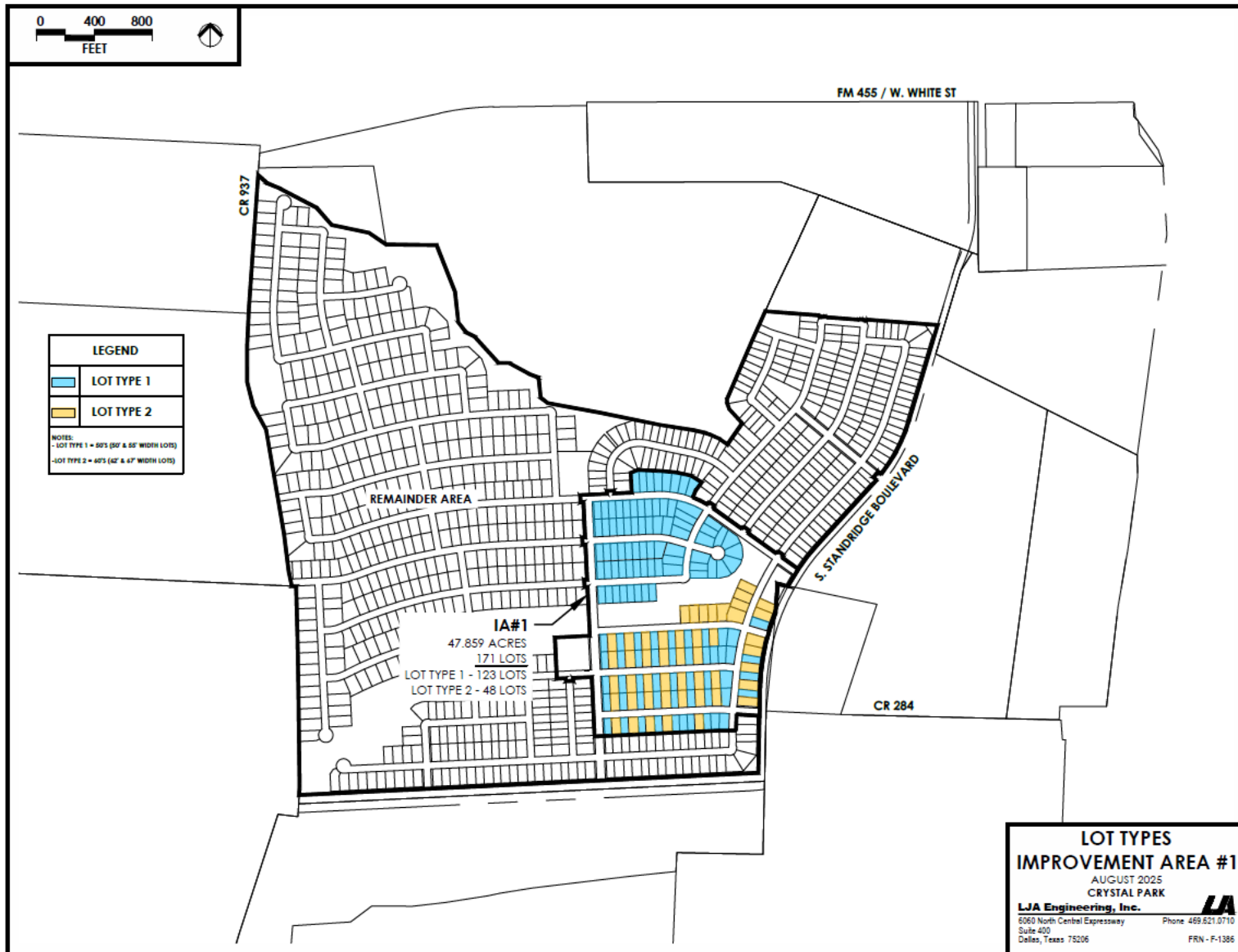
I. DEVELOPMENT FEES

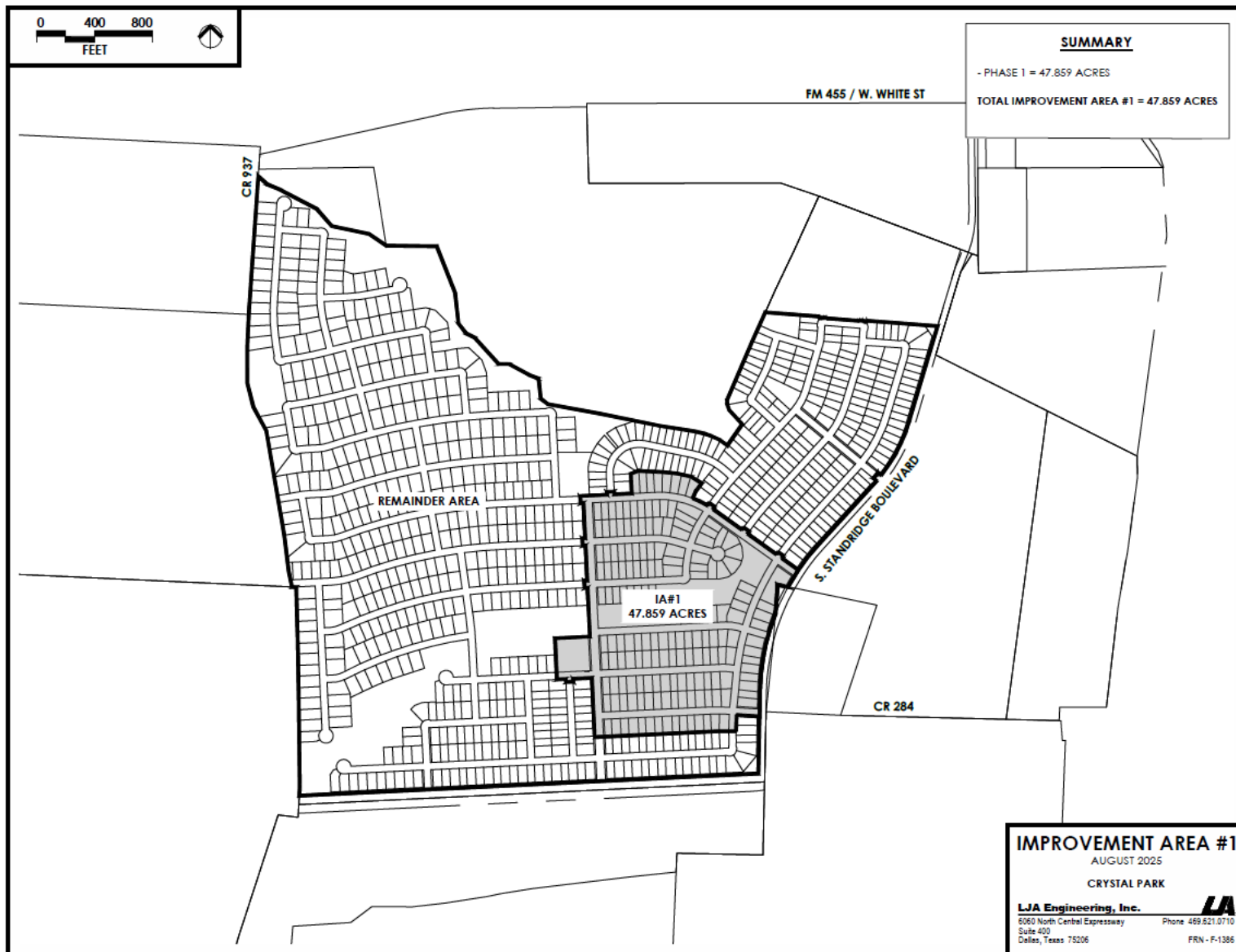
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PROFESSIONAL FEES				
LANDSCAPING (H)	PERCENT	6.0%	\$ 2,576,357.50	\$155,000.00
TOTAL DEVELOPMENT FEES				\$ 155,000.00

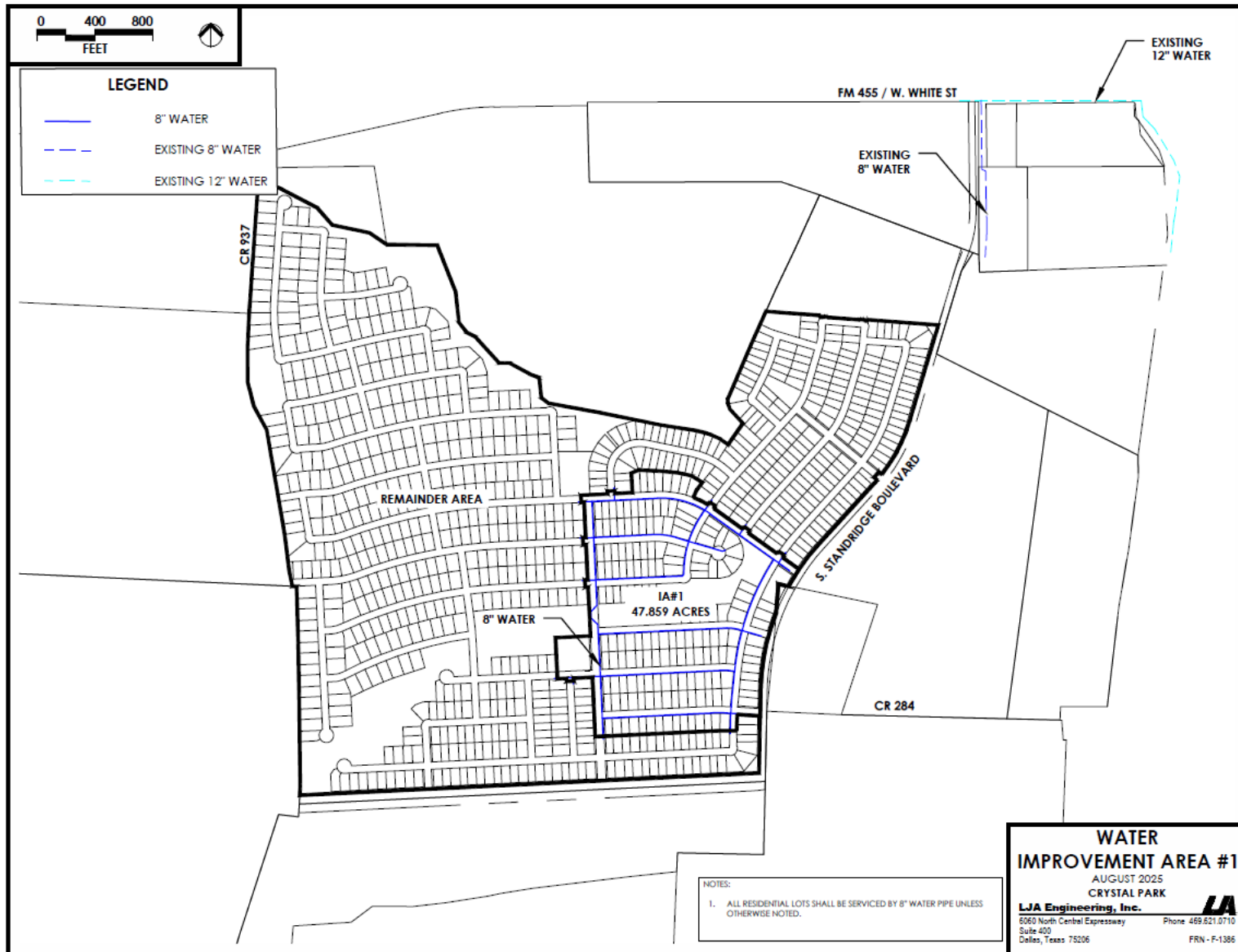
SUMMARY

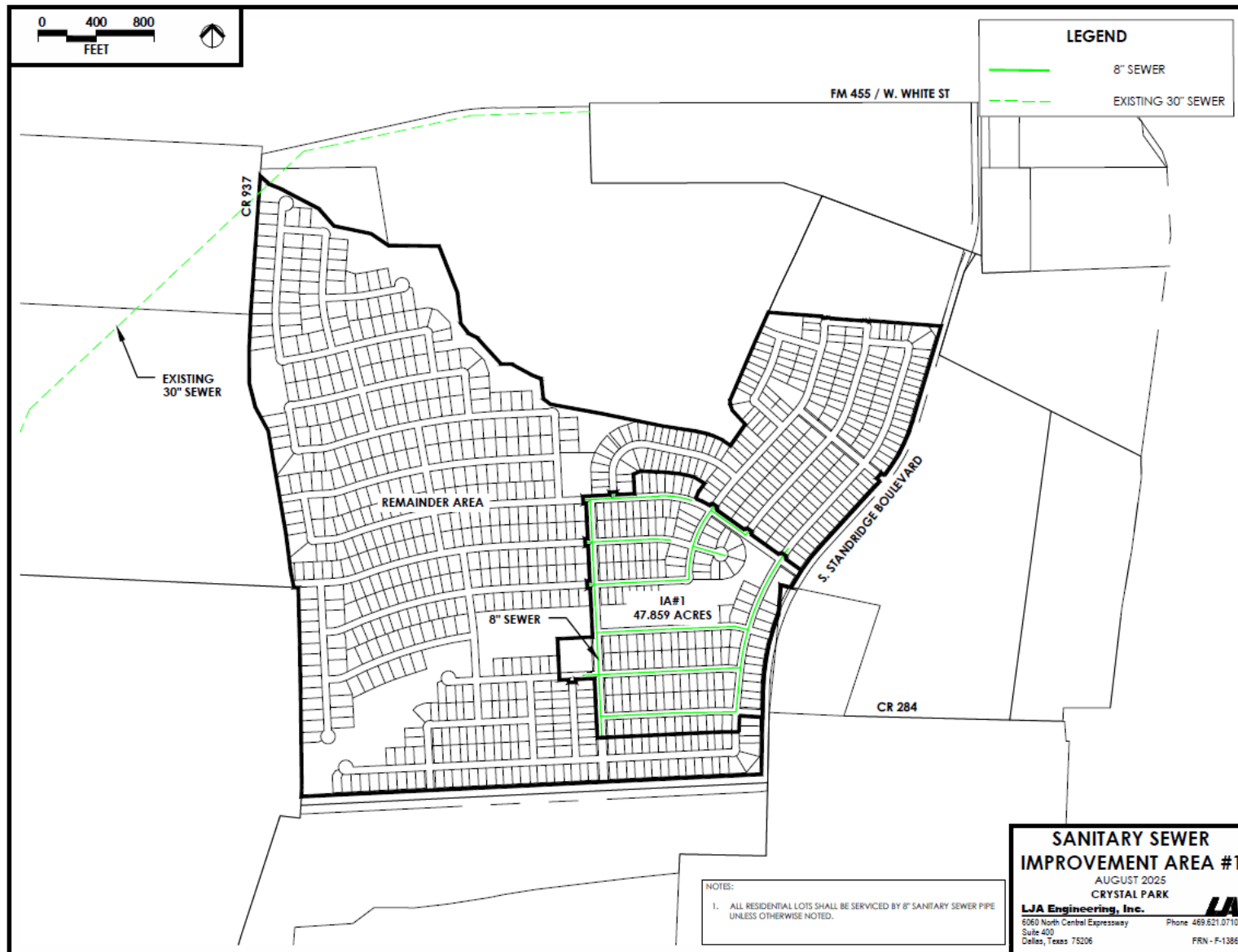
A. EXCAVATION			\$	517,119.31
B. SANITARY SEWER SYSTEM			\$	-
C. STORM SEWER SYSTEM			\$	-
D. WATER DISTRIBUTION SYSTEM			\$	-
E. STREET & ALLEY PAVING			\$	-
F. RETAINING WALLS			\$	513,200.00
G. MISCELLANEOUS ITEMS			\$	-
H. LANDSCAPING			\$	2,576,357.50
I. DEVELOPMENT FEES			\$	155,000.00
SUB-TOTAL:				\$3,761,676.81
OVERALL CONTINGENCIES:				10% \$376,500.00
TOTAL CONSTRUCTION COSTS:				\$4,138,176.81
LOT COUNT:	171	COST / LOT:		\$24,200
LF OF STREET:	-	COST / LF OF STREET:		-
NET DEVELOPABLE ACREAGE:	0.00	COST / DEVELOPABLE ACRE:		-
TOTAL GROSS ACREAGE:	0.00	COST / GROSS ACRE:		-

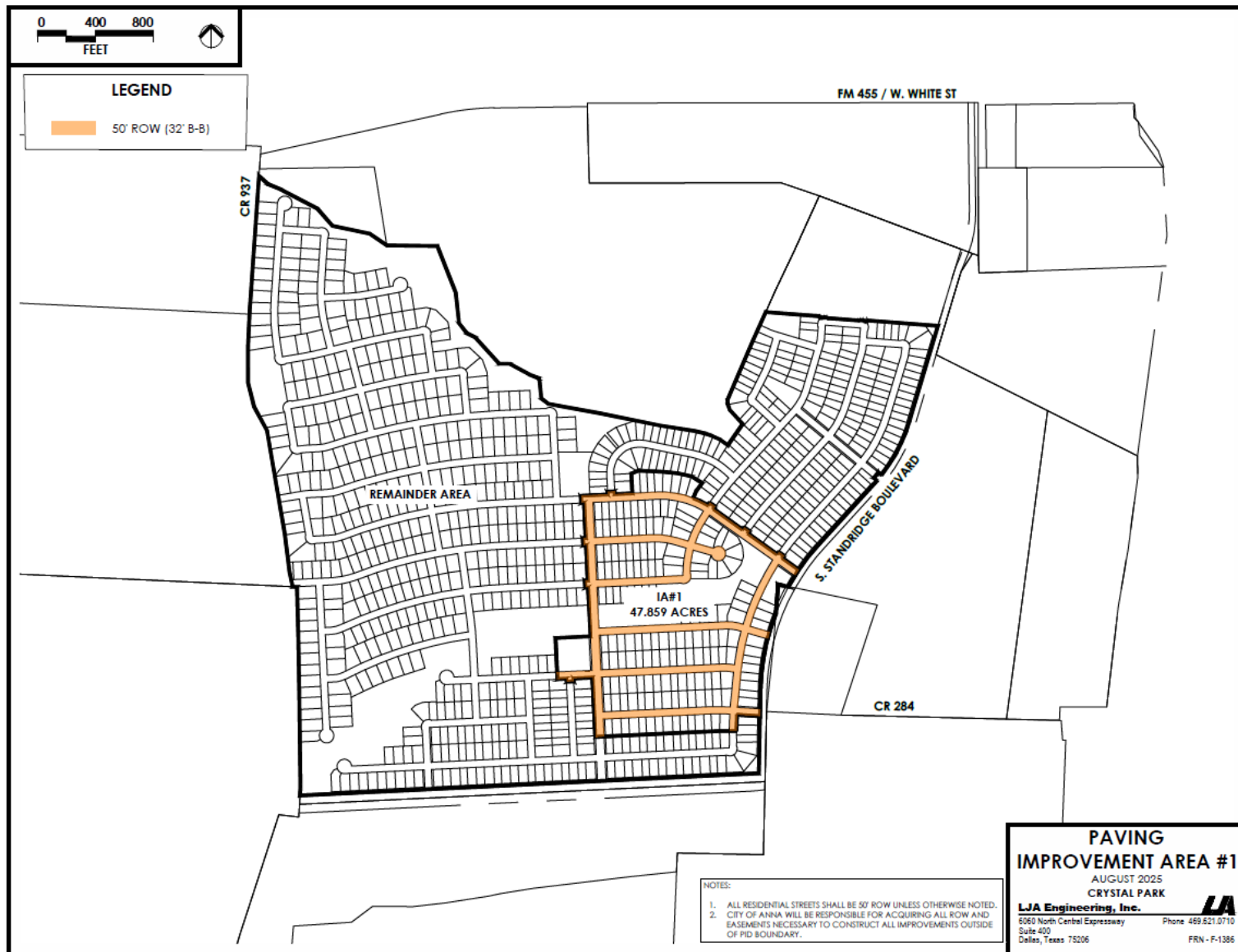
Crystal Park PID Exhibit

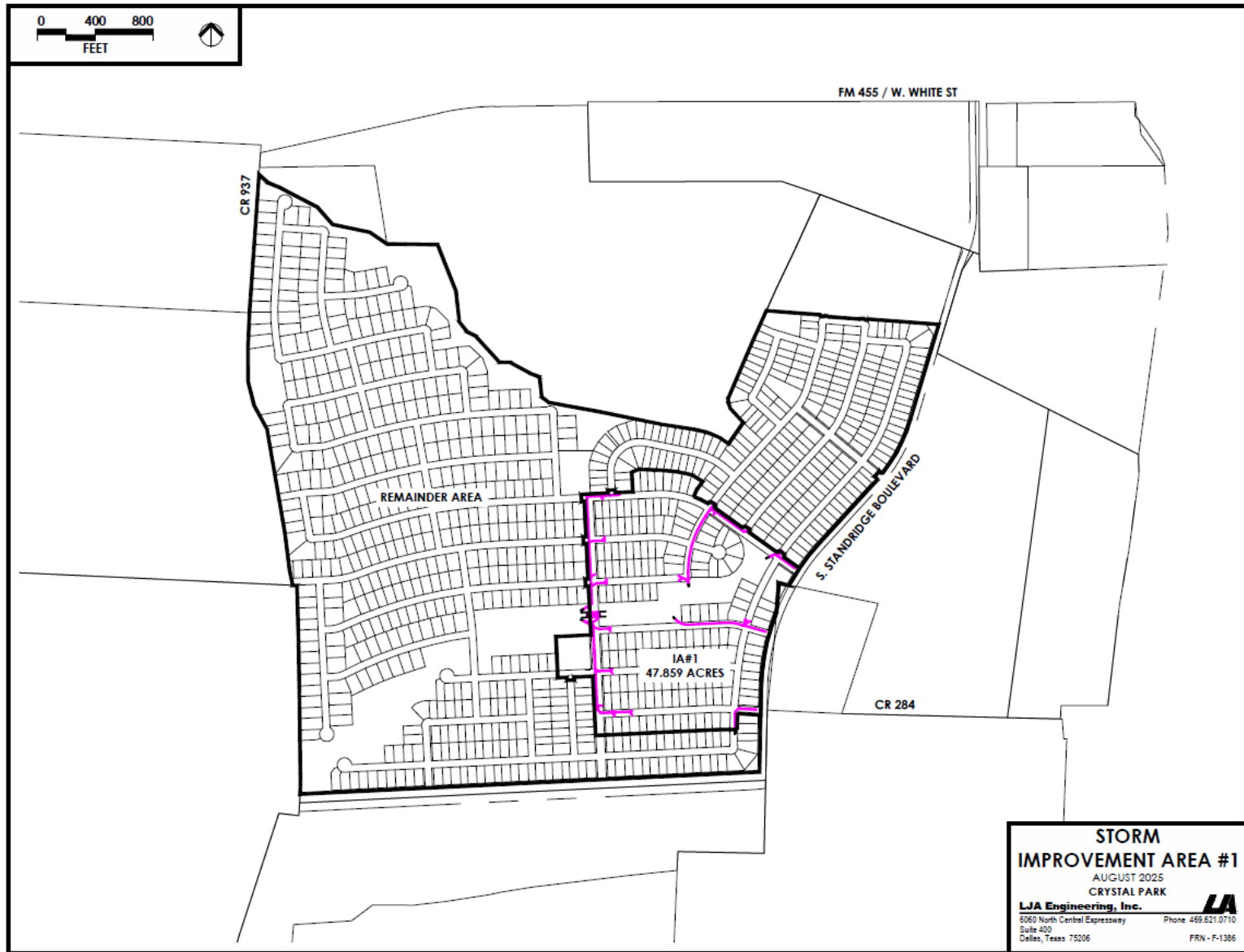


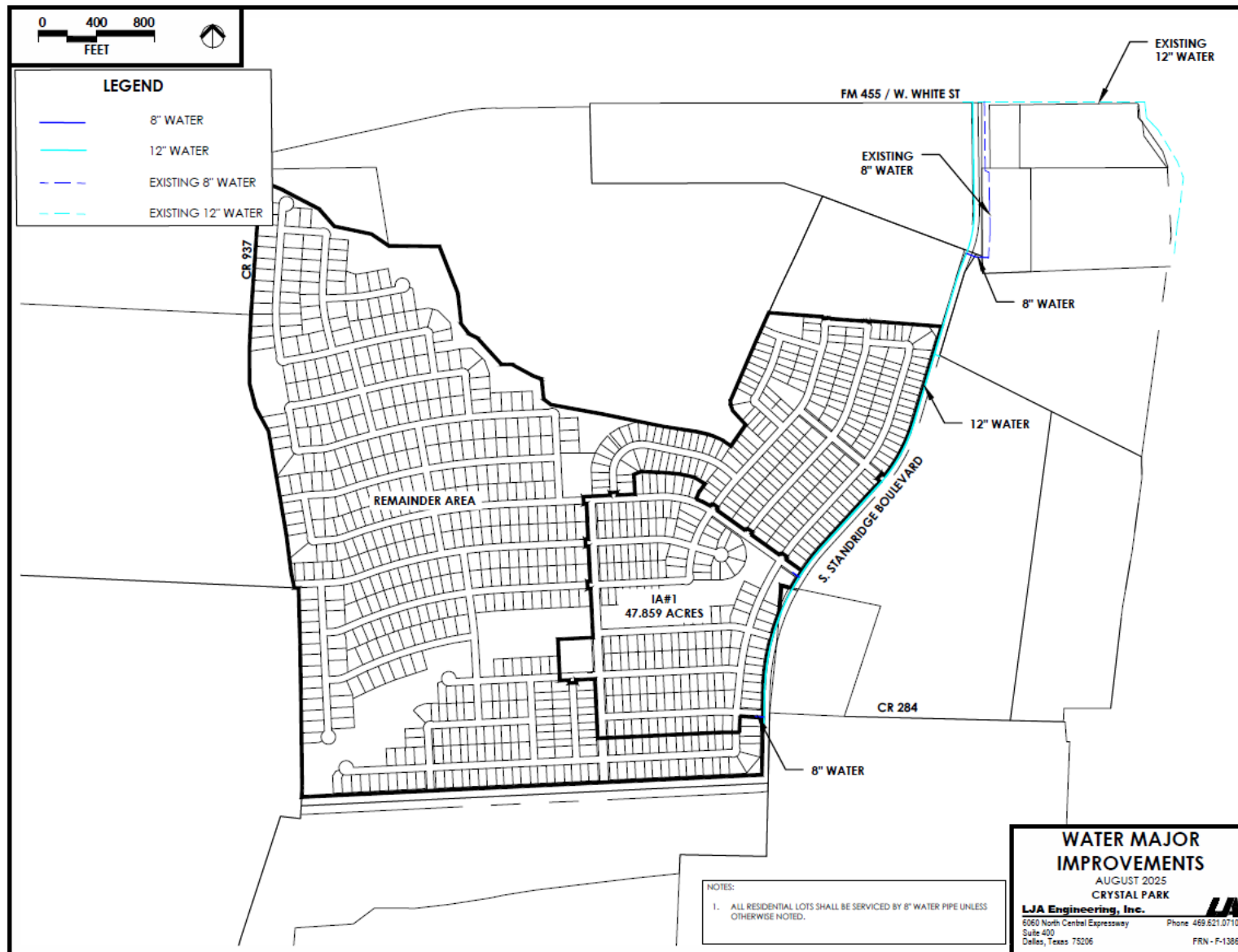


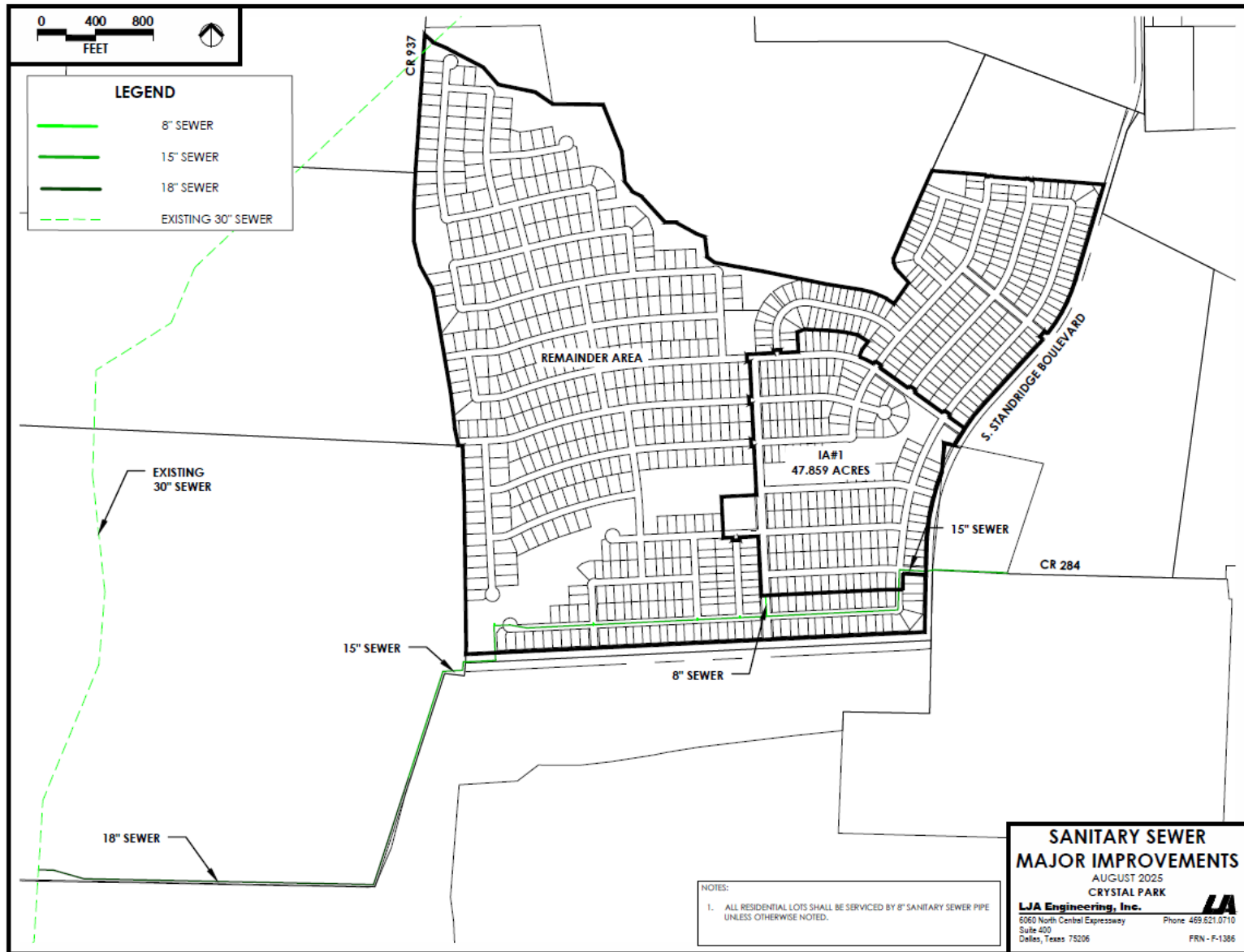


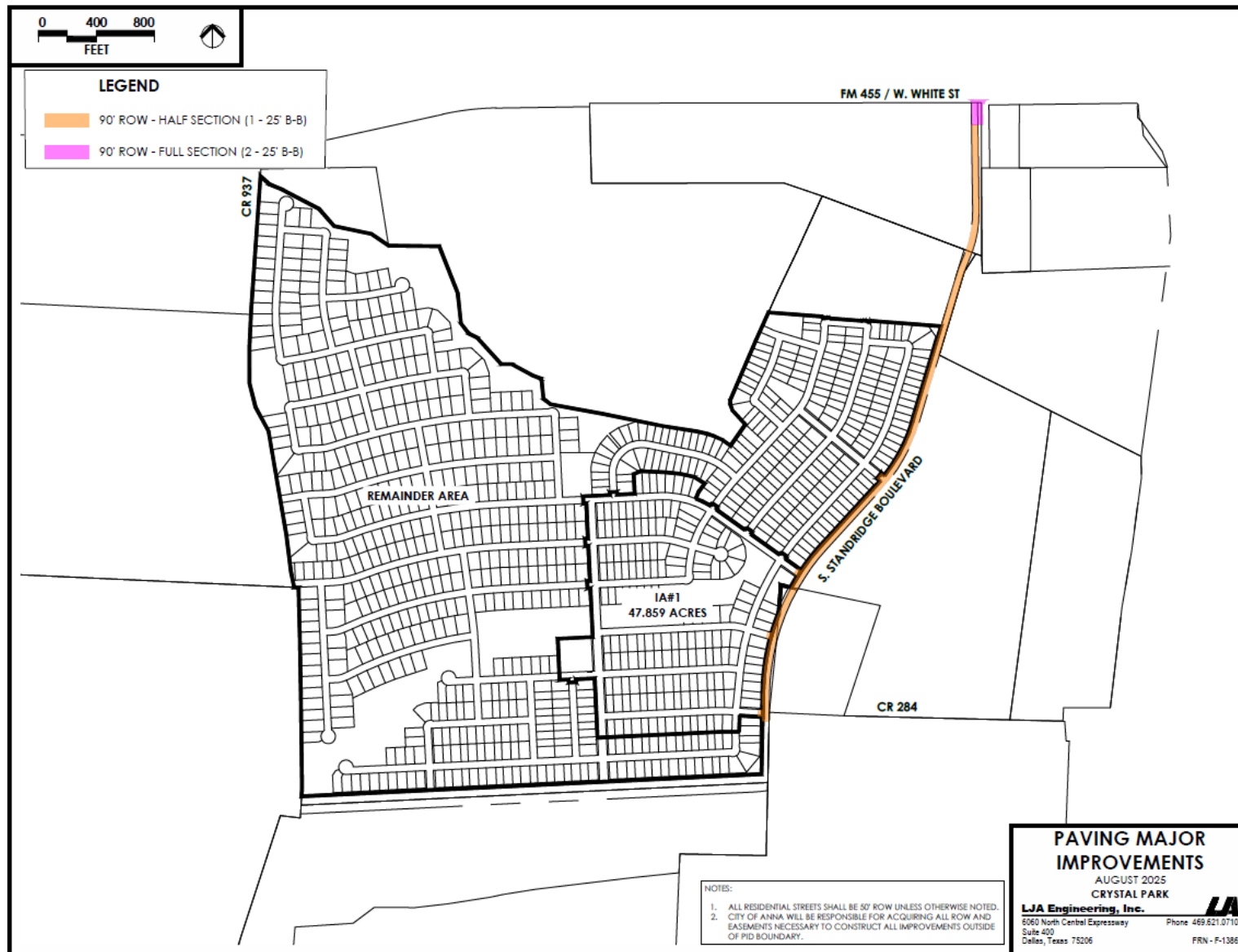


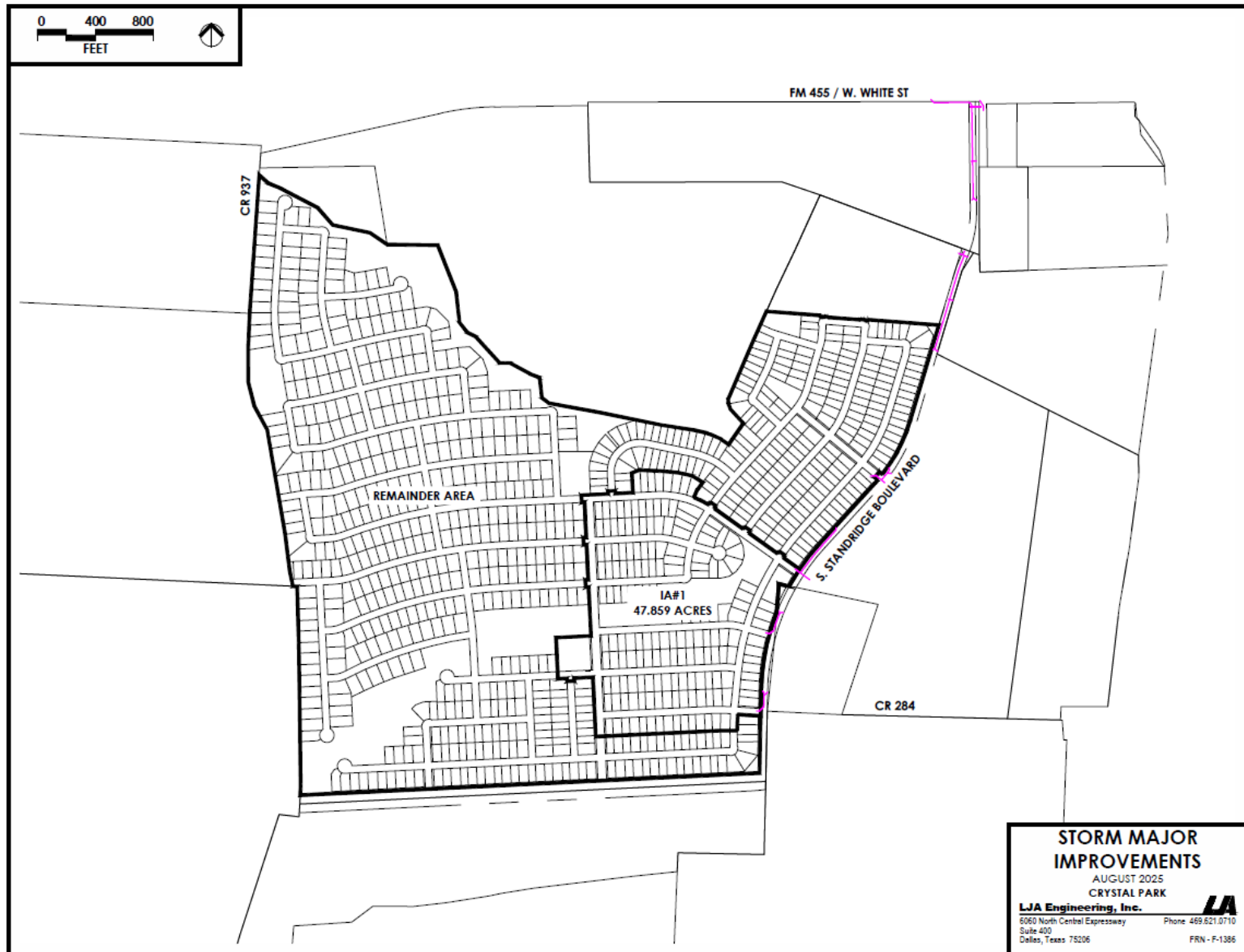












APPENDIX B – BUYER DISCLOSURES

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

Improvement Area #1

- Improvement Area #1 Initial Parcel
- Lot Type 1
- Lot Type 2

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CRYSTAL PARK PUBLIC IMPROVEMENT DISTRICT NO. 2 IMPROVEMENT AREA #1
INITIAL PARCEL BUYER DISCLOSURE

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

STREET ADDRESS

IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$7,639,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Crystal Park Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 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 _____

§

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 _____

§

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

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2026	\$ -	\$ 313,161	\$ (313,161)	\$ -	\$ -	\$ -
2027	\$ 121,000	\$ 422,240	\$ -	\$ 38,195	\$ 40,800	\$ 622,235
2028	\$ 127,000	\$ 416,795	\$ -	\$ 37,590	\$ 41,616	\$ 623,001
2029	\$ 132,000	\$ 411,080	\$ -	\$ 36,955	\$ 42,448	\$ 622,483
2030	\$ 138,000	\$ 405,140	\$ -	\$ 36,295	\$ 43,297	\$ 622,732
2031	\$ 144,000	\$ 398,930	\$ -	\$ 35,605	\$ 44,163	\$ 622,698
2032	\$ 150,000	\$ 392,450	\$ -	\$ 34,885	\$ 45,047	\$ 622,382
2033	\$ 157,000	\$ 385,700	\$ -	\$ 34,135	\$ 45,947	\$ 622,782
2034	\$ 164,000	\$ 378,635	\$ -	\$ 33,350	\$ 46,866	\$ 622,851
2035	\$ 171,000	\$ 371,255	\$ -	\$ 32,530	\$ 47,804	\$ 622,589
2036	\$ 179,000	\$ 363,560	\$ -	\$ 31,675	\$ 48,760	\$ 622,995
2037	\$ 188,000	\$ 353,715	\$ -	\$ 30,780	\$ 49,735	\$ 622,230
2038	\$ 199,000	\$ 343,375	\$ -	\$ 29,840	\$ 50,730	\$ 622,945
2039	\$ 209,000	\$ 332,430	\$ -	\$ 28,845	\$ 51,744	\$ 622,019
2040	\$ 221,000	\$ 320,935	\$ -	\$ 27,800	\$ 52,779	\$ 622,514
2041	\$ 233,000	\$ 308,780	\$ -	\$ 26,695	\$ 53,835	\$ 622,310
2042	\$ 246,000	\$ 295,965	\$ -	\$ 25,530	\$ 54,911	\$ 622,406
2043	\$ 260,000	\$ 282,435	\$ -	\$ 24,300	\$ 56,010	\$ 622,745
2044	\$ 274,000	\$ 268,135	\$ -	\$ 23,000	\$ 57,130	\$ 622,265
2045	\$ 290,000	\$ 253,065	\$ -	\$ 21,630	\$ 58,272	\$ 622,967
2046	\$ 306,000	\$ 237,115	\$ -	\$ 20,180	\$ 59,438	\$ 622,733
2047	\$ 324,000	\$ 219,138	\$ -	\$ 18,650	\$ 60,627	\$ 622,414
2048	\$ 344,000	\$ 200,103	\$ -	\$ 17,030	\$ 61,839	\$ 622,972
2049	\$ 364,000	\$ 179,893	\$ -	\$ 15,310	\$ 63,076	\$ 622,278
2050	\$ 386,000	\$ 158,508	\$ -	\$ 13,490	\$ 64,337	\$ 622,335
2051	\$ 410,000	\$ 135,830	\$ -	\$ 11,560	\$ 65,624	\$ 623,014
2052	\$ 434,000	\$ 111,743	\$ -	\$ 9,510	\$ 66,937	\$ 622,189
2053	\$ 461,000	\$ 86,245	\$ -	\$ 7,340	\$ 68,275	\$ 622,860
2054	\$ 489,000	\$ 59,161	\$ -	\$ 5,035	\$ 69,641	\$ 622,837
2055	\$ 518,000	\$ 30,433	\$ -	\$ 2,590	\$ 71,034	\$ 622,056
Total	\$ 7,639,000	\$ 8,435,948	\$ (313,161)	\$ 710,330	\$ 1,582,723	\$ 18,054,839

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 4.500%, 5.500%, and 5.875% rate for term bonds maturing 2035, 2045, 2055, respectively.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

CRYSTAL PARK PUBLIC IMPROVEMENT DISTRICT NO. 2 IMPROVEMENT AREA #1
LOT TYPE 1 BUYER DISCLOSURE

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$42,297.90

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Crystal Park Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 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 _____

§

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 _____

§

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 LOT TYPE 1

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2026	\$ -	\$ 1,734.01	\$ (1,734.01)	\$ -	\$ -	\$ -
2027	\$ 669.99	\$ 2,337.98	\$ -	\$ 211.49	\$ 225.91	\$ 3,445.38
2028	\$ 703.21	\$ 2,307.83	\$ -	\$ 208.14	\$ 230.43	\$ 3,449.62
2029	\$ 730.90	\$ 2,276.19	\$ -	\$ 204.62	\$ 235.04	\$ 3,446.75
2030	\$ 764.12	\$ 2,243.30	\$ -	\$ 200.97	\$ 239.74	\$ 3,448.13
2031	\$ 797.34	\$ 2,208.91	\$ -	\$ 197.15	\$ 244.54	\$ 3,447.94
2032	\$ 830.56	\$ 2,173.03	\$ -	\$ 193.16	\$ 249.43	\$ 3,446.19
2033	\$ 869.32	\$ 2,135.66	\$ -	\$ 189.01	\$ 254.42	\$ 3,448.41
2034	\$ 908.08	\$ 2,096.54	\$ -	\$ 184.66	\$ 259.50	\$ 3,448.79
2035	\$ 946.84	\$ 2,055.68	\$ -	\$ 180.12	\$ 264.69	\$ 3,447.34
2036	\$ 991.14	\$ 2,013.07	\$ -	\$ 175.39	\$ 269.99	\$ 3,449.58
2037	\$ 1,040.97	\$ 1,958.55	\$ -	\$ 170.43	\$ 275.39	\$ 3,445.35
2038	\$ 1,101.88	\$ 1,901.30	\$ -	\$ 165.23	\$ 280.90	\$ 3,449.31
2039	\$ 1,157.25	\$ 1,840.70	\$ -	\$ 159.72	\$ 286.51	\$ 3,444.18
2040	\$ 1,223.70	\$ 1,777.05	\$ -	\$ 153.93	\$ 292.24	\$ 3,446.92
2041	\$ 1,290.14	\$ 1,709.75	\$ -	\$ 147.81	\$ 298.09	\$ 3,445.79
2042	\$ 1,362.13	\$ 1,638.79	\$ -	\$ 141.36	\$ 304.05	\$ 3,446.33
2043	\$ 1,439.65	\$ 1,563.87	\$ -	\$ 134.55	\$ 310.13	\$ 3,448.20
2044	\$ 1,517.17	\$ 1,484.69	\$ -	\$ 127.35	\$ 316.33	\$ 3,445.54
2045	\$ 1,605.76	\$ 1,401.25	\$ -	\$ 119.77	\$ 322.66	\$ 3,449.43
2046	\$ 1,694.35	\$ 1,312.93	\$ -	\$ 111.74	\$ 329.11	\$ 3,448.13
2047	\$ 1,794.02	\$ 1,213.39	\$ -	\$ 103.27	\$ 335.70	\$ 3,446.37
2048	\$ 1,904.76	\$ 1,107.99	\$ -	\$ 94.30	\$ 342.41	\$ 3,449.46
2049	\$ 2,015.50	\$ 996.08	\$ -	\$ 84.77	\$ 349.26	\$ 3,445.62
2050	\$ 2,137.32	\$ 877.67	\$ -	\$ 74.70	\$ 356.24	\$ 3,445.93
2051	\$ 2,270.21	\$ 752.10	\$ -	\$ 64.01	\$ 363.37	\$ 3,449.69
2052	\$ 2,403.10	\$ 618.73	\$ -	\$ 52.66	\$ 370.64	\$ 3,445.12
2053	\$ 2,552.60	\$ 477.55	\$ -	\$ 40.64	\$ 378.05	\$ 3,448.84
2054	\$ 2,707.64	\$ 327.58	\$ -	\$ 27.88	\$ 385.61	\$ 3,448.71
2055	\$ 2,868.22	\$ 168.51	\$ -	\$ 14.34	\$ 393.32	\$ 3,444.39
Total	\$ 42,297.90	\$ 46,710.67	\$ (1,734.01)	\$ 3,933.17	\$ 8,763.69	\$ 99,971.43

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 4.500%, 5.500%, and 5.875% rate for term bonds maturing 2035, 2045, 2055, respectively.

[b] 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.

CRYSTAL PARK PUBLIC IMPROVEMENT DISTRICT NO. 2 IMPROVEMENT AREA #1
LOT TYPE 2 BUYER DISCLOSURE

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$50,757.48

As the purchaser of the real property described above, you are obligated to pay assessments to 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 ***Crystal Park Public Improvement District No. 2*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 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 _____

§

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 _____

§

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 LOT TYPE 2

Installment Due 1/31	Principal	Interest ^[a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2026	\$ -	\$ 2,080.81	\$ (2,080.81)	\$ -	\$ -	\$ -
2027	\$ 803.99	\$ 2,805.58	\$ -	\$ 253.79	\$ 271.10	\$ 4,134.45
2028	\$ 843.85	\$ 2,769.40	\$ -	\$ 249.77	\$ 276.52	\$ 4,139.54
2029	\$ 877.08	\$ 2,731.43	\$ -	\$ 245.55	\$ 282.05	\$ 4,136.10
2030	\$ 916.94	\$ 2,691.96	\$ -	\$ 241.16	\$ 287.69	\$ 4,137.76
2031	\$ 956.81	\$ 2,650.70	\$ -	\$ 236.58	\$ 293.44	\$ 4,137.53
2032	\$ 996.68	\$ 2,607.64	\$ -	\$ 231.79	\$ 299.31	\$ 4,135.43
2033	\$ 1,043.19	\$ 2,562.79	\$ -	\$ 226.81	\$ 305.30	\$ 4,138.09
2034	\$ 1,089.70	\$ 2,515.85	\$ -	\$ 221.59	\$ 311.40	\$ 4,138.55
2035	\$ 1,136.21	\$ 2,466.81	\$ -	\$ 216.15	\$ 317.63	\$ 4,136.80
2036	\$ 1,189.37	\$ 2,415.68	\$ -	\$ 210.47	\$ 323.99	\$ 4,139.50
2037	\$ 1,249.17	\$ 2,350.27	\$ -	\$ 204.52	\$ 330.46	\$ 4,134.42
2038	\$ 1,322.26	\$ 2,281.56	\$ -	\$ 198.27	\$ 337.07	\$ 4,139.17
2039	\$ 1,388.70	\$ 2,208.84	\$ -	\$ 191.66	\$ 343.82	\$ 4,133.02
2040	\$ 1,468.44	\$ 2,132.46	\$ -	\$ 184.72	\$ 350.69	\$ 4,136.31
2041	\$ 1,548.17	\$ 2,051.69	\$ -	\$ 177.38	\$ 357.71	\$ 4,134.95
2042	\$ 1,634.55	\$ 1,966.54	\$ -	\$ 169.63	\$ 364.86	\$ 4,135.59
2043	\$ 1,727.57	\$ 1,876.64	\$ -	\$ 161.46	\$ 372.16	\$ 4,137.84
2044	\$ 1,820.60	\$ 1,781.63	\$ -	\$ 152.82	\$ 379.60	\$ 4,134.65
2045	\$ 1,926.91	\$ 1,681.50	\$ -	\$ 143.72	\$ 387.19	\$ 4,139.32
2046	\$ 2,033.22	\$ 1,575.51	\$ -	\$ 134.09	\$ 394.94	\$ 4,137.76
2047	\$ 2,152.82	\$ 1,456.06	\$ -	\$ 123.92	\$ 402.83	\$ 4,135.64
2048	\$ 2,285.71	\$ 1,329.58	\$ -	\$ 113.16	\$ 410.89	\$ 4,139.35
2049	\$ 2,418.60	\$ 1,195.30	\$ -	\$ 101.73	\$ 419.11	\$ 4,134.74
2050	\$ 2,564.78	\$ 1,053.21	\$ -	\$ 89.63	\$ 427.49	\$ 4,135.12
2051	\$ 2,724.25	\$ 902.52	\$ -	\$ 76.81	\$ 436.04	\$ 4,139.63
2052	\$ 2,883.72	\$ 742.48	\$ -	\$ 63.19	\$ 444.76	\$ 4,134.15
2053	\$ 3,063.12	\$ 573.06	\$ -	\$ 48.77	\$ 453.66	\$ 4,138.61
2054	\$ 3,249.17	\$ 393.10	\$ -	\$ 33.46	\$ 462.73	\$ 4,138.45
2055	\$ 3,441.86	\$ 202.21	\$ -	\$ 17.21	\$ 471.99	\$ 4,133.26
Total	\$ 50,757.48	\$ 56,052.81	\$ (2,080.81)	\$ 4,719.80	\$ 10,516.43	\$ 119,965.71

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 4.500%, 5.500%, and 5.875% rate for term bonds maturing 2035, 2045, 2055, respectively.

[b] 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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment