

**CITY OF LAVON, TEXAS**

**ORDINANCE NO. 2022-11-04**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE "CITY OF LAVON, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREAS #2-3 PROJECT)"; APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A LIMITED OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT; APPROVING AND ACCEPTING AN UPDATE TO THE SERVICE AND ASSESMENT PLAN FOR THE DISTRICT; AND APPROVING OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Lavon, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, (the "PID Act") has previously established the "LakePointe Public Improvement District" (the "District"), pursuant to Resolution No. 2019-03-04 adopted by the City Council of the City (the "City Council") (as amended by Resolution No. 2019-07-03 adopted by the City Council on July 16, 2019, the "Authorizing Resolution"), authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, following the adoption of the Authorizing Resolution, the City published notice of its authorization of the District in a newspaper of general circulation in the City; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after the date of publication of such notice; and

WHEREAS, pursuant to the PID Act, the City Secretary mailed notice to property owners and published notice of an assessment hearing in a newspaper of general circulation in the City, and the City Council held a public hearing on August 22, 2019, regarding the levy of special assessments within the District, and on August 22, 2019, the City Council adopted Ordinance No. 2019-08-02, under which the City Council approved and accepted the LakePointe Public Improvement District Service and Assessment Plan, dated August 22, 2019 (the "Original Service and Assessment Plan") and levied special assessments on property in the District to fund costs of the Major Improvements and Improvement Area #1 Improvements; and

WHEREAS, pursuant to the PID Act, the City Secretary mailed notice to property owners published notice of an assessment hearing in a newspaper of general circulation in the City, and the City Council held a public hearing on November 16, 2021, regarding the levy of special assessments within Improvement Area #2 of the District, and on November 16, 2021, the City Council adopted Ordinance No. 2021-11-01, under which the City Council approved and accepted the LakePointe Public Improvement District Amended and Restated Service and

Assessment Plan, dated November 16, 2021, which updated the Original Service and Assessment Plan for Improvement Area #2 (the "November 16, 2021 Updated Service and Assessment Plan") and levied special assessments against the Improvement Area #2 property as shown on the Improvement Area #2 Assessment Roll to fund costs of the Improvement Area #2 Improvements; and

WHEREAS, pursuant to the PID Act, the City Secretary mailed notice to property owners and published notice of an assessment hearing in a newspaper of general circulation in the City, and the City Council held a public hearing on September 6, 2022, regarding the levy of special assessments within Improvement Area #3 of the District, and on September 6, 2022, the City Council adopted Ordinance No. 2022-09-01, under which the City Council approved and accepted the LakePointe Public Improvement District Amended and Restated Service and Assessment Plan, dated September 6, 2022, which updated the November 16, 2021 Service and Assessment Plan for Improvement Area #3 (the "September 6, 2022 Updated Service and Assessment Plan") and levied special assessments against the Improvement Area #3 property as shown on the Improvement Area #3 Assessment Roll to fund costs of the Improvement Area #3 Improvements; and

WHEREAS, the City Council finds and determines that the LakePointe Public Improvement District Amended and Restated Service and Assessment Plan, dated November 15, 2022 (the "Updated Service and Assessment Plan"), which updates the September 6, 2022 Updated Service and Assessment Plan, and updates the Improvement Area #2 Assessment Roll and the Improvement Area #3 Assessment Roll in connection with the issuance of the Bonds (as defined below), and which is incorporated herein for all purposes, should be approved and accepted. Capitalized terms used in this Ordinance and not otherwise defined shall have the meaning assigned thereto in the Updated Service and Assessment Plan; and

WHEREAS, the City has entered into a Development Agreement, by and between the City, LDC Lavon, LLC, and Lavon LakePointe Development, LLC (the "Developer"), made and entered into as of March 19, 2019, as amended (the "Development Agreement") related to the District, which provides, among other things, certain requirements related to the issuance of PID Bonds (as defined in the Development Agreement), such as the Bonds; and

WHEREAS, the City Council has found and determined that it is in the best interests of the City to issue its bonds to be designated "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2022 (LakePointe Public Improvement District Improvement Areas #2-3 Project)" (the "Bonds"), such Bonds to be payable from and secured by the Trust Estate, including the Pledged Revenues, each as defined in the Indenture (defined below); and

WHEREAS, the City is authorized by the PID Act to issue the Bonds for the purpose of (i) paying the Costs of Improvement Area #2 Improvements (as defined in the Indenture), (ii) paying Costs of Improvement Area #3 Improvements (as defined in the Indenture), (iii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) funding the initial deposit to the Administrative Fund for the payment of the initial Annual Collection Costs, and (v) paying the costs of issuance of the Bonds; and

WHEREAS, the City Council has found and determined to approve (i) the issuance of the Bonds to finance the Improvement Area #2 Improvements and the Improvement Area #3

Improvements, including the costs of issuance of the Bonds, (ii) the form, terms and provisions of the Indenture securing the Bonds authorized hereby, (iii) the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the Underwriter (defined below), (iv) a Limited Offering Memorandum (defined below), (v) a Continuing Disclosure Agreement (defined below), and (vi) an Update to Service and Assessment Plan; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

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

Section 1. Findings. The findings and determinations set forth in the preamble hereof are hereby incorporated by reference for all purposes as if set forth in full herein.

Section 2. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of \$15,096,000 for the purpose of (i) paying Costs of Improvement Area #2 Improvements, (ii) paying Costs of Improvement Area #3 Improvements, (iii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) funding the initial deposit to the Administrative Fund for the payment of the initial Annual Collection Costs, and (v) paying the costs of issuance of the Bonds, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture"), dated as of December 1, 2022, between the City and Wilmington Trust, National Association, Dallas, Texas, as trustee (the "Trustee"), with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the Mayor or Mayor Pro Tem of the City, such approval to be evidenced by the execution and delivery of the Indenture, which Indenture is hereby approved in substantially final form attached hereto as **Exhibit A** and incorporated herein as a part hereof for all purposes. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amount or amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture, with such insertions, omissions and modifications as may be required to conform the form of Bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Pledged Revenues (as defined in the Indenture) and other assets of the Trust Estate (as defined in the Indenture) pledged to the Bonds, and shall never be payable from ad valorem taxes or any other funds or revenues of the City.

Section 3. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc. (the "Underwriter") at the price and on the terms and provisions set

forth in that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date this Ordinance is adopted, between the City and the Underwriter, attached hereto as **Exhibit B** and incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interest of the City. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved and the Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement. The Mayor's or Mayor Pro Tem's signature on the Bond Purchase Agreement may be attested by the City Secretary.

Section 4. Limited Offering Memorandum. The use and distribution of the Preliminary Limited Offering Memorandum dated November 4, 2022 in the offering of the Bonds is hereby ratified, approved and confirmed. The final Limited Offering Memorandum, with such appropriate variations from the Preliminary Limited Offering Memorandum as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The form and substance of the final Limited Offering Memorandum for the Bonds and any addenda, supplement or amendment thereto is hereby approved and adopted in all respects. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The City deemed the Preliminary Limited Offering Memorandum final, within the meaning of Rule 15c2-12 issued by the United States Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"), as of its date, except for the omission of information specified in Section (b)(1) of the Rule, as permitted by Section (b)(1) of the Rule. Notwithstanding the approval and delivery of such Preliminary Limited Offering Memorandum and Limited Offering Memorandum by the City Council, the City Council is not responsible for and proclaims no specific knowledge of the information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum pertaining to the Improvement Area #2 Improvements or Improvement Area #3 Improvements, the Developer, the Fee Developer or any home builder, or their financial ability, or to any other landowners or the appraisal of the property in the District.

Section 5. Continuing Disclosure Agreement. The Continuing Disclosure Agreement of the Issuer (the "Continuing Disclosure Agreement") between the City, P3Works, LLC and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., is hereby authorized and approved in substantially final form attached hereto as **Exhibit C** and incorporated herein as a part hereof for all purposes, and the Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and approved by the Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

Section 6. Update to Service and Assessment Plan. The City Council hereby adopts the Update to the Service and Assessment Plan for the District attached hereto as **Exhibit D** and incorporated herein as a part hereof for all purposes.

Section 7. Waiver and Agreement Regarding Certain Development Agreement Requirements.

(a) The City Council hereby waives the requirement in Section 8.02(19) of the Development Agreement that the appraisal of the MAI appraiser provided to the City confirming the value used in determining the minimum value-to-lien ratio of 3:1 when comparing the appraised value of the assessable property in Improvement Area #2 and Improvement Area #3 to the par amount of PID Bonds issued with respect to such improvement areas be based on the assumption that development of Improvement Area #2 and Improvement Area #3 only includes (A) the Public Improvements in place and to be constructed with the PID Bond Proceeds and Developer Cash Contribution deposited with trustee, and (B) finished lots (without vertical construction), as the Developer is providing other suitable assurances of sources of funding acceptable to the City for funding the construction of certain Water Improvements instead of a Developer Cash Contribution, and the City has agreed that the values of finished homes in Improvement Area #2 may be included in the appraisal.

(b) The City Council hereby agrees that Sections 8.03 and 9.07 of the Development Agreement that require the Developer to deposit with the trustee for the Bonds, simultaneously with the closing of the Bonds, an amount sufficient to pay costs to construct or acquire the Water Improvements necessary for the development of Improvement Area #3 not funded with the proceeds of the Bonds, or furnish a letter-of-credit, or other suitable assurances of sources of funding acceptable to the City, in an amount equal to the amount otherwise required to be deposited with the trustee for the Bonds, has been satisfied because the City has received what it has determined to be adequate assurances from the Developer for the payment of the remainder of such Water Improvements.

(c) The Mayor, the Mayor Pro Tem, or the City Administrator are each hereby authorized to executed and deliver an agreement, certificate or other instrument evidencing the waiver and agreement in this Section.

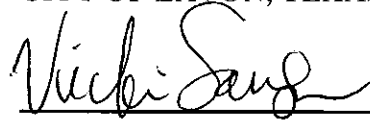
Section 8. Additional Actions. The Mayor, the Mayor Pro Tem, the City Administrator and the City Secretary are hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance. The Mayor, the Mayor Pro Tem, the City Administrator and the City Secretary are hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance.

Section 9. Severability. If any Section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such Section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 10. Effective Date. This Ordinance is passed on one reading as authorized by Texas Government Code, Section 1201.028, and shall be effective immediately upon its passage and adoption.

**PASSED AND APPROVED** on this the 15th day of November, 2022.

CITY OF LAVON, TEXAS



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary



# LakePointe Public Improvement District

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2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT  
PLAN FOR THE ISSUANCE OF IMPROVEMENT AREAS #2-3 BONDS

NOVEMBER 15, 2022



AUSTIN, TX | NORTH RICHLAND HILLS, TX

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## INTRODUCTION

Capitalized terms used in this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds shall have the meanings given to them in **Section I** unless otherwise defined in this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds or an Exhibit or Appendix attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds for all purposes.

On March 19, 2019, the City Council passed and approved Resolution No. 2019-03-04, authorizing the establishment of the District in accordance with the PID Act, and on July 16, 2019 the City Council passed and approved Resolution No. 2019-07-03 amending Resolution No. 2019-03-04, 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 173.037 acres located within the corporate limits of the City, as described on **Exhibit M-1** and depicted on **Exhibit A-1**.

On August 22, 2019, the City Council approved the Original Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving Ordinance No. 2019-08-02. The Original Service and Assessment Plan identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Original Service and Assessment Plan.

On June 16, 2020, the City Council approved the 2020 Annual Service Plan Update by adopting Resolution No. 2020-06-04, which updated the Assessment Roll for 2020.

On August 3, 2021, the City Council approved the 2021 Annual Service Plan Update (“2021 August Update”) by adopting Resolution No. 2021-08-03, which updated the Assessment Roll for 2021.

On November 16, 2021, the City Council adopted Ordinance No. 2021-11-01, which approved and accepted the 2021 Amended and Restated Service and Assessment Plan, which replaced the 2021 August Update in its entirety, levied the Improvement Area #2 Assessment, subdividing the

Major Improvement Area into Improvement Area #2 and Improvement Area #3, and updated the Assessment Rolls for the District for 2021.

On September 6, 2022, the City Council adopted Ordinance No. 2022-09-01, which approved and accepted the 2022 Amended and Restated Service and Assessment Plan, which levied the Improvement Area #3 Assessment, and updated the Assessment Rolls for the District for 2022.

The PID Act requires a service plan (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 IV** and the notice form is attached as **Appendix A**.

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 Assessment Roll for the Major Improvement Area is included as **Exhibit E-1**. The Assessment Roll for Improvement Area #1 is included as **Exhibit F-1**. The Assessment Roll for Improvement Area #2 is included as **Exhibit G-1**. The Assessment Roll for Improvement Area #3 is included as **Exhibit H-1**.

## SECTION I: DEFINITIONS

**“2021 Amended and Restated Service and Assessment Plan”** means the Amended and Restated Service and Assessment Plan approved by the City Council on November 16, 2021, by the 2021 Assessment Ordinance.

**“2021 Assessment Ordinance”** means Ordinance No. 2021-11-01 which was passed and adopted by the City Council on November 16, 2021, and levied Assessments against Improvement Area #2 in the District.

**“2022 Assessment Ordinance”** means Ordinance No. 2022-09-01 which was passed and adopted by the City Council on September 6, 2022, and levied Assessments against Improvement Area #3 in the District.

**“2022 Amended and Restated Service and Assessment Plan”** means the 2022 Amended and Restated Service and Assessment Plan approved by the City Council on September 6, 2022 by the 2022 Assessment Ordinance.

**“2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds”** means this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds approved by the City Council on November 15, 2022.

**“Actual Costs”** mean, with respect to Authorized Improvements, the Owner’s demonstrated, reasonable, allocable and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Costs may include: (1) the costs incurred by or on behalf of the Owner (either directly or through affiliates) 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) construction management fees of up to 4% of costs, if the Owner is serving as the construction manager but not the general contractor; (4) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (6) all related permitting and public approval expenses, and architectural, engineering, consulting, and governmental fees and charges.

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

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

**“Administrator”** means the City or independent firm designated by the City who shall have the responsibilities provided in this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds, 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds, the PID Act, and any Indenture, with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrars 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Assessed Property”** means any Parcel within the District against which an Assessment is levied.

**“Assessment”** means an assessment levied against Assessed Property, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such 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 Major Improvement Area Assessment Roll, the Improvement Area #1 Assessment Roll, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in any Annual Service Plan Updates.

**“Authorized Improvements”** means the improvements authorized by Section 372.003 of the PID Act, and described in **Sections III.A, III.B, III.C, and III.D** as further depicted on **Exhibits I-1, I-2, I-3, I-4, and I-5**.

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

**“City”** means the City of Lavon 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

**“District”** means the LakePointe Public Improvement District containing approximately 173.037 acres located within the corporate limits of the City, and more specifically described in **Exhibit M-1** and depicted on **Exhibit A-1**.

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

**“Estimated Buildout Value”** means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner 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 J**.

**“Improvement Area #1”** means approximately 53.425 acres located within the District, more specifically described in **Exhibit M-3** and depicted on **Exhibit A-3**.

**“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, 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 levied against Improvement Area #1 Assessed Property, related to 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds 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 Lavon, Texas, Special Assessment Revenue Bonds, Series 2019 (LakePointe Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

**“Improvement Area #1 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.B** and Depicted on **Exhibit I-3**.

**“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.

**“Improvement Area #2”** means approximately 74.979 acres located within the District, more specifically described in **Exhibit M-4** and depicted on **Exhibit A-4**.

**“Improvement Area #2 Annual Installment”** means the Annual Installment of the Improvement Area #2 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 #2; and (4) Additional Interest related to any series of PID Bonds secured by the Improvement Area #2 Assessments, if and when issued, as shown on **Exhibit G-2**.

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

**“Improvement Area #2 Assessment”** means an Assessment levied against Improvement Area #2 Assessed Property, related to the Improvement Area #2 Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 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 #2 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds as **Exhibit G-1**.

**“Improvement Area #2 Authorized Improvements”** means collectively, (1) the Improvement Area #2 Improvements; (2) the first year’s Annual Collection Costs related to Improvement Area

#2; and (3) Bond Issuance Costs incurred in connection with the issuance of any series of PID Bonds secured by Improvement Area #2 Assessments, if and when issued.

**“Improvement Area #2 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #2 Assessed Property, as further described in **Section III.C** and Depicted on **Exhibit I-4**.

**“Improvement Areas #2-3 Bonds”** means those certain “City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2022 (LakePointe Public Improvement District Improvement Areas #2-3 Project)” that are secured by Improvement Area #2 Assessments and Improvement Area #3 Assessments.

**“Improvement Area #3”** means approximately 44.633 acres located within the District, more specifically described in **Exhibit M-5** and depicted on **Exhibit A-5**.

**“Improvement Area #3 Annual Installment”** means the Annual Installment of the Improvement Area #3 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 #3; and (4) Additional Interest related to any series of PID Bonds secured by the Improvement Area #3 Assessments, if and when issued, as shown on **Exhibit H-2**.

**“Improvement Area #3 Assessed Property”** means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

**“Improvement Area #3 Assessment”** means an Assessment levied against Improvement Area #3 Assessed Property, related to the Improvement Area #3 Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 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 #3 Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds as **Exhibit H-1**.

**“Improvement Area #3 Authorized Improvements”** means collectively, (1) the Improvement Area #3 Improvements; (2) the first year’s Annual Collection Costs related to Improvement Area

#3; and (3) the Bond Issuance Costs incurred in connection with the issuance of any series of PID Bonds secured by the Improvement Area #3 Assessments, if and when issued.

**“Improvement Area #3 Improvements”** means the Authorized Improvements which only benefit the Improvement Area #3 Assessed Property, as further described in **Section III.D** and Depicted on **Exhibit I-5**.

**“Improvement Area #3 Initial Parcel”** means all Assessed Property located within Improvement Area #3, against which the entire Improvement Area #3 Assessment is levied, as shown on the Improvement Area #3 Assessment Roll.

**“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 by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Owner, and confirmed by the City Council, as shown on **Exhibit J**.

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

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

**“Lot Type 3”** means a Lot within Improvement Area #2 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 3 is attached as **Appendix A-3**.

**“Lot Type 4”** means a Lot within Improvement Area #2 marketed to homebuilders as a 60’ Lot. The buyer disclosure for Lot Type 4 is attached as **Appendix A-4**.

**“Lot Type 5”** means a Lot within Improvement Area #3 marketed to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 5 is attached as **Appendix A-5**.

**“Major Improvement Area”** means approximately 119.612 acres located within the District, and more specifically described in **Exhibit M-2** and depicted on **Exhibit A-2**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

**“Major Improvement Area Annual Installment”** means the Annual Installment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to the Major Improvement Area; and (4) Additional Interest related to the Major Improvement Area Bonds, as shown on **Exhibit E-2**.

**“Major Improvement Area Assessed Property”** means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

**“Major Improvement Area Assessment”** means an Assessment levied against the Major Improvement Area Assessed Property, related to the Major Improvement Area Authorized Improvements, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

**“Major Improvement Area Assessment Roll”** means the Assessment Roll for the Major Improvement Area Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds as **Exhibit E-1**.

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

**“Major Improvement Area Bonds”** means those certain “City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2019 (LakePointe Public Improvement District Major Improvement Area Project)” that are secured by Major Improvement Area Assessments.

**“Major Improvement Area Initial Parcel”** means all of the Major Improvement Area Assessed Property against which the entire Major Improvement Area Assessment is levied as shown on Major Improvement Area Assessment Roll.

**“Major Improvement Area Projects”** means the pro rata portion of the Major Improvements allocable to the Major Improvement Area.

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

**“Maximum Assessment”** means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A,** or (2) the amount shown on **Exhibit J.**

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

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

**“Original Assessment Ordinance”** means Ordinance No. 2019-08-02, which was passed and adopted by the City Council on August 22, 2019, and levied Assessments against Improvement Area #1, and the Major Improvement Area in the District.

**“Original Service and Assessment Plan”** means the LakePointe Public Improvement District Service and Assessment Plan approved by the Original Assessment Ordinance as updated and amended from time to time.

**“Owner”** or **“Owners”** means LDC Lavon, LLC, A Texas limited liability company, Lavon LakePointe Development, LLC, a Texas limited liability company, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

**“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.

**“Right of Way/Open Space/Parks”** means the costs of right of way acquisition, open space improvements, and park improvements in Improvement Area #2 and Improvement Area #3 which are replacing water improvements in Improvement Area #2 and Improvement Area #3, as shown in the 2021 Amended and Restated Service and Assessment Plan, which costs shall not exceed (i) the Actual Costs of water improvements, and (ii) the fair market value supported by an independent appraisal as required by Section 252.051 of the Texas Local Government Code.

**“Service Plan”** means the plan described in **Section IV** and 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.

**“Water Improvements”** means the water facility improvements depicted on **Exhibit I-2** that will serve the District, the cost of which is not reimbursable to the Developer through PID Bond proceeds unless the City and Bear Creek Special Utility District execute an Interlocal Agreement providing regarding the Water Improvements. The Water Improvements will be owned by the Bear Creek Special Utility District.

## SECTION II: THE DISTRICT

The District includes approximately 173.037 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 704 Lots developed with single-family homes.

Improvement Area #1 includes approximately 53.425 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-3** and depicted on **Exhibit A-3**. Improvement Area #1 has been fully platted and includes 223 Lots developed with single-family homes (114 single-family homes that are on Lots classified as Lot Type 1, and 109 single-family homes that are on Lots classified as Lot Type 2).

Improvement Area #2 includes approximately 74.979 acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-4** and depicted on **Exhibit A-4**. Improvement Area #2 has been fully platted and includes 260 Lots developed with single-family homes (118 single-family homes that are on Lots classified as Lot Type 3, and 142 single-family homes that are on Lots classified as Lot Type 4).

Improvement Area #3 includes approximately 44.633 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-5** and depicted on **Exhibit A-5**. Improvement Area #3 is anticipated to include 221 Lots developed with single-family homes (all 221 single-family homes that are on Lots classified as Lot Type 5).

## SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Owner and its engineer 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. 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, except for the Water Improvements, which will be owned by the Bear Creek Special Utility District. The budget for the Authorized Improvements is shown on **Exhibit B**.

### A. Major Improvements

- *Right of Way*

Within the dedicated streets, all related earthwork, excavation, erosion control, retaining

walls, intersections, signage, lighting, sod and irrigation, and re-vegetation of all disturbed areas within the right-of-way are included.

- *Sewer*

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

- *Storm Sewer*

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

- *Pavement*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. The pavement improvements will provide street access to each Lot within the District.

- *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements constituting Major Improvements. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

- *Hardscape and Landscape*

Improvements consist of installation of landscaping, including irrigation, in open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space.

- *PID Creation Cost*

Includes legal fees, PID consultant fees, engineering fees and reimbursement of City consulting fees.

## **B. Improvement Area #1 Improvements**

- *Sewer*

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

- *Storm Sewer*

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

- *Pavement*

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

- *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements in Improvement Area #1. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

## **C. Improvement Area #2 Improvements**

- *Hardscape, Irrigation, and Landscape*

Improvements consist of installation of landscaping, including irrigation, in open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space.

- *Sewer*

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

- *Storm Sewer*

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

- *Pavement*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #2.

- *Engineering, Design, Fees, and Construction Management*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements in Improvement Area #2. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

- *Right of Way/Open Space*

Open space will be provided as shown on the Concept Plan attached to the Development Agreement and will be maintained by an HOA, when applicable. Rights-of-way are within dedicated streets, and include all earthwork, erosion control, retaining walls, intersections, signage, lighting, sod and irrigation, and re-vegetation of all distributed areas within the right-of-way.

## **D. Improvement Area #3 Improvements**

- *Hardscape and Landscape*

Improvements consist of installation of landscaping, including irrigation, in open spaces, entryway monuments and signs, establishment and improvement of lakes, park and open space.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #3.

- *Storm Sewer*

Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control necessary to provide storm drainage for all Lots within Improvement Area #3.

- *Pavement*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #3.

- *Miscellaneous*

Improvements including a 4% construction management fee, and engineering and design (inclusive of any revisions that may be necessary for final approval by the City engineer) of the final construction plans necessary for construction of the Authorized Improvements in Improvement Area #3. Once the final plans are approved, the project engineer shall stamp and mark the plans ready for construction, and ready to be submitted to duly authorized contractors for bids for the construction of such Authorized Improvements.

- *Right of Way/Open Space*

Open space will be provided as shown on the Concept Plan attached to the Development

Agreement and will be maintained by an HOA, when applicable. Rights-of-way are within dedicated streets, and include all earthwork, erosion control, retaining walls, intersections, signage, lighting, sod and irrigation, and re-vegetation of all distributed areas within the right-of-way.

#### **E. 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 plus a fee for underwriter's counsel.

- *Cost of Issuance*

Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant 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.

#### **F. Other Costs**

- *First Year Annual Collection Costs*

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 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 current Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds, 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 A**.

**Exhibit D** summarizes the sources and uses of funds required to construct the Authorized 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 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds 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 Owner, developer, and all future owners and developers of the Assessed Property.

### **A. Assessment Methodology for the Major Improvement Area**

Acting in its legislative capacity and based on information provided by the Owner 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 of the Major Improvement Area Projects shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Major Improvement Area Assessment across all Major Improvement Area Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Major Improvement Area Assessed Property to the Estimated Buildout Value for all Major Improvement Area Assessed Property.

**B. Assessment Methodology for Improvement Area #1**

Acting in its legislative capacity and based on information provided by the Owner 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 of the Improvement Area #1 Projects shall be allocated entirely to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across all Improvement Area #1 Assessed Property 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.

**C. Assessment Methodology for Improvement Area #2**

Acting in its legislative capacity and based on information provided by the Owner 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 of the Improvement Area #2 Authorized Improvements shall be allocated entirely to the Improvement Area #2 Assessed Property by spreading the entire Improvement Area #2 Assessment across all Improvement Area #2 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #2 Assessed Property to the Estimated Buildout Value for all Improvement Area #2 Assessed Property.

**D. Assessment Methodology for Improvement Area #3**

Acting in its legislative capacity and based on information provided by the Owner 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 of the Improvement Area #3 Authorized Improvements shall be allocated entirely to the Improvement Area #3 Assessed Property by spreading the entire Improvement Area #3 Assessment across all Improvement Area #3 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #3 Assessed Property to the Estimated Buildout Value for all Improvement Area #3 Assessed Property. Currently, the Improvement Area #3 Initial Parcel is the only Parcel within Improvement Area #3, and as such, the Improvement Area #3 Initial Parcel is allocated 100% of the Improvement Area #3 Authorized Improvements.

## E. Assessments

The Assessments are levied on the Assessed Property according to the Major Improvement Area Assessment Roll, attached hereto as **Exhibit E-1**, the Improvement Area #1 Assessed Roll, attached hereto as **Exhibit F-1**, the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit G-1**, and the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Major Improvement Area Annual Installments are shown on **Exhibit E-2**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit H-2**. Upon division or subdivision of the Improvement Area #3 Initial Parcel, the Improvement Area Assessment #3 will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type is shown on **Exhibit J**. In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4, or Lot Type 5 respectively, exceed the corresponding Maximum Assessment for each Lot classification.

## F. Findings of Special Benefit

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

- *Major Improvement Area*
  - The costs of the Major Improvement Area Authorized Improvements equal \$2,630,000, as shown on **Exhibit B**;
  - The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Authorized Improvements equal to or greater than the Actual Cost of the Major Improvement Area Authorized Improvements;
  - With the adoption of the Original Assessment Ordinance, the Major Improvement Area Assessed Property was allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area Authorized Improvements, which equals \$2,630,000;
  - The special benefit ( $\geq$  \$2,630,000) received by the Major Improvement Area Assessed Property from the Major Improvement Area Authorized Improvements is greater than or equal to the amount of the Major Improvement Area

Assessment (\$2,630,000) levied on the Major Improvement Area Assessed Property for the Major Improvement Area Authorized Improvements; and

- At the time the City Council approved the Original Service and Assessment Plan, the Owner owned 100% of the Major Improvement Area Assessed Property. The Owner acknowledged that the Major Improvement Area Authorized Improvements confer a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area Assessments to pay for the Actual Costs associated therewith. The Owner has 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 Original Assessment Ordinance; (2) the Original Service and Assessment Plan and the Original Assessment Ordinance; and (3) the levying of Major Improvement Area Assessment on the Major Improvement Area Assessed Property.
- *Improvement Area #1*
  - The costs of the Improvement Area #1 Authorized Improvements equal \$7,285,204, as shown on **Exhibit B**;
  - 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;
  - With the adoption of the Original Assessment Ordinance, the Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals \$5,365,000;
  - The special benefit ( $\geq$  \$7,285,204) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is greater than or equal to the amount of the Improvement Area #1 Assessment (\$5,365,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements; and
  - At the time the City Council approved the Original Service and Assessment Plan, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for

the Actual Costs associated therewith. The Owner has 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 Original Assessment Ordinance; (2) the Original Service and Assessment Plan and the Original Assessment Ordinance; and (3) the levying of Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.

▪ *Improvement Area #2*

- The costs of the Improvement Area #2 Authorized Improvements equal \$8,150,000, as shown on **Exhibit B**;
- The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Authorized Improvements;
- With the adoption of the 2021 Assessment Ordinance, the Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessment levied for the Improvement Area #2 Authorized Improvements, which equals \$8,058,000;
- The special benefit ( $\geq$  \$8,150,000) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Authorized Improvements is greater than or equal to the amount of the Improvement Area #2 Assessment (\$8,058,000) levied on the Improvement Area #2 Assessed Property for the Improvement Area #2 Authorized Improvements; and
- At the time the City Council approved the 2021 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #2 Assessed Property. The Owner acknowledged that the Improvement Area #2 Authorized Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Owner has 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 2021 Assessment Ordinance; (2) the 2021 Amended and Restated Service and Assessment Plan and the 2021 Assessment Ordinance; and (3) the levying of Improvement Area #2 Assessment on the Improvement Area #2 Assessed Property.

- *Improvement Area #3*
  - The costs of the Improvement Area #3 Authorized Improvements equal \$7,077,350 as shown on **Exhibit B**;
  - The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #3 Authorized Improvements;
  - With the adoption of the 2022 Assessment Ordinance, the Improvement Area #3 Initial Parcel was allocated 100% of the Improvement Area #3 Assessment levied for the Improvement Area #3 Authorized Improvements, which equals \$7,038,000 as shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit H-1**;
  - The special benefit ( $\geq \$7,077,350$ ) received by the Improvement Area #3 Initial Parcel from the Improvement Area #3 Authorized Improvements is equal to or greater than the amount of the Improvement Area #3 Assessment (\$7,038,000) levied on the Improvement Area #3 Initial Parcel for the Improvement Area #3 Authorized Improvements; and
  - At the time the City Council approved the 2022 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Improvement Area #3 Initial Parcel. The Owner acknowledged that the Improvement Area #3 Authorized Improvements confer a special benefit on the Improvement Area #3 Initial Parcel and consented to the imposition of the Improvement Area #3 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2022 Assessment Ordinance; (2) the 2022 Amended and Restated Service and Assessment Plan and the 2022 Assessment Ordinance; and (3) the levying of the Improvement Area #3 Assessment on the Improvement Area #3 Initial Parcel.

### **G. 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.

## H. 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 Owner, 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, Lot Type 2, Lot Type 3, Lot Type 4 and Lot Type 5 are shown on **Exhibit J** and will not change in future Annual Service Plan Updates but **Exhibit J** 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 same Lot Type

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

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

Prior to the recording of a subdivision plat, the Owner 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 Owner, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1, Lot Type 2, Lot Type 3, Lot Type 4 and Lot Type 5 are shown on **Exhibit J** 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 K.**

## **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 the Actual Costs of completed 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 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 to zero 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; (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made; and (4) the City shall provide the owner with a recordable “Notice of Assessment Termination.”

For purposes of Prepayments, the Improvement Area #2-3 Bonds will be on parity with the Major Improvement Area Bonds.

#### **F. Payment of Assessment in Annual Installments**

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit E-2** shows the estimated Major Improvement Area Annual Installments, **Exhibit F-2** shows the estimated Improvement Area #1 Annual Installments, **Exhibit G-2** shows the estimated Improvement Area #2 Annual Installments, and **Exhibit H-2** shows the estimated Improvement Area #3 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, 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. The initial Annual Installments of the Improvement Area #3 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

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

With regard to the payment of Annual Installments, Improvement Area #2-3 Bonds will be on parity with the Major Improvement Area Bonds.

#### **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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement

Areas #2-3 Bonds, 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 Major Improvement Area Assessment Roll is attached as **Exhibit E-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel as part of each Annual Service Plan Update.

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.

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

The Improvement Area #3 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds, 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 1<sup>st</sup> 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 2022 Amended and Restated Service and Assessment Plan for the

Issuance of Improvement Areas #2-3 Bonds, 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds 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 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds. Interpretations of this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds 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 in Real Property Records**

Within seven days of approval by the City Council, the City Secretary shall file and record in the Official Public Records of the County the executed Ordinance of this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds. In addition, the City Secretary shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date of each respective Annual Service Plan Update is approved.

## **E. Severability**

If any provision of this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds 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.

## **SECTION IX: ADDITIONAL INFORMATION**

### **PARCEL SUBDIVISION**

#### **Improvement Area #1**

- The final plat for LakePointe Phase 1, consisting of 223 residential Lots, and 7 open space Lots within Collin County, was recorded in the official public records of the County on July 30, 2020. 114 units are classified as Lot Type 1, 109 units are classified as Lot Type 2, and 7 Lots are classified as Non-Benefitted Property.

The final plat for LakePointe Phase 1 is attached as **Exhibit A-3**.

#### **Improvement Area #2**

- The final plat for LakePointe Phase IIB, consisting of 79 residential Lots, and 2 open space Lots within Collin County, was recorded in the official public records of the County on December 2, 2021. 79 units are classified as Lot Type 3, and 2 Lots are classified as Non-Benefitted Property.
- The final plat for LakePointe Phase IIA, consisting of 181 residential Lots, and 5 open space Lots within Collin County, was recorded in the official public records of the County on December 9, 2021. 39 units are classified as Lot Type 3, 142 units are classified as Lot Type 4, and 5 Lots are classified as Non-Benefitted Property.

The final plat for LakePointe Phase IIA and IIB is attached as **Exhibit A-4**.

#### **Improvement Area #3**

No plats have been filed for Improvement Area #3.

## LOT AND HOME SALES

### Improvement Area #1

Per the Quarterly Report dated June 30, 2022, all the 223 residential Lots within Improvement Area #1 have been closed to homebuilders, 197 have been constructed, 33 are under construction, and 184 have been closed to the end-user. Improvement Area #1 is anticipated to include 114 50' Lots and 109 60' Lots.

See **Appendix A-1** and **A-2** for buyer disclosures for Improvement Area #1.

### Major Improvement Area

Per the Quarterly Report dated June 30, 2022, 260 residential Lots within the Major Improvement Area have been closed to homebuilders, 89 have started construction, and none have finished construction. 20 Lots are under contract with the end-user, and 18 have closed with the end-user. The Major Improvement Area is anticipated to include 339 50' Lots and 142 60' Lots.

## AUTHORIZED IMPROVEMENTS

The Improvement Area #1 Improvements and the Major Improvements have been completed and accepted by the City.

The budget for the Improvement Area #2 Improvements remains at \$6,753,000. The Improvement Area #2 Improvements completed construction in the fourth quarter of 2021 and were accepted by the City on December 7, 2021. See below for the updated final amounts spent to date for the Improvement Area #2 Improvements.

|   | Budget              | Spent to Date <sup>1</sup> | % Spent to Date |
|---|---------------------|----------------------------|-----------------|
| <b>Improvement Area #2 Improvements</b>       |                     |                            |                 |
| Hardscape, Irrigation, and Landscape          | \$ 635,000          | \$ 876,253                 | 137.99%         |
| Sewer   | 615,000             | 613,491                    | 99.75%          |
| Storm Sewer                                   | 1,423,000           | 1,299,338                  | 91.31%          |
| Pavement                                      | 2,330,000           | 2,447,079                  | 105.02%         |
| Eng, Design, Fees and Construction Management | 925,000             | 971,355                    | 105.01%         |
| Contingency <sup>4</sup>                      | 300,000             | -                          | 0.00%           |
| Water   | 525,000             | 796,298                    | 151.68%         |
| <b>Total</b>                                  | <b>\$ 6,753,000</b> | <b>\$ 7,003,814</b>        | <b>103.71%</b>  |

*Notes:*

<sup>1</sup> Per draw request information provided by Owner on June 27, 2022.

The budget for the Improvement Area #3 Improvements remains at \$5,843,847. The

Improvement Area #2 Improvements are currently under construction.

|   | Budget              | Spent to Date <sup>1</sup> | % Spent to Date |
|---|---------------------|----------------------------|-----------------|
| <b>Improvement Area #3 Improvements</b> |                     |                            |                 |
| Hardscape, Irrigation, and Landscape    | \$ 227,308          | \$ -                       | 0.00%           |
| Sewer                                   | 541,545             | 341,702                    | 63.10%          |
| Storm Sewer                             | 1,105,000           | 146,852                    | 13.29%          |
| Pavement                                | 1,842,241           | 236,573                    | 12.84%          |
| Miscellaneous                           | 1,485,214           | 482,190                    | 32.47%          |
| Right of Way                            | 642,539             | -                          | 0.00%           |
| <b>Total</b>                            | <b>\$ 5,843,847</b> | <b>\$ 1,207,317</b>        | <b>20.66%</b>   |

*Notes:*

<sup>1</sup> Per information provided by the Owner as of 9/30/2022.

## OUTSTANDING ASSESSMENT

### **Improvement Area #1**

Improvement Area #1 has an outstanding Assessment of \$5,160,000.00<sup>1</sup>.

### **Major Improvement Area**

The Major Improvement Area has an outstanding Assessment of \$2,530,000.00<sup>2</sup>. \$1,430,101 of the Major Improvement Area Assessment is allocable to the Lots within Improvement Area #2, and \$1,099,899 of the Major Improvement Area Assessment is allocable to the Lots within Improvement Area #3.

### **Improvement Area #2**

Improvement Area #2 has an outstanding Assessment of \$8,058,000.00.

### **Improvement Area #3**

Improvement Area #3 has an outstanding Assessment of \$7,038,000.00.

<sup>1</sup> Net of \$105,000 Improvement Area #1 Bonds principal payment due September 15, 2022 which will be paid using the Annual Installment collected on January 31, 2022.

<sup>2</sup> Net of \$50,000 Major Improvement Area Bonds principal payment due September 15, 2022 which will be paid using the Annual Installment collected on January 31, 2022.

## ANNUAL INSTALLMENT DUE 1/31/2023

### Major Improvement Area

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$173,937.50.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, of \$139,150.00 has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$12,650.00.
- **Annual Collection Costs** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$31,594.98.

| Major Improvement Area          |           |                   |
|---------------------------------|-----------|-------------------|
| Due January 31, 2023            |           |                   |
| Principal                       | \$        | 50,000.00         |
| Interest                        | \$        | 123,937.50        |
| Additional Interest             | \$        | 12,650.00         |
| Annual Collection Costs         | \$        | 31,594.98         |
| <b>Total Annual Installment</b> | <b>\$</b> | <b>218,182.48</b> |

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$331,025.00.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, of \$283,800.00 has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in a Delinquency and Prepayment Reserve amount due of \$25,800.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$64,249.17.

| Improvement Area #1             |           |                   |
|---------------------------------|-----------|-------------------|
| Due January 31, 2023            |           |                   |
| Principal                       | \$        | 110,000.00        |
| Interest                        | \$        | 221,025.00        |
| Additional Interest             | \$        | 25,800.00         |
| Annual Collection Costs         | \$        | 64,249.17         |
| <b>Total Annual Installment</b> | <b>\$</b> | <b>421,074.17</b> |

### Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$467,129.01.
- **Additional Interest** – the total Additional Interest Reserve Requirement, 0.5% interest charged on the Assessments, due is \$0.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$30,000.00.

| Improvement Area #2             |           |                   |
|---------------------------------|-----------|-------------------|
| Due January 31, 2023            |           |                   |
| Principal                       | \$        | 97,000.00         |
| Interest                        | \$        | 370,129.01        |
| Additional Interest             | \$        | -                 |
| Annual Collection Costs         | \$        | 30,000.00         |
| <b>Total Annual Installment</b> | <b>\$</b> | <b>497,129.01</b> |

### Improvement Area #3

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$498,455.90.
- **Additional Interest** – the total Additional Interest Reserve Requirement, 0.5% interest charged on the Assessments, due is \$0.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due is \$30,000.00.

| Improvement Area #3             |           |                   |
|---------------------------------|-----------|-------------------|
| Due January 31, 2023            |           |                   |
| Principal                       | \$        | 175,000.00        |
| Interest                        | \$        | 323,455.90        |
| Additional Interest             | \$        | -                 |
| Annual Collection Costs         | \$        | 30,000.00         |
| <b>Total Annual Installment</b> | <b>\$</b> | <b>528,455.90</b> |

See **Exhibit L-1** for the debt service schedule for the Major Improvement Area Bonds as shown in the official statement. See **Exhibit L-2** for the debt service schedule for the Improvement Area #1 Bonds as shown in the official statement. See **Exhibit L-3** for the debt service schedule for the Improvement Areas #2-3 Bonds.

See the table below for the allocation of Annual Collection Costs in the District.

|  | Major Improvement Area | Improvement Area #1 | Improvement Area #2 | Improvement Area #3 |
|--|------------------------|---------------------|---------------------|---------------------|
| <b>Annual Collection Costs Breakdown</b> |                        |                     |                     |                     |
| Administration                           | \$ 20,434.06           | \$ 41,683.94        | \$ -                | \$ -                |
| City Auditor                             | 3,000.00               | 3,000.00            | 3,000.00            | -                   |
| Filing Fees                              | 328.96                 | 671.04              | -                   | -                   |
| County Collection                        | 503.00                 | 1,190.00            | -                   | -                   |
| Misc                                     | 328.96                 | 671.04              | -                   | -                   |
| PID Trustee Fees                         | 3,500.00               | 3,500.00            | -                   | -                   |
| Dissemination Agent                      | 3,500.00               | 3,500.00            | -                   | -                   |
| Draw Request Review                      | -                      | -                   | 7,500.00            | -                   |
| Past due invoices                        | -                      | 10,033.15           | -                   | -                   |
| Deposit to Admin Fund                    | -                      | -                   | 19,500.00           | 30,000.00           |
| <b>Total Annual Collection Costs</b>     | <b>\$ 31,594.98</b>    | <b>\$ 64,249.17</b> | <b>\$ 30,000.00</b> | <b>\$ 30,000.00</b> |

## PREPAYMENT OF ASSESSMENTS IN FULL

### Major Improvement Area

There have been no full prepayments of Assessments in the Major Improvement Area.

### Improvement Area #1

The following is a list of all Improvement Area #1 Lots that have been paid in full:

| Improvement Area #1 |          |                 |
|---------------------|----------|-----------------|
| Property ID         | Lot Type | Prepayment Date |
| 2819706             | 1        | 7/12/2021       |
| 2819916             | 2        | 11/19/2021      |
| 2819921             | 2        | 11/24/2021      |

### Improvement Area #2

There have been no full prepayments of Assessments in Improvement Area #2.

### **Improvement Area #3**

There have been no full prepayments of Assessments in Improvement Area #3.

## **PARTIAL PREPAYMENT OF ASSESSMENTS**

### **Major Improvement Area**

There have been no partial prepayments of Assessments in the Major Improvement Area.

### **Improvement Area #1**

There have been no partial prepayments of Assessments in Improvement Area #1.

### **Improvement Area #2**

There have been no partial prepayments of Assessments in Improvement Area #2.

### **Improvement Area #3**

There have been no partial prepayments of Assessments in Improvement Area #3.

## **EXTRAORDINARY OPTIONAL REDEMPTIONS**

### **Major Improvement Area**

No extraordinary optional redemptions have occurred in the Major Improvement Area.

### **Improvement Area #1**

No extraordinary optional redemptions have occurred in Improvement Area #1.

### **Improvement Area #2**

No extraordinary optional redemptions have occurred in Improvement Area #2.

### **Improvement Area #3**

No extraordinary optional redemptions have occurred in Improvement Area #3.

## EXHIBITS

The following Exhibits are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds for all purposes:

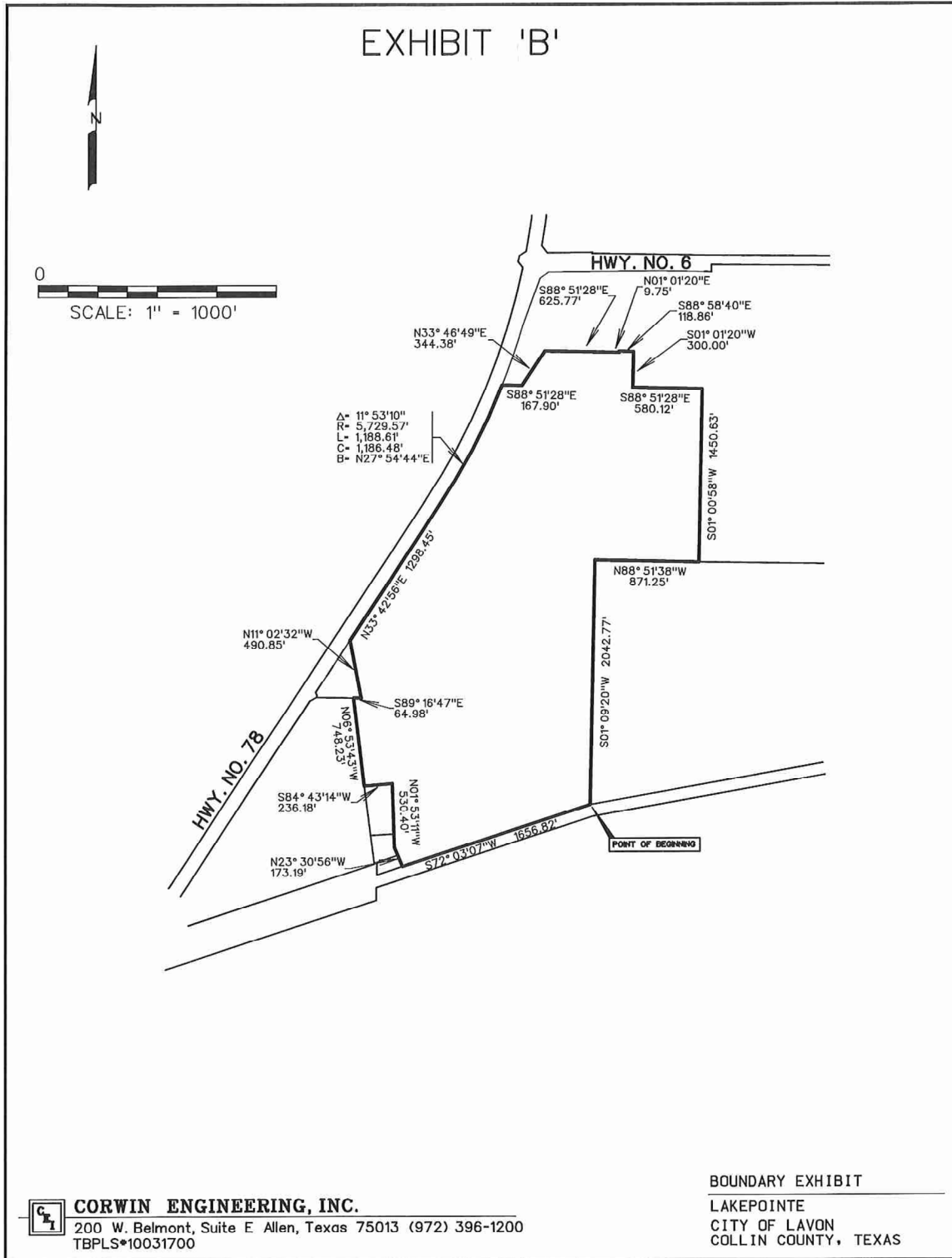
|                    |   |
|--------------------|---|
| <b>Exhibit A-1</b> | Map of the District                                     |
| <b>Exhibit A-2</b> | Map Major Improvement Area                              |
| <b>Exhibit A-3</b> | Map and Plats of Improvement Area #1                    |
| <b>Exhibit A-4</b> | Map and Plats of Improvement Area #2                    |
| <b>Exhibit A-5</b> | Map of Improvement Area #3                              |
| <b>Exhibit B</b>   | Project Costs   |
| <b>Exhibit C</b>   | Service Plan  |
| <b>Exhibit D</b>   | Sources and Uses of Funds                               |
| <b>Exhibit E-1</b> | Major Improvement Area Assessment Roll                  |
| <b>Exhibit E-2</b> | Major Improvement Area Annual Installments              |
| <b>Exhibit F-1</b> | Improvement Area #1 Assessment Roll                     |
| <b>Exhibit F-2</b> | Improvement Area #1 Annual Installments                 |
| <b>Exhibit G-1</b> | Improvement Area #2 Assessment Roll                     |
| <b>Exhibit G-2</b> | Improvement Area #2 Annual Installments                 |
| <b>Exhibit H-1</b> | Improvement Area #3 Assessment Roll                     |
| <b>Exhibit H-2</b> | Improvement Area #3 Annual Installments                 |
| <b>Exhibit H-3</b> | Improvement Areas #2-3 Annual Installments              |
| <b>Exhibit I-1</b> | Maps of Major Improvements                              |
| <b>Exhibit I-2</b> | Maps of Water Improvements                              |
| <b>Exhibit I-3</b> | Maps of Improvement Area #1 Improvements                |
| <b>Exhibit I-4</b> | Maps of Improvement Area #2 Improvements                |
| <b>Exhibit I-5</b> | Maps of Improvement Area #3 Improvements                |
| <b>Exhibit J</b>   | Maximum Assessment and Tax Rate Equivalent              |
| <b>Exhibit K</b>   | Form of Notice of Assessment Termination                |
| <b>Exhibit L-1</b> | Debt Service Schedules for Major Improvement Area Bonds |
| <b>Exhibit L-2</b> | Debt Service Schedule for Improvement Area #1 Bonds     |
| <b>Exhibit L-3</b> | Debt Service Schedule for Improvement Areas #2-3 Bonds  |
| <b>Exhibit M-1</b> | District Boundary Description                           |
| <b>Exhibit M-2</b> | Major Improvement Area Boundary Description             |
| <b>Exhibit M-3</b> | Improvement Area #1 Boundary Description                |
| <b>Exhibit M-4</b> | Improvement Area #2 Boundary Description                |
| <b>Exhibit M-5</b> | Improvement Area #3 Boundary Description                |

## APPENDICES

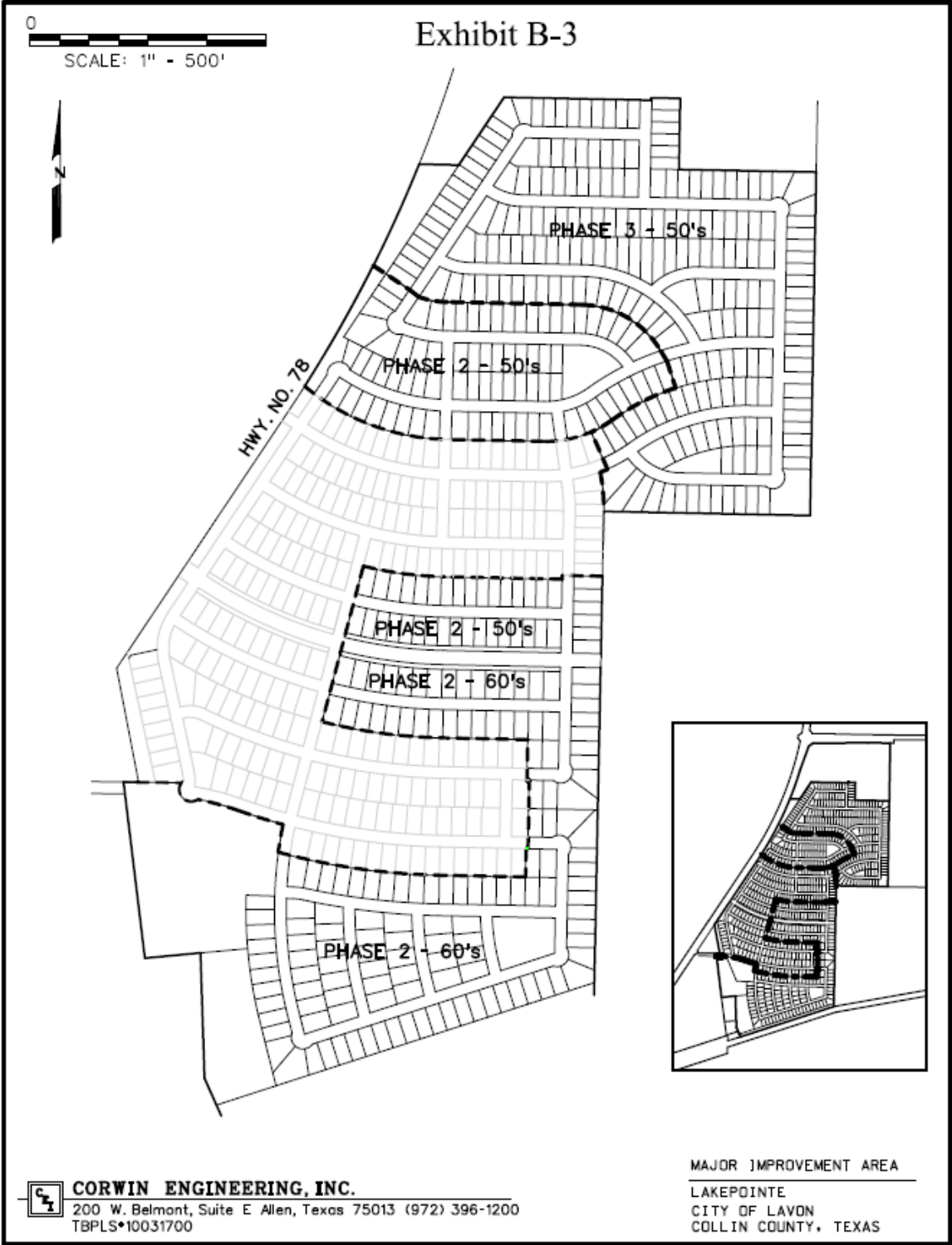
The following Appendices are attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for the Issuance of Improvement Areas #2-3 Bonds for all purposes:

|                     |   |
|---------------------|---|
| <b>Appendix A-1</b> | Lot Type 1 Buyer Disclosure                         |
| <b>Appendix A-2</b> | Lot Type 2 Buyer Disclosure                         |
| <b>Appendix A-3</b> | Lot Type 3 Buyer Disclosure                         |
| <b>Appendix A-4</b> | Lot Type 4 Buyer Disclosure                         |
| <b>Appendix A-5</b> | Lot Type 5 Buyer Disclosure                         |
| <b>Appendix A-6</b> | Improvement Area #3 Initial Parcel Buyer Disclosure |

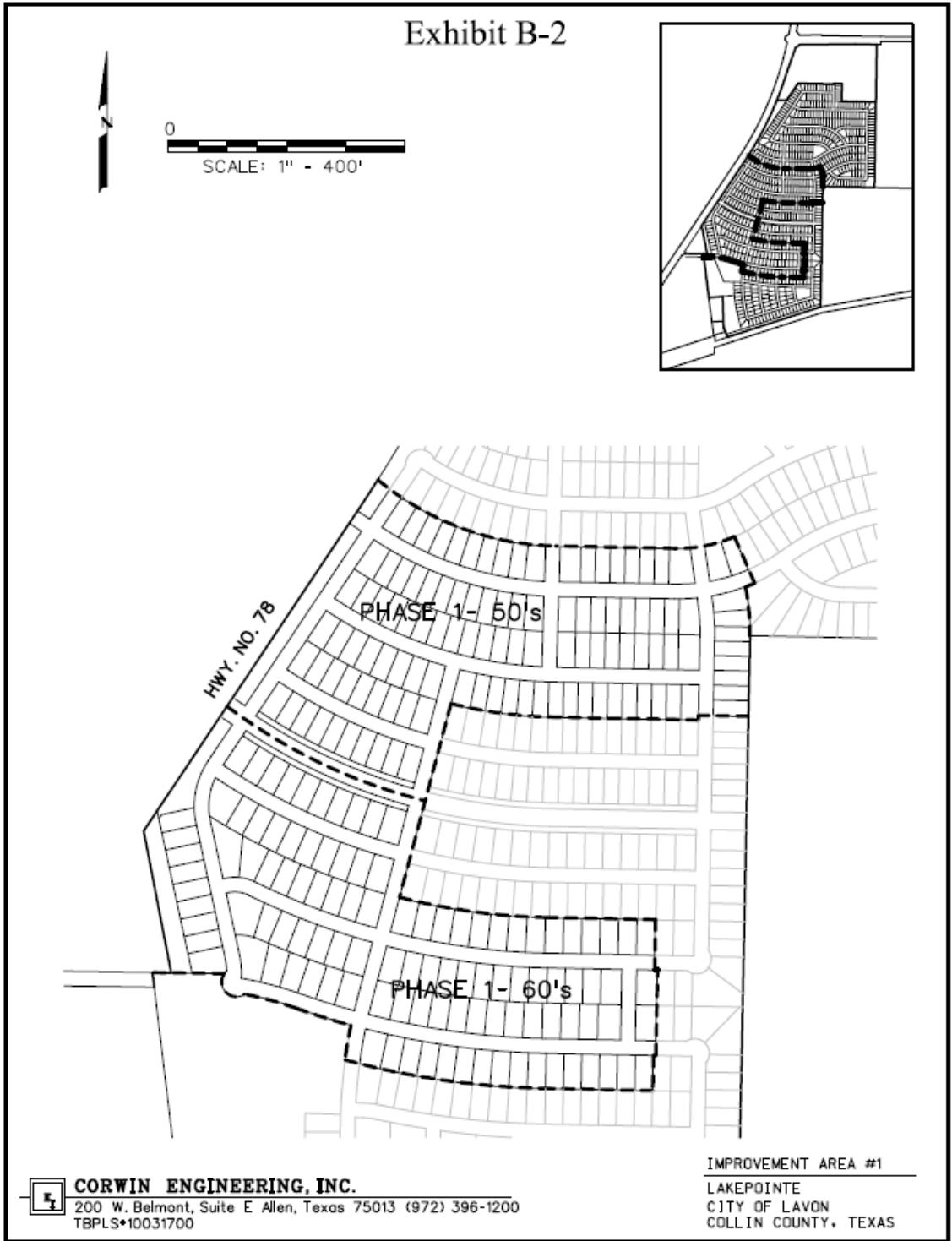
**EXHIBIT A-1 – MAP OF THE DISTRICT**

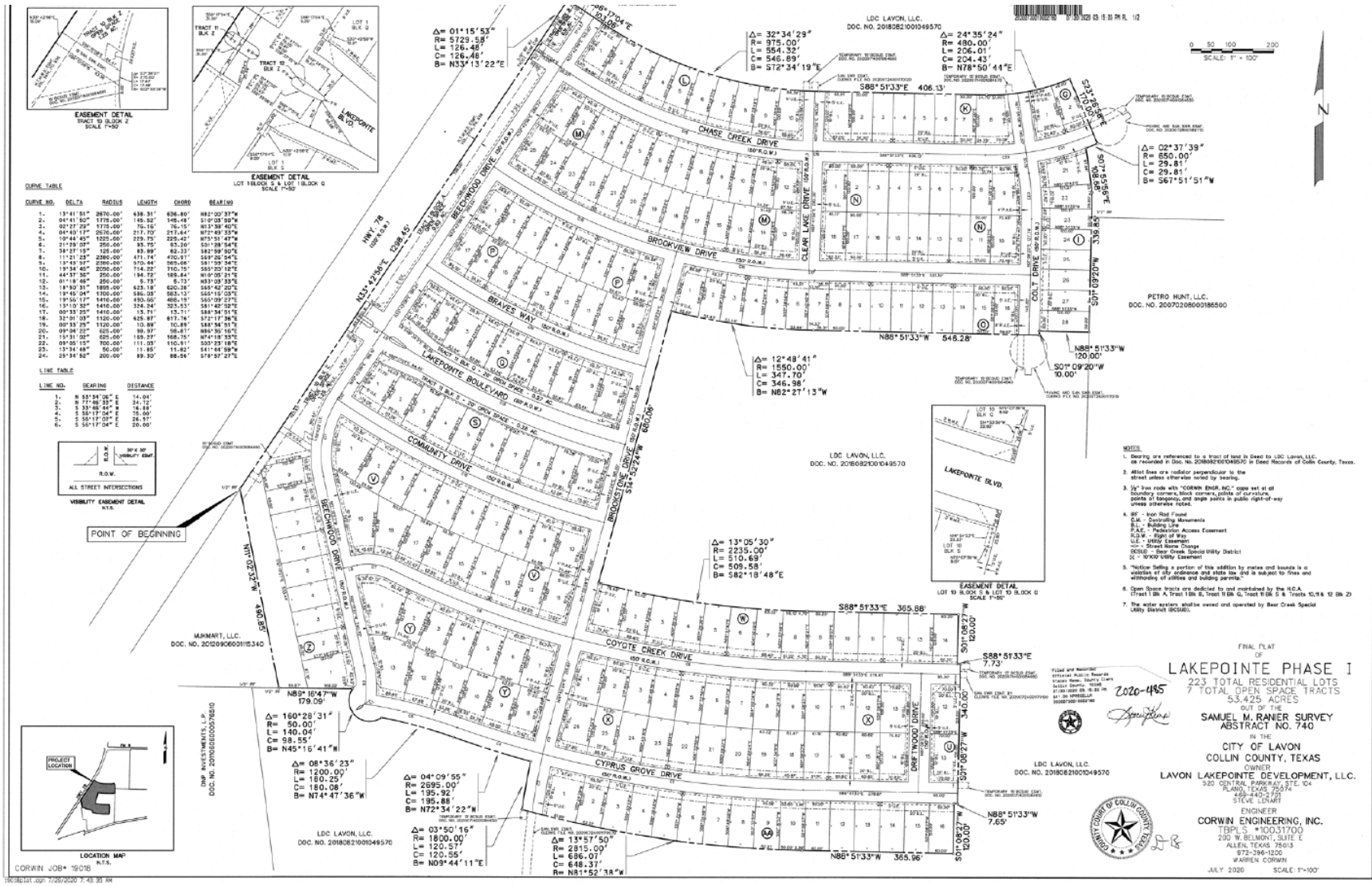


**EXHIBIT A-2 – MAP OF MAJOR IMPROVEMENT AREA**



**EXHIBIT A-3 – MAP AND PLAT OF IMPROVEMENT AREA #1**





**LAKEPOINTE PID  
2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR THE ISSUANCE OF IMPROVEMENT AREAS #2-3  
BONDS**

LEGAL DESCRIPTION

WHEREAS, LAVON LAKEPONTE DEVELOPMENT, LLC, is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract No. 740, in the City of Lavin, Collin County, Texas, being part of a 200,908 acre tract of land described in Document No. 20090250049575, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at 1/2 inch iron rod found at the easterly corner of MCMWRT Tract, as described in Doc. No. 20120206000183, in said Deed Records and being in the east line of said Highway 78 (120' x 0.4') same being in the west line of said 200,908 acre tract;

THENCE, North 33°42'56" East, along the east line of said Highway 78 and the west line of said 200,908 acre tract, for a distance of 506.45 feet, to a 3/8 inch iron rod with a yellow cap stamped "Corvin Eng. Inc." at the point of curvature of a curve to the left, having a radius of 2752.58, a centrelength of 01°15'53";

THENCE, continuing along said curve to the left, having a radius of 2752.58, a centrelength of 01°15'53", to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of tangency;

THENCE, South 58°17'04" East, departing said line, for a distance of 103.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 173.00 feet, a centrelength of 2°24'29";

THENCE, continuing along said curve to the left for an arc distance of 554.33 feet (Chord Bearing South 72°34'19" East 246.89 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 406.13 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 450.00 feet, a centrelength of 2°45'34";

THENCE, continuing along said curve to the left for an arc distance of 205.01 feet (Chord Bearing North 78°50'44" East 104.43 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 23°24'58" East, for a distance of 170.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 600.00 feet, a centrelength of 02°37'39";

THENCE, continuing along said curve to the right for an arc distance of 29.81 feet (Chord Bearing South 87°51'51" East 29.81 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 07°55'56" East, for a distance of 106.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 01°02'02" West, of 59.54 feet, passing a 1/2 inch iron rod found at all corners in the east line of said 200,908 acre tract, for a total distance of 159.85 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, North 88°51'33" West, departing said east line, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 01°09'02" West, for a distance of 10.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, North 88°51'33" West, for a distance of 546.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 500.00 feet, a centrelength of 12°48'47";

THENCE, along said curve to the right for an arc distance of 347.70 feet (Chord Bearing North 82°27'13" East 346.95), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 14°52'24" West, for a distance of 880.08 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", on a non-tangent curve to the left, having a radius of 713.00 feet, a centrelength of 13°09'30";

THENCE, along said curve to the left for an arc distance of 500.69 feet (Chord Bearing South 81°18'48" East 509.58 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 345.88 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 00°51'33" East, for a distance of 340.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, North 88°51'33" West, for a distance of 355.96 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 285.00 feet, a centrelength of 12°27'57";

THENCE, continuing along said curve to the right for an arc distance of 880.07 feet (Chord Bearing North 87°52'58" West 848.37 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", on a non-tangent curve to the right, having a radius of 800.00 feet, a centrelength of 02°52'18";

THENCE, continuing along said curve to the right for an arc distance of 130.57 feet (Chord Bearing North 08°44'11" East 130.56 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", on a curve to the right, having a radius of 260.00 feet, a centrelength of 04°09'50";

THENCE, continuing along said curve to the right for an arc distance of 195.92 feet (Chord Bearing North 72°34'22" East 195.88 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 100.00 feet, a centrelength of 08°58'23";

THENCE, continuing along said curve to the left for an arc distance of 180.55 feet (Chord Bearing North 74°47'36" West 180.08 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a centrelength of 56°28'21";

THENCE, continuing along said curve to the right for an arc distance of 140.04 feet (Chord Bearing North 45°16'41" West 98.55 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.",

THENCE, North 88°51'33" West, for a distance of 179.09 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corvin Eng. Inc.", in the west line of said 200,908 acre tract;

THENCE, North 11°07'13" West, along the west line of said 200,908 acre tract, for a distance of 450.55 feet, to the POINT OF BEGINNING and containing 53,425 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that WARREN L. CORVIN do hereby certify that I prepared this Final Plat and the field notes from an actual accurate survey of the land, but the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Lavin, Texas.

Warren L. Corvin
WARREN L. CORVIN
R.P.L.S. No. 4521



THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORVIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 28 day of July, 2020.



Warren L. Corvin
NOTARY PUBLIC, STATE OF TEXAS

"Recommended for Approval"

Warren L. Corvin
Chairman, Planning & Land Commission
City of Lavin, Texas

9/24/2019
Date

Approved for Construction

Neil Spier
Mayor, City of Lavin, Texas

10/15/2019
Date

Accepted

Neil Spier
Mayor, City of Lavin, Texas

7/16/2020
Date



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAVON LAKEPONTE DEVELOPMENT, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described property as "LAKEPONTE PHASE I", in addition to the City of Lavin, Collin County, Texas, and do hereby dedicate to the City in fee simple and to the public use, including the use by former the streets and ways shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. Assessments indicated by the plat shall be paid by the owner of the property, without limitation, and private utilities using of existing to use the same for the purposes indicated. No buildings, fences, trees, shrubs or other structure, improvements or growths shall be constructed, reconstructed or placed upon, over or across the any easement delineated by this plat. Any public or private utility shall have the right to remove and keep removed debris of any buildings, fences, trees, shrubs or other structure, improvement or growths, which in any way endanger, or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility and (2) the right of ingress and egress to or from, and upon such utility easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to, enlarging, or removing other parts of its operation without the necessity of any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements delineated by this plat shall also include an obligation of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, encasements, fire hydrants, water services and wastewater services from the main to the curb of government line.

- 1) All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and standards.
2) The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavin or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
3) The City of Lavin and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4) Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and City of Lavin and Bear Creek Special Utility District.
5) The City of Lavin, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
6) The City of Lavin, Bear Creek Special Utility District, and public utilities created at times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, respective systems without the necessity of any time of procuring permission from anyone.
7) All modifications to this document shall be by means of plat and approved by the City of Lavin unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

This plat approved subject to applicable ordinances, rules, regulations and resolutions of the City of Lavin, Texas. EXECUTED this 29th day of July, 2020.

LAVON LAKEPONTE DEVELOPMENT, LLC.
a Texas Limited Liability Company

Steven H. Ranier, Manager

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEVEN H. RANIER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 29th day of July, 2020.



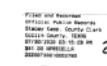
Steven H. Ranier
Notary Public in and for the State of Texas
My commission expires Feb. 24, 2024

This plat correctly presents the required assessments and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: Camilo Rios / GENERAL MANAGER

DATE: July 29, 2020

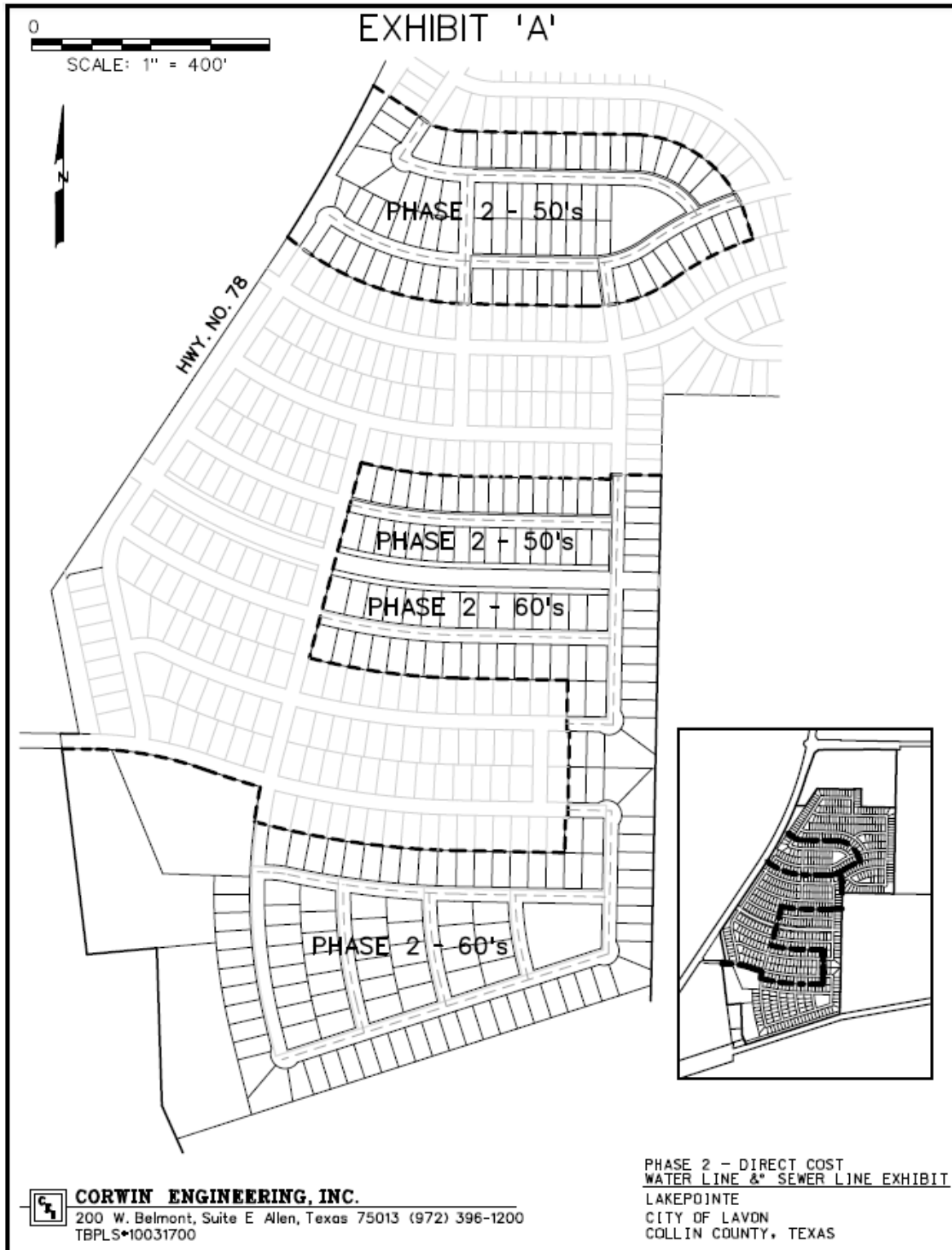


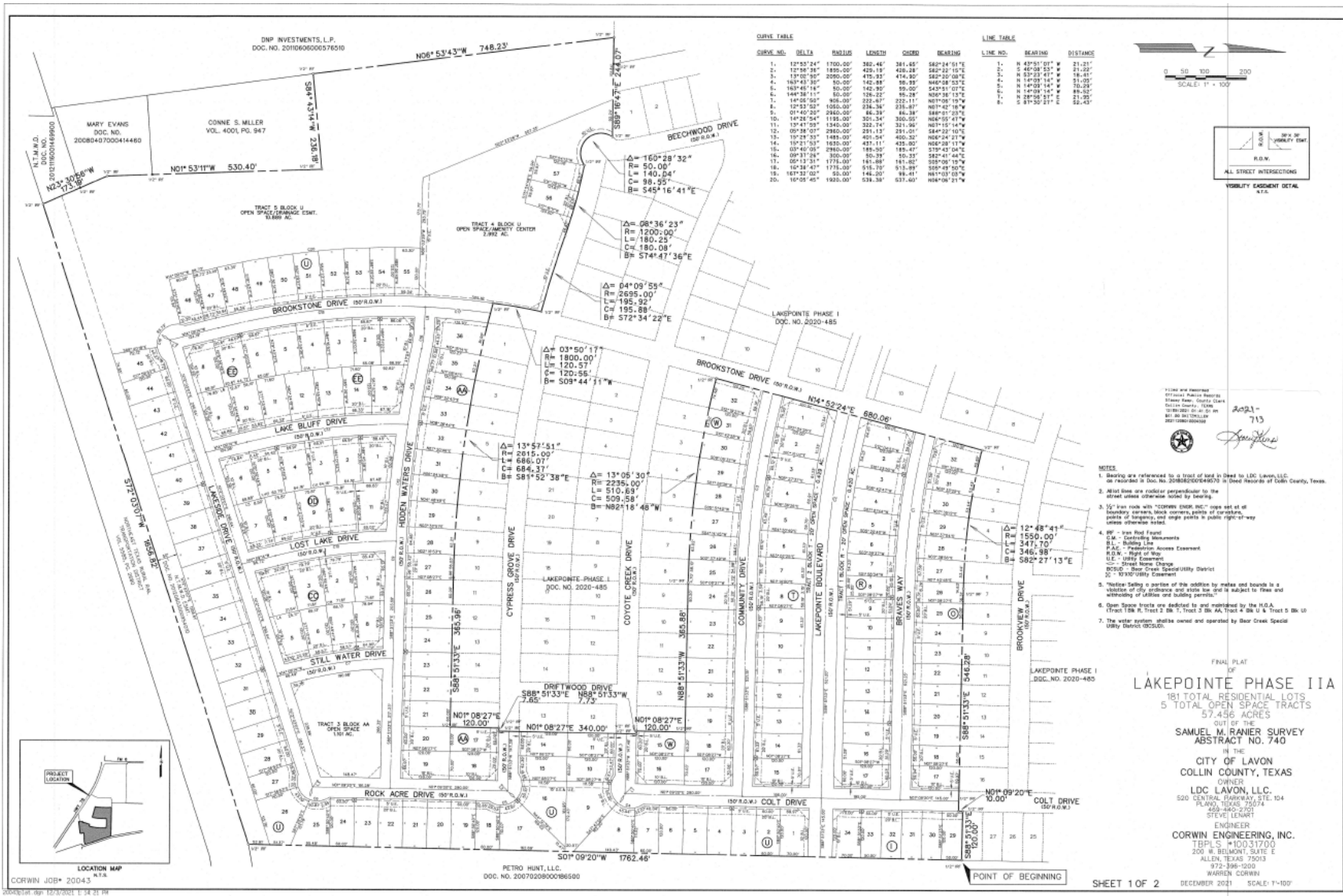
2020-496
Signature



FINAL PLAT OF LAKEPONTE PHASE I
223 TOTAL RESIDENTIAL LOTS
TOTAL OPEN SPACE LOTS 53,425 ACRES
SAMUEL M. RANIER SURVEY ABSTRACT NO. 740
IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS
OWNER LAVON LAKEPONTE DEVELOPMENT, LLC.
520 CENTRAL PARKWAY, STE. 104
PLANO, TEXAS 75074
469-440-2101
STEVE LEWIS
ENGINEER CORVIN ENGINEERING, INC.
TELEF: +1003700
200 W. BILMONT, SUITE E
ALLEN, TEXAS 75015
872-386-0200
WARREN CORVIN
AUG 2020
SHEET 2 OF 2

**EXHIBIT A-4 – MAP AND PLATS OF IMPROVEMENT AREA #2**





**LAKEPOINTE PID  
2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR THE ISSUANCE OF IMPROVEMENT AREAS #2-3  
BONDS**

**LEGAL DESCRIPTION**

WHEREAS, LDC LAVON, LLC, is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.8089 acre tract of land described in Document No. 2019062200049019, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING**, at a 1/2 inch iron rod found at the most easterly southeast corner of Lakepointe Phase I, an addition to the City of Lavon as described in Doc. No. 2020-485 in the Plat Records of Collin County, Texas, and being in the east line of said 200.8089 acre tract and being in the west line of a tract of land in deed to Patrice Hunt, LLC, as described in Doc. No. 2017070200098500 in said Deed Records;

THENCE, South 07°09'20" West, along the east line of said 200.8089 acre tract and the east line of said Patrice Hunt, LLC, tract, for a distance of 1762.46 feet, to a 1/2 inch iron rod found at the southeast corner of said 200.8089 acre tract and the southeast corner of said Patrice Hunt, LLC, tract being in the north line of Northeast Texas Rural/Rail Transportation District, as described in Vol. 5385, Pg. 2680, in said Deed Records;

THENCE, South 72°03'07" West, along the south line of said 200.8089 acre tract and the north line of said Northeast Texas Rural/Rail Transportation District tract, for a distance of 358.82 feet, to a 1/2 inch iron rod found at the southeast corner of said 200.8089 acre tract and the southeast corner of North Texas Municipal Water District tract, as described in Doc. No. 200219000463900, in said Deed Records;

THENCE, North 23°30'56" West, along the west line of said 200.8089 acre tract, of 100.05 feet, passing a 1/2 inch iron rod found at the northeast corner of said North Texas Municipal Water District tract and the southeast corner of a tract of land in deed to Mary Evans as described in Doc. No. 20080407000414460 in said Deed Records and continuing for a total distance of 173.19 feet, to a 1/2 inch iron rod found;

THENCE, North 07°53'11" West, continuing along said west line and said east line, at 111.39 feet, passing a 1/2 inch iron rod found at the northeast corner of said Mary Evans Tract and being the southeast corner of a tract of land in deed to Connie S. Miller, as described in Vol. 4901, Pg. 347 in said Deed Records, and continuing for a total distance of 330.40 feet, to a 1/2 inch iron rod found at the northeast corner of said Connie S. Miller Tract;

THENCE, South 84°43'14" West, continuing along said west line and along the north line of said Connie S. Miller tract, for a distance of 236.18 feet, to a 1/2 inch iron rod found at the northwest corner of said Connie S. Miller tract and being in the east line of a tract of land in deed to DNP Investments, L.P., as described in Doc. No. 2016060000078600 in said Deed Records;

THENCE, North 09°53'43" West, continuing along said east line and along said east line of said DNP Investments, L.P. tract, for a distance of 748.33 feet, to a 1/2 inch iron rod found at the northeast corner of said DNP Investments, L.P. tract;

THENCE, South 89°16'47" East, continuing along said west line, at 64.98 feet, passing a 1/2 inch iron rod found being a southeast corner of said Lakepointe Phase I and continuing for a total distance of 244.07 feet, to a 3/8 inch iron rod found on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 150°28'32";

THENCE, along the south line of said Lakepointe Phase I and with said curve to the left, for an arc distance of 140.04 feet (Chord Bearing South 89°49'47" East, 88.30 feet), to a 1/2 inch iron rod found on a curve to the right, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said south line and with said curve to the right for an arc distance of 180.25 feet (Chord Bearing South 74°47'36" East, 180.00 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 2895.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the left for an arc distance of 195.92 feet (Chord Bearing South 72°34'22" East, 195.88 feet), to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 03°50'17";

THENCE, continuing along said curve to the left for an arc distance of 120.57 feet (Chord Bearing South 09°44'11" West, 120.50 feet), to a 1/2 inch iron rod found on a curve to the left, having a radius of 2895.00 feet, a central angle of 13°57'51";

THENCE, continuing along said curve to the left for an arc distance of 688.07 feet (Chord Bearing South 81°52'38" East, 618.57 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 88°51'33" East, continuing along said south line, for a distance of 365.95 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said Lakepointe Phase I;

THENCE, North 07°08'22" East, along the east line of said Lakepointe Phase I for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, South 88°51'33" East, continuing along said east line, for a distance of 7.65 feet, to a 1/2 inch iron rod found;

THENCE, North 07°08'22" East, continuing along said east line, for a distance of 343.00 feet, to a 1/2 inch iron rod found;

THENCE, North 88°51'33" West, continuing along said east line, for a distance of 7.73 feet, to a 1/2 inch iron rod found;

THENCE, North 07°08'22" East, continuing along said east line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, North 88°51'33" West, continuing along said east line, for a distance of 365.88 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 2335.00 feet, a central angle of 13°09'30";

THENCE, continuing along said east line and with said curve to the right for an arc distance of 530.69 feet (Chord Bearing North 52°18'40" West, 528.00 feet), to a 1/2 inch iron rod found;

THENCE, North 54°52'24" East, continuing along said east line, for a distance of 880.06 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1550.00 feet, a central angle of 12°48'47";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 347.70 feet (Chord Bearing South 82°27'13" East, 348.08 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 88°51'33" East, continuing along said east line, for a distance of 546.28 feet, to a 1/2 inch iron rod found;

THENCE, North 07°08'22" East, continuing along said east line, for a distance of 10.00 feet, to a 1/2 inch iron rod found;

THENCE, South 88°51'33" East, continuing along said east line, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 57.436 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, as hereby certify that I prepared this Final Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Lavon, Texas.

*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4521



THE STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 9<sup>th</sup> day of Dec, 2021.

*Marie Howard*  
MARIE HOWARD  
NOTARY PUBLIC, STATE OF TEXAS



**"Recommended for Approval"**

*Dale J. Zingales*  
Dale J. Zingales  
Chairman, Planning & Zoning Commission  
City of Lavon, Texas

10/27/2020  
Date

**Approved for Construction**

*Nicholas...*  
Nicholas...  
Mayor, City of Lavon, Texas

11/3/2020  
Date

**Accepted**

*Nicholas...*  
Nicholas...  
Mayor, City of Lavon, Texas

12/7/2021  
Date

"I, the undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the LAKEPOINTE PHASE IIA, to the City of Lavon was submitted to the City Council on the 11 day of December, 2021 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 7 day of December, A.D., 2021.

*Rae Dobson*  
Rae Dobson  
City Secretary  
City of Lavon, Texas

This plat correctly presents the required assessments and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME / TITLE: *Camille Reagan / General Manager*

DATE: *December 9, 2021*



Notwithstanding any dedicatory language contained in this plat, the City and the Owner acknowledge and confirm that those improvements, including any real estate required for such improvements, identified as public improvements benefiting the Lakepointe Public Improvement District (the "PID"), are not dedicated by this plat. Instead, the City intends to acquire or cause the construction of such improvements with the proceeds of PID assessments and/or PID bond proceeds, the repayment of which is secured by such PID assessments.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT LDC LAVON, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described property as "LAKEPOINTE PHASE IIA", an addition to the City of Lavon, Collin County, Texas, and do hereby dedicate to the City, in fee simple and to the public use, including the use by, for the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. Assessments dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No buildings, fences, trees, shrubs or other structure, improvements or growths shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have (1) the right to remove and keep removed all parts of any buildings, fences, trees, shrubs or other structure, improvement or growths which in any way endanger, or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such utility easements for the purpose of constructing, reconstructing, inspecting, protecting, maintaining and adding to, enlarging or removing all or parts of its operation without the necessity of any time of granting the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of pavement line.

- 1) All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
- 2) The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
- 3) The City of Lavon and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements created by maintenance or repair.
- 4) Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and City of Lavon and Bear Creek Special Utility District.
- 5) The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 6) The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, protecting, respective systems without the necessity of any time of granting permission from anyone.
- 7) All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

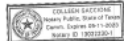
This plat approved subject to all applicable ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

EXECUTED this 2<sup>nd</sup> day of December, 2021.

LDC LAVON, LLC  
a Texas limited liability company

*Steven H. Lenort*  
Steven H. Lenort, Manager

STATE OF TEXAS  
COUNTY OF *Collin*



Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEVEN H. LENORT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 2<sup>nd</sup> day of December, 2021.

*Colleen Schmitt*  
Colleen Schmitt  
Notary Public in and for the State of Texas  
My commission expires: 06-11-2023

FINAL PLAT  
OF  
**LAKEPOINTE PHASE IIA**

181 TOTAL RESIDENTIAL LOTS  
5 TOTAL OPEN SPACE TRACTS  
57.436 ACRES  
OUT OF THE

SAMUEL M. RANIER SURVEY  
ABSTRACT NO. 740

IN THE  
CITY OF LAVON  
COLLIN COUNTY, TEXAS

OWNER  
LDC LAVON, LLC,  
520 CENTRAL PARKWAY, STE. 104  
PLANO, TEXAS 75074  
469-140-2701  
STEVE LENORT

ENGINEER  
CORWIN ENGINEERING, INC.

TBPLS #10031700  
201 W. BELMONT SUITE E  
ALLEN, TEXAS 75013  
872-398-1200  
WARREN CORWIN  
DECEMBER 2021

SHEET 2 OF 2

**LAKEPOINTE PID**

**2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR THE ISSUANCE OF IMPROVEMENT AREAS #2-3 BONDS**

| CURVE NO. | BEGINNING  | END      | LENGTH  | CHORD   | BEARING     |
|-----------|------------|----------|---------|---------|-------------|
| 1.        | 102°11'11" | 52.00'   | 142.70' | 46.97'  | N79°34'57"E |
| 2.        | 32°52'48"  | 830.00'  | 480.79' | 413.47' | S71°21'14"W |
| 3.        | 09°54'22"  | 335.00'  | 8.60'   | 8.59'   | S89°34'17"W |
| 4.        | 09°54'22"  | 335.00'  | 15.20'  | 15.20'  | N89°36'16"E |
| 5.        | 09°51'08"  | 1115.00' | 182.38' | 182.14' | N59°12'49"E |
| 6.        | 09°51'08"  | 1115.00' | 281.41' | 281.20' | N59°20'22"E |
| 7.        | 24°57'00"  | 545.00'  | 231.46' | 231.20' | N62°54'57"E |
| 8.        | 11°51'22"  | 50.00'   | 182.87' | 99.50'  | S19°59'49"E |
| 9.        | 120°58'00" | 105.00'  | 171.60' | 235.41' | S19°59'07"E |
| 10.       | 12°23'48"  | 685.00'  | 291.45' | 289.48' | S79°04'58"E |

| LINE NO. | BEARING       | DISTANCE |
|----------|---------------|----------|
| 1.       | S 10°37'05" E | 21.40'   |
| 2.       | N 74°18'37" E | 33.00'   |
| 3.       | N 42°10'18" W | 23.97'   |

**APPROVED FOR CONSTRUCTION**

Warren L. Corwin, Mayor, City of Lovon, Texas

**DATE:** 10/27/2020

**DATE:** 11/3/2020

**DATE:** 11/16/2021

**DATE:** 12/7/2021

**NOTARY PUBLIC, STATE OF TEXAS**

Warren L. Corwin, R.P.L.S. No. 4021

**BEAR CREEK SPECIAL UTILITY DISTRICT**

NAME/TITLE: Camille Deagon / GENERAL MANAGER

DATE: November 24, 2021

**STATE OF TEXAS**

COUNTY OF Collin

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared STEVEN L. LEMERT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 24th day of Nov, 2021.

**NOTARY PUBLIC, STATE OF TEXAS**

Steven L. Lemert

**FINAL PLAT OF LAKEPOINTE PHASE IIB**

79 TOTAL RESIDENTIAL LOTS  
2 TOTAL OPEN SPACE TRACTS  
17,457 SQUARE FEET

OWNER: **LDC LAVON, L.L.C.**

520 CENTRAL PARKWAY, STE. 104  
PLANO, TEXAS 75074  
469-4402-2701

**ENGINEER**  
CORWIN ENGINEERING, INC.  
12151 S. MIDCOURT  
200 W. BELMONT SUITE E  
ALLEN, TEXAS 75015  
972-395-0200  
WARREN CORWIN

DECEMBER 2021 SCALE: 1"=100'

**LAKEPOINTE PID  
2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR THE ISSUANCE OF IMPROVEMENT AREAS #2-3  
BONDS**

**EXHIBIT A-5 – MAP OF IMPROVEMENT AREA #3**



## EXHIBIT B – PROJECT COSTS

|   | Total Costs          | Privately Funded    | Major Improvement Area |                     | Improvement Area #1 |                     | Improvement Area #2 |                     | Improvement Area #3 |                     |
|---|----------------------|---------------------|------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|   |                      |                     | %                      | Cost                | %                   | Cost                | %                   | Cost                | %                   | Cost                |
| <b>Major Improvements<sup>1</sup></b>               |                      |                     |                        |                     |                     |                     |                     |                     |                     |                     |
| Right of Way <sup>2</sup>                           | \$ 479,955           | \$ -                | 0.00%                  | \$ -                | 100.00%             | \$ 479,955          | 0.00%               | \$ -                | 0.00%               | \$ -                |
| Sewer <sup>3</sup>                                  | 1,038,148            | -                   | 67.78%                 | 703,632             | 32.22%              | 334,516             | 0.00%               | -                   | 0.00%               | -                   |
| Storm Sewer   | 30,000               | -                   | 67.78%                 | 20,333              | 32.22%              | 9,667               | 0.00%               | -                   | 0.00%               | -                   |
| Pavement  | 632,350              | -                   | 67.78%                 | 428,592             | 32.22%              | 203,758             | 0.00%               | -                   | 0.00%               | -                   |
| Eng, Design, Fees & Const. Management               | 216,457              | -                   | 67.78%                 | 146,709             | 32.22%              | 69,748              | 0.00%               | -                   | 0.00%               | -                   |
| Hardscape and Landscape                             | 621,000              | -                   | 67.78%                 | 420,899             | 32.22%              | 200,101             | 0.00%               | -                   | 0.00%               | -                   |
| PID Creation Cost                                   | 485,000              | -                   | 67.78%                 | 328,722             | 32.22%              | 156,278             | 0.00%               | -                   | 0.00%               | -                   |
|   | <u>\$ 3,502,910</u>  | <u>\$ -</u>         |                        | <u>\$ 2,048,887</u> |                     | <u>\$ 1,454,023</u> |                     | <u>\$ -</u>         |                     | <u>\$ -</u>         |
| <b>Improvement Area #1 Improvements</b>             |                      |                     |                        |                     |                     |                     |                     |                     |                     |                     |
| Sewer   | \$ 538,770           | \$ -                | 0.00%                  | \$ -                | 100.00%             | \$ 538,770          | 0.00%               | \$ -                | 0.00%               | \$ -                |
| Storm Sewer   | 1,224,000            | -                   | 0.00%                  | -                   | 100.00%             | 1,224,000           | 0.00%               | -                   | 0.00%               | -                   |
| Pavement  | 1,761,738            | -                   | 0.00%                  | -                   | 100.00%             | 1,761,738           | 0.00%               | -                   | 0.00%               | -                   |
| Eng, Design, Fees & Const. Management               | 1,250,054            | -                   | 0.00%                  | -                   | 100.00%             | 1,250,054           | 0.00%               | -                   | 0.00%               | -                   |
|   | <u>\$ 4,774,562</u>  | <u>\$ -</u>         |                        | <u>\$ -</u>         |                     | <u>\$ 4,774,562</u> |                     | <u>\$ -</u>         |                     | <u>\$ -</u>         |
| <b>Improvement Area #2 Improvements</b>             |                      |                     |                        |                     |                     |                     |                     |                     |                     |                     |
| Hardscape, Irrigation, and Landscape                | \$ 635,000           | \$ -                | 0.00%                  | \$ -                | 0.00%               | \$ -                | 100.00%             | \$ 635,000          | 0.00%               | \$ -                |
| Sewer   | 615,000              | -                   | 0.00%                  | -                   | 0.00%               | -                   | 100.00%             | 615,000             | 0.00%               | -                   |
| Storm Sewer   | 1,423,000            | -                   | 0.00%                  | -                   | 0.00%               | -                   | 100.00%             | 1,423,000           | 0.00%               | -                   |
| Pavement  | 2,330,000            | -                   | 0.00%                  | -                   | 0.00%               | -                   | 100.00%             | 2,330,000           | 0.00%               | -                   |
| Eng, Design, Fees & Const. Management               | 925,000              | -                   | 0.00%                  | -                   | 0.00%               | -                   | 100.00%             | 925,000             | 0.00%               | -                   |
| Contingency <sup>4</sup>                            | 300,000              | -                   | 0.00%                  | -                   | 0.00%               | -                   | 100.00%             | 300,000             | 0.00%               | -                   |
| Right of Way/Open Space <sup>7</sup>                | 525,000              | -                   | 0.00%                  | -                   | 0.00%               | -                   | 100.00%             | 525,000             | 0.00%               | -                   |
|   | <u>\$ 6,753,000</u>  | <u>\$ -</u>         |                        | <u>\$ -</u>         |                     | <u>\$ -</u>         |                     | <u>\$ 6,753,000</u> |                     | <u>\$ -</u>         |
| <b>Improvement Area #3 Improvements<sup>5</sup></b> |                      |                     |                        |                     |                     |                     |                     |                     |                     |                     |
| Hardscape and Landscape                             | \$ 227,308           | \$ -                | 0.00%                  | \$ -                | 0.00%               | \$ -                | 0.00%               | \$ -                | 100.00%             | \$ 227,308          |
| Sewer   | 541,545              | -                   | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 100.00%             | 541,545             |
| Storm Sewer   | 1,105,000            | -                   | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 100.00%             | 1,105,000           |
| Pavement  | 1,842,241            | -                   | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 100.00%             | 1,842,241           |
| Miscellaneous <sup>6</sup>                          | 1,485,214            | -                   | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 100.00%             | 1,485,214           |
| Right of Way/Open Space <sup>7</sup>                | 642,539              | -                   | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 100.00%             | 642,539             |
|   | <u>\$ 5,843,847</u>  | <u>\$ -</u>         |                        | <u>\$ -</u>         |                     | <u>\$ -</u>         |                     | <u>\$ -</u>         |                     | <u>\$ 5,843,847</u> |
| <b>Private Improvements</b>                         |                      |                     |                        |                     |                     |                     |                     |                     |                     |                     |
| Water   | \$ 2,822,960         | \$ 2,822,960        | 0.00%                  | \$ -                | 0.00%               | \$ -                | 0.00%               | \$ -                | 0.00%               | \$ -                |
| Sewer   | 817,000              | 817,000             | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 0.00%               | -                   |
| Excavation  | 700,000              | 700,000             | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 0.00%               | -                   |
| Gas   | 445,100              | 445,100             | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 0.00%               | -                   |
| CMT   | 35,000               | 35,000              | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 0.00%               | -                   |
| Retaining Walls                                     | 1,423,267            | 1,423,267           | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 0.00%               | -                   |
| Engineering and Staking                             | 373,803              | 373,803             | 0.00%                  | -                   | 0.00%               | -                   | 0.00%               | -                   | 0.00%               | -                   |
|   | <u>\$ 6,617,130</u>  | <u>\$ 6,617,130</u> |                        | <u>\$ -</u>         |                     | <u>\$ -</u>         |                     | <u>\$ -</u>         |                     | <u>\$ -</u>         |
| <b>Bond Issuance Costs</b>                          |                      |                     |                        |                     |                     |                     |                     |                     |                     |                     |
| Debt Service Reserve Fund                           | \$ 1,846,718         |                     |                        | \$ 178,313          |                     | \$ 334,400          |                     | \$ 712,070          |                     | \$ 621,935          |
| Capitalized Interest                                | 354,532              |                     |                        | 127,600             |                     | 226,932             |                     | -                   |                     | -                   |
| Underwriter Discount                                | 692,730              |                     |                        | 78,900              |                     | 160,950             |                     | 241,740             |                     | 211,140             |
| Cost of Issuance                                    | 1,248,678            |                     |                        | 165,359             |                     | 300,936             |                     | 412,422             |                     | 369,961             |
|   | <u>\$ 4,142,657</u>  |                     |                        | <u>\$ 550,171</u>   |                     | <u>\$ 1,023,218</u> |                     | <u>\$ 1,366,232</u> |                     | <u>\$ 1,203,035</u> |
| <b>Other Costs</b>                                  |                      |                     |                        |                     |                     |                     |                     |                     |                     |                     |
| First Year Annual Collection Costs                  | \$ 120,000           |                     |                        | \$ 30,000           |                     | \$ 30,000           |                     | \$ 30,000           |                     | \$ 30,000           |
| Rounding Amount                                     | 5,575                |                     |                        | 942                 |                     | 3,401               |                     | 768                 |                     | 465                 |
|   | <u>\$ 125,575</u>    |                     |                        | <u>\$ 30,942</u>    |                     | <u>\$ 33,401</u>    |                     | <u>\$ 30,768</u>    |                     | <u>\$ 30,465</u>    |
| <b>Total<sup>8</sup></b>                            | <b>\$ 26,985,119</b> | <b>\$ 6,617,130</b> |                        | <b>\$ 2,630,000</b> |                     | <b>\$ 7,285,204</b> |                     | <b>\$ 8,150,000</b> |                     | <b>\$ 7,077,350</b> |

**Notes:**

<sup>1</sup> Major Improvements allocated to Improvement Area #1 and the Major Improvement Area based on Estimated Buildout Value at the time of the levy of the Major Improvement Area Assessment.

<sup>2</sup> Right of Way cost in Improvement Area #1 per Appraisal of Real Property LakePointe Public Improvement District East Side of SH-78, South of FM-6.

<sup>3</sup> The Bear Creek Trunk Sewer is oversized to provide sewer to property outside of the District, and the oversized portion is not allocated to Assessed Property. Per the Pwner, of the entire cost of the sewer, only \$1,038,148 benefits the District and is considered an Authorized Improvement cost.

<sup>4</sup> Contingency is calculated at 3.00%.

<sup>5</sup> Per cost summary provided by Corwin Engineering, Inc. attached hereto as **Appendix B**.

<sup>6</sup> Improvement Area #3 Improvements Miscellaneous includes excavation, erosion control, signs, CMT, final soils, city inspection fees, engineering fees, plat fees, maintenance bonds, engineering and staking, fee development, and contingency.

<sup>7</sup> Water improvements, as defined in Section III, are being replaced with rights-of-way acquisition, open space, and park improvements, which costs shall not exceed (i) the Actual Costs of water improvements, and (ii) the fair market value supported by an independent appraisal as required by Section 252.051 of the Texas Local Government Code.

<sup>8</sup> Totals may not add due to rounding.

## EXHIBIT C – SERVICE PLAN

| Major Improvement Area          |                              |                      |                      |                      |                      |                      |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installment Due          |                              | 1/31/2023            | 1/31/2024            | 1/31/2025            | 1/31/2026            | 1/31/2027            |
| Principal                       |                              | \$ 50,000.00         | \$ 55,000.00         | \$ 55,000.00         | \$ 60,000.00         | \$ 60,000.00         |
| Interest                        |                              | \$ 123,937.50        | \$ 121,750.00        | \$ 119,343.76        | \$ 116,937.52        | \$ 114,312.52        |
|                                 | (1)                          | \$ 173,937.50        | \$ 176,750.00        | \$ 174,343.76        | \$ 176,937.52        | \$ 174,312.52        |
| Additional Interest             | (2)                          | \$ 12,650.00         | \$ 12,400.00         | \$ 12,125.00         | \$ 11,850.00         | \$ 11,550.00         |
| Annual Collection Costs         | (3)                          | \$ 31,594.98         | \$ 32,226.88         | \$ 32,871.42         | \$ 33,528.85         | \$ 34,199.42         |
| <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 218,182.48</b> | <b>\$ 221,376.88</b> | <b>\$ 219,340.18</b> | <b>\$ 222,316.37</b> | <b>\$ 220,061.94</b> |

| Improvement Area #1             |                              |                      |                      |                      |                      |                      |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installment Due          |                              | 1/31/2023            | 1/31/2024            | 1/31/2025            | 1/31/2026            | 1/31/2027            |
| Principal                       |                              | \$ 110,000.00        | \$ 115,000.00        | \$ 115,000.00        | \$ 120,000.00        | \$ 125,000.00        |
| Interest                        |                              | \$ 221,025.00        | \$ 217,175.00        | \$ 213,150.00        | \$ 208,837.50        | \$ 204,337.50        |
|                                 | (1)                          | \$ 331,025.00        | \$ 332,175.00        | \$ 328,150.00        | \$ 328,837.50        | \$ 329,337.50        |
| Additional Interest             | (2)                          | \$ 25,800.00         | \$ 25,250.00         | \$ 24,675.00         | \$ 24,100.00         | \$ 23,500.00         |
| Annual Collection Costs         | (3)                          | \$ 64,249.17         | \$ 65,534.15         | \$ 66,844.84         | \$ 68,181.73         | \$ 69,545.37         |
| <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 421,074.17</b> | <b>\$ 422,959.15</b> | <b>\$ 419,669.84</b> | <b>\$ 421,119.23</b> | <b>\$ 422,382.87</b> |

| Improvement Area #2             |                              |                      |                      |                      |                      |                      |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installment Due          |                              | 1/31/2023            | 1/31/2024            | 1/31/2025            | 1/31/2026            | 1/31/2027            |
| Principal                       |                              | \$ 97,000.00         | \$ 115,000.00        | \$ 122,000.00        | \$ 127,000.00        | \$ 134,000.00        |
| Interest                        |                              | \$ 370,129.01        | \$ 474,211.25        | \$ 468,173.75        | \$ 461,768.75        | \$ 455,101.25        |
|                                 | (1)                          | \$ 467,129.01        | \$ 589,211.25        | \$ 590,173.75        | \$ 588,768.75        | \$ 589,101.25        |
| Additional Interest             | (2)                          | \$ -                 | \$ 42,708.37         | \$ 42,129.57         | \$ 41,513.51         | \$ 40,863.07         |
| Annual Collection Costs         | (3)                          | \$ 30,000.00         | \$ 30,600.00         | \$ 31,212.00         | \$ 31,836.24         | \$ 32,472.96         |
| <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 497,129.01</b> | <b>\$ 662,519.62</b> | <b>\$ 663,515.32</b> | <b>\$ 662,118.50</b> | <b>\$ 662,437.29</b> |

| Improvement Area #3             |                              |                      |                      |                      |                      |                      |
|---------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installment Due          |                              | 1/31/2023            | 1/31/2024            | 1/31/2025            | 1/31/2026            | 1/31/2027            |
| Principal                       |                              | \$ 175,000.00        | \$ 92,000.00         | \$ 98,000.00         | \$ 102,000.00        | \$ 108,000.00        |
| Interest                        |                              | \$ 323,455.90        | \$ 409,676.25        | \$ 404,846.25        | \$ 399,701.25        | \$ 394,346.25        |
|                                 | (1)                          | \$ 498,455.90        | \$ 501,676.25        | \$ 502,846.25        | \$ 501,701.25        | \$ 502,346.25        |
| Additional Interest             | (2)                          | \$ -                 | \$ 31,816.63         | \$ 31,385.43         | \$ 30,926.49         | \$ 30,441.93         |
| Annual Collection Costs         | (3)                          | \$ 30,000.00         | \$ 30,600.00         | \$ 31,212.00         | \$ 31,836.24         | \$ 32,472.96         |
| <b>Total Annual Installment</b> | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 528,455.90</b> | <b>\$ 564,092.88</b> | <b>\$ 565,443.68</b> | <b>\$ 564,463.98</b> | <b>\$ 565,261.14</b> |

## EXHIBIT D – SOURCES AND USES

|  | Privately Funded    | Major Improvement Area | Improvement Area #1 | Improvement Area #2 | Improvement Area #3 |
|--|---------------------|------------------------|---------------------|---------------------|---------------------|
| <b>Sources of Funds</b>                                |                     |                        |                     |                     |                     |
| Major Improvement Area Bond Par <sup>1</sup>           | \$ -                | \$ 2,630,000           | \$ -                | \$ -                | \$ -                |
| Improvement Area #1 Bond Par <sup>2</sup>              | -                   | -                      | 5,365,000           | -                   | -                   |
| Improvement Area #1 Bond Original Issuer Discount      | -                   | -                      | (11,306)            | -                   | -                   |
| Improvement Area #2-3 Bond Par                         | -                   | -                      | -                   | 8,058,000           | 7,038,000           |
| Owner Contribution <sup>3</sup>                        | -                   | -                      | 1,931,510           | 92,000              | 39,350              |
| Owner Contribution - Private Improvements <sup>3</sup> | 6,617,130           | -                      | -                   | -                   | -                   |
| <b>Total Sources</b>                                   | <b>\$ 6,617,130</b> | <b>\$ 2,630,000</b>    | <b>\$ 7,285,204</b> | <b>\$ 8,150,000</b> | <b>\$ 7,077,350</b> |
| <b>Uses of Funds</b>                                   |                     |                        |                     |                     |                     |
| Major Improvements                                     | \$ -                | \$ 2,048,887           | \$ 1,454,023        | \$ -                | \$ -                |
| Improvement Area #1 Improvements                       | -                   | -                      | 4,774,562           | -                   | -                   |
| Improvement Area #2 Improvements <sup>4</sup>          | -                   | -                      | -                   | 6,753,000           | -                   |
| Improvement Area #3 Improvements <sup>5</sup>          | -                   | -                      | -                   | -                   | 5,843,847           |
| Private Improvements                                   | 6,617,130           | -                      | -                   | -                   | -                   |
|  | <b>\$ 6,617,130</b> | <b>\$ 2,048,887</b>    | <b>\$ 6,228,585</b> | <b>\$ 6,753,000</b> | <b>\$ 5,843,847</b> |
| <i>Bond Issuance Costs</i>                             |                     |                        |                     |                     |                     |
| Debt Service Reserve Fund                              | \$ -                | \$ 178,313             | \$ 334,400          | \$ 712,070          | \$ 621,935          |
| Capitalized Interest                                   | -                   | 127,600                | 226,932             | -                   | -                   |
| Underwriter Discount                                   | -                   | 78,900                 | 160,950             | 241,740             | 211,140             |
| Cost of Issuance                                       | -                   | 165,359                | 300,936             | 412,422             | 369,961             |
|  | <b>\$ -</b>         | <b>\$ 550,171</b>      | <b>\$ 1,023,218</b> | <b>\$ 1,366,232</b> | <b>\$ 1,203,035</b> |
| <i>Other Costs</i>                                     |                     |                        |                     |                     |                     |
| First Year Annual Collection Costs                     | \$ -                | \$ 30,000              | \$ 30,000           | \$ 30,000           | \$ 30,000           |
| Rounding Amount  | -                   | 942                    | 3,401               | 768                 | 465                 |
|  | <b>\$ -</b>         | <b>\$ 30,942</b>       | <b>\$ 33,401</b>    | <b>\$ 30,768</b>    | <b>\$ 30,465</b>    |
| <b>Total Uses<sup>6</sup></b>                          | <b>\$ 6,617,130</b> | <b>\$ 2,630,000</b>    | <b>\$ 7,285,204</b> | <b>\$ 8,150,000</b> | <b>\$ 7,077,350</b> |

Notes:

<sup>1</sup> Represents Major Improvement Area Assessment at time of levy. Current outstanding Major Improvement Area Assessment is \$2,530,000 due to collection of Annual Installments.

<sup>2</sup> Represents Improvement Area #1 Assessment at time of levy. Current outstanding Improvement Area #1 Assessment is \$5,160,000 due to collection of Annual Installments.

<sup>3</sup> Not reimburseable to the Owner through Assessments.

<sup>4</sup> A portion of the Improvement Areas #2-3 Bonds will be used to pay all or a portion of the reimbursement amount owed to the Developer under the Reimbursement Agreement dated November 16, 2021 between the Developer and the City for reimbursement of costs of the Improvement Area #2 Improvements.

<sup>5</sup> A portion of the Improvement Areas #2-3 Bonds will be used to pay all or a portion of the reimbursement amount owed to the Developer under the Reimbursement Agreement dated September 6, 2022 between the Developer and the City for reimbursement of costs of the Improvement Area #3 Improvements.

<sup>6</sup> Totals may not add due to rounding.

**EXHIBIT E-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL**

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848300     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848303     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848304     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848305     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848306     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848308     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848309     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848310     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848311     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848312     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848313     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848314     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848315     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848316     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848317     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848318     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848319     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848320     | Non-Benefitted | \$ -                   | \$ -  |
| 2848321     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848322     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848323     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848324     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848325     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848326     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848327     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848328     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848329     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848330     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848331     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848332     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848333     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848334     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848335     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848336     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848337     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848338     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848339     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848341     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848342     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848343     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848344     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848345     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848346     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848347     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848348     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848349     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848350     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848351     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848352     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848353     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848354     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848355     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848356     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848357     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848358     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848359     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848360     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848361     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848362     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848363     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848364     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848365     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848366     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848367     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848368     | Non-Benefitted | \$ -                   | \$ -  |
| 2848369     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848370     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848371     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848372     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848373     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848374     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848375     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848376     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848377     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848378     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848379     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848380     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848381     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848382     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |
| 2848383     | Lot Type 3     | \$ 4,976.92            | \$ 429.20                                     |

| Property ID | Lot Type   | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|------------|------------------------|---|
| 2848384     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848386     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848392     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848393     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848394     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848395     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848396     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848397     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848398     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848399     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848400     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848401     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848402     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848403     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848404     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848405     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848406     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848407     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848408     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848409     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848410     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848411     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848412     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848414     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848415     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848416     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848417     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848418     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848419     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848420     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848421     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848422     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848423     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848424     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848425     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848426     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848427     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848428     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848429     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |
| 2848430     | Lot Type 3 | \$ 4,976.92            | \$ 429.20                                     |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848431     | Non-Benefitted | \$ -                   | \$ -  |
| 2848432     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848433     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848434     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848435     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848436     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848437     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848438     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848439     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848440     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848441     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848442     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848443     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848444     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848445     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848446     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848447     | Non-Benefitted | \$ -                   | \$ -  |
| 2848449     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848450     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848451     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848452     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848453     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848454     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848455     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848456     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848457     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848458     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848459     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848460     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848461     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848462     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848463     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848465     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848466     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848467     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848468     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848469     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848470     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848471     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848472     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848473     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848474     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848475     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848476     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848477     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848478     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848479     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848480     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848481     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848482     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848483     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848484     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848485     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848486     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848487     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848488     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848489     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848490     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848491     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848492     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848493     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848494     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848495     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848496     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848497     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848498     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848499     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848500     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848501     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848502     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848504     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848505     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848506     | Non-Benefitted | \$ -                   | \$ -  |
| 2848507     | Non-Benefitted | \$ -                   | \$ -  |
| 2848508     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848509     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848510     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848511     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848512     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848513     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848514     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848515     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848516     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848517     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848518     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848519     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848520     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848521     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848522     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848523     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848524     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848525     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848527     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848528     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848529     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848530     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848531     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848532     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848533     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848534     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848535     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848536     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848537     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848538     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848539     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848540     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848541     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848542     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848543     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848544     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848545     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848546     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848547     | Non-Benefitted | \$ -                   | \$ -  |
| 2848548     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848549     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848550     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848551     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848552     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848553     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |
| 2848554     | Lot Type 4     | \$ 5,935.38            | \$ 511.86                                     |

| Property ID              | Lot Type                              | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|--------------------------|---------------------------------------|------------------------|---|
| 2848555                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848556                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848558                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848559                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848560                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848561                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848562                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848563                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848564                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848565                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848566                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848567                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848568                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848569                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848570                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848571                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848572                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848573                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848574                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848575                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848576                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848577                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848578                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848579                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848580                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848581                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2848582                  | Lot Type 4                            | \$ 5,935.38            | \$ 511.86                                     |
| 2849278                  | Improvement Area<br>#3 Initial Parcel | \$ 1,099,899.46        | \$ 94,853.28                                  |
| <b>Total<sup>2</sup></b> |                                       | <b>\$ 2,529,999.98</b> | <b>\$ 218,183.00</b>                          |

Notes:

<sup>1</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

<sup>2</sup> Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.

## EXHIBIT E-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

| Installments Due | Principal           | Interest <sup>1</sup> | Additional<br>Interest Reserve | Annual Collection<br>Costs | Total Annual<br>Installment |
|------------------|---------------------|-----------------------|--------------------------------|----------------------------|-----------------------------|
| 1/31/2023        | \$ 50,000           | \$ 123,938            | \$ 12,650                      | \$ 31,595                  | \$ 218,182                  |
| 1/31/2024        | \$ 55,000           | \$ 121,750            | \$ 12,400                      | \$ 32,227                  | \$ 221,377                  |
| 1/31/2025        | \$ 55,000           | \$ 119,344            | \$ 12,125                      | \$ 32,871                  | \$ 219,340                  |
| 1/31/2026        | \$ 60,000           | \$ 116,938            | \$ 11,850                      | \$ 33,529                  | \$ 222,316                  |
| 1/31/2027        | \$ 60,000           | \$ 114,313            | \$ 11,550                      | \$ 34,199                  | \$ 220,062                  |
| 1/31/2028        | \$ 65,000           | \$ 111,688            | \$ 11,250                      | \$ 34,883                  | \$ 222,821                  |
| 1/31/2029        | \$ 65,000           | \$ 108,844            | \$ 10,925                      | \$ 35,581                  | \$ 220,350                  |
| 1/31/2030        | \$ 65,000           | \$ 106,000            | \$ 10,600                      | \$ 36,293                  | \$ 217,893                  |
| 1/31/2031        | \$ 70,000           | \$ 102,750            | \$ 10,275                      | \$ 37,019                  | \$ 220,044                  |
| 1/31/2032        | \$ 75,000           | \$ 99,250             | \$ 9,925                       | \$ 37,759                  | \$ 221,934                  |
| 1/31/2033        | \$ 75,000           | \$ 95,500             | \$ 9,550                       | \$ 38,514                  | \$ 218,564                  |
| 1/31/2034        | \$ 80,000           | \$ 91,750             | \$ 9,175                       | \$ 39,284                  | \$ 220,209                  |
| 1/31/2035        | \$ 85,000           | \$ 87,750             | \$ 8,775                       | \$ 40,070                  | \$ 221,595                  |
| 1/31/2036        | \$ 85,000           | \$ 83,500             | \$ 8,350                       | \$ 40,871                  | \$ 217,721                  |
| 1/31/2037        | \$ 90,000           | \$ 79,250             | \$ 7,925                       | \$ 41,689                  | \$ 218,864                  |
| 1/31/2038        | \$ 95,000           | \$ 74,750             | \$ 7,475                       | \$ 42,523                  | \$ 219,748                  |
| 1/31/2039        | \$ 100,000          | \$ 70,000             | \$ 7,000                       | \$ 43,373                  | \$ 220,373                  |
| 1/31/2040        | \$ 105,000          | \$ 65,000             | \$ 6,500                       | \$ 44,241                  | \$ 220,741                  |
| 1/31/2041        | \$ 110,000          | \$ 59,750             | \$ 5,975                       | \$ 45,125                  | \$ 220,850                  |
| 1/31/2042        | \$ 115,000          | \$ 54,250             | \$ 5,425                       | \$ 46,028                  | \$ 220,703                  |
| 1/31/2043        | \$ 120,000          | \$ 48,500             | \$ 4,850                       | \$ 46,948                  | \$ 220,298                  |
| 1/31/2044        | \$ 125,000          | \$ 42,500             | \$ 4,250                       | \$ 47,887                  | \$ 219,637                  |
| 1/31/2045        | \$ 130,000          | \$ 36,250             | \$ 3,625                       | \$ 48,845                  | \$ 218,720                  |
| 1/31/2046        | \$ 140,000          | \$ 29,750             | \$ 2,975                       | \$ 49,822                  | \$ 222,547                  |
| 1/31/2047        | \$ 145,000          | \$ 22,750             | \$ 2,275                       | \$ 50,819                  | \$ 220,844                  |
| 1/31/2048        | \$ 150,000          | \$ 15,500             | \$ 1,550                       | \$ 51,835                  | \$ 218,885                  |
| 1/31/2049        | \$ 160,000          | \$ 8,000              | \$ 800                         | \$ 52,872                  | \$ 221,672                  |
| <b>Total</b>     | <b>\$ 2,530,000</b> | <b>\$ 2,089,563</b>   | <b>\$ 210,025</b>              | <b>\$ 1,116,703</b>        | <b>\$ 5,946,291</b>         |

<sup>1</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 2049 respectively.

*Note: 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 F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL**

| Property ID | Lot Type   | Note | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|------------|------|------------------------|---|
| 2819698     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819699     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819700     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819701     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819702     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819703     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819704     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819705     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819706     | Lot Type 1 | [a]  | \$ -                   | \$ -  |
| 2819707     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819708     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819711     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819712     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819713     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819714     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819715     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819716     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819717     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819718     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819719     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819720     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819721     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819722     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819723     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819724     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819725     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819726     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819727     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819728     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819729     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819730     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819731     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819732     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819733     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819734     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819735     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819736     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819737     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819738     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819739     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |

| Property ID | Lot Type   | Note | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|------------|------|------------------------|---|
| 2819740     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819741     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819742     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819743     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819744     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819745     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819746     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819747     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819748     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819749     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819750     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819751     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819752     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819753     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819754     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819755     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819756     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819757     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819758     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819759     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819760     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819761     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819762     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819763     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819764     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819765     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819766     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819767     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819768     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819769     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819770     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819771     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819772     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819773     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819774     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819775     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819776     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819777     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819778     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819779     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |

| Property ID | Lot Type   | Note | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|------------|------|------------------------|---|
| 2819780     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819781     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819782     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819783     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819784     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819785     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819786     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819787     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819788     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819789     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819790     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819791     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819792     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819793     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819794     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819795     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819796     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819797     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819798     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819799     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819800     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819801     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819802     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819803     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819804     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819805     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819806     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819807     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819808     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819809     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819810     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819811     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819812     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819813     | Lot Type 1 |      | \$ 22,154.57           | \$ 1,811.71                                   |
| 2819814     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819815     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819816     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819817     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819818     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819819     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |

| Property ID | Lot Type   | Note | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|------------|------|------------------------|---|
| 2819820     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819821     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819822     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819823     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819824     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819825     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819826     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819827     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819828     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819829     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819830     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819831     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819832     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819833     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819834     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819835     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819836     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819837     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819838     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819839     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819840     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819841     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819842     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819843     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819844     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819845     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819846     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819847     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819848     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819849     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819850     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819851     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819852     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819853     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819854     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819855     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819856     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819857     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819858     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819859     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |

| Property ID | Lot Type   | Note | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|------------|------|------------------------|---|
| 2819860     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819861     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819862     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819863     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819864     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819865     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819866     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819867     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819868     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819869     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819870     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819871     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819872     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819873     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819874     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819875     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819876     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819877     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819878     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819879     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819880     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819881     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819882     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819884     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819885     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819886     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819887     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819888     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819889     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819890     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819891     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819892     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819893     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819894     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819895     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819896     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819897     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819898     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819899     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819900     | Lot Type 2 |      | \$ 24,168.62           | \$ 1,976.41                                   |

| Property ID              | Lot Type                | Note | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|--------------------------|-------------------------|------|------------------------|---|
| 2819901                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819902                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819903                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819904                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819905                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819906                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819907                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819908                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819909                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819910                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819911                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819912                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819913                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819914                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819915                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819916                  | Lot Type 2              | [a]  | \$ -                   | \$ -  |
| 2819917                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819918                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819919                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819920                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819921                  | Lot Type 2              | [a]  | \$ -                   | \$ -  |
| 2819922                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819923                  | Lot Type 2              |      | \$ 24,168.62           | \$ 1,976.41                                   |
| 2819924                  | Non-Benefitted Property |      | \$ -                   | \$ -  |
| 2819926                  | Non-Benefitted Property |      | \$ -                   | \$ -  |
| 2819927                  | Non-Benefitted Property |      | \$ -                   | \$ -  |
| 2819928                  | Non-Benefitted Property |      | \$ -                   | \$ -  |
| 2819929                  | Non-Benefitted Property |      | \$ -                   | \$ -  |
| 2819930                  | Non-Benefitted Property |      | \$ -                   | \$ -  |
| 2819931                  | Non-Benefitted Property |      | \$ -                   | \$ -  |
| <b>Total<sup>2</sup></b> |                         |      | <b>\$ 5,089,508.75</b> | <b>\$ 416,199.10</b>                          |

<sup>1</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January

<sup>2</sup> Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.

Note:

[a] Prepaid in full

## EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

| Installments Due | Principal           | Interest <sup>1</sup> | Additional Interest Reserve | Annual Collection Costs | Total Annual Installment |
|------------------|---------------------|-----------------------|-----------------------------|-------------------------|--------------------------|
| 1/31/2023        | \$ 110,000          | \$ 221,025            | \$ 25,800                   | \$ 64,249               | \$ 421,074               |
| 1/31/2024        | \$ 115,000          | \$ 217,175            | \$ 25,250                   | \$ 65,534               | \$ 422,959               |
| 1/31/2025        | \$ 115,000          | \$ 213,150            | \$ 24,675                   | \$ 66,845               | \$ 419,670               |
| 1/31/2026        | \$ 120,000          | \$ 208,838            | \$ 24,100                   | \$ 68,182               | \$ 421,119               |
| 1/31/2027        | \$ 125,000          | \$ 204,338            | \$ 23,500                   | \$ 69,545               | \$ 422,383               |
| 1/31/2028        | \$ 130,000          | \$ 199,650            | \$ 22,875                   | \$ 70,936               | \$ 423,461               |
| 1/31/2029        | \$ 135,000          | \$ 194,775            | \$ 22,225                   | \$ 72,355               | \$ 424,355               |
| 1/31/2030        | \$ 140,000          | \$ 189,713            | \$ 21,550                   | \$ 73,802               | \$ 425,065               |
| 1/31/2031        | \$ 145,000          | \$ 183,763            | \$ 20,850                   | \$ 75,278               | \$ 424,891               |
| 1/31/2032        | \$ 150,000          | \$ 177,600            | \$ 20,125                   | \$ 76,784               | \$ 424,509               |
| 1/31/2033        | \$ 160,000          | \$ 171,225            | \$ 19,375                   | \$ 78,319               | \$ 428,919               |
| 1/31/2034        | \$ 165,000          | \$ 164,425            | \$ 18,575                   | \$ 79,886               | \$ 427,886               |
| 1/31/2035        | \$ 170,000          | \$ 157,413            | \$ 17,750                   | \$ 81,483               | \$ 426,646               |
| 1/31/2036        | \$ 180,000          | \$ 150,188            | \$ 16,900                   | \$ 83,113               | \$ 430,201               |
| 1/31/2037        | \$ 185,000          | \$ 142,538            | \$ 16,000                   | \$ 84,775               | \$ 428,313               |
| 1/31/2038        | \$ 195,000          | \$ 134,675            | \$ 15,075                   | \$ 86,471               | \$ 431,221               |
| 1/31/2039        | \$ 205,000          | \$ 126,388            | \$ 14,100                   | \$ 88,200               | \$ 433,688               |
| 1/31/2040        | \$ 210,000          | \$ 117,675            | \$ 13,075                   | \$ 89,964               | \$ 430,714               |
| 1/31/2041        | \$ 220,000          | \$ 108,225            | \$ 12,025                   | \$ 91,764               | \$ 432,014               |
| 1/31/2042        | \$ 230,000          | \$ 98,325             | \$ 10,925                   | \$ 93,599               | \$ 432,849               |
| 1/31/2043        | \$ 240,000          | \$ 87,975             | \$ 9,775                    | \$ 95,471               | \$ 433,221               |
| 1/31/2044        | \$ 255,000          | \$ 77,175             | \$ 8,575                    | \$ 97,380               | \$ 438,130               |
| 1/31/2045        | \$ 265,000          | \$ 65,700             | \$ 7,300                    | \$ 99,328               | \$ 437,328               |
| 1/31/2046        | \$ 280,000          | \$ 53,775             | \$ 5,975                    | \$ 101,314              | \$ 441,064               |
| 1/31/2047        | \$ 290,000          | \$ 41,175             | \$ 4,575                    | \$ 103,341              | \$ 439,091               |
| 1/31/2048        | \$ 305,000          | \$ 28,125             | \$ 3,125                    | \$ 105,408              | \$ 441,658               |
| 1/31/2049        | \$ 320,000          | \$ 14,400             | \$ 1,600                    | \$ 107,516              | \$ 443,516               |
| <b>Total</b>     | <b>\$ 5,160,000</b> | <b>\$ 3,749,425</b>   | <b>\$ 425,675</b>           | <b>\$ 2,270,843</b>     | <b>\$ 11,605,943</b>     |

<sup>1</sup> Interest rate on Improvement Area #1 Bonds equals 3.500%, 3.750%, 4.250% and 4.500% for bonds maturing in 2024, 2029, 2039 and 2049 respectively.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT G-1 –IMPROVEMENT AREA #2 ASSESSMENT ROLL

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848300     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848303     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848304     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848305     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848306     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848308     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848309     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848310     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848311     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848312     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848313     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848314     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848315     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848316     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848317     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848318     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848319     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848320     | Non-Benefitted | \$ -                   | \$ -  |
| 2848321     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848322     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848323     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848324     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848325     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848326     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848327     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848328     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848329     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848330     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848331     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848332     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848333     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848334     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848335     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848336     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848337     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848338     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848339     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848341     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848342     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848343     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848344     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848345     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848346     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848347     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848348     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848349     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848350     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848351     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848352     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848353     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848354     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848355     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848356     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848357     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848358     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848359     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848360     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848361     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848362     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848363     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848364     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848365     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848366     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848367     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848368     | Non-Benefitted | \$ -                   | \$ -  |
| 2848369     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848370     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848371     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848372     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848373     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848374     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848375     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848376     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848377     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848378     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848379     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848380     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848381     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848382     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848383     | Lot Type 3     | \$ 28,042.80           | \$ 1,730.07                                   |

| Property ID | Lot Type   | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|------------|------------------------|---|
| 2848384     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848386     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848392     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848393     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848394     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848395     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848396     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848397     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848398     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848399     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848400     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848401     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848402     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848403     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848404     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848405     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848406     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848407     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848408     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848409     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848410     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848411     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848412     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848414     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848415     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848416     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848417     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848418     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848419     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848420     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848421     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848422     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848423     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848424     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848425     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848426     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848427     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848428     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848429     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |
| 2848430     | Lot Type 3 | \$ 28,042.80           | \$ 1,730.07                                   |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848431     | Non-Benefitted | \$ -                   | \$ -  |
| 2848432     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848433     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848434     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848435     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848436     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848437     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848438     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848439     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848440     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848441     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848442     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848443     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848444     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848445     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848446     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848447     | Non-Benefitted | \$ -                   | \$ -  |
| 2848449     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848450     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848451     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848452     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848453     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848454     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848455     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848456     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848457     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848458     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848459     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848460     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848461     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848462     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848463     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848465     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848466     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848467     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848468     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848469     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848470     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848471     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848472     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848473     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848474     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848475     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848476     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848477     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848478     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848479     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848480     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848481     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848482     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848483     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848484     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848485     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848486     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848487     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848488     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848489     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848490     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848491     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848492     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848493     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848494     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848495     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848496     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848497     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848498     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848499     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848500     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848501     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848502     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848504     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848505     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848506     | Non-Benefitted | \$ -                   | \$ -  |
| 2848507     | Non-Benefitted | \$ -                   | \$ -  |
| 2848508     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848509     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848510     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848511     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848512     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848513     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |

| Property ID | Lot Type       | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|-------------|----------------|------------------------|---|
| 2848514     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848515     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848516     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848517     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848518     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848519     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848520     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848521     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848522     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848523     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848524     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848525     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848527     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848528     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848529     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848530     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848531     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848532     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848533     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848534     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848535     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848536     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848537     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848538     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848539     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848540     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848541     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848542     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848543     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848544     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848545     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848546     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848547     | Non-Benefitted | \$ -                   | \$ -  |
| 2848548     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848549     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848550     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848551     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848552     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848553     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848554     | Lot Type 4     | \$ 33,443.31           | \$ 2,063.25                                   |

| Property ID              | Lot Type   | Outstanding Assessment | Annual Installment Due 1/31/2023 <sup>1</sup> |
|--------------------------|------------|------------------------|---|
| 2848555                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848556                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848558                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848559                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848560                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848561                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848562                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848563                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848564                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848565                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848566                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848567                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848568                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848569                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848570                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848571                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848572                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848573                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848574                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848575                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848576                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848577                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848578                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848579                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848580                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848581                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| 2848582                  | Lot Type 4 | \$ 33,443.31           | \$ 2,063.25                                   |
| <b>Total<sup>2</sup></b> |            | <b>\$ 8,058,000.42</b> | <b>\$ 497,129.76</b>                          |

Notes:

<sup>1</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023. Parcels in Improvement Area #2 are also subject to Major Improvement Area Assessments. See **Exhibit E-1** for the Major Improvement Area Assessment Roll.

<sup>2</sup> Total may not match Service Plan or Installment Schedules due to Prepayments or rounding. The Improvement Area #2 Annual Installment due 1/31/2023 in the amount of \$498,180.76 was approved in the 2022 Annual Service Plan Update to place an Improvement Area #2 Annual Installment on the County tax roll. \$1,051.00 from the 1/31/2023 Improvement Area #2 Annual Installment collected in excess of the debt service requirements of the Improvement Area #2-3 Bonds will be applied in accordance with the terms of the applicable Indenture, prefunding the Additional Interest Account.

## EXHIBIT G-2 –IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

| Installments Due | Improvement Areas #2-3 Bonds |                       |                     |                         |                      | Total Installment <sup>2</sup> |
|------------------|------------------------------|-----------------------|---------------------|-------------------------|----------------------|--------------------------------|
|                  | Principal                    | Interest <sup>1</sup> | Additional Interest | Annual Collection Costs |                      |                                |
| 1/31/2023        | \$ 97,000                    | \$ 370,129            | \$ -                | \$ 30,000               | \$ 497,129           |                                |
| 1/31/2024        | \$ 115,000                   | \$ 474,211            | \$ 42,708           | \$ 30,600               | \$ 662,520           |                                |
| 1/31/2025        | \$ 122,000                   | \$ 468,174            | \$ 42,130           | \$ 31,212               | \$ 663,515           |                                |
| 1/31/2026        | \$ 127,000                   | \$ 461,769            | \$ 41,514           | \$ 31,836               | \$ 662,119           |                                |
| 1/31/2027        | \$ 134,000                   | \$ 455,101            | \$ 40,863           | \$ 32,473               | \$ 662,437           |                                |
| 1/31/2028        | \$ 140,000                   | \$ 448,066            | \$ 40,173           | \$ 33,122               | \$ 661,361           |                                |
| 1/31/2029        | \$ 149,000                   | \$ 440,716            | \$ 39,439           | \$ 33,785               | \$ 662,940           |                                |
| 1/31/2030        | \$ 159,000                   | \$ 431,963            | \$ 38,662           | \$ 34,461               | \$ 664,086           |                                |
| 1/31/2031        | \$ 167,000                   | \$ 422,621            | \$ 37,840           | \$ 35,150               | \$ 662,611           |                                |
| 1/31/2032        | \$ 176,000                   | \$ 412,810            | \$ 36,969           | \$ 35,853               | \$ 661,632           |                                |
| 1/31/2033        | \$ 188,000                   | \$ 402,470            | \$ 36,044           | \$ 36,570               | \$ 663,083           |                                |
| 1/31/2034        | \$ 199,000                   | \$ 391,425            | \$ 35,064           | \$ 37,301               | \$ 662,790           |                                |
| 1/31/2035        | \$ 210,000                   | \$ 379,734            | \$ 34,023           | \$ 38,047               | \$ 661,804           |                                |
| 1/31/2036        | \$ 225,000                   | \$ 367,396            | \$ 32,923           | \$ 38,808               | \$ 664,128           |                                |
| 1/31/2037        | \$ 238,000                   | \$ 354,178            | \$ 31,757           | \$ 39,584               | \$ 663,519           |                                |
| 1/31/2038        | \$ 251,000                   | \$ 340,195            | \$ 30,519           | \$ 40,376               | \$ 662,090           |                                |
| 1/31/2039        | \$ 266,000                   | \$ 325,449            | \$ 29,207           | \$ 41,184               | \$ 661,839           |                                |
| 1/31/2040        | \$ 282,000                   | \$ 309,821            | \$ 27,817           | \$ 42,007               | \$ 661,646           |                                |
| 1/31/2041        | \$ 299,000                   | \$ 293,254            | \$ 26,344           | \$ 42,847               | \$ 661,445           |                                |
| 1/31/2042        | \$ 318,000                   | \$ 275,688            | \$ 24,783           | \$ 43,704               | \$ 662,174           |                                |
| 1/31/2043        | \$ 337,000                   | \$ 257,005            | \$ 23,126           | \$ 44,578               | \$ 661,710           |                                |
| 1/31/2044        | \$ 359,000                   | \$ 236,364            | \$ 21,373           | \$ 45,470               | \$ 662,207           |                                |
| 1/31/2045        | \$ 383,000                   | \$ 214,375            | \$ 19,513           | \$ 46,379               | \$ 663,268           |                                |
| 1/31/2046        | \$ 405,000                   | \$ 190,916            | \$ 17,542           | \$ 47,307               | \$ 660,765           |                                |
| 1/31/2047        | \$ 432,000                   | \$ 166,110            | \$ 15,453           | \$ 48,253               | \$ 661,816           |                                |
| 1/31/2048        | \$ 460,000                   | \$ 139,650            | \$ 13,238           | \$ 49,218               | \$ 662,106           |                                |
| 1/31/2049        | \$ 488,000                   | \$ 111,475            | \$ 10,891           | \$ 50,203               | \$ 660,569           |                                |
| 1/31/2050        | \$ 645,000                   | \$ 81,585             | \$ 8,401            | \$ 51,207               | \$ 786,193           |                                |
| 1/31/2051        | \$ 687,000                   | \$ 42,079             | \$ 5,762            | \$ 52,231               | \$ 787,072           |                                |
| <b>Total</b>     | <b>\$ 8,058,000</b>          | <b>\$ 9,264,728</b>   | <b>\$ 804,078</b>   | <b>\$ 1,163,767</b>     | <b>\$ 19,290,573</b> |                                |

<sup>1</sup> Interest on Improvement Areas #2-3 Bonds is calculated at a 5.250%, 5.875%, and 6.125% rate for term bonds maturing in 2028, 2042 and 2052 respectively.

<sup>2</sup> Parcels in Improvement Area #2 are also subject to the Major Improvement Area Assessments.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT H-1 –IMPROVEMENT AREA #3 ASSESSMENT ROLL

| Property ID <sup>1</sup> | Lot Type                           | Outstanding Assessment | Annual Installment Due<br>1/31/2023 <sup>2</sup> |
|--------------------------|------------------------------------|------------------------|--|
| 2849278                  | Improvement Area #3 Initial Parcel | \$ 7,038,000.00        | \$ 528,455.90                                    |
| <b>Total</b>             |                                    | <b>\$ 7,038,000.00</b> | <b>\$ 528,455.90</b>                             |

<sup>1</sup> Per Collin County Appraisal District. Preliminary and subject to change.

<sup>2</sup> The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023. Parcels in Improvement Area #3 are also subject to Major Improvement Area Assessments. See **Exhibit E-1** for the Major Improvement Area Assessment Roll. The Improvement Area #3 Annual Installment due 1/31/2023 in the amount of \$529,208.00 was approved in the 2022 Annual Service Plan Update to place an Improvement Area #3 Annual Installment on the County tax roll. \$752.10 from the 1/31/2023 Improvement Area #3 Annual Installment collected in excess of the debt service requirements of the Improvement Area #2-3 Bonds will be applied in accordance with the terms of the applicable Indenture, prefunding the Additional Interest Account.

## EXHIBIT H-2 –IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

| Installments Due | Improvement Areas #2-3 Bonds |                       |                     |                         |                      | Total Installment <sup>2</sup> |
|------------------|------------------------------|-----------------------|---------------------|-------------------------|----------------------|--------------------------------|
|                  | Principal                    | Interest <sup>1</sup> | Additional Interest | Annual Collection Costs |                      |                                |
| 1/31/2023        | \$ 175,000                   | \$ 323,456            | \$ -                | \$ 30,000               | \$ 528,456           |                                |
| 1/31/2024        | \$ 92,000                    | \$ 409,676            | \$ 31,817           | \$ 30,600               | \$ 564,093           |                                |
| 1/31/2025        | \$ 98,000                    | \$ 404,846            | \$ 31,385           | \$ 31,212               | \$ 565,444           |                                |
| 1/31/2026        | \$ 102,000                   | \$ 399,701            | \$ 30,926           | \$ 31,836               | \$ 564,464           |                                |
| 1/31/2027        | \$ 108,000                   | \$ 394,346            | \$ 30,442           | \$ 32,473               | \$ 565,261           |                                |
| 1/31/2028        | \$ 112,000                   | \$ 388,676            | \$ 29,927           | \$ 33,122               | \$ 563,726           |                                |
| 1/31/2029        | \$ 119,000                   | \$ 382,796            | \$ 29,381           | \$ 33,785               | \$ 564,962           |                                |
| 1/31/2030        | \$ 127,000                   | \$ 375,805            | \$ 28,803           | \$ 34,461               | \$ 566,068           |                                |
| 1/31/2031        | \$ 133,000                   | \$ 368,344            | \$ 28,190           | \$ 35,150               | \$ 564,683           |                                |
| 1/31/2032        | \$ 140,000                   | \$ 360,530            | \$ 27,541           | \$ 35,853               | \$ 563,924           |                                |
| 1/31/2033        | \$ 150,000                   | \$ 352,305            | \$ 26,851           | \$ 36,570               | \$ 565,726           |                                |
| 1/31/2034        | \$ 158,000                   | \$ 343,493            | \$ 26,121           | \$ 37,301               | \$ 564,915           |                                |
| 1/31/2035        | \$ 167,000                   | \$ 334,210            | \$ 25,347           | \$ 38,047               | \$ 564,604           |                                |
| 1/31/2036        | \$ 178,000                   | \$ 324,399            | \$ 24,527           | \$ 38,808               | \$ 565,734           |                                |
| 1/31/2037        | \$ 188,000                   | \$ 313,941            | \$ 23,658           | \$ 39,584               | \$ 565,184           |                                |
| 1/31/2038        | \$ 199,000                   | \$ 302,896            | \$ 22,736           | \$ 40,376               | \$ 565,008           |                                |
| 1/31/2039        | \$ 211,000                   | \$ 291,205            | \$ 21,758           | \$ 41,184               | \$ 565,147           |                                |
| 1/31/2040        | \$ 223,000                   | \$ 278,809            | \$ 20,723           | \$ 42,007               | \$ 564,539           |                                |
| 1/31/2041        | \$ 237,000                   | \$ 265,708            | \$ 19,626           | \$ 42,847               | \$ 565,181           |                                |
| 1/31/2042        | \$ 251,000                   | \$ 251,784            | \$ 18,462           | \$ 43,704               | \$ 564,950           |                                |
| 1/31/2043        | \$ 266,000                   | \$ 237,038            | \$ 17,229           | \$ 44,578               | \$ 564,845           |                                |
| 1/31/2044        | \$ 283,000                   | \$ 220,745            | \$ 15,922           | \$ 45,470               | \$ 565,137           |                                |
| 1/31/2045        | \$ 302,000                   | \$ 203,411            | \$ 14,537           | \$ 46,379               | \$ 566,327           |                                |
| 1/31/2046        | \$ 319,000                   | \$ 184,914            | \$ 13,068           | \$ 47,307               | \$ 564,289           |                                |
| 1/31/2047        | \$ 340,000                   | \$ 165,375            | \$ 11,512           | \$ 48,253               | \$ 565,140           |                                |
| 1/31/2048        | \$ 362,000                   | \$ 144,550            | \$ 9,862            | \$ 49,218               | \$ 565,630           |                                |
| 1/31/2049        | \$ 384,000                   | \$ 122,378            | \$ 8,114            | \$ 50,203               | \$ 564,694           |                                |
| 1/31/2050        | \$ 505,000                   | \$ 98,858             | \$ 6,259            | \$ 51,207               | \$ 661,323           |                                |
| 1/31/2051        | \$ 537,000                   | \$ 67,926             | \$ 4,293            | \$ 52,231               | \$ 661,450           |                                |
| 1/31/2052        | \$ 572,000                   | \$ 35,035             | \$ 5,175            | \$ 53,275               | \$ 665,485           |                                |
| <b>Total</b>     | <b>\$ 7,038,000</b>          | <b>\$ 8,347,155</b>   | <b>\$ 604,192</b>   | <b>\$ 1,217,042</b>     | <b>\$ 17,206,389</b> |                                |

<sup>1</sup> Interest on Improvement Areas #2-3 Bonds is calculated at a 5.250%, 5.875%, and 6.125% rate for term bonds maturing in 2028, 2042 and 2052 respectively.

<sup>2</sup> Parcels in Improvement Area #3 are also subject to Major Improvement Area Assessments.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## EXHIBIT H-3 –IMPROVEMENT AREAS #2-3 ANNUAL INSTALLMENTS

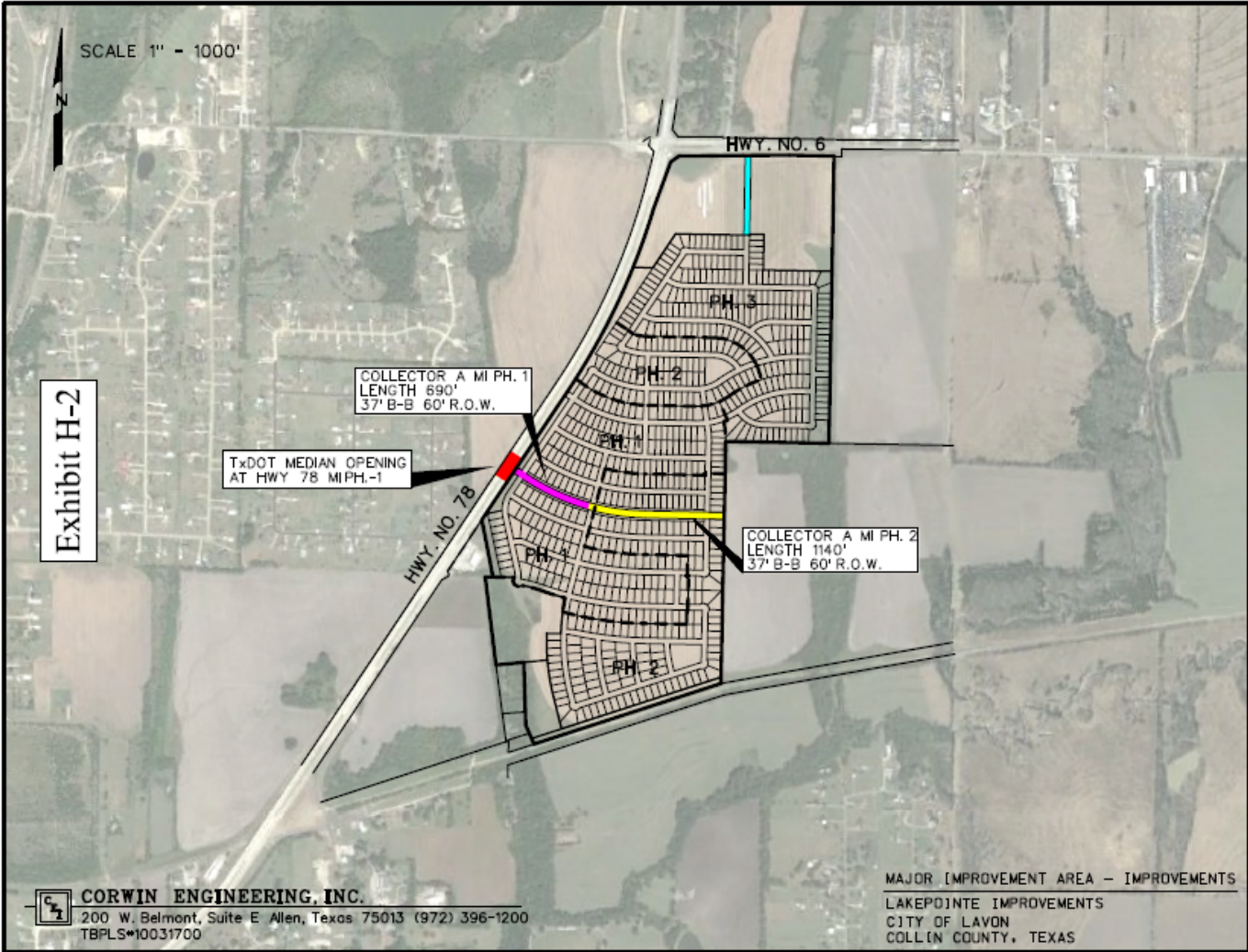
| Installments Due | Improvement Areas #2-3 Bonds |                       |                     |                         |                      | Total Installment <sup>2</sup> |
|------------------|------------------------------|-----------------------|---------------------|-------------------------|----------------------|--------------------------------|
|                  | Principal                    | Interest <sup>1</sup> | Additional Interest | Annual Collection Costs |                      |                                |
| 1/31/2023        | \$ 272,000                   | \$ 693,585            | \$ -                | \$ 60,000               | \$ 1,025,585         |                                |
| 1/31/2024        | \$ 207,000                   | \$ 883,888            | \$ 74,525           | \$ 61,200               | \$ 1,226,613         |                                |
| 1/31/2025        | \$ 220,000                   | \$ 873,020            | \$ 73,515           | \$ 62,424               | \$ 1,228,959         |                                |
| 1/31/2026        | \$ 229,000                   | \$ 861,470            | \$ 72,440           | \$ 63,672               | \$ 1,226,582         |                                |
| 1/31/2027        | \$ 242,000                   | \$ 849,448            | \$ 71,305           | \$ 64,946               | \$ 1,227,698         |                                |
| 1/31/2028        | \$ 252,000                   | \$ 836,743            | \$ 70,100           | \$ 66,245               | \$ 1,225,087         |                                |
| 1/31/2029        | \$ 268,000                   | \$ 823,513            | \$ 68,820           | \$ 67,570               | \$ 1,227,902         |                                |
| 1/31/2030        | \$ 286,000                   | \$ 807,768            | \$ 67,465           | \$ 68,921               | \$ 1,230,154         |                                |
| 1/31/2031        | \$ 300,000                   | \$ 790,965            | \$ 66,030           | \$ 70,300               | \$ 1,227,295         |                                |
| 1/31/2032        | \$ 316,000                   | \$ 773,340            | \$ 64,510           | \$ 71,706               | \$ 1,225,556         |                                |
| 1/31/2033        | \$ 338,000                   | \$ 754,775            | \$ 62,895           | \$ 73,140               | \$ 1,228,810         |                                |
| 1/31/2034        | \$ 357,000                   | \$ 734,918            | \$ 61,185           | \$ 74,602               | \$ 1,227,705         |                                |
| 1/31/2035        | \$ 377,000                   | \$ 713,944            | \$ 59,370           | \$ 76,095               | \$ 1,226,408         |                                |
| 1/31/2036        | \$ 403,000                   | \$ 691,795            | \$ 57,450           | \$ 77,616               | \$ 1,229,861         |                                |
| 1/31/2037        | \$ 426,000                   | \$ 668,119            | \$ 55,415           | \$ 79,169               | \$ 1,228,702         |                                |
| 1/31/2038        | \$ 450,000                   | \$ 643,091            | \$ 53,255           | \$ 80,752               | \$ 1,227,098         |                                |
| 1/31/2039        | \$ 477,000                   | \$ 616,654            | \$ 50,965           | \$ 82,367               | \$ 1,226,986         |                                |
| 1/31/2040        | \$ 505,000                   | \$ 588,630            | \$ 48,540           | \$ 84,014               | \$ 1,226,184         |                                |
| 1/31/2041        | \$ 536,000                   | \$ 558,961            | \$ 45,970           | \$ 85,695               | \$ 1,226,626         |                                |
| 1/31/2042        | \$ 569,000                   | \$ 527,471            | \$ 43,245           | \$ 87,409               | \$ 1,227,125         |                                |
| 1/31/2043        | \$ 603,000                   | \$ 494,043            | \$ 40,355           | \$ 89,157               | \$ 1,226,554         |                                |
| 1/31/2044        | \$ 642,000                   | \$ 457,109            | \$ 37,295           | \$ 90,940               | \$ 1,227,344         |                                |
| 1/31/2045        | \$ 685,000                   | \$ 417,786            | \$ 34,050           | \$ 92,759               | \$ 1,229,595         |                                |
| 1/31/2046        | \$ 724,000                   | \$ 375,830            | \$ 30,610           | \$ 94,614               | \$ 1,225,054         |                                |
| 1/31/2047        | \$ 772,000                   | \$ 331,485            | \$ 26,965           | \$ 96,506               | \$ 1,226,956         |                                |
| 1/31/2048        | \$ 822,000                   | \$ 284,200            | \$ 23,100           | \$ 98,436               | \$ 1,227,736         |                                |
| 1/31/2049        | \$ 872,000                   | \$ 233,853            | \$ 19,005           | \$ 100,405              | \$ 1,225,263         |                                |
| 1/31/2050        | \$ 1,150,000                 | \$ 180,443            | \$ 14,660           | \$ 102,413              | \$ 1,447,516         |                                |
| 1/31/2051        | \$ 1,224,000                 | \$ 110,005            | \$ 10,055           | \$ 104,461              | \$ 1,448,521         |                                |
| 1/31/2052        | \$ 572,000                   | \$ 35,035             | \$ 5,175            | \$ 53,275               | \$ 665,485           |                                |
| <b>Total</b>     | <b>\$ 15,096,000</b>         | <b>\$ 17,611,882</b>  | <b>\$ 1,408,270</b> | <b>\$ 2,380,809</b>     | <b>\$ 36,496,962</b> |                                |

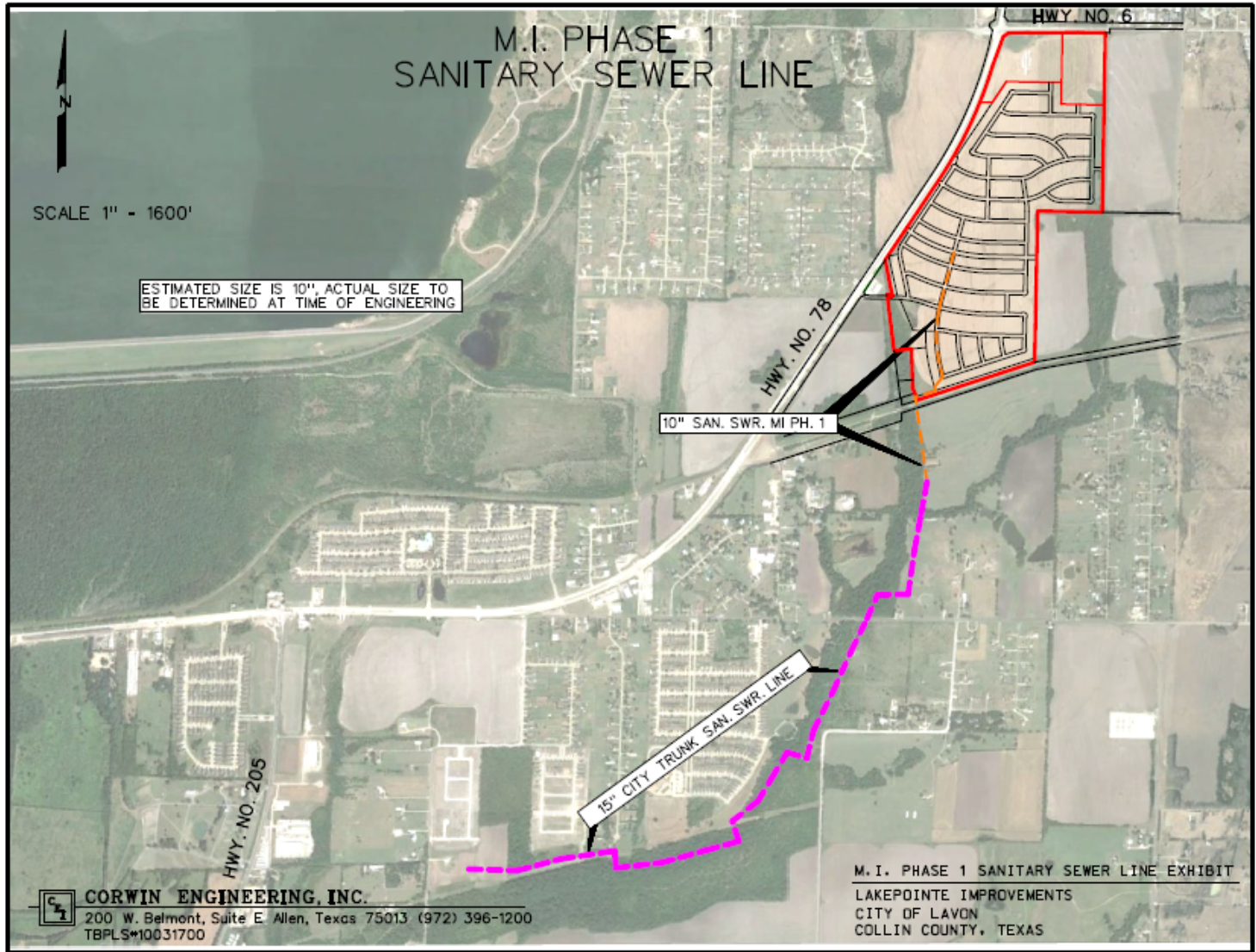
<sup>1</sup> Interest on Improvement Areas #2-3 Bonds is calculated at a 5.250%, 5.875%, and 6.125% rate for term bonds maturing in 2028, 2042 and 2052 respectively.

<sup>2</sup> Parcels in Improvement Area #2 & 3 are also subject to Major Improvement Area Assessments.

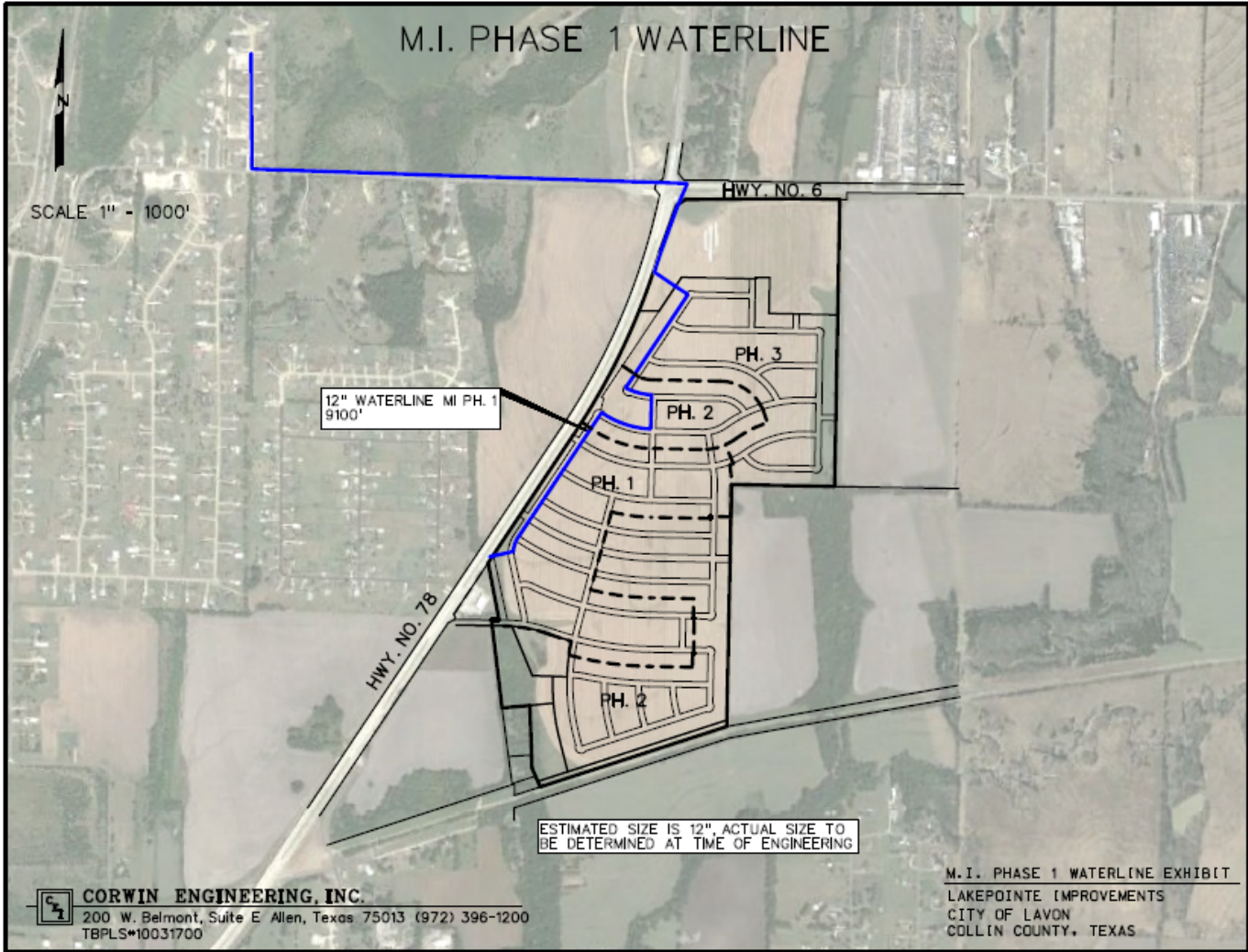
*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

**EXHIBIT I-1 – MAPS OF MAJOR IMPROVEMENTS**

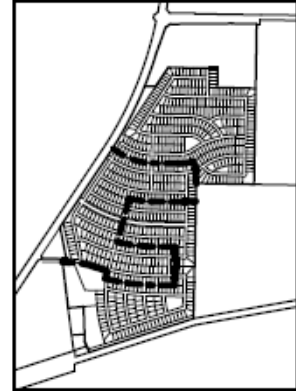
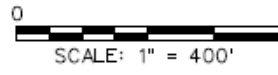




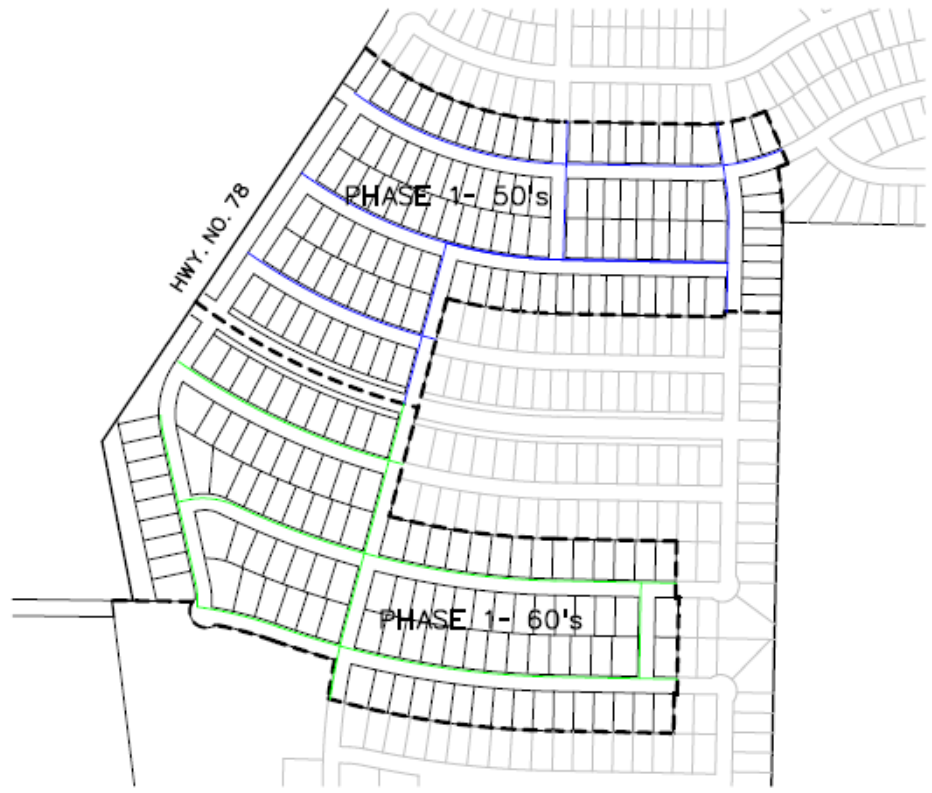
**EXHIBIT I-2 – MAPS OF WATER IMPROVEMENTS**



# Exhibit H-3B



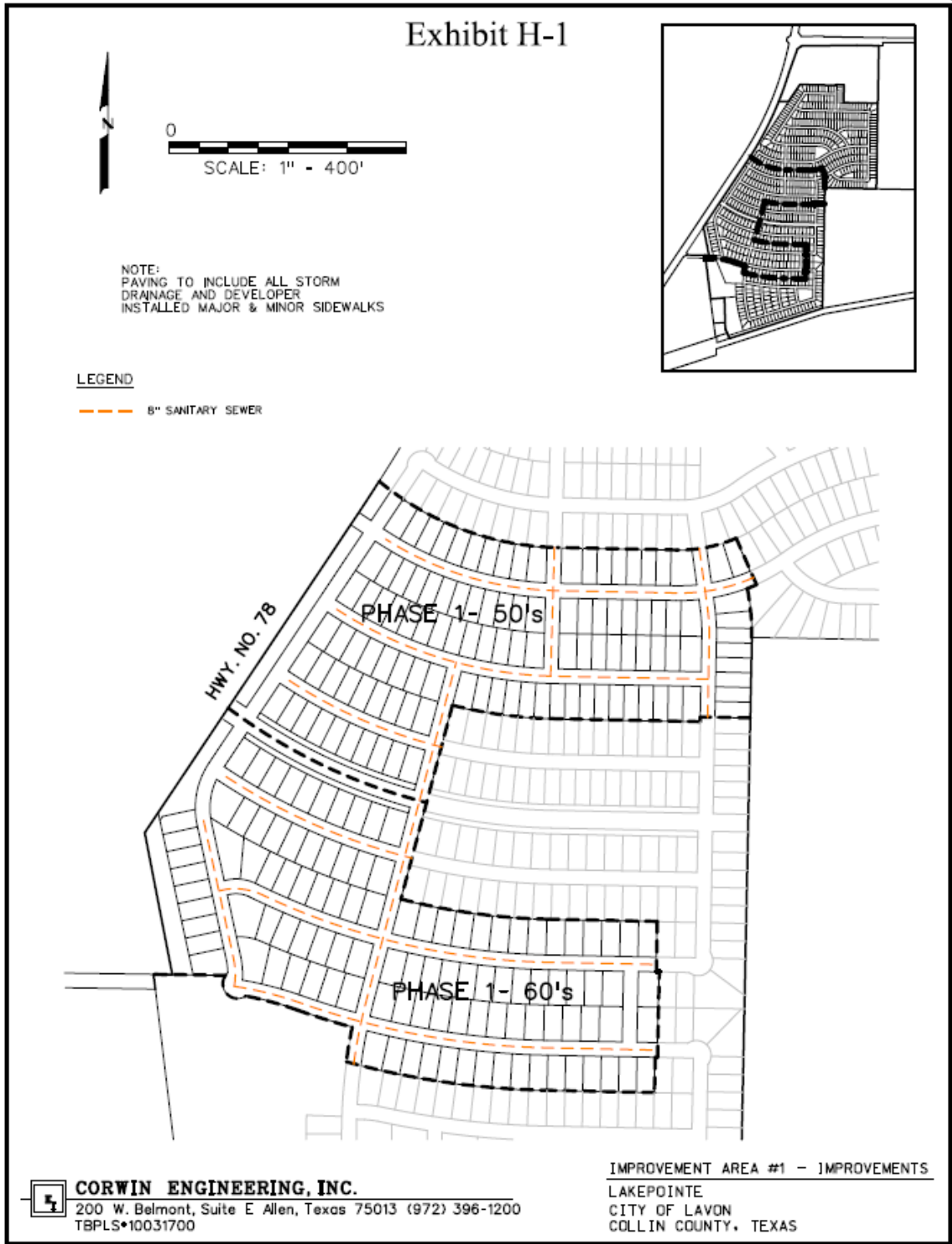
- LEGEND**
- PHASE 1 - 60's 8" WATERLINE
  - PHASE 1 - 50's 8" WATERLINE



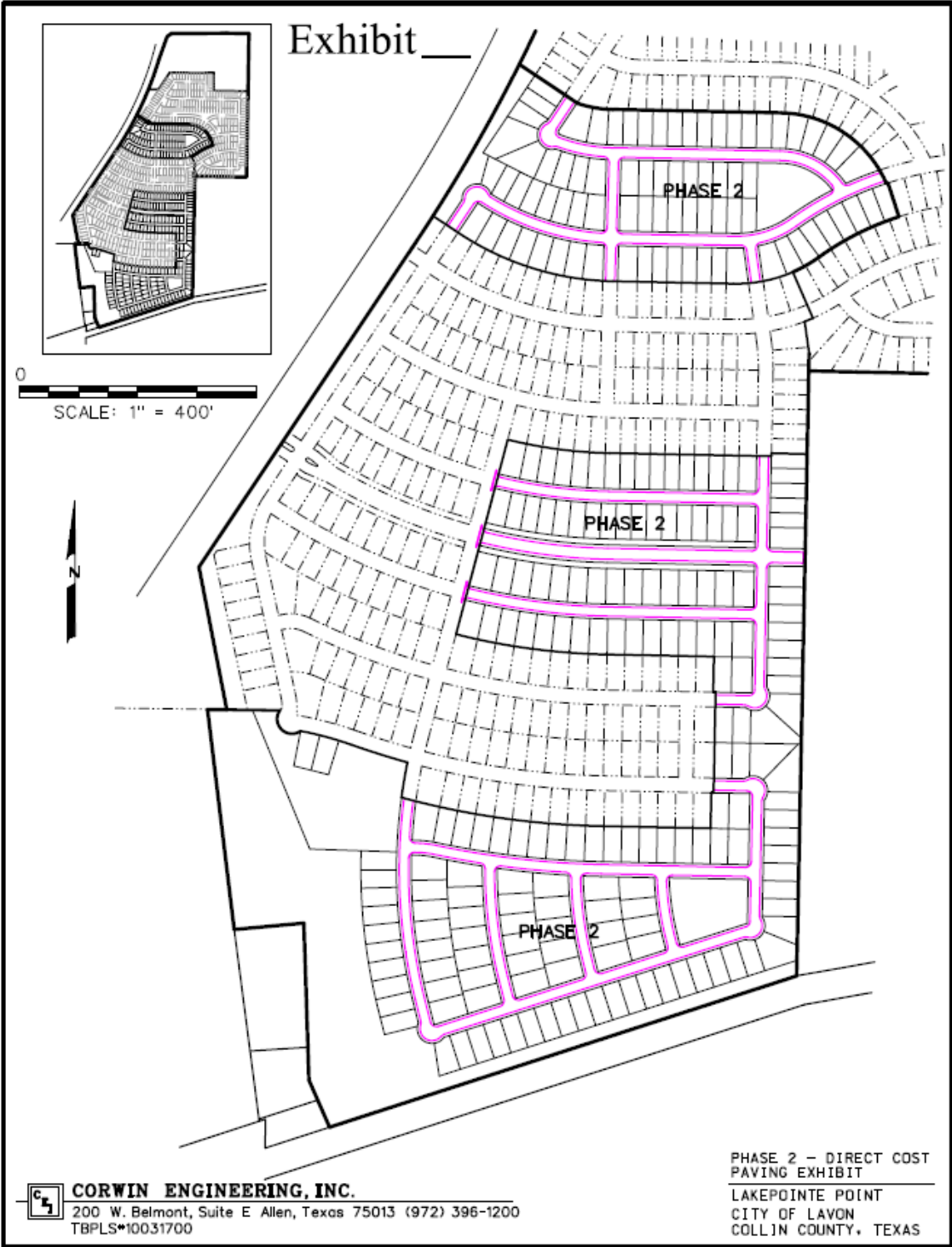
 **CORWIN ENGINEERING, INC.**  
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200  
TBPLS•10031700

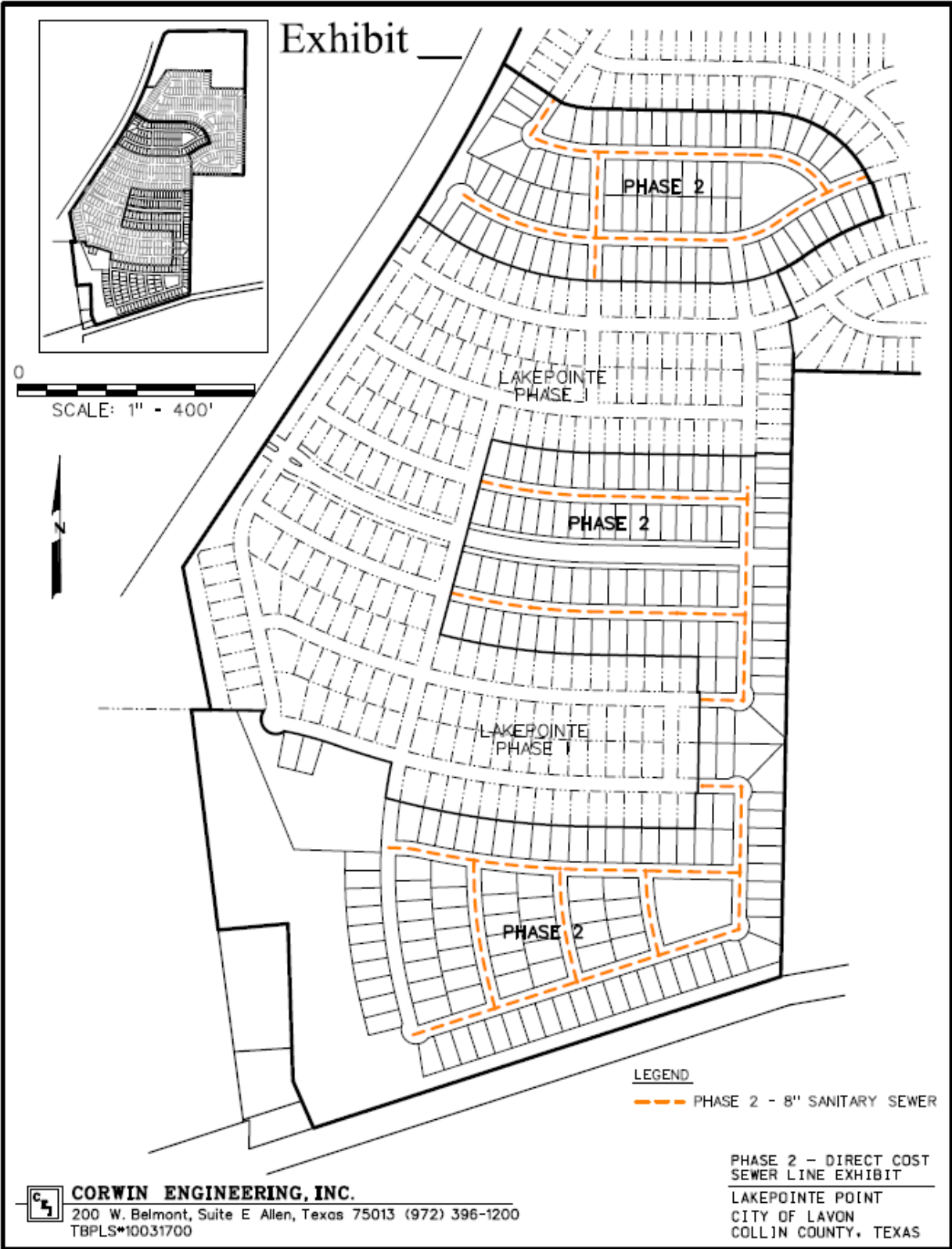
PHASE 1 - DIRECT COST  
WATER IMPROVEMENTS  
LAKEPOINTE  
CITY OF LAVON  
COLLIN COUNTY, TEXAS

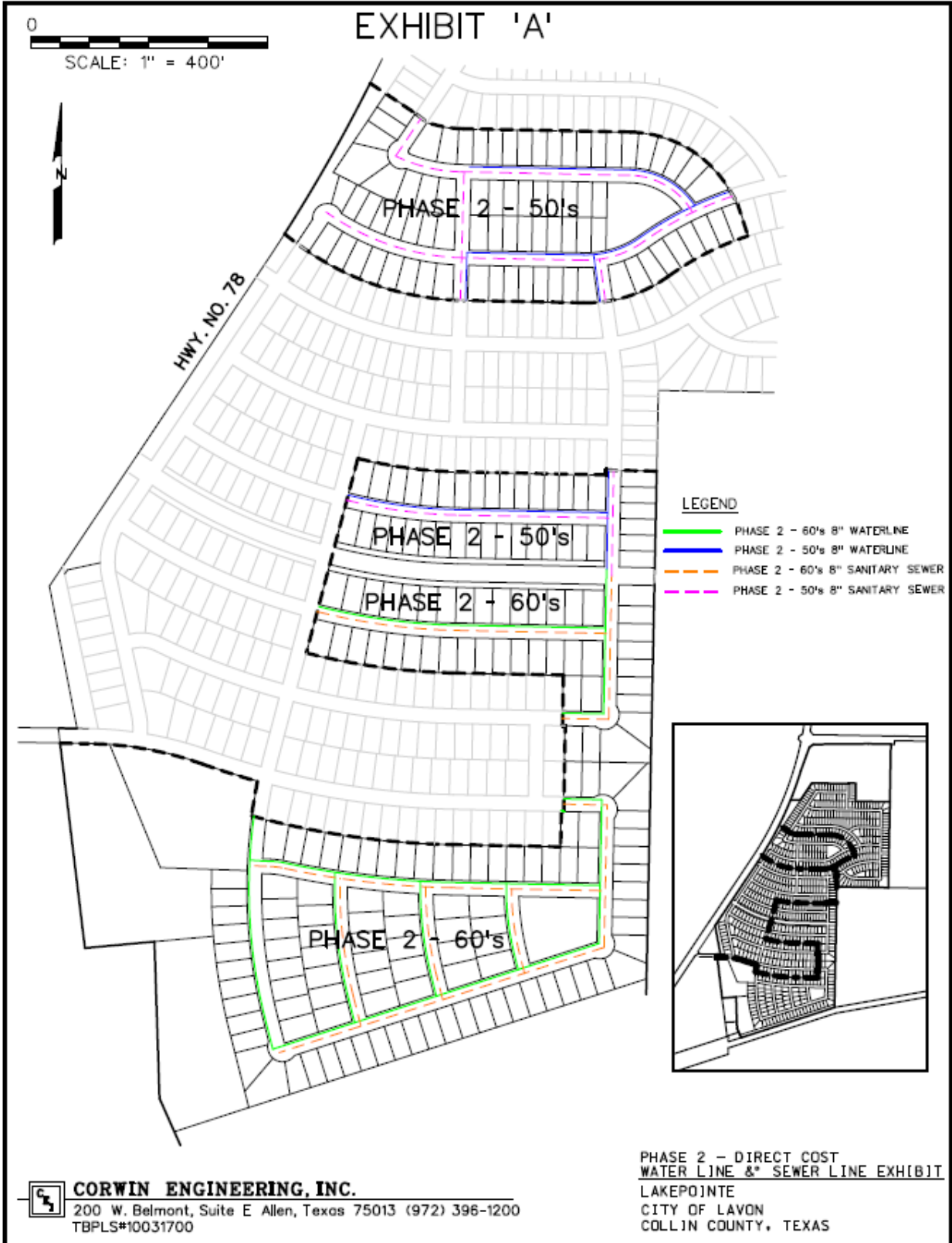
**EXHIBIT I-3 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS**



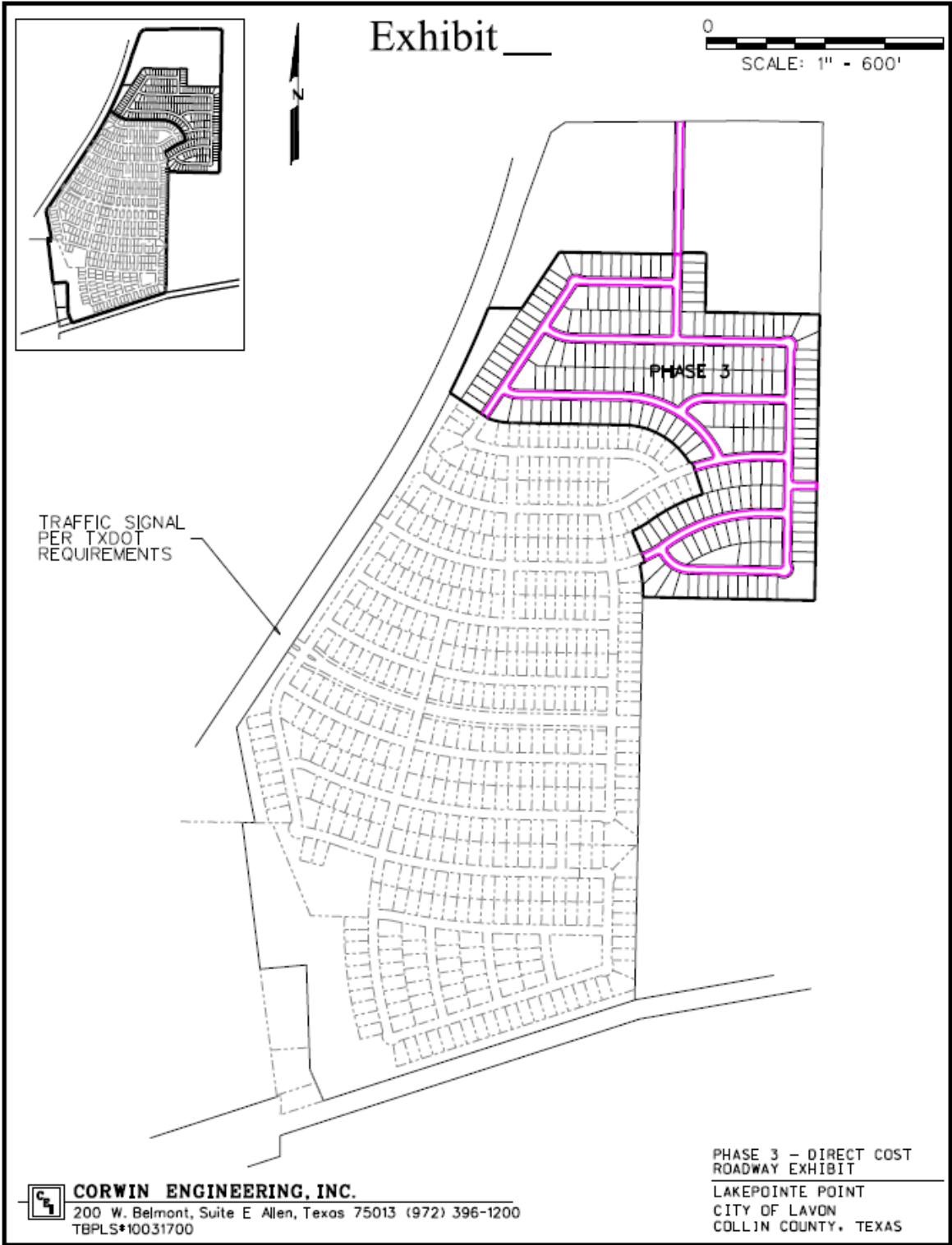
**EXHIBIT I-4 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS**

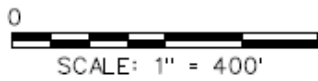




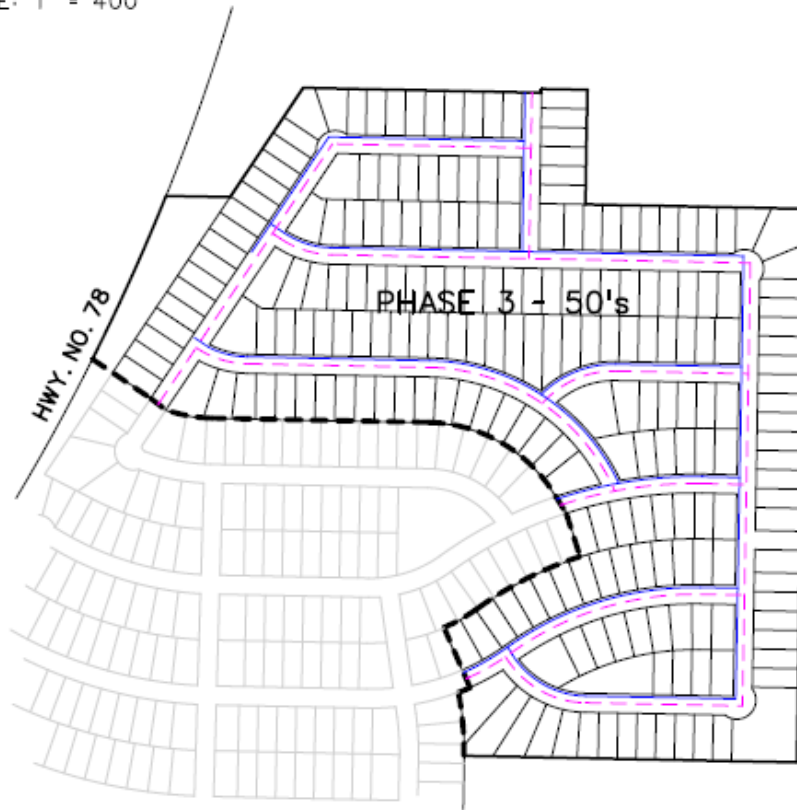
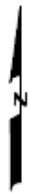


**EXHIBIT I-5 – MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS**



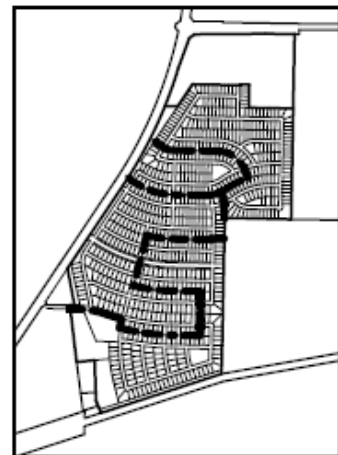


# EXHIBIT 'A'



**LEGEND**

- PHASE 3 - 50's 8" WATERLINE
- - - PHASE 3 - 50's 8" SANITARY SEWER

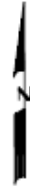


 **CORWIN ENGINEERING, INC.**  
 200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200  
 TBPLS•10031700

PHASE 3 - DIRECT COST  
 WATER LINE & SEWER LINE EXHIBIT  
 LAKEPOINTE  
 CITY OF LAVON  
 COLLIN COUNTY, TEXAS

# Exhibit \_\_\_\_\_

0  
SCALE: 1" = 300'



**LEGEND**

— PHASE 3 - 8" SANITARY SEWER

PHASE 3 - DIRECT COST  
SEWER LINE EXHIBIT



**CORWIN ENGINEERING, INC.**  
200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200  
TBPLS\*10031700

LAKEPONTE POINT  
CITY OF LAVON  
COLLIN COUNTY, TEXAS

## EXHIBIT J – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

| Lot Type                            | Original Lot Count | Prepaid | Estimated Buildout Value per Unit | Total Estimated Buildout Value | 2019 Assessment Ordinance (IA#1 & MIA) |                             |                            |                                     |          | 2021 & 2022 Assessment Ordinance (IA#2 & IA#3) |                             |                            |                                     |           |
|-------------------------------------|--------------------|---------|-----------------------------------|--------------------------------|--|-----------------------------|----------------------------|-------------------------------------|----------|--|-----------------------------|----------------------------|-------------------------------------|-----------|
|                                     |                    |         |                                   |                                | Assessment                             | Maximum Assessment per Unit | Average Annual Installment | Average Annual Installment per Unit | PID TRE  | Assessment                                     | Maximum Assessment per Unit | Average Annual Installment | Average Annual Installment per Unit | PID TRE   |
| <i>Improvement Area #1</i>          |                    |         |                                   |                                |  |                             |                            |                                     |          |  |                             |                            |                                     |           |
| Lot Type 1                          | 114                | 1       | \$ 275,000                        | \$ 31,350,000                  | \$ 2,525,621                           | \$ 22,155                   | \$ 209,920                 | \$ 1,841                            | \$0.6696 | \$ -   | \$ -                        | \$ -                       | \$ -                                | \$ -      |
| Lot Type 2                          | 109                | 2       | \$ 300,000                        | \$ 32,700,000                  | \$ 2,634,379                           | \$ 24,169                   | \$ 218,960                 | \$ 2,009                            | \$0.6696 | \$ -   | \$ -                        | \$ -                       | \$ -                                | \$ -      |
| <b>Improvement Area #1 Total</b>    | <b>223</b>         |         |                                   | <b>\$ 64,050,000</b>           | <b>\$ 5,160,000</b>                    |                             | <b>\$ 428,880</b>          |                                     |          | <b>\$ -</b>                                    |                             | <b>\$ -</b>                |                                     |           |
| <i>Major Improvement Area</i>       |                    |         |                                   |                                |  |                             |                            |                                     |          |  |                             |                            |                                     |           |
| <i>Improvement Area #2</i>          |                    |         |                                   |                                |  |                             |                            |                                     |          |  |                             |                            |                                     |           |
| Lot Type 3                          | 118                | 0       | \$ 330,469                        | \$ 38,995,346                  | \$ 587,277                             | \$ 4,976.92                 | \$ 51,053                  | \$ 432.65                           | \$0.1309 | \$ 3,309,051                                   | \$ 28,042.80                | \$ 271,982                 | \$ 2,304.93                         | \$ 0.6975 |
| Lot Type 4                          | 142                | 0       | \$ 394,111                        | \$ 55,963,762                  | \$ 842,824                             | \$ 5,935.38                 | \$ 73,268                  | \$ 515.97                           | \$0.1309 | \$ 4,748,949                                   | \$ 33,443.31                | \$ 390,332                 | \$ 2,748.82                         | \$ 0.6975 |
| <b>Improvement Area #2 Total</b>    | <b>260</b>         |         |                                   | <b>\$ 94,959,108</b>           | <b>\$ 1,430,101</b>                    |                             | <b>\$ 124,320</b>          |                                     |          | <b>\$ 8,058,000</b>                            |                             | <b>\$ 662,315</b>          |                                     |           |
| <i>Improvement Area #3</i>          |                    |         |                                   |                                |  |                             |                            |                                     |          |  |                             |                            |                                     |           |
| Lot Type 5                          | 221                | 0       | \$ 330,469                        | \$ 73,033,656                  | \$ 1,099,899                           | \$ 4,976.92                 | \$ 95,616                  | \$ 432.65                           | \$0.1309 | \$ 7,038,000                                   | \$ 31,846.15                | \$ 564,988                 | \$ 2,556.50                         | \$ 0.7736 |
| <b>Improvement Area #3 Total</b>    | <b>221</b>         |         |                                   | <b>\$ 73,033,656</b>           | <b>\$ 1,099,899</b>                    |                             | <b>\$ 95,616</b>           |                                     |          | <b>\$ 7,038,000</b>                            |                             | <b>\$ 564,988</b>          |                                     |           |
| <b>Major Improvement Area Total</b> | <b>481</b>         |         |                                   | <b>\$167,992,763</b>           | <b>\$ 2,530,000</b>                    |                             | <b>\$ 219,936</b>          |                                     |          |  |                             |                            |                                     |           |
| <b>Total</b>                        | <b>704</b>         |         |                                   | <b>\$232,042,763</b>           | <b>\$ 7,690,000</b>                    |                             | <b>\$ 648,816</b>          |                                     |          | <b>\$ 15,096,000</b>                           |                             | <b>\$ 1,227,302</b>        |                                     |           |

**EXHIBIT K – 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 Bloomdate Rd  
Suite 2106  
McKinney, TX 75071

**Re: City of Lavon Lien Release documents for filing**

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Lavon 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 Lavon  
Attn: City Secretary  
PO Box 340  
120 School Road  
Lavon, TX 75166

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]  
[City Secretary Address]

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

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

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

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this “Full Release”) is executed and delivered as of the Effective Date by the City of City, Texas, a Texas general law 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 March 19, 2019, the City Council of the City approved Resolution No. 2019-03-04, creating the LakePointe Public Improvement District (the “District”); and

**WHEREAS**, the District consists of approximately 173.037 contiguous acres within the corporate limits of the City; and

**WHEREAS**, on August 22, 2019, the City Council, approved Ordinance No. 2019-08-02, (hereinafter referred to as the "Original Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Original Assessment Ordinance being recorded on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Official Public Records of Collin County, TX; and

**WHEREAS**, on November 16, 2021, the City Council, approved Ordinance No. 2021-11-01, (hereinafter referred to as the "2021 Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the 2021 Assessment Ordinance being recorded on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Official Public Records of Collin County, TX; and

**WHEREAS**, on September 6, 2022, the City Council, approved Ordinance No. \_\_\_\_\_, (hereinafter referred to as the "2022 Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the 2022 Assessment Ordinance being

recorded on \_\_\_\_\_, as Instrument No. \_\_\_\_\_ in the Official Public Records of Collin County, TX; and

**WHEREAS**, the [Original/2021/2022] Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

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

and

**WHEREAS**, the Lien Amount has been paid in full.

**RELEASE**

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

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF LAVON TEXAS,**  
A Texas general law municipality,

By: \_\_\_\_\_  
[Manager Name], City Manager

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS**                           §  
   §  
**COUNTY OF COLLIN**                   §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the City Manager for the City of City, Texas, a Texas general law municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas



**EXHIBIT L-1 – DEBT SERVICE SCHEDULE FOR MAJOR IMPROVEMENT AREA  
BONDS**

**DEBT SERVICE REQUIREMENTS**

The following table sets forth the anticipated debt service requirements for the Bonds:

| <u>Year Ending<br/>(September 15)</u> | <u>Principal</u>          | <u>Interest</u>           | <u>Total</u>              |
|---------------------------------------|---------------------------|---------------------------|---------------------------|
| 2020                                  | \$-                       | \$127,600                 | \$127,600                 |
| 2021                                  | 50,000                    | 128,313                   | 178,313                   |
| 2022                                  | 50,000                    | 126,125                   | 176,125                   |
| 2023                                  | 50,000                    | 123,938                   | 173,938                   |
| 2024                                  | 55,000                    | 121,750                   | 176,750                   |
| 2025                                  | 55,000                    | 119,344                   | 174,344                   |
| 2026                                  | 60,000                    | 116,938                   | 176,938                   |
| 2027                                  | 60,000                    | 114,313                   | 174,313                   |
| 2028                                  | 65,000                    | 111,688                   | 176,688                   |
| 2029                                  | 65,000                    | 108,844                   | 173,844                   |
| 2030                                  | 65,000                    | 106,000                   | 171,000                   |
| 2031                                  | 70,000                    | 102,750                   | 172,750                   |
| 2032                                  | 75,000                    | 99,250                    | 174,250                   |
| 2033                                  | 75,000                    | 95,500                    | 170,500                   |
| 2034                                  | 80,000                    | 91,750                    | 171,750                   |
| 2035                                  | 85,000                    | 87,750                    | 172,750                   |
| 2036                                  | 85,000                    | 83,500                    | 168,500                   |
| 2037                                  | 90,000                    | 79,250                    | 169,250                   |
| 2038                                  | 95,000                    | 74,750                    | 169,750                   |
| 2039                                  | 100,000                   | 70,000                    | 170,000                   |
| 2040                                  | 105,000                   | 65,000                    | 170,000                   |
| 2041                                  | 110,000                   | 59,750                    | 169,750                   |
| 2042                                  | 115,000                   | 54,250                    | 169,250                   |
| 2043                                  | 120,000                   | 48,500                    | 168,500                   |
| 2044                                  | 125,000                   | 42,500                    | 167,500                   |
| 2045                                  | 130,000                   | 36,250                    | 166,250                   |
| 2046                                  | 140,000                   | 29,750                    | 169,750                   |
| 2047                                  | 145,000                   | 22,750                    | 167,750                   |
| 2048                                  | 150,000                   | 15,500                    | 165,500                   |
| 2049                                  | 160,000                   | 8,000                     | 168,000                   |
| <b>Total</b>                          | <b><u>\$2,630,000</u></b> | <b><u>\$2,471,600</u></b> | <b><u>\$5,101,600</u></b> |

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**EXHIBIT L-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS**

**DEBT SERVICE REQUIREMENTS**

The following table sets forth the anticipated debt service requirements for the Bonds:

| <b>Year Ending<br/>(September 15)</b> | <b>Principal</b>          | <b>Interest</b>           | <b>Total</b>              |
|---------------------------------------|---------------------------|---------------------------|---------------------------|
| 2020                                  | \$-                       | \$226,932                 | \$226,932                 |
| 2021                                  | 100,000                   | 228,200                   | 328,200                   |
| 2022                                  | 105,000                   | 224,700                   | 329,700                   |
| 2023                                  | 110,000                   | 221,025                   | 331,025                   |
| 2024                                  | 115,000                   | 217,175                   | 332,175                   |
| 2025                                  | 115,000                   | 213,150                   | 328,150                   |
| 2026                                  | 120,000                   | 208,838                   | 328,838                   |
| 2027                                  | 125,000                   | 204,338                   | 329,338                   |
| 2028                                  | 130,000                   | 199,650                   | 329,650                   |
| 2029                                  | 135,000                   | 194,775                   | 329,775                   |
| 2030                                  | 140,000                   | 189,713                   | 329,713                   |
| 2031                                  | 145,000                   | 183,763                   | 328,763                   |
| 2032                                  | 150,000                   | 177,600                   | 327,600                   |
| 2033                                  | 160,000                   | 171,225                   | 331,225                   |
| 2034                                  | 165,000                   | 164,425                   | 329,425                   |
| 2035                                  | 170,000                   | 157,413                   | 327,413                   |
| 2036                                  | 180,000                   | 150,188                   | 330,188                   |
| 2037                                  | 185,000                   | 142,538                   | 327,538                   |
| 2038                                  | 195,000                   | 134,675                   | 329,675                   |
| 2039                                  | 205,000                   | 126,388                   | 331,388                   |
| 2040                                  | 210,000                   | 117,675                   | 327,675                   |
| 2041                                  | 220,000                   | 108,225                   | 328,225                   |
| 2042                                  | 230,000                   | 98,325                    | 328,325                   |
| 2043                                  | 240,000                   | 87,975                    | 327,975                   |
| 2044                                  | 255,000                   | 77,175                    | 332,175                   |
| 2045                                  | 265,000                   | 65,700                    | 330,700                   |
| 2046                                  | 280,000                   | 53,775                    | 333,775                   |
| 2047                                  | 290,000                   | 41,175                    | 331,175                   |
| 2048                                  | 305,000                   | 28,125                    | 333,125                   |
| 2049                                  | 320,000                   | 14,400                    | 334,400                   |
| <b>Total</b>                          | <b><u>\$5,365,000</u></b> | <b><u>\$4,429,257</u></b> | <b><u>\$9,794,257</u></b> |

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## EXHIBIT L-3 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREAS #2-3 BONDS

FINAL REVISED

**City of Lavon**

Special Assessment Revenue Bonds, Series 2022

Lakepointe Public Improvement District (Improvement Areas #2-3 Project)

### Debt Service Schedule

| Date         | Principal              | n        | Interest               | Total P+I              |
|--------------|------------------------|----------|------------------------|------------------------|
| 09/30/2023   | 272,000.00             | 5.250%   | 693,584.91             | 965,584.91             |
| 09/30/2024   | 207,000.00             | 5.250%   | 883,887.52             | 1,090,887.52           |
| 09/30/2025   | 220,000.00             | 5.250%   | 873,020.02             | 1,093,020.02           |
| 09/30/2026   | 229,000.00             | 5.250%   | 861,470.02             | 1,090,470.02           |
| 09/30/2027   | 242,000.00             | 5.250%   | 849,447.52             | 1,091,447.52           |
| 09/30/2028   | 252,000.00             | 5.250%   | 836,742.52             | 1,088,742.52           |
| 09/30/2029   | 268,000.00             | 5.875%   | 823,512.52             | 1,091,512.52           |
| 09/30/2030   | 286,000.00             | 5.875%   | 807,767.50             | 1,093,767.50           |
| 09/30/2031   | 300,000.00             | 5.875%   | 790,965.02             | 1,090,965.02           |
| 09/30/2032   | 316,000.00             | 5.875%   | 773,340.00             | 1,089,340.00           |
| 09/30/2033   | 338,000.00             | 5.875%   | 754,775.00             | 1,092,775.00           |
| 09/30/2034   | 357,000.00             | 5.875%   | 734,917.50             | 1,091,917.50           |
| 09/30/2035   | 377,000.00             | 5.875%   | 713,943.76             | 1,090,943.76           |
| 09/30/2036   | 403,000.00             | 5.875%   | 691,795.02             | 1,094,795.02           |
| 09/30/2037   | 426,000.00             | 5.875%   | 668,118.76             | 1,094,118.76           |
| 09/30/2038   | 450,000.00             | 5.875%   | 643,091.26             | 1,093,091.26           |
| 09/30/2039   | 477,000.00             | 5.875%   | 616,653.76             | 1,093,653.76           |
| 09/30/2040   | 505,000.00             | 5.875%   | 588,630.02             | 1,093,630.02           |
| 09/30/2041   | 536,000.00             | 5.875%   | 558,961.26             | 1,094,961.26           |
| 09/30/2042   | 569,000.00             | 5.875%   | 527,471.26             | 1,096,471.26           |
| 09/30/2043   | 603,000.00             | 6.125%   | 494,042.50             | 1,097,042.50           |
| 09/30/2044   | 642,000.00             | 6.125%   | 457,108.76             | 1,099,108.76           |
| 09/30/2045   | 685,000.00             | 6.125%   | 417,786.26             | 1,102,786.26           |
| 09/30/2046   | 724,000.00             | 6.125%   | 375,830.02             | 1,099,830.02           |
| 09/30/2047   | 772,000.00             | 6.125%   | 331,485.00             | 1,103,485.00           |
| 09/30/2048   | 822,000.00             | 6.125%   | 284,200.00             | 1,106,200.00           |
| 09/30/2049   | 872,000.00             | 6.125%   | 233,852.50             | 1,105,852.50           |
| 09/30/2050   | 1,150,000.00           | 6.125%   | 180,442.50             | 1,330,442.50           |
| 09/30/2051   | 1,224,000.00           | 6.125%   | 110,005.02             | 1,334,005.02           |
| 09/30/2052   | 572,000.00             | 6.125%   | 35,035.00              | 607,035.00             |
| <b>Total</b> | <b>\$15,096,000.00</b> | <b>-</b> | <b>\$17,611,882.71</b> | <b>\$32,707,882.71</b> |

#### Yield Statistics

|                                   |              |
|-----------------------------------|--------------|
| Bond Year Dollars                 | \$291,457.47 |
| Average Life                      | 19.307 Years |
| Average Coupon                    | 6.0426940%   |
| Net Interest Cost (NIC)           | 6.1980785%   |
| True Interest Cost (TIC)          | 6.3115266%   |
| Bond Yield for Arbitrage Purposes | 6.0229092%   |
| All Inclusive Cost (AIC)          | 6.8452525%   |

#### IRS Form 8038

|                           |              |
|---------------------------|--------------|
| Net Interest Cost         | 6.0426940%   |
| Weighted Average Maturity | 19.307 Years |

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**HilltopSecurities**  
Public Finance

## EXHIBIT M-1 – DISTRICT LEGAL DESCRIPTION

### LEGAL DESCRIPTION

BEING a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 470, in the City of Lavon, Collin County, Texas, being part of a tract of land described in a deed to Meredith M. Roark and Margaret M. Arnold, recorded in Document No. 2010526000533270, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Roark and Arnold tract, being the southwest corner of a called 140.22 acre tract of land described in a deed to Petro Hunt, LLC, as recorded in Document No. 20070208000186500, in said Deed Records, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE South 72 degrees 03 minutes 07 seconds West, with the south line of said Roark and Arnold tract and the north line of said Northeast Texas Rural Rail Transportation District tract, a distance of 1,656.82 feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set at the southwest corner of said Roark and Arnold tract, being southeast corner of a 0.478 acre tract of land described in a deed to North Texas Municipal Water District, recorded in Document No. 20121116001469900, in said Deed Records;

THENCE North 23 degrees 30 minutes 56 seconds West, departing the north line of said Northeast Texas Rural Rail Transportation District tract, with the west line of said Roark and Arnold tract, and with the east lines of said 0.478 acre tract and a called 0.91 acre tract described in a deed to Mary Evans, recorded in Document No. 200804070014460, in said Deed Records, a distance of 173.19 feet to a 1/2-inch iron rod found;

THENCE North 01 degree 53 minutes 11 seconds West, continuing with the west line of said Roark and Arnold tract, and with the east lines of said 0.91 acre tract and a called 2.062 acre tract of land described in a deed to Connie S. Miller, recorded in Volume 4001, Page 947, in said Deed Records, a distance of 530.40 feet to a 1/2-inch iron rod found at the northeast corner of said 2.062 acre tract;

THENCE South 84 degrees 43 minutes 14 seconds West, continuing with the west line of said Roark and Arnold tract and with the north line of said 2.062 acre tract, a distance of 236.18 feet to a 1/2-inch iron rod found at the northwest corner of said 2.062 acre tract, being in the east line of a tract of land described as Tract Two in a deed to 78 Straddle, LP, recorded in Volume 5571, Page 3351, in said Deed Records, also being the approximate center of Bois D’Arc Lane (no recording information found);

THENCE North 06 degrees 53 minutes 43 seconds West, continuing with the west line of said Roark and Arnold tract, with the east lines of said Tract Two and a tract of land described as Tract No. 2 in a deed to DPB Investments, LP, recorded in Document No. 20110606000576510, in said Deed Records, and along said Bois D’Arc Lane, a distance of 748.23 feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set at the northeast corner of said Tract No. 2, being in the south line of a called 2.25 acre tract of land described in a deed to MJKMart, LLC, recorded in Document No. 20120906001115340, in said Deed Records;

THENCE South 89 degrees 16 minutes 47 seconds East, continuing with the west line of said Roark and Arnold tract and with the south line of said 2.25 acre tract, a distance of 64.98 feet to a 1/2-inch iron rod found at the southeast corner of said 2.25 acre tract;

THENCE North 11 degrees 02 minutes 32 seconds West, continuing with the west line of said Roark and Arnold tract and with the east line of said 2.25 acre tract, a distance of 490.85 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said 2.25 acre tract, being in the east line of State Highway 78 (variable width right-of-way);

THENCE North 33 degrees 42 minutes 56 seconds East, continuing with the west line of said Roark and Arnold tract and with the east line of said State Highway 78, a distance of 1,298.45 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found on a non-tangent curve to the left, having a radius of 5,729.57 feet and a central angle of 11 degrees 53 minutes 10 seconds;

THENCE continuing with the west line of said Roark and Arnold tract and the east line of said State Highway 78, and with said curve to the left, an arc distance of 1,188.61 feet (Chord Bearing North 27 degrees 54 minutes 44 seconds East – 1,186.48 feet);

THENCE, South 88 degrees 51 minutes 28 seconds East, departing said east and west lines, for a distance of 167.90 feet;

THENCE, North 33 degrees 46 minutes 49 seconds East, for a distance of 344.38 feet;

THENCE, South 88 degrees 51 minutes 28 seconds East, for a distance of 625.77 feet;

THENCE, North 01 degrees 01 minutes 20 seconds East, for a distance of 9.75 feet;

THENCE, South 88 degrees 58 minutes 40 seconds East, for a distance of 118.86 feet;

THENCE, South 01 degrees 01 minutes 20 seconds West, for a distance of 300.00 feet;

THENCE, South 88 degrees 51 minutes 28 seconds East, for a distance of 580.12 feet, in the east line of said Roark and Arnold tract, being in the west line of called 59.757 acre tract described in a deed to Petro Hunt LLC, records in Document No. 20070208000183240, in said Deed Records;

THENCE South 01 degree 00 minutes 58 seconds West, with the east line of said Roark and Arnold tract, and with the west line of said 59.757 acre tract, a distance of 1,450.63 feet to the southwest corner of said 59.757 acre tract, being in the north line of the aforementioned 140.22 acre tract;

THENCE North 88 degrees 51 minutes 38 seconds West, continuing with the east line of said Roark and Arnold tract and with the north line said 140.22 acre tract, a distance of 871.25 feet to a 1/2-inch iron rod found at the northwest corner of said 140.22 acre tract;

THENCE South 01 degree 09 minutes 20 seconds West, continuing with the east line of said Roark and Arnold tract and with the west line said 140.22 acre tract, a distance of 2,042.77 feet to the POINT OF BEGINNING and containing 173.037 acres of land.

## EXHIBIT M-2 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

### MAJOR IMPROVEMENTS AREA LEGAL DESCRIPTION Lakepointe Phase II (North) & Phase III

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most easterly southeast corner of said 200.9089 acre tract; THENCE, North 88°51'38" West, along a south line of said 200.9089 acre tract, for a distance of 871.25 feet, to a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract;

THENCE, North 01°09'20" East, for a distance of 59.54 feet, to a point;

THENCE, North 07°55'56" West, for a distance of 108.68 feet, to a point on a non-tangent curve to the left, having a radius of 650.00 feet, a central angle of 02°37'39";

THENCE, along said curve to the left for an arc distance of 29.81 feet (Chord Bearing North 67°51'51" East – 29.81 feet), to a point;

THENCE, North 23°26'58" West, for a distance of 170.00 feet, to a point on a curve to the right, having a radius of 480.00 feet, a central angle of 24°35'24";

THENCE, along said curve to the right for an arc distance of 206.01 feet (Chord Bearing South 78°50'44" West – 204.43 feet), to a point at the point of tangency;

THENCE, North 88°51'33" West, for a distance of 406.13 feet, to a point at the point of curvature of a curve to the right, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, with said curve to the right for an arc distance of 554.32 feet (Chord Bearing North 72°34'19" West – 546.89 feet), to a point at the point of tangency;

THENCE, North 56°17'04" West, for a distance of 103.06 feet, to a point in the east line of said Highway 78 (120' R.O.W.) and the west line of said 200.9089 acre tract, being on a curve to the left, having a radius of 5729.58 feet, a central angle of 10°36'49";

THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 1061.36 feet (Chord Bearing North 27°17'01" East – 1059.84 feet), to a point;

THENCE, South 88°51'33" East, departing said east and west lines, for a distance of 168.46 feet, to a point;

THENCE, North 33°46'44" East, for a distance of 344.38 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 624.63 feet, to a point;

THENCE, North 01°01'15" East, for a distance of 9.75 feet, to a point;

THENCE, South 88°58'45" East, for a distance of 120.00 feet, to a point;

THENCE, South 01°01'15" West, for a distance of 300.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 579.95 feet, to a point in the east line of said 200.9089 acre tract;

THENCE, South 01°00'58" West, along the east line of said 200.9089 acre tract, for a distance of 1449.67 feet, to the POINT OF BEGINNING and containing 62.157 acres of land.

LEGAL DESCRIPTION  
Lakepointe Phase II (South)

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southeast corner of said 200.9089 acre tract, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE, South 72°03'07" West, along the south line of said 200.9089 acre and the north line of said Northeast Texas Rural Rail Transportation District, for a distance of 1656.82 feet, to a ½ inch iron rod found at the most southerly southwest corner of said 200.9089 acre tract;

THENCE, North 23°30'56" West, departing said north line and along the west line of said 200.9089 acre tract, for a distance of 173.19 feet, to a ½ inch iron rod found;

THENCE, North 01°53'11" West, continuing along said west line, for a distance of 530.40 feet, to a ½ inch iron rod found;

THENCE, South 84°43'14" West, continuing along said west line, for a distance of 236.18 feet, to a ½ inch iron rod found;

THENCE, North 06°53'43" West, continuing along said west line, for a distance of 748.23 feet, to a ½ inch iron rod found;

THENCE, South 89°16'47" East, continuing along said west line, at 64.98 feet passing a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract and continuing for a total distance of 244.07 feet, to a point being on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the left for an arc distance of 140.04 feet (Chord Bearing South 45°16'41" East – 98.55 feet), to a point on a curve to the right, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the right for an arc distance of 180.25 feet (Chord Bearing South 74°47'36" East – 180.08 feet), to a point at the point of reverse curvature of a curve to the left, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the left for an arc distance of 195.92 feet (Chord Bearing South 72°34'22" East – 195.88 feet), to a point on a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the left for an arc distance of 120.57 feet (Chord Bearing South 09°44'11" West – 120.55 feet), to a point on a curve to the left, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the left for an arc distance of 686.07 feet (Chord Bearing South 81°52'38" East – 648.37 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.96 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 7.65 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 340.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 7.73 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 365.88 feet, to a point of curvature of a curve to the right, having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the right for an arc distance of 510.69 feet (Chord Bearing North 82°18'48" West – 509.58 feet), to a point;

THENCE, North 14°52'24" East, for a distance of 680.06 feet, to a point on a curve to the left, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the left for an arc distance of 347.70 feet (Chord Bearing South 82°27'13" East – 346.98 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 546.28 feet, to a point;

THENCE, North 01°09'20" East, for a distance of 10.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 120.00 feet, to a point in the east line of said 200.9089 acre tract;

THENCE, South 01°09'20" West, along the east line of said 200.9089 acre tract, for a distance of 1762.46 feet, to the POINT OF BEGINNING and containing 57.455 acres of land.

## EXHIBIT M-3 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

### IMPROVEMENT AREA # 1 LEGAL DESCRIPTION - Lakepointe Phase I

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the northerly corner of MJKART tract, as described in Doc. No. 20120906001115340 in said Deed Records, and being in the east line of said Highway 78 (120' R.O.W.) same being in the west line of said 200.9089 acre tract;  
THENCE, North 33°42'56" East, along the east line of said Highway 78 and the west line of said 200.9089 acre tract, for a distance of 1289.45 feet, to a 5/8 inch iron found with a Txdot Aluminum cap at the point of curvature of a curve to the left, having a radius of 5729.58, a central angle of 01°15'53";  
THENCE, continuing along said east and west lines and with curve to the left for an arc distance of 126.48 feet (Chord Bearing North 33°13'22" East – 126.48 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 56°17'04" East, departing said lines, for a distance of 103.06 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, continuing along said curve to the left for an arc distance of 554.32 feet (Chord Bearing South 72°34'19" East – 546.89 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 406.13 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left for an arc distance of 480.00 feet, a central angle of 24°35'24";

THENCE, continuing along said curve to the left for an arc distance of 206.01 feet (Chord Bearing North 78°50'44" East – 204.43 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 23°26'58" East, for a distance of 170.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02°37'39";

THENCE, continuing along said curve to the right for an arc distance of 29.81 feet (Chord Bearing South 67°51'51" West – 29.81 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 07°55'56" East, for a distance of 108.68 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.",

THENCE, South 01°09'20" West, at 59.54 feet, passing a ½ inch iron rod found at an ell corner in the east line of said 200.9089 acre tract, for a total distance of 339.85 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, departing said east line, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°09'20" West, for a distance of 10.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 546.28 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the right for an arc distance of 347.70 feet (Chord Bearing North 82°27'13" West – 346.98), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 14°52'24" West, for a distance of 680.06 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the left for an arc distance of 510.69 feet (Chord Bearing South 82°18'48" East – 509.58 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.88 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 88°51'33" East, for a distance of 7.73 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 340.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 7.65 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01°08'27" West, for a distance of 120.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88°51'33" West, for a distance of 365.96 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the right for an arc distance of 686.07 feet (Chord Bearing North 81°52'38" West – 648.37 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the right for an arc distance of 120.57 feet (Chord Bearing North 09°44'11" East – 120.55 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the right for an arc distance of 195.92 feet (Chord Bearing North 72°34'22" West – 195.88 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the left, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the left for an arc distance of 180.25 feet (Chord Bearing North 74°47'36" West – 180.08 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the right for an arc distance of 140.04 feet (Chord Bearing North 45°16'41" West – 98.55 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89°16'47" West, for a distance of 179.09 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the west line of said 200.9089 acre tract;

THENCE, North 11°02'32" West, along the west line of said 200.9089 acre tract, for a distance of 490.85 feet, to the POINT OF BEGINNING and containing 53.425 acres of land.

## EXHIBIT M-4 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

### LEGAL DESCRIPTION

#### Lakepointe Phase II (North)

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMECNING, at a ½ inch iron rod found at the most westerly northwest corner of said 200.9089 acre tract, being in the east line of Highway 78 (120' R.O.W.);

THENCE, South 19°58'32" West, along the west line of said 200.9089 acre tract and the east line of said Highway 78, for a distance of 419.76 feet, to a 5/8 inch iron rod found with a Txdot Aluminum cap found at the point of curvature of a curve to the right, having a radius of 5729.58 feet, a central angle of 09°58'17";

THENCE, continuing along said east and west lines and with said curve to the right for an arc distance of 997.15 feet (Chord Bearing South 21°42'53" West – 995.90 feet), to the POINT OF BEGINNING;

THENCE, South 56°13'16" East, departing said east and west lines, for a distance of 234.46 feet, to a point on a non-tangent curve to the left, having a radius of 395.00 feet, a central angle of 17°52'25";

THENCE, along said curve to the left for an arc distance of 123.22 feet (Chord Bearing South 79°55'21" East – 122.72 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 568.53 feet, to a point at the point of curvature of a curve to the right, having a radius of 395.00 feet, a central angle of 58°11'51";

THENCE, along said curve to the right for an arc distance of 401.22 feet (Chord Bearing South 59°45'37" East – 384.19 feet), to a point on a non-tangent curve to the right, having a radius of 1140.00 feet, a central angle of 00°42'28";

THENCE, along said curve to the right for an arc distance of 14.09 feet (Chord Bearing North 71°46'39" East – 14.09 feet), to a point;

THENCE, South 17°52'06" East, for a distance of 170.00 feet, to a point on a non-tangent curve to the left, having a radius of 970.00 feet, a central angle of 17°51'38";

THENCE, along said curve to the left for an arc distance of 302.38 feet (Chord Bearing South 63°12'04" West – 301.15 feet), to a point at the point reverse curvature of a curve to the right, having a radius of 480.00 feet, a central angle of 36°52'11";

THENCE, along said curve to the right for an arc distance of 308.88 feet (Chord Bearing South 72°42'21" West – 303.58 feet), to a point at the point of tangency;

THENCE, North 88°51'33" West, for a distance of 406.13 feet, to a point at the point of curvature of a curve to the right, having a radius of 975.00 feet, a central angle of 32°34'29";

THENCE, with said curve to the right for an arc distance of 554.32 feet (Chord Bearing North 72°34'19" West – 546.89 feet), to a point at the point of tangency;

THENCE, North 56°17'04" West, for a distance of 103.06 feet, to a point in the east line of said Highway 78 (120' R.O.W.) and the west line of said 200.9089 acre tract, being on a curve to the left, having a radius of 5729.58 feet, a central angle of 05°53'23";

THENCE, along the west line of said 200.9089 acre tract and the east line of Highway 78 with said curve to the left, for an arc distance of 588.97 feet (Chord Bearing North 29°38'44" East – 588.72 feet), to the POINT OF BEGINNING and containing 17.524 acres of land.

#### LEGAL DESCRIPTION Lakepointe Phase II (South)

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southeast corner of said 200.9089 acre tract, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE, South 72°03'07" West, along the south line of said 200.9089 acre and the north line of said Northeast Texas Rural Rail Transportation District, for a distance of 1656.82 feet, to a ½ inch iron rod found at the most southerly southwest corner of said 200.9089 acre tract;

THENCE, North 23°30'56" West, departing said north line and along the west line of said 200.9089 acre tract, for a distance of 173.19 feet, to a ½ inch iron rod found;

THENCE, North 01°53'11" West, continuing along said west line, for a distance of 530.40 feet, to a ½ inch iron rod found;

THENCE, South 84°43'14" West, continuing along said west line, for a distance of 236.18 feet, to a ½ inch iron rod found;

THENCE, North 06°53'43" West, continuing along said west line, for a distance of 748.23 feet, to a ½ inch iron rod found;

THENCE, South 89°16'47" East, continuing along said west line, at 64.98 feet passing a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract and continuing for a total distance of 244.07 feet, to a point being on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 160°28'31";

THENCE, continuing along said curve to the left for an arc distance of 140.04 feet (Chord Bearing South 45°16'41" East – 98.55 feet), to a point on a curve to the right, having a radius of 1200.00 feet, a central angle of 08°36'23";

THENCE, continuing along said curve to the right for an arc distance of 180.25 feet (Chord Bearing South 74°47'36" East – 180.08 feet), to a point at the point of reverse curvature of a curve to the left, having a radius of 2695.00 feet, a central angle of 04°09'55";

THENCE, continuing along said curve to the left for an arc distance of 195.92 feet (Chord Bearing South 72°34'22" East – 195.88 feet), to a point on a non-tangent curve to the left, having a radius of 1800.00 feet, a central angle of 03°50'16";

THENCE, continuing along said curve to the left for an arc distance of 120.57 feet (Chord Bearing South 09°44'11" West – 120.55 feet), to a point on a curve to the left, having a radius of 2815.00 feet, a central angle of 13°57'50";

THENCE, continuing along said curve to the left for an arc distance of 686.07 feet (Chord Bearing South 81°52'38" East – 648.37 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 365.96 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 7.65 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 340.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 7.73 feet, to a point;

THENCE, North 01°08'27" East, for a distance of 120.00 feet, to a point;

THENCE, North 88°51'33" West, for a distance of 365.88 feet, to a point of curvature of a curve to the right, having a radius of 2235.00 feet, a central angle of 13°05'30";

THENCE, along said curve to the right for an arc distance of 510.69 feet (Chord Bearing North 82°18'48" West – 509.58 feet), to a point;

THENCE, North 14°52'24" East, for a distance of 680.06 feet, to a point on a curve to the left, having a radius of 1550.00 feet, a central angle of 12°48'41";

THENCE, along said curve to the left for an arc distance of 347.70 feet (Chord Bearing South 82°27'13" East – 346.98 feet), to a point at the point of tangency;

THENCE, South 88°51'33" East, for a distance of 546.28 feet, to a point;

THENCE, North 01°09'20" East, for a distance of 10.00 feet, to a point;

THENCE, South 88°51'33" East, for a distance of 120.00 feet, to a point in the east line of said 200.9089 acre tract;

THENCE, South 01°09'20" West, along the east line of said 200.9089 acre tract, for a distance of 1762.46 feet, to the POINT OF BEGINNING and containing 57.455 acres of land.

## EXHIBIT M-5 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

### LEGAL DESCRIPTION

#### Lakepoint Phase III

WHEREAS, LDC LAVON, LLC., is the owner of a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 740, in the City of Lavon, Collin County, Texas, being part of a 200.9089 acre tract of land described in Document No. 20180821001049570, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most easterly southeast corner of said 200.9089 acre tract;  
THENCE, North 88°51'38" West, along a south line of said 200.9089 acre tract, for a distance of 871.25 feet, to a ½ inch iron rod found at an interior ell corner of said 200.9089 acre tract;  
THENCE, North 01°09'20" East, for a distance of 59.54 feet, to a point;  
THENCE, North 07°55'56" West, for a distance of 108.68 feet, to a point on a non-tangent curve to the left, having a radius of 650.00 feet, a central angle of 02°37'39";  
THENCE, along said curve to the left for an arc distance of 29.81 feet (Chord Bearing North 67°51'51" East – 29.81 feet), to a point;  
THENCE, North 23°26'58" West, for a distance of 170.00 feet, to a point on a curve to the left, having a radius of 480.00 feet, a central angle of 12°16'46";  
THENCE, along said curve to the left for an arc distance of 102.87 feet (Chord Bearing North 60°24'38" East – 102.68 feet), to a point at the point of reverse curvature of a curve to the right, having a radius of 970.00 feet, a central angle of 17°51'38";  
THENCE, along said curve to the right for an arc distance of 302.38 feet (Chord Bearing North 63°12'04" East – 301.15 feet), to a point;  
THENCE, North 17°52'06" West, for a distance of 170.00 feet, to a point on a non-tangent curve to the left, having a radius of 1140.00 feet, a central angle of 00°42'28";  
THENCE, along said curve to the left for an arc distance of 14.09 feet (Chord Bearing South 71°46'39" West – 14.09 feet), to a point on a curve to the left, having a radius of 395.00 feet, central angle of 58°11'51";  
THENCE, along said curve to the left for an arc distance of 401.22 feet (Chord Bearing North 59°45'37" West – 384.19 feet), to a point at the point of tangency;  
THENCE, North 88°51'33" West, for a distance of 568.53 feet, to a point at the point of curvature of a curve to the right, having a radius 395.00 feet, a central angle of 17°52'25";  
THENCE, along said curve to the right for an arc distance of 123.22 feet (Chord Bearing North 79°55'21" West – 122.72 feet), to a point;  
THENCE, North 56°13'16" West, for a distance of 234.46 feet, to a point in the west line of said 200.9089 acre tract and being in the east line of Highway 78 (120' R.O.W.), being on a curve to the left, having a radius of 5729.58 feet, a central angle of 04°43'15";  
THENCE, continuing along said east and west lines and with said curve to the left for an arc distance of 472.08 feet (Chord Bearing North 24°20'25" East – 471.95 feet), to a point;  
THENCE, South 88°51'33" East, departing said east and west lines, for a distance of 168.46 feet, to a point;

THENCE, North 33°46'44" East, for a distance of 344.38 feet, to a point;  
THENCE, South 88°51'33" East, for a distance of 624.63 feet, to a point;  
THENCE, North 01°01'15" East, for a distance of 9.75 feet, to a point;  
THENCE, South 88°58'45" East, for a distance of 120.00 feet, to a point;  
THENCE, South 01°01'15" West, for a distance of 300.00 feet, to a point;  
THENCE, South 88°51'33" East, for a distance of 579.95 feet, to a point in the east line of said 200.9089 acre tract;  
THENCE, South 01°00'58" West, along the east line of said 200.9089 acre tract, for a distance of 1449.67 feet, to the POINT OF BEGINNING and containing 44.633 acres of land.

## **APPENDIX A-1 – 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$22,154.57**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, 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 *LakePointe Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 INITIAL PARCEL

### LakePointe PID - Improvement Area #1 Lot Type 1 Projected Annual Installments

| Installments<br>Due 1/31 | Principal           | Interest <sup>1</sup> | Additional<br>Interest | Annual Collection<br>Costs | Annual<br>Installment |
|--------------------------|---------------------|-----------------------|------------------------|----------------------------|-----------------------|
| 2023                     | \$ 472.29           | \$ 948.98             | \$ 110.77              | \$ 279.68                  | \$ 1,811.71           |
| 2024                     | \$ 493.75           | \$ 932.45             | \$ 108.41              | \$ 285.27                  | \$ 1,819.88           |
| 2025                     | \$ 493.75           | \$ 915.16             | \$ 105.94              | \$ 290.97                  | \$ 1,805.84           |
| 2026                     | \$ 515.22           | \$ 896.65             | \$ 103.47              | \$ 296.79                  | \$ 1,812.14           |
| 2027                     | \$ 536.69           | \$ 877.33             | \$ 100.90              | \$ 302.73                  | \$ 1,817.65           |
| 2028                     | \$ 558.16           | \$ 857.20             | \$ 98.21               | \$ 308.78                  | \$ 1,822.36           |
| 2029                     | \$ 579.63           | \$ 836.27             | \$ 95.42               | \$ 314.96                  | \$ 1,826.28           |
| 2030                     | \$ 601.09           | \$ 814.53             | \$ 92.53               | \$ 321.26                  | \$ 1,829.41           |
| 2031                     | \$ 622.56           | \$ 788.99             | \$ 89.52               | \$ 327.68                  | \$ 1,828.75           |
| 2032                     | \$ 644.03           | \$ 762.53             | \$ 86.41               | \$ 334.24                  | \$ 1,827.20           |
| 2033                     | \$ 686.96           | \$ 735.16             | \$ 83.19               | \$ 340.92                  | \$ 1,846.23           |
| 2034                     | \$ 708.43           | \$ 705.96             | \$ 79.75               | \$ 347.74                  | \$ 1,841.89           |
| 2035                     | \$ 729.90           | \$ 675.85             | \$ 76.21               | \$ 354.70                  | \$ 1,836.66           |
| 2036                     | \$ 772.83           | \$ 644.83             | \$ 72.56               | \$ 361.79                  | \$ 1,852.02           |
| 2037                     | \$ 794.30           | \$ 611.99             | \$ 68.70               | \$ 369.03                  | \$ 1,844.01           |
| 2038                     | \$ 837.24           | \$ 578.23             | \$ 64.72               | \$ 376.41                  | \$ 1,856.60           |
| 2039                     | \$ 880.17           | \$ 542.65             | \$ 60.54               | \$ 383.94                  | \$ 1,867.29           |
| 2040                     | \$ 901.64           | \$ 505.24             | \$ 56.14               | \$ 391.61                  | \$ 1,854.63           |
| 2041                     | \$ 944.57           | \$ 464.67             | \$ 51.63               | \$ 399.45                  | \$ 1,860.32           |
| 2042                     | \$ 987.51           | \$ 422.16             | \$ 46.91               | \$ 407.43                  | \$ 1,864.01           |
| 2043                     | \$ 1,030.44         | \$ 377.72             | \$ 41.97               | \$ 415.58                  | \$ 1,865.72           |
| 2044                     | \$ 1,094.85         | \$ 331.35             | \$ 36.82               | \$ 423.90                  | \$ 1,886.91           |
| 2045                     | \$ 1,137.78         | \$ 282.08             | \$ 31.34               | \$ 432.37                  | \$ 1,883.58           |
| 2046                     | \$ 1,202.19         | \$ 230.88             | \$ 25.65               | \$ 441.02                  | \$ 1,899.74           |
| 2047                     | \$ 1,245.12         | \$ 176.79             | \$ 19.64               | \$ 449.84                  | \$ 1,891.39           |
| 2048                     | \$ 1,309.52         | \$ 120.76             | \$ 13.42               | \$ 458.84                  | \$ 1,902.53           |
| 2049                     | \$ 1,373.93         | \$ 61.83              | \$ 6.87                | \$ 468.01                  | \$ 1,910.64           |
| <b>Total</b>             | <b>\$ 22,154.57</b> | <b>\$ 16,098.23</b>   | <b>\$ 1,827.64</b>     | <b>\$ 9,884.95</b>         | <b>\$ 49,965.40</b>   |

<sup>1</sup> Interest rate is 3.500%, 3.750%, 4.250%, and 4.500% for term bonds due September 15, 2024, 2029, 2039 and 2049 respectively.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## APPENDIX A-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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$24,168.62**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, 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 *LakePointe Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§  
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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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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

### LakePointe PID - Improvement Area #1 Lot Type 2 Projected Annual Installments

| Installments<br>Due 1/31 | Principal           | Interest <sup>1</sup> | Additional<br>Interest | Annual Collection<br>Costs | Annual<br>Installment |
|--------------------------|---------------------|-----------------------|------------------------|----------------------------|-----------------------|
| 2023                     | \$ 515.22           | \$ 1,035.25           | \$ 120.84              | \$ 305.10                  | \$ 1,976.41           |
| 2024                     | \$ 538.64           | \$ 1,017.21           | \$ 118.27              | \$ 311.20                  | \$ 1,985.32           |
| 2025                     | \$ 538.64           | \$ 998.36             | \$ 115.57              | \$ 317.43                  | \$ 1,970.00           |
| 2026                     | \$ 562.06           | \$ 978.16             | \$ 112.88              | \$ 323.78                  | \$ 1,976.88           |
| 2027                     | \$ 585.48           | \$ 957.08             | \$ 110.07              | \$ 330.25                  | \$ 1,982.89           |
| 2028                     | \$ 608.90           | \$ 935.13             | \$ 107.14              | \$ 336.86                  | \$ 1,988.03           |
| 2029                     | \$ 632.32           | \$ 912.30             | \$ 104.10              | \$ 343.59                  | \$ 1,992.31           |
| 2030                     | \$ 655.74           | \$ 888.58             | \$ 100.94              | \$ 350.47                  | \$ 1,995.72           |
| 2031                     | \$ 679.16           | \$ 860.71             | \$ 97.66               | \$ 357.47                  | \$ 1,995.00           |
| 2032                     | \$ 702.58           | \$ 831.85             | \$ 94.26               | \$ 364.62                  | \$ 1,993.31           |
| 2033                     | \$ 749.41           | \$ 801.99             | \$ 90.75               | \$ 371.92                  | \$ 2,014.07           |
| 2034                     | \$ 772.83           | \$ 770.14             | \$ 87.00               | \$ 379.35                  | \$ 2,009.33           |
| 2035                     | \$ 796.25           | \$ 737.30             | \$ 83.14               | \$ 386.94                  | \$ 2,003.63           |
| 2036                     | \$ 843.09           | \$ 703.45             | \$ 79.16               | \$ 394.68                  | \$ 2,020.38           |
| 2037                     | \$ 866.51           | \$ 667.62             | \$ 74.94               | \$ 402.57                  | \$ 2,011.65           |
| 2038                     | \$ 913.35           | \$ 630.80             | \$ 70.61               | \$ 410.63                  | \$ 2,025.38           |
| 2039                     | \$ 960.19           | \$ 591.98             | \$ 66.04               | \$ 418.84                  | \$ 2,037.05           |
| 2040                     | \$ 983.61           | \$ 551.17             | \$ 61.24               | \$ 427.21                  | \$ 2,023.23           |
| 2041                     | \$ 1,030.44         | \$ 506.91             | \$ 56.32               | \$ 435.76                  | \$ 2,029.44           |
| 2042                     | \$ 1,077.28         | \$ 460.54             | \$ 51.17               | \$ 444.47                  | \$ 2,033.47           |
| 2043                     | \$ 1,124.12         | \$ 412.06             | \$ 45.78               | \$ 453.36                  | \$ 2,035.33           |
| 2044                     | \$ 1,194.38         | \$ 361.48             | \$ 40.16               | \$ 462.43                  | \$ 2,058.45           |
| 2045                     | \$ 1,241.22         | \$ 307.73             | \$ 34.19               | \$ 471.68                  | \$ 2,054.82           |
| 2046                     | \$ 1,311.48         | \$ 251.87             | \$ 27.99               | \$ 481.11                  | \$ 2,072.45           |
| 2047                     | \$ 1,358.31         | \$ 192.86             | \$ 21.43               | \$ 490.74                  | \$ 2,063.34           |
| 2048                     | \$ 1,428.57         | \$ 131.73             | \$ 14.64               | \$ 500.55                  | \$ 2,075.49           |
| 2049                     | \$ 1,498.83         | \$ 67.45              | \$ 7.49                | \$ 510.56                  | \$ 2,084.33           |
| <b>Total</b>             | <b>\$ 24,168.62</b> | <b>\$ 17,561.71</b>   | <b>\$ 1,993.79</b>     | <b>\$ 10,783.59</b>        | <b>\$ 54,507.71</b>   |

<sup>1</sup> Interest rate is 3.500%, 3.750%, 4.250%, and 4.500% for term bonds due September 15, 2024, 2029, 2039 and 2049 respectively.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## **APPENDIX A-3 – IMPROVEMENT AREA #2 LOT TYPE 3 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$33,019.72**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, 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 *LakePointe Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§  
§

COUNTY OF \_\_\_\_\_

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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 #2 LOT TYPE 3

| LakePointe PID - Improvement Area #2 Lot Type 3 Projected Annual Installments |                              |                       |                              |                       |                        |                            |                       |  |
|---|------------------------------|-----------------------|------------------------------|-----------------------|------------------------|----------------------------|-----------------------|--|
| Installments<br>Due 1/31  | Improvement Areas #2-3 Bonds |                       | Major Improvement Area Bonds |                       | Total                  |                            |                       |  |
|   | Principal                    | Interest <sup>1</sup> | Principal                    | Interest <sup>2</sup> | Additional<br>Interest | Annual<br>Collection Costs | Annual<br>Installment |  |
| 2023  | \$ 337.57                    | \$ 1,288.09           | \$ 98.36                     | \$ 243.81             | \$ 24.88               | \$ 166.56                  | \$ 2,159.27           |  |
| 2024  | \$ 400.21                    | \$ 1,650.31           | \$ 108.19                    | \$ 239.50             | \$ 173.02              | \$ 169.89                  | \$ 2,741.13           |  |
| 2025  | \$ 424.57                    | \$ 1,629.30           | \$ 108.19                    | \$ 234.77             | \$ 170.47              | \$ 173.28                  | \$ 2,740.59           |  |
| 2026  | \$ 441.98                    | \$ 1,607.01           | \$ 118.03                    | \$ 230.04             | \$ 167.78              | \$ 176.75                  | \$ 2,741.58           |  |
| 2027  | \$ 466.34                    | \$ 1,583.81           | \$ 118.03                    | \$ 224.87             | \$ 164.93              | \$ 180.29                  | \$ 2,738.26           |  |
| 2028  | \$ 487.22                    | \$ 1,559.32           | \$ 127.87                    | \$ 219.71             | \$ 161.94              | \$ 183.89                  | \$ 2,739.94           |  |
| 2029  | \$ 518.54                    | \$ 1,533.75           | \$ 127.87                    | \$ 214.11             | \$ 158.74              | \$ 187.57                  | \$ 2,740.57           |  |
| 2030  | \$ 553.34                    | \$ 1,503.28           | \$ 127.87                    | \$ 208.52             | \$ 155.40              | \$ 191.32                  | \$ 2,739.73           |  |
| 2031  | \$ 581.18                    | \$ 1,470.77           | \$ 137.70                    | \$ 202.13             | \$ 151.90              | \$ 195.15                  | \$ 2,738.83           |  |
| 2032  | \$ 612.50                    | \$ 1,436.63           | \$ 147.54                    | \$ 195.24             | \$ 148.18              | \$ 199.05                  | \$ 2,739.14           |  |
| 2033  | \$ 654.26                    | \$ 1,400.64           | \$ 147.54                    | \$ 187.86             | \$ 144.22              | \$ 203.03                  | \$ 2,737.56           |  |
| 2034  | \$ 692.54                    | \$ 1,362.21           | \$ 157.37                    | \$ 180.49             | \$ 140.07              | \$ 207.09                  | \$ 2,739.78           |  |
| 2035  | \$ 730.83                    | \$ 1,321.52           | \$ 167.21                    | \$ 172.62             | \$ 135.67              | \$ 211.23                  | \$ 2,739.07           |  |
| 2036  | \$ 783.03                    | \$ 1,278.58           | \$ 167.21                    | \$ 164.26             | \$ 131.00              | \$ 215.46                  | \$ 2,739.54           |  |
| 2037  | \$ 828.27                    | \$ 1,232.58           | \$ 177.04                    | \$ 155.90             | \$ 126.11              | \$ 219.77                  | \$ 2,739.67           |  |
| 2038  | \$ 873.51                    | \$ 1,183.92           | \$ 186.88                    | \$ 147.05             | \$ 120.91              | \$ 224.16                  | \$ 2,736.43           |  |
| 2039  | \$ 925.71                    | \$ 1,132.60           | \$ 196.72                    | \$ 137.70             | \$ 115.41              | \$ 228.65                  | \$ 2,736.79           |  |
| 2040  | \$ 981.39                    | \$ 1,078.21           | \$ 206.55                    | \$ 127.87             | \$ 109.59              | \$ 233.22                  | \$ 2,736.84           |  |
| 2041  | \$ 1,040.56                  | \$ 1,020.56           | \$ 216.39                    | \$ 117.54             | \$ 103.43              | \$ 237.88                  | \$ 2,736.36           |  |
| 2042  | \$ 1,106.68                  | \$ 959.43             | \$ 226.22                    | \$ 106.72             | \$ 96.92               | \$ 242.64                  | \$ 2,738.60           |  |
| 2043  | \$ 1,172.80                  | \$ 894.41             | \$ 236.06                    | \$ 95.41              | \$ 90.02               | \$ 247.49                  | \$ 2,736.19           |  |
| 2044  | \$ 1,249.36                  | \$ 822.57             | \$ 245.90                    | \$ 83.60              | \$ 82.74               | \$ 252.44                  | \$ 2,736.62           |  |
| 2045  | \$ 1,332.89                  | \$ 746.05             | \$ 255.73                    | \$ 71.31              | \$ 75.04               | \$ 257.49                  | \$ 2,738.51           |  |
| 2046  | \$ 1,409.45                  | \$ 664.41             | \$ 275.40                    | \$ 58.52              | \$ 66.90               | \$ 262.64                  | \$ 2,737.33           |  |
| 2047  | \$ 1,503.41                  | \$ 578.08             | \$ 285.24                    | \$ 44.75              | \$ 58.25               | \$ 267.89                  | \$ 2,737.63           |  |
| 2048  | \$ 1,600.85                  | \$ 486.00             | \$ 295.07                    | \$ 30.49              | \$ 49.12               | \$ 273.25                  | \$ 2,734.79           |  |
| 2049  | \$ 1,698.30                  | \$ 387.95             | \$ 314.75                    | \$ 15.74              | \$ 39.48               | \$ 278.72                  | \$ 2,734.92           |  |
| 2050  | \$ 2,244.68                  | \$ 283.93             | \$ -                         | \$ -                  | \$ 29.24               | \$ 178.21                  | \$ 2,736.05           |  |
| 2051  | \$ 2,390.84                  | \$ 146.44             | \$ -                         | \$ -                  | \$ 20.05               | \$ 181.77                  | \$ 2,739.10           |  |
| Total   | \$ 28,042.80                 | \$ 32,242.36          | \$ 4,976.92                  | \$ 4,110.51           | \$ 3,211.44            | \$ 6,246.78                | \$ 78,830.81          |  |

<sup>1</sup> Interest on Improvement Areas #2-3 Bonds is calculated at a 5.250%, 5.875%, and 6.125% rate for term bonds maturing in 2028, 2042 and 2052 respectively.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 2049 respectively.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## **APPENDIX A-4 – IMPROVEMENT AREA #2 LOT TYPE 4 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$39,378.69**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, 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 *LakePointe Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

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.

<sup>1</sup> 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§  
§  
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COUNTY OF \_\_\_\_\_

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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

<sup>4</sup> 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 #2 LOT TYPE 4

### LakePointe PID - Improvement Area #2 Lot Type 4 Projected Annual Installments

| Installments<br>Due 1/31 | Improvement Areas #2-3 Bonds |                       | Major Improvement Area Bonds |                       | Total                  |                            |                       |
|--------------------------|------------------------------|-----------------------|------------------------------|-----------------------|------------------------|----------------------------|-----------------------|
|                          | Principal                    | Interest <sup>1</sup> | Principal                    | Interest <sup>2</sup> | Additional<br>Interest | Annual Collection<br>Costs | Annual<br>Installment |
| 2023                     | \$ 402.58                    | \$ 1,536.16           | \$ 117.30                    | \$ 290.76             | \$ 29.68               | \$ 198.63                  | \$ 2,575.10           |
| 2024                     | \$ 477.29                    | \$ 1,968.13           | \$ 129.03                    | \$ 285.63             | \$ 206.34              | \$ 202.60                  | \$ 3,269.02           |
| 2025                     | \$ 506.34                    | \$ 1,943.07           | \$ 129.03                    | \$ 279.98             | \$ 203.30              | \$ 206.66                  | \$ 3,268.38           |
| 2026                     | \$ 527.09                    | \$ 1,916.49           | \$ 140.76                    | \$ 274.34             | \$ 200.09              | \$ 210.79                  | \$ 3,269.56           |
| 2027                     | \$ 556.14                    | \$ 1,888.82           | \$ 140.76                    | \$ 268.18             | \$ 196.69              | \$ 215.01                  | \$ 3,265.59           |
| 2028                     | \$ 581.05                    | \$ 1,859.62           | \$ 152.49                    | \$ 262.02             | \$ 193.12              | \$ 219.31                  | \$ 3,267.60           |
| 2029                     | \$ 618.40                    | \$ 1,829.11           | \$ 152.49                    | \$ 255.35             | \$ 189.31              | \$ 223.69                  | \$ 3,268.36           |
| 2030                     | \$ 659.90                    | \$ 1,792.78           | \$ 152.49                    | \$ 248.68             | \$ 185.33              | \$ 228.17                  | \$ 3,267.35           |
| 2031                     | \$ 693.10                    | \$ 1,754.01           | \$ 164.22                    | \$ 241.05             | \$ 181.15              | \$ 232.73                  | \$ 3,266.27           |
| 2032                     | \$ 730.46                    | \$ 1,713.29           | \$ 175.95                    | \$ 232.84             | \$ 176.72              | \$ 237.38                  | \$ 3,266.64           |
| 2033                     | \$ 780.26                    | \$ 1,670.38           | \$ 175.95                    | \$ 224.04             | \$ 172.00              | \$ 242.13                  | \$ 3,264.76           |
| 2034                     | \$ 825.91                    | \$ 1,624.54           | \$ 187.68                    | \$ 215.25             | \$ 167.05              | \$ 246.97                  | \$ 3,267.40           |
| 2035                     | \$ 871.57                    | \$ 1,576.02           | \$ 199.41                    | \$ 205.86             | \$ 161.79              | \$ 251.91                  | \$ 3,266.56           |
| 2036                     | \$ 933.82                    | \$ 1,524.81           | \$ 199.41                    | \$ 195.89             | \$ 156.23              | \$ 256.95                  | \$ 3,267.12           |
| 2037                     | \$ 987.78                    | \$ 1,469.95           | \$ 211.14                    | \$ 185.92             | \$ 150.39              | \$ 262.09                  | \$ 3,267.27           |
| 2038                     | \$ 1,041.73                  | \$ 1,411.92           | \$ 222.87                    | \$ 175.36             | \$ 144.20              | \$ 267.33                  | \$ 3,263.42           |
| 2039                     | \$ 1,103.99                  | \$ 1,350.72           | \$ 234.60                    | \$ 164.22             | \$ 137.64              | \$ 272.68                  | \$ 3,263.84           |
| 2040                     | \$ 1,170.39                  | \$ 1,285.86           | \$ 246.33                    | \$ 152.49             | \$ 130.70              | \$ 278.13                  | \$ 3,263.90           |
| 2041                     | \$ 1,240.95                  | \$ 1,217.10           | \$ 258.06                    | \$ 140.17             | \$ 123.35              | \$ 283.69                  | \$ 3,263.33           |
| 2042                     | \$ 1,319.80                  | \$ 1,144.19           | \$ 269.79                    | \$ 127.27             | \$ 115.58              | \$ 289.37                  | \$ 3,266.01           |
| 2043                     | \$ 1,398.66                  | \$ 1,066.65           | \$ 281.52                    | \$ 113.78             | \$ 107.36              | \$ 295.16                  | \$ 3,263.13           |
| 2044                     | \$ 1,489.97                  | \$ 980.99             | \$ 293.25                    | \$ 99.70              | \$ 98.67               | \$ 301.06                  | \$ 3,263.64           |
| 2045                     | \$ 1,589.57                  | \$ 889.73             | \$ 304.98                    | \$ 85.04              | \$ 89.49               | \$ 307.08                  | \$ 3,265.89           |
| 2046                     | \$ 1,680.88                  | \$ 792.36             | \$ 328.44                    | \$ 69.79              | \$ 79.78               | \$ 313.22                  | \$ 3,264.48           |
| 2047                     | \$ 1,792.94                  | \$ 689.41             | \$ 340.17                    | \$ 53.37              | \$ 69.47               | \$ 319.49                  | \$ 3,264.85           |
| 2048                     | \$ 1,909.15                  | \$ 579.59             | \$ 351.90                    | \$ 36.36              | \$ 58.58               | \$ 325.88                  | \$ 3,261.46           |
| 2049                     | \$ 2,025.36                  | \$ 462.66             | \$ 375.36                    | \$ 18.77              | \$ 47.08               | \$ 332.39                  | \$ 3,261.62           |
| 2050                     | \$ 2,676.96                  | \$ 338.60             | -                            | -                     | \$ 34.87               | \$ 212.52                  | \$ 3,262.95           |
| 2051                     | \$ 2,851.27                  | \$ 174.64             | -                            | -                     | \$ 23.92               | \$ 216.77                  | \$ 3,266.60           |
| <b>Total</b>             | <b>\$ 33,443.31</b>          | <b>\$ 38,451.62</b>   | <b>\$ 5,935.38</b>           | <b>\$ 4,902.11</b>    | <b>\$ 3,829.90</b>     | <b>\$ 7,449.80</b>         | <b>\$ 94,012.11</b>   |

<sup>1</sup> Interest on Improvement Areas #2-3 Bonds is calculated at a 5.250%, 5.875%, and 6.125% rate for term bonds maturing in 2028, 2042 and 2052 respectively.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 2049 respectively.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## APPENDIX A-5 – IMPROVEMENT AREA #3 LOT TYPE 5 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$36,823.07**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, 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 *LakePointe Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

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.

<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 #3 LOT TYPE 5

| LakePointe PID - Improvement Area #3 Lot Type 5 Projected Annual Installments |                              |                       |                              |                       |                     |                         |                    |
|---|------------------------------|-----------------------|------------------------------|-----------------------|---------------------|-------------------------|--------------------|
| Installments Due 1/31   | Improvement Areas #2-3 Bonds |                       | Major Improvement Area Bonds |                       | Total               |                         |                    |
|   | Principal                    | Interest <sup>1</sup> | Principal                    | Interest <sup>2</sup> | Additional Interest | Annual Collection Costs | Annual Installment |
| 2023  | \$ 791.86                    | \$ 1,463.60           | \$ 98.36                     | \$ 243.81             | \$ 24.88            | \$ 197.90               | \$ 2,820.40        |
| 2024  | \$ 416.29                    | \$ 1,853.74           | \$ 108.19                    | \$ 239.50             | \$ 168.36           | \$ 201.86               | \$ 2,987.94        |
| 2025  | \$ 443.44                    | \$ 1,831.88           | \$ 108.19                    | \$ 234.77             | \$ 165.87           | \$ 205.89               | \$ 2,990.05        |
| 2026  | \$ 461.54                    | \$ 1,808.60           | \$ 118.03                    | \$ 230.04             | \$ 163.25           | \$ 210.01               | \$ 2,991.47        |
| 2027  | \$ 488.69                    | \$ 1,784.37           | \$ 118.03                    | \$ 224.87             | \$ 160.47           | \$ 214.21               | \$ 2,990.64        |
| 2028  | \$ 506.79                    | \$ 1,758.72           | \$ 127.87                    | \$ 219.71             | \$ 157.55           | \$ 218.50               | \$ 2,989.12        |
| 2029  | \$ 538.46                    | \$ 1,732.11           | \$ 127.87                    | \$ 214.11             | \$ 154.44           | \$ 222.87               | \$ 2,989.85        |
| 2030  | \$ 574.66                    | \$ 1,700.48           | \$ 127.87                    | \$ 208.52             | \$ 151.18           | \$ 227.32               | \$ 2,990.02        |
| 2031  | \$ 601.81                    | \$ 1,666.71           | \$ 137.70                    | \$ 202.13             | \$ 147.77           | \$ 231.87               | \$ 2,987.99        |
| 2032  | \$ 633.48                    | \$ 1,631.36           | \$ 147.54                    | \$ 195.24             | \$ 144.14           | \$ 236.51               | \$ 2,988.27        |
| 2033  | \$ 678.73                    | \$ 1,594.14           | \$ 147.54                    | \$ 187.86             | \$ 140.29           | \$ 241.24               | \$ 2,989.80        |
| 2034  | \$ 714.93                    | \$ 1,554.26           | \$ 157.37                    | \$ 180.49             | \$ 136.25           | \$ 246.06               | \$ 2,989.36        |
| 2035  | \$ 755.66                    | \$ 1,512.26           | \$ 167.21                    | \$ 172.62             | \$ 131.95           | \$ 250.98               | \$ 2,990.68        |
| 2036  | \$ 805.43                    | \$ 1,467.87           | \$ 167.21                    | \$ 164.26             | \$ 127.41           | \$ 256.00               | \$ 2,988.18        |
| 2037  | \$ 850.68                    | \$ 1,420.55           | \$ 177.04                    | \$ 155.90             | \$ 122.64           | \$ 261.12               | \$ 2,987.93        |
| 2038  | \$ 900.45                    | \$ 1,370.57           | \$ 186.88                    | \$ 147.05             | \$ 117.58           | \$ 266.35               | \$ 2,988.88        |
| 2039  | \$ 954.75                    | \$ 1,317.67           | \$ 196.72                    | \$ 137.70             | \$ 112.22           | \$ 271.67               | \$ 2,990.74        |
| 2040  | \$ 1,009.05                  | \$ 1,261.58           | \$ 206.55                    | \$ 127.87             | \$ 106.56           | \$ 277.11               | \$ 2,988.71        |
| 2041  | \$ 1,072.40                  | \$ 1,202.30           | \$ 216.39                    | \$ 117.54             | \$ 100.56           | \$ 282.65               | \$ 2,991.83        |
| 2042  | \$ 1,135.75                  | \$ 1,139.29           | \$ 226.22                    | \$ 106.72             | \$ 94.21            | \$ 288.30               | \$ 2,990.50        |
| 2043  | \$ 1,203.62                  | \$ 1,072.57           | \$ 236.06                    | \$ 95.41              | \$ 87.50            | \$ 294.07               | \$ 2,989.22        |
| 2044  | \$ 1,280.54                  | \$ 998.85             | \$ 245.90                    | \$ 83.60              | \$ 80.41            | \$ 299.95               | \$ 2,989.24        |
| 2045  | \$ 1,366.52                  | \$ 920.41             | \$ 255.73                    | \$ 71.31              | \$ 72.91            | \$ 305.95               | \$ 2,992.83        |
| 2046  | \$ 1,443.44                  | \$ 836.71             | \$ 275.40                    | \$ 58.52              | \$ 64.98            | \$ 312.07               | \$ 2,991.13        |
| 2047  | \$ 1,538.46                  | \$ 748.30             | \$ 285.24                    | \$ 44.75              | \$ 56.57            | \$ 318.31               | \$ 2,991.63        |
| 2048  | \$ 1,638.01                  | \$ 654.07             | \$ 295.07                    | \$ 30.49              | \$ 47.67            | \$ 324.67               | \$ 2,989.99        |
| 2049  | \$ 1,737.56                  | \$ 553.74             | \$ 314.75                    | \$ 15.74              | \$ 38.29            | \$ 331.17               | \$ 2,991.24        |
| 2050  | \$ 2,285.07                  | \$ 447.32             | \$ -                         | \$ -                  | \$ 28.32            | \$ 231.70               | \$ 2,992.41        |
| 2051  | \$ 2,429.86                  | \$ 307.36             | \$ -                         | \$ -                  | \$ 19.42            | \$ 236.34               | \$ 2,992.99        |
| 2052  | \$ 2,588.24                  | \$ 158.53             | \$ -                         | \$ -                  | \$ 23.42            | \$ 241.06               | \$ 3,011.25        |
| Total <sup>3</sup>  | \$ 31,846.15                 | \$ 36,856.72          | \$ 4,976.92                  | \$ 4,110.51           | \$ 3,147.05         | \$ 7,703.72             | \$ 89,554.28       |

<sup>1</sup> Interest on Improvement Areas #2-3 Bonds is calculated at a 5.250%, 5.875%, and 6.125% rate for term bonds maturing in 2028, 2042 and 2052 respectively.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 2049 respectively.

<sup>3</sup> Note in **Appendix A-5** of the 2022 Amended and Restated Service and Assessment Plan, there was a scrivener's error showing the total Improvement Area #3 Outstanding Assessment allocable to Lot Type 5 lots to be \$24,565.61, when it should have been \$31,846.15.

*Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.*

## APPENDIX A-6 – IMPROVEMENT AREA #3 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: under a court order or foreclosure sale;

- 1) by a trustee in bankruptcy;
- 2) 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;
- 3) 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;
- 4) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 5) from one co-owner to another co-owner of an undivided interest in the real property;
- 6) to a spouse or a person in the lineal line of consanguinity of the seller;
- 7) to or from a governmental entity; or
- 8) 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #3 INITIAL PARCEL PRINCIPAL ASSESSMENT:  
\$8,137,899.46**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, 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 *LakePointe Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

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.

<sup>1</sup> 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

§

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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 #3 INITIAL PARCEL

| Installments Due | Improvement Areas #2-3 Bonds |                       | Major Improvement Area Bonds |                       | Total               |                         |                      |
|------------------|------------------------------|-----------------------|------------------------------|-----------------------|---------------------|-------------------------|----------------------|
|                  | Principal                    | Interest <sup>1</sup> | Principal                    | Interest <sup>2</sup> | Additional Interest | Annual Collection Costs | Annual Installment   |
| 1/31/2023        | \$ 175,000                   | \$ 323,456            | \$ 21,737                    | \$ 53,881             | \$ 5,499            | \$ 43,736               | \$ 623,309           |
| 1/31/2024        | \$ 92,000                    | \$ 409,676            | \$ 23,911                    | \$ 52,930             | \$ 37,207           | \$ 44,610               | \$ 660,335           |
| 1/31/2025        | \$ 98,000                    | \$ 404,846            | \$ 23,911                    | \$ 51,884             | \$ 36,657           | \$ 45,503               | \$ 660,800           |
| 1/31/2026        | \$ 102,000                   | \$ 399,701            | \$ 26,085                    | \$ 50,838             | \$ 36,078           | \$ 46,413               | \$ 661,114           |
| 1/31/2027        | \$ 108,000                   | \$ 394,346            | \$ 26,085                    | \$ 49,697             | \$ 35,463           | \$ 47,341               | \$ 660,932           |
| 1/31/2028        | \$ 112,000                   | \$ 388,676            | \$ 28,258                    | \$ 48,555             | \$ 34,818           | \$ 48,288               | \$ 660,596           |
| 1/31/2029        | \$ 119,000                   | \$ 382,796            | \$ 28,258                    | \$ 47,319             | \$ 34,131           | \$ 49,253               | \$ 660,758           |
| 1/31/2030        | \$ 127,000                   | \$ 375,805            | \$ 28,258                    | \$ 46,083             | \$ 33,411           | \$ 50,239               | \$ 660,795           |
| 1/31/2031        | \$ 133,000                   | \$ 368,344            | \$ 30,432                    | \$ 44,670             | \$ 32,657           | \$ 51,243               | \$ 660,346           |
| 1/31/2032        | \$ 140,000                   | \$ 360,530            | \$ 32,606                    | \$ 43,148             | \$ 31,856           | \$ 52,268               | \$ 660,408           |
| 1/31/2033        | \$ 150,000                   | \$ 352,305            | \$ 32,606                    | \$ 41,518             | \$ 31,003           | \$ 53,314               | \$ 660,745           |
| 1/31/2034        | \$ 158,000                   | \$ 343,493            | \$ 34,779                    | \$ 39,888             | \$ 30,110           | \$ 54,380               | \$ 660,650           |
| 1/31/2035        | \$ 167,000                   | \$ 334,210            | \$ 36,953                    | \$ 38,149             | \$ 29,161           | \$ 55,467               | \$ 660,941           |
| 1/31/2036        | \$ 178,000                   | \$ 324,399            | \$ 36,953                    | \$ 36,301             | \$ 28,157           | \$ 56,577               | \$ 660,387           |
| 1/31/2037        | \$ 188,000                   | \$ 313,941            | \$ 39,127                    | \$ 34,453             | \$ 27,103           | \$ 57,708               | \$ 660,333           |
| 1/31/2038        | \$ 199,000                   | \$ 302,896            | \$ 41,301                    | \$ 32,497             | \$ 25,986           | \$ 58,862               | \$ 660,542           |
| 1/31/2039        | \$ 211,000                   | \$ 291,205            | \$ 43,474                    | \$ 30,432             | \$ 24,801           | \$ 60,040               | \$ 660,952           |
| 1/31/2040        | \$ 223,000                   | \$ 278,809            | \$ 45,648                    | \$ 28,258             | \$ 23,549           | \$ 61,241               | \$ 660,504           |
| 1/31/2041        | \$ 237,000                   | \$ 265,708            | \$ 47,822                    | \$ 25,976             | \$ 22,223           | \$ 62,465               | \$ 661,194           |
| 1/31/2042        | \$ 251,000                   | \$ 251,784            | \$ 49,995                    | \$ 23,585             | \$ 20,821           | \$ 63,715               | \$ 660,900           |
| 1/31/2043        | \$ 266,000                   | \$ 237,038            | \$ 52,169                    | \$ 21,085             | \$ 19,337           | \$ 64,989               | \$ 660,618           |
| 1/31/2044        | \$ 283,000                   | \$ 220,745            | \$ 54,343                    | \$ 18,477             | \$ 17,770           | \$ 66,289               | \$ 660,623           |
| 1/31/2045        | \$ 302,000                   | \$ 203,411            | \$ 56,517                    | \$ 15,759             | \$ 16,113           | \$ 67,614               | \$ 661,415           |
| 1/31/2046        | \$ 319,000                   | \$ 184,914            | \$ 60,864                    | \$ 12,934             | \$ 14,362           | \$ 68,967               | \$ 661,040           |
| 1/31/2047        | \$ 340,000                   | \$ 165,375            | \$ 63,038                    | \$ 9,890              | \$ 12,501           | \$ 70,346               | \$ 661,150           |
| 1/31/2048        | \$ 362,000                   | \$ 144,550            | \$ 65,211                    | \$ 6,739              | \$ 10,536           | \$ 71,753               | \$ 660,789           |
| 1/31/2049        | \$ 384,000                   | \$ 122,378            | \$ 69,559                    | \$ 3,478              | \$ 8,462            | \$ 73,188               | \$ 661,064           |
| 1/31/2050        | \$ 505,000                   | \$ 98,858             | \$ -                         | \$ -                  | \$ 6,259            | \$ 51,207               | \$ 661,323           |
| 1/31/2051        | \$ 537,000                   | \$ 67,926             | \$ -                         | \$ -                  | \$ 4,293            | \$ 52,231               | \$ 661,450           |
| 1/31/2052        | \$ 572,000                   | \$ 35,035             | \$ -                         | \$ -                  | \$ 5,175            | \$ 53,275               | \$ 665,485           |
| <b>Total</b>     | <b>\$ 7,038,000</b>          | <b>\$ 8,347,155</b>   | <b>\$ 1,099,899</b>          | <b>\$ 908,422</b>     | <b>\$ 695,499</b>   | <b>\$ 1,702,521</b>     | <b>\$ 19,791,497</b> |

<sup>1</sup> Interest on Improvement Areas #2-3 Bonds is calculated at a 5.250%, 5.875%, and 6.125% rate for term bonds maturing in 2028, 2042 and 2052 respectively.

<sup>2</sup> Interest rate on Major Improvement Area Bonds equals 4.375%, and 5.00% for bonds maturing in 2029, and 2049 respectively.

*Note: 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.*