

Meadow Vista Public Improvement District

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

SEPTEMBER 8, 2026



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

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INTRODUCTION

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

On September 26, 2023, the City Council passed and approved Resolution No. 2023-09-1558 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon the date the resolution was adopted in accordance with the provisions as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 223.154 acres located within the corporate limits of the City, as described by the legal description on **Exhibit J-1** and depicted on **Exhibit A-1**.

On July 9, 2024, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 1107-2024-07 which (1) approved the levy of certain Assessments for Assessed Property within Improvement Area #1; (2) approved the Improvement Area #1 Assessment Roll, and (3) approved the issuance of the Improvement Area #1 Bonds.

On July 22, 2025, the City Council approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 1157-2025-07 which updated each Assessment Roll within the District for 2025.

This Amended and Restated Service and Assessment Plan serves to amend and restate the Service and Assessment Plan, and any and all previously approved Annual Service Plan Updates, in its entirety for the purposes of (1) updating the Authorized Improvements; and (2) updating the Improvement Area #1 Assessment Roll for 2026. This Amended and Restated Service and Assessment Plan shall serve as the Annual Service Plan Update for 2026.

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 as determined by the method chosen by the City Council. The Assessment against each Parcel of

Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**.

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SECTION I: DEFINITIONS

“2024 Assessment Ordinance” means the Assessment Ordinance No. 1107-2024-07 approved and adopted by the City Council on July 9, 2024, which levied the Improvement Area #1 Assessment against the Improvement Area #1 Assessed Property and approved the Service and Assessment Plan.

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

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

“Additional Interest Rate” means up to 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 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

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

“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 Roll and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this Amended and Restated Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds.

“Annual Service Plan Update” means an update to this Amended and Restated Service and Assessment Plan 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 located within the District, other than Non-Benefited Property, to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, and is subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

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

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

“Assessment Roll” means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**.

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

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

“City” means the City of Anna, Texas.

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

“County” means Collin County, Texas.

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

“Developer” means Bloomfield Homes, L.P., a Texas limited partnership, and any successors or assignees thereof that intend to develop the property in the District for the ultimate purpose of transferring title to end users.

“District” means Meadow Vista Public Improvement District containing approximately 223.154 acres located within the corporate limits of the City, and more specifically described in **Exhibit J-1** and depicted in **Exhibit A-1**.

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

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

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

“Hackberry Drive Improvements” means those certain offsite roadway and offsite drainage Authorized Improvements, as authorized by the First Amendment to Meadow Vista Development Agreement, which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.B** and depicted on **Exhibit G-2**.

“Improvement Area #1” means approximately 71.042 acres located within the District, as more specifically described in **Exhibit J-2** and depicted on **Exhibit A-2**.

“Improvement Area #1 Annual Installment” means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs related to Improvement Area #1; and (4) Additional Interest related to the Improvement Area #1 Bonds, 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 to pay the Actual Costs of the Improvement Area #1 Authorized Improvements, which Improvement Area #1 Assessment is imposed pursuant to the 2024 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, and is subject to reallocation upon the subdivision of such Parcel 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 Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1 Authorized Improvements” means collectively, (1) the Improvement Area #1 Improvements; (2) the Hackberry Drive Improvements; (3) the first year’s Annual Collection Costs related to the Improvement Area #1 Bonds; and (4) Bond Issuance Costs associated with the issuance of Improvement Area #1 Bonds.

“Improvement Area #1 Bonds” means those certain “City of Anna, Texas, Special Assessment Revenue Bonds, Series 2024 (Meadow Vista Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

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

“Improvement Area #1 Initial Parcel” means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment is levied, as shown on the Improvement Area #1 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 or supplemented from time to time, between the City and the Trustee 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 Developer, and confirmed by the City Council, as shown on **Exhibit E**.

“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 in **Appendix B**.

“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 in **Appendix B**.

“Major Improvements” means those Improvements that confer a special benefit to all of the Assessed Property and Remainder Area within the District, as shown in **Exhibit B** and depicted on **Exhibit G-3**.

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

“Non-Assessed Property” means Parcels located outside the boundary of the District that accrue special benefit from the Authorized Improvements as determined by the City Council but are not assessed. The Developer has agreed to pay for the portion of the Actual Costs of the Authorized Improvements that benefit the Non-Assessed Property in lieu of the City levying assessments against such property.

“Non-Benefited 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 H**.

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

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

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

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

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

“Private Improvements” means improvements required to be constructed by the Developer that are not Authorized Improvements. Costs of Private Improvements will not be paid nor reimbursed through Annual Installments.

“Remainder Area” means approximately 152.112 acres located within the District and entirely outside of Improvement Area #1, as more specifically described on **Exhibit J-3** and depicted on **Exhibit A-2**, to be developed as one or more future improvement areas.

“Service and Assessment Plan” means the Meadow Vista Public Improvement District Service and Assessment Plan, approved on July 9, 2024 by the 2024 Assessment Ordinance, which is to be replaced in its entirety by this Amended and Restated Service and Assessment Plan.

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

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

SECTION II: THE DISTRICT

The District includes approximately 223.154 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described by the legal description on **Exhibit J-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 764 Lots developed with single-family homes.

Improvement Area #1 includes approximately 71.042 contiguous acres, the boundaries of which are more particularly described by legal description on **Exhibit J-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 275 Lots developed with single-family homes (190 single-family homes that are on Lots classified as Lot Type 1 and 85 single-family homes that are on Lots classified as Lot Type 2).

The Remainder Area includes approximately 152.112 contiguous acres, the boundaries of which are more particularly described by the legal description on **Exhibit J-3** and depicted on **Exhibit A-2**. Development of the Remainder Area is anticipated to include approximately 489 Lots developed with single-family homes and 2 acres of mixed use.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information in the Engineer's Report provided by the Developer 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 and Non-Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City. The budget and allocation for the Authorized Improvements is shown on **Exhibit B**.

A. Improvement Area #1 Improvements

- *Sanitary Sewer System*

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

- *Storm Sewer System*

Improvements including earthen channels, swales, trench excavation and embedment, curb and drop inlets, RCP & RCB piping and boxes, headwalls, manholes, rock rip rap, concrete outfalls, storm drain connections, trench safety, and testing as well as all related earthwork, excavation,

erosion control, traffic control, detention pond, encasement, platting, staking, and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1.

- *Water Distribution System*

Improvements including trench excavation and embedment, trench safety, PVC piping, water main connections, water meters, service connections, testing, related earthwork, excavation, erosion control, fire hydrants, platting, staking, steel encasement, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Paving/Roads/Streets*

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

- *Right of Way*

Includes right-of-way required to provide street improvements for all Lots within Improvement Area #1.

- *Soft Costs*

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

B. Hackberry Drive Improvements

- *Storm Sewer System*

Improvements including trench excavation and embedment, RCB piping and boxes, headwalls, handrails, rock rip rap, and trench safety as well as all related earthwork, excavation, erosion control, platting, staking, and all necessary appurtenances required to provide storm drainage for Hackberry Drive.

- *Paving/Roads/Streets*

Improvements including subgrade stabilization, reinforced concrete for roadways, handicapped ramps, sidewalks, headers, barricades, signs, striping, and traffic control. All related earthwork, excavation, clearing & grubbing, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included.

- *Right of Way*

Includes right-of-way required to provide street improvements for a Hackberry Drive.

- *Soft Costs*

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

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

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

- *Capitalized Interest*

Equals the amount required to be deposited for the purpose of paying capitalized interest under an applicable Indenture in connection with the issuance of PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds, including the fees of the 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.

D. Other Costs

- *Deposit to Administrative Fund*

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

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also

required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the initial Service Plan for Improvement Area #1. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B**.

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

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property 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 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

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

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and their engineer and reviewed by the City staff and by third-party consultants retained by the City, the

City Council has determined that the costs related to the Authorized Improvements shall be allocated and/or apportioned as follows:

- The costs of the Major Improvements allocated to the District shall be funded from other sources such as impact fees and private funding.
- The costs of the Improvement Area #1 Authorized Improvements shall be allocated to each Parcel within Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. Currently, the Improvement Area #1 Initial Parcel is the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Authorized Improvements.

B. Assessments

By the approval of the 2024 Assessment Ordinance, Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property, and outstanding in the amount shown in the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The Projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**, subject to revisions made during any Annual Service Plan Update.

The Maximum Assessment for each Lot Type is shown on **Exhibit E**.

C. Findings of Special Benefit

Acting in its legislative capacity and based on information provided by the Developer and their 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:

- *Improvement Area #1*
 - The Actual Costs of the Improvement Area #1 Authorized Improvements equal \$15,433,988 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;
 - By the approval of the 2024 Assessment Ordinance, the Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments

levied for the Improvement Area #1 Authorized Improvements, which equaled \$12,806,000, of which \$12,565,149 remains outstanding, as shown on the Improvement Area #1 Assessment Roll, attached as **Exhibit F-1**; and

- The special benefit ($\geq$ \$15,433,988) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment (\$12,806,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements; and
- At the time the City Council approved the 2024 Assessment Ordinance, the Developer owned 100% of the Improvement Area #1 Assessed Property. The Developer 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 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2024 Assessment Ordinance; (2) the Service and Assessment Plan and the 2024 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Assessed Property.

D. Annual Collection Costs

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

E. Additional Interest

The interest rate on Assessments securing each respective series of PID Bonds may exceed the interest rate on each respective series of PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment, beginning in 2025, related to a series of PID Bonds 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 relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property, as provided by the Developer. The Estimated Buildout Value for Lot Type 1, and Lot Type 2 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

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

2. *Upon Subdivision by a Recorded Subdivision Plat*

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

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

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

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

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such

consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable “Notice of Assessment Termination,” a form of which is attached hereto as **Exhibit H.**

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

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City’s approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that a related series of PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as

directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

E. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

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

F. Payment of Assessment in Annual Installments

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

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual

Installment shall be allocated pro rata based on the acreage of the property not including any Non-Benefited 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 an updated Assessment Roll and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area #1 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2026.

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

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

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a **“Taking”**), the portion of the Assessed Property that was taken or transferred (the **“Taken Property”**) shall be reclassified as Non-Benefited 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 **“Retained Property”**), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Retained Property after any required Prepayment as set forth below. The owner of the Retained Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Retained Property, subject to an adjustment in the Assessment applicable to the Retained Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Retained Property exceeds the applicable Maximum Assessment, the owner of the Retained Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Retained Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Retained 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 Retained 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-Benefited Property and the remaining 90 acres of Retained Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Retained Property). If the Administrator determines that the \$100 Assessment reallocated to the Retained Property would exceed the Maximum Assessment, as applicable, on the Retained Property by \$10, then the owner shall be required to pay \$10 as a

Prepayment of the Assessment against the Retained Property and the Assessment on the Retained Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Retained Property notifies the City and the Administrator that the Taking prevents the Retained 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 Retained Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Retained Property until such time that such Assessment has been prepaid in full.

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

SECTION VII: ASSESSMENT ROLL

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of the 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 of such receipt of a written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Amended and Restated Service

and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

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

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Amended and Restated Service and Assessment Plan. Interpretations of this Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure; Filing Requirements

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

E. Severability

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

SECTION IX: ADDITIONAL INFORMATION

A. Parcel Subdivision

Improvement Area #1

- The final plat of Meadow Vista Phase 1 was filed and recorded with the County as document number 2025010000194, on May 7, 2025.
- The final plat of Meadow Vista Phase 2 was filed and recorded with the County as document number 2025010000193, on May 7, 2025.

B. Lot and Home Sales

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the SEC's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records.

C. Outstanding Assessment

Improvement Area #1:

Improvement Area #1 has an outstanding Assessment of \$12,565,149, which is less than the debt service due on the outstanding Improvement Area #1 Bonds due to Prepayment of Assessments for which Improvements Area #1 Bonds have not yet been redeemed.

D. Annual Installment Due 1/31/2027

Improvement Area #1:

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the

governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

Improvement Area #1		
Due January 31, 2027		
Principal	\$	198,000.00
Interest	\$	704,241.26
Additional Interest	\$	63,085.00
Annual Collection Costs	\$	58,386.09
Total Annual Installment	\$	1,023,712.35

- **Annual Collection Costs** – The cost of administering the District 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 budgeted for the Annual Installment for Improvement Area #1 is shown below.

Annual Collection Costs	
PID Administrator	\$ 31,212.00
City Auditor	\$ 1,000.00
City Administration	\$ 3,000.00
Filing Fees	\$ 1,000.00
County Collection	\$ 1,000.00
PID Trustee Fees	\$ 4,000.00
Dissemination Agent	\$ 1,500.00
Draw Request Review	\$ 3,800.00
P3Works Dev/Issuer CDA Review	\$ 4,025.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (3,650.91)
Arbitrage Calculation	\$ 1,500.00
Total	\$ 58,386.09

E. Prepayment of Assessments

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

F. Extraordinary Optional Redemptions

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

EXHIBITS

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

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1 and Remainder Area
Exhibit A-3	Improvement Area #1 Lot Type Classification Map
Exhibit B	Project Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Maps of Improvement Area #1 Improvements
Exhibit G-2	Maps of Hackberry Drive Improvements
Exhibit G-3	Maps of Major Improvements
Exhibit H	Notice of Termination of Assessment
Exhibit I	Debt Service Schedule for Improvement Area #1 Bonds
Exhibit J-1	District Legal Description
Exhibit J-2	Improvement Area #1 Legal Description
Exhibit J-3	Remainder Area Legal Description

APPENDICES

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

Appendix A	Engineer's Report
Appendix B	Buyer Disclosure

EXHIBIT A-1 – MAP OF THE DISTRICT

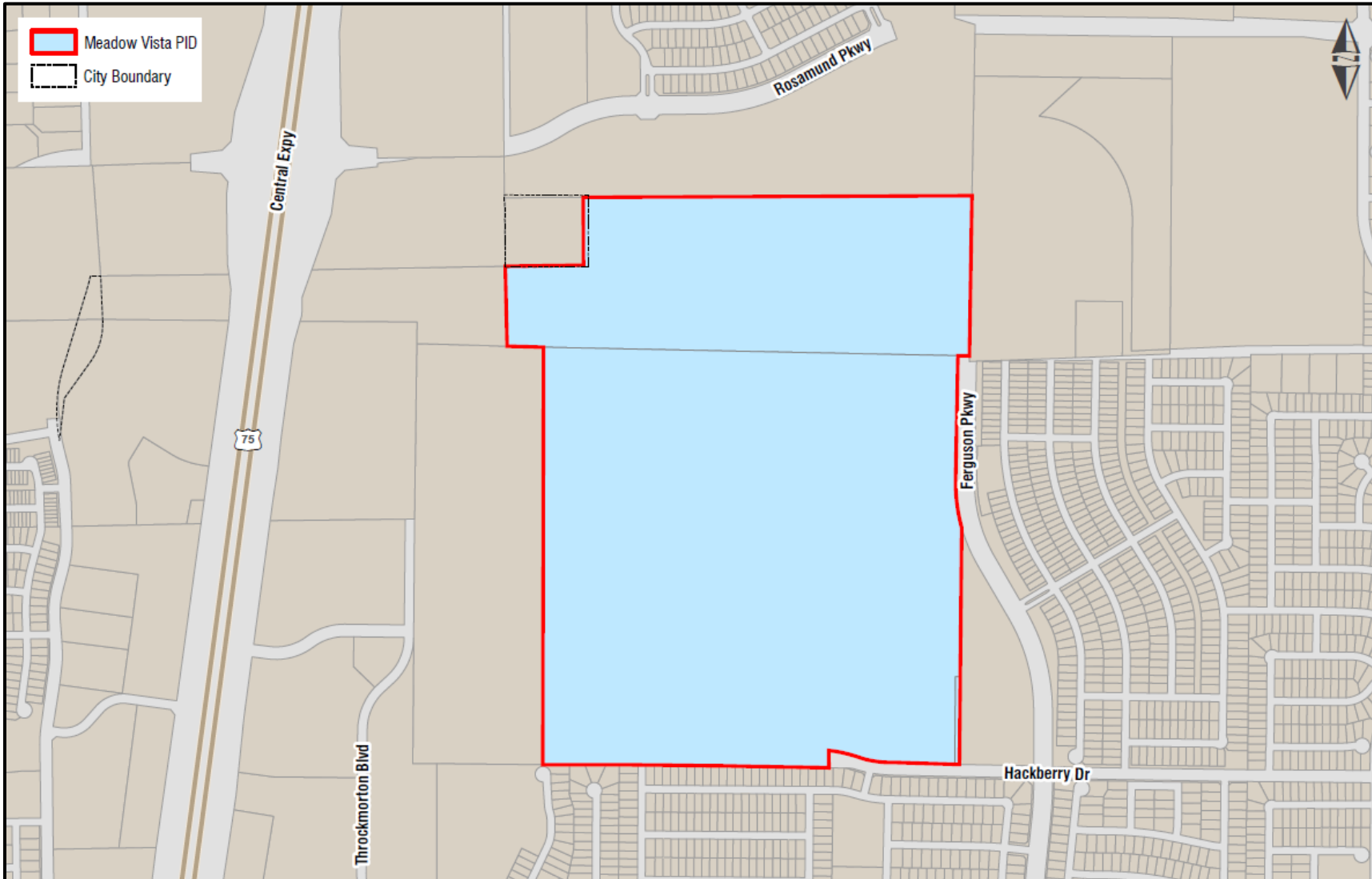


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1 AND REMAINDER AREA

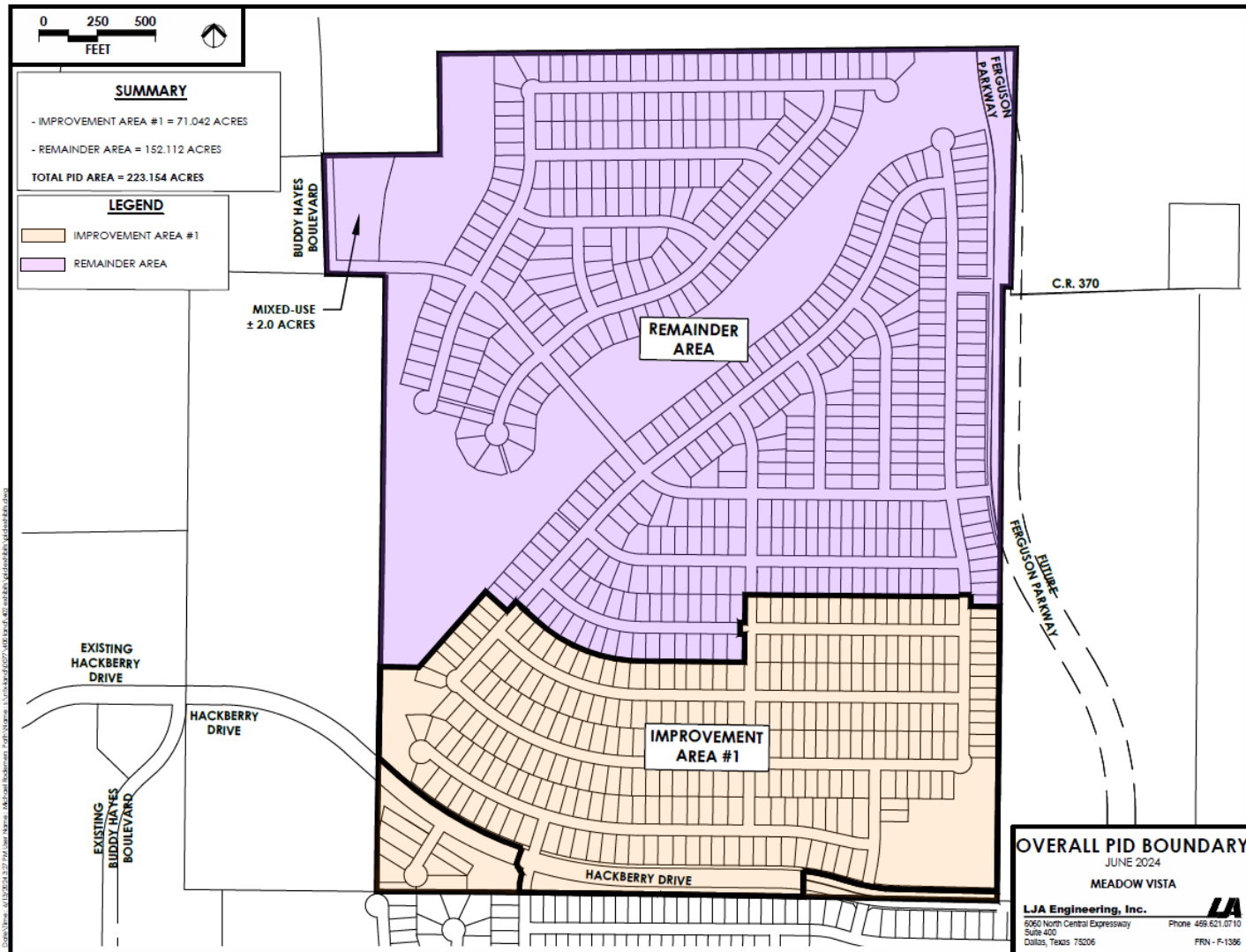


EXHIBIT A-3 – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

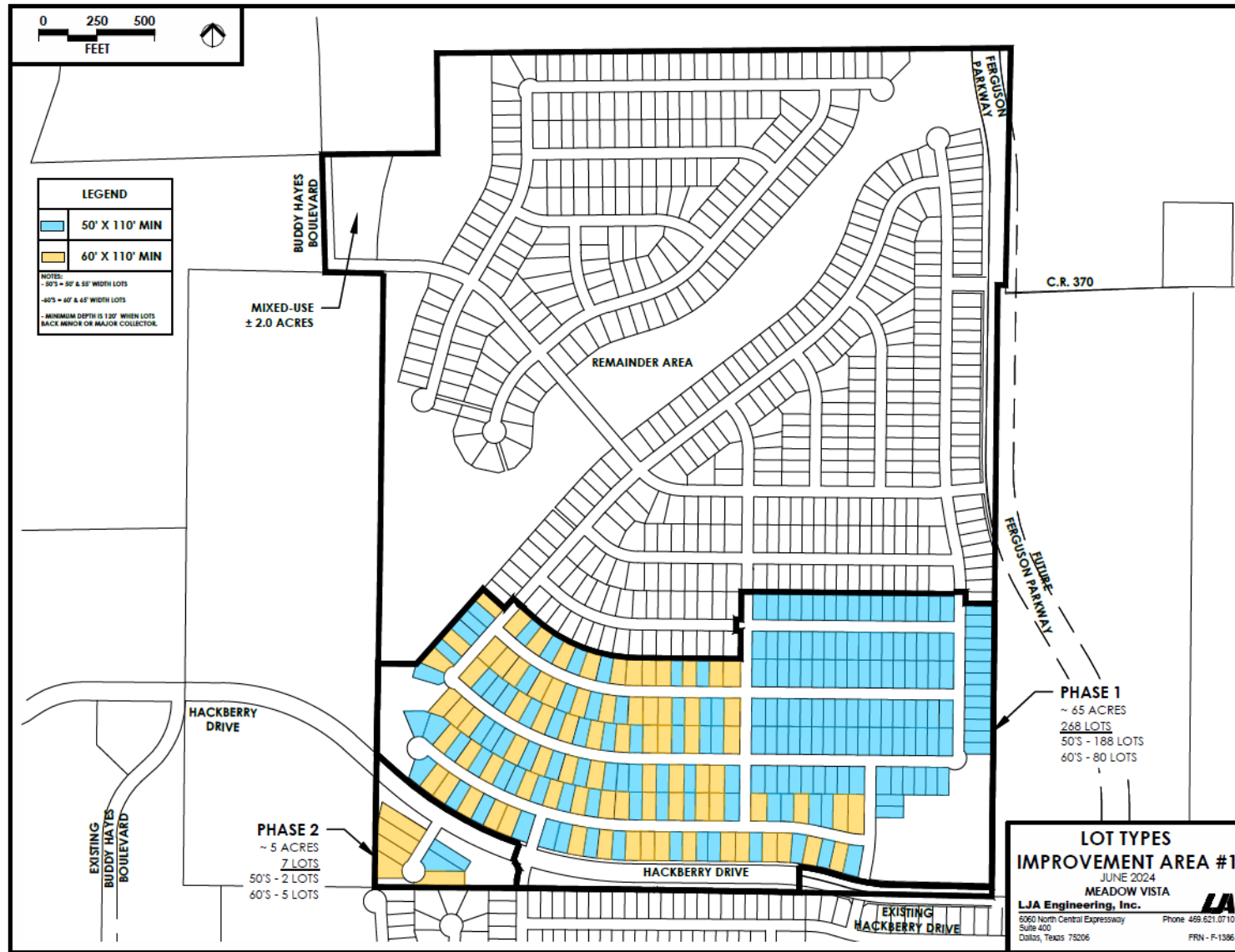


EXHIBIT B – PROJECT COSTS

	Original Costs ^[g]	Change in Costs	Updated Total Costs ^[a]	Private ^[b]	Impact Fee Eligible	District Eligible Costs	Improvement Area #1	
							%	Cost
Improvement Area #1 Improvements								
Sanitary Sewer System	\$ 1,358,015	\$ 39,853	\$ 1,397,868	\$ -	\$ -	\$ 1,397,868	100.00%	\$ 1,397,868
Storm Sewer System	1,999,353	(350,488)	1,648,865	-	-	1,648,865	100.00%	1,648,865
Water Distribution System	1,353,005	(77,820)	1,275,185	-	-	1,275,185	100.00%	1,275,185
Paving/Roads/Streets	3,292,096	(420,688)	2,871,408	-	-	2,871,408	100.00%	2,871,408
Right-of-way ^[c]	-	1,217,056	1,217,056	688,992	-	528,064	100.00%	528,064
Soft Costs ^[d]	2,891,715	(973,397)	1,918,317	-	-	1,918,317	100.00%	1,918,317
	<u>\$ 10,894,183</u>	<u>\$ (565,484)</u>	<u>\$ 10,328,699</u>	<u>\$ 688,992</u>	<u>\$ -</u>	<u>\$ 9,639,707</u>		<u>\$ 9,639,707</u>
Hackberry Drive Improvements^{[a],[e]}								
Storm Sewer System	\$ -	\$ 1,111,443	\$ 1,111,443	\$ -	\$ -	\$ 1,111,443	100.00%	\$ 1,111,443
Paving/Roads/Streets	-	1,108,585	1,108,585	-	-	1,108,585	100.00%	1,108,585
Right-of-way	-	172,236	172,236	-	-	172,236	100.00%	172,236
Soft Costs ^[d]	-	551,016	551,016	-	-	551,016	100.00%	551,016
	<u>\$ -</u>	<u>\$ 2,943,280</u>	<u>\$ 2,943,280</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,943,280</u>		<u>\$ 2,943,280</u>
Major Improvements								
Storm Sewer System	\$ 790,331	\$ (585,324)	\$ 205,007	\$ -	\$ 205,007	\$ -	0.00%	\$ -
Sanitary Sewer System	-	15,131	15,131	-	15,131	-	0.00%	-
Water Distribution System	-	78,906	78,906	-	78,906	-	0.00%	-
Paving/Roads/Streets	1,878,322	285,952	2,164,273	-	2,164,273	-	0.00%	-
Right-of-way ^[c]	-	374,339	374,339	-	374,339	-	0.00%	-
Soft Costs ^[d]	385,115	(200,311)	184,804	-	184,804	-	0.00%	-
	<u>\$ 3,053,768</u>	<u>\$ (31,308)</u>	<u>\$ 3,022,460</u>	<u>\$ -</u>	<u>\$ 3,022,460</u>	<u>\$ -</u>		<u>\$ -</u>
Private Improvements^{[f],[g]}								
Private Improvements	\$ 6,823,622	\$ -	\$ 6,823,622	\$ 6,823,622	\$ -	\$ -		\$ -
	<u>\$ 6,823,622</u>	<u>\$ -</u>	<u>\$ 6,823,622</u>	<u>\$ 6,823,622</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ -</u>
Bond Issuance Costs & District Formation Costs								
Debt Service Reserve Fund	\$ 931,658	\$ -	\$ 931,658	\$ -	\$ -	\$ 931,658		\$ 931,658
Capitalized Interest	802,637	-	802,637	-	-	802,637		802,637
Underwriter's Discount	384,180	-	384,180	-	-	384,180		384,180
Cost of Issuance	692,526	-	692,526	-	-	692,526		692,526
	<u>\$ 2,811,000</u>	<u>\$ -</u>	<u>\$ 2,811,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,811,000</u>		<u>\$ 2,811,000</u>
Other Costs								
Deposit to Administrative Fund	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000		\$ 40,000
	<u>\$ 40,000</u>	<u>\$ -</u>	<u>\$ 40,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,000</u>		<u>\$ 40,000</u>
Total	\$ 23,622,573	\$ 2,346,488	\$ 25,969,061	\$ 7,512,614	\$ 3,022,460	\$ 15,433,988		\$ 15,433,988

Footnotes:

[a] Costs based on Engineers Report dated 8/18/2026, and shown in **Appendix A** of this Amended and Restated Service Plan.

[b] Non-reimbursable to Developer from Assessments or PID Bonds.

[c] Per Section 2(d) of the First Amendment to the Development Agreement, the Developer is eligible to receive up to \$528,064 for internal roadway right of way from Improvement Area #1 Bond proceeds.

[d] Soft Costs include erosion control, landscaping and irrigation, engineering and surveying, geotechnical testing, city inspection, permit and plat fees, and development fees.

[e] The Hackberry Drive Improvements are eligible to be reimbursed from Improvement Area #1 Bond proceeds pursuant to Section 5.4(d) of the Meadow Vista Development Agreement, as amended by Section 2 of the First Amendment to Meadow Vista Development Agreement.

[f] Private Improvement Costs based on engineers report dated 5/31/2024, as shown in the 2024 Assessment Ordinance.

[g] Costs based on Engineers Report dated 5/31/2024, as shown in the 2024 Assessment Ordinance.

EXHIBIT C – SERVICE PLAN

		Improvement Area #1				
Annual Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 198,000.00	\$ 208,000.00	\$ 218,000.00	\$ 229,000.00	\$ 240,000.00
Interest		704,241.26	694,588.76	684,448.76	673,821.26	662,657.50
	(1)	\$ 902,241.26	\$ 902,588.76	\$ 902,448.76	\$ 902,821.26	\$ 902,657.50
Additional Interest	(2)	\$ 63,085.00	\$ 62,095.00	\$ 61,055.00	\$ 59,965.00	\$ 58,820.00
Annual Collection Costs	(3)	\$ 58,386.09	\$ 51,547.74	\$ 52,578.69	\$ 53,630.26	\$ 54,702.87
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,023,712.35	\$ 1,016,231.50	\$ 1,016,082.45	\$ 1,016,416.52	\$ 1,016,180.37

EXHIBIT D – SOURCES AND USES OF FUNDS

	Private ^[a]	Impact Fee Eligible	Improvement Area #1	Total
Sources of Funds				
Improvement Area #1 Bonds	\$ -	\$ -	\$ 12,806,000	\$ 12,806,000
Developer Contribution - Authorized Improvements	688,992	-	2,627,988	3,316,979
Developer Contribution - Major Improvements	-	3,022,460	-	3,022,460
Developer Contribution - Private Improvements ^[a]	6,823,622	-	-	6,823,622
Total Sources	\$ 7,512,614	\$ 3,022,460	\$ 15,433,988	\$ 25,969,061
Uses of Funds				
Improvement Area #1 Improvements	\$ 688,992	\$ -	\$ 9,639,707	\$ 10,328,699
Hackberry Drive Improvements	-	-	2,943,280	2,943,280
Major Improvements	-	3,022,460	-	3,022,460
Private Improvements	6,823,622	-	-	6,823,622
	<u>\$ 7,512,614</u>	<u>\$ 3,022,460</u>	<u>\$ 12,582,988</u>	<u>\$ 23,118,061</u>
<i>Bond Issuance Costs & District Formation Expenses</i>				
Debt Service Reserve Fund	\$ -	\$ -	\$ 931,658	\$ 931,658
Capitalized Interest	-	-	802,637	802,637
Underwriter's Discount	-	-	384,180	384,180
Cost of Issuance	-	-	692,526	692,526
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,811,000</u>	<u>\$ 2,811,000</u>
Deposit to Administrative Fund	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,000</u>	<u>\$ 40,000</u>
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,000</u>	<u>\$ 40,000</u>
Total Uses	\$ 7,512,614	\$ 3,022,460	\$ 15,433,988	\$ 25,969,061

Footnotes:

[a] Non-reimbursable to Developer from Assessments or PID Bonds.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ^[a]	Estimated Buildout Value ^[b]		Outstanding Assessment		Average Annual Installment ^[c]		Tax Rate
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Equivalent ^[c]
Improvement Area #1								
Lot Type 1 (50')	190	\$ 500,000	\$ 95,000,000	\$ 43,209	\$ 8,209,692	\$ 3,448	\$ 655,187	\$ 0.6897
Lot Type 2 (60')	85	\$ 600,000	\$ 51,000,000	\$ 51,851	\$ 4,407,308	\$ 4,138	\$ 351,732	\$ 0.6897
Improvement Area #1 Total	275	\$ 146,000,000		\$ 12,617,000		\$ 1,006,918		

Footnotes:

[a] Based on final plat.

[b] Based on information provided by the Developer at the time of the 2024 Assessment Ordinance.

[c] The Average Annual Installment for Improvement Area #1 was determined at the time the City Council approved the 2024 Assessment Ordinance.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2945428	1		\$43,208.90	\$3,506.69
2945600	1		\$43,208.90	\$3,506.69
2945601	1		\$43,208.90	\$3,506.69
2945602	1		\$43,208.90	\$3,506.69
2945603	1		\$43,208.90	\$3,506.69
2945604	1		\$43,208.90	\$3,506.69
2945605	1		\$43,208.90	\$3,506.69
2945606	1		\$43,208.90	\$3,506.69
2945607	1		\$43,208.90	\$3,506.69
2945608	1		\$43,208.90	\$3,506.69
2945609	1		\$43,208.90	\$3,506.69
2945610	1		\$43,208.90	\$3,506.69
2945611	1		\$43,208.90	\$3,506.69
2945612	1		\$43,208.90	\$3,506.69
2945613	1		\$43,208.90	\$3,506.69
2945599	1		\$43,208.90	\$3,506.69
2945614	1		\$43,208.90	\$3,506.69
2945616	1		\$43,208.90	\$3,506.69
2945617	1		\$43,208.90	\$3,506.69
2945618	1		\$43,208.90	\$3,506.69
2945619	1		\$43,208.90	\$3,506.69
2945620	1		\$43,208.90	\$3,506.69
2945621	1		\$43,208.90	\$3,506.69
2945622	1		\$43,208.90	\$3,506.69
2945623	1		\$43,208.90	\$3,506.69
2945624	1		\$43,208.90	\$3,506.69
2945625	1		\$43,208.90	\$3,506.69
2945626	1		\$43,208.90	\$3,506.69
2945627	1		\$43,208.90	\$3,506.69
2945628	2		\$51,850.68	\$4,208.03
2945629	2		\$51,850.68	\$4,208.03
2945615	1		\$43,208.90	\$3,506.69
2945630	1		\$43,208.90	\$3,506.69
2945598	1		\$43,208.90	\$3,506.69
2945596	1		\$43,208.90	\$3,506.69
2945566	2		\$51,850.68	\$4,208.03
2945567	1		\$43,208.90	\$3,506.69
2945568	2		\$51,850.68	\$4,208.03
2945569	1		\$43,208.90	\$3,506.69
2945570	2		\$51,850.68	\$4,208.03

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2945571	1		\$43,208.90	\$3,506.69
2945572	1		\$43,208.90	\$3,506.69
2945573	1		\$43,208.90	\$3,506.69
2945574	2		\$51,850.68	\$4,208.03
2945575	2		\$51,850.68	\$4,208.03
2945576	2		\$51,850.68	\$4,208.03
2945577	2		\$51,850.68	\$4,208.03
2945578	1		\$43,208.90	\$3,506.69
2945579	2		\$51,850.68	\$4,208.03
2945597	1		\$43,208.90	\$3,506.69
2945580	2		\$51,850.68	\$4,208.03
2945582	2		\$51,850.68	\$4,208.03
2945583	1		\$43,208.90	\$3,506.69
2945584	2		\$51,850.68	\$4,208.03
2945585	1		\$43,208.90	\$3,506.69
2945586	2		\$51,850.68	\$4,208.03
2945587	2		\$51,850.68	\$4,208.03
2945588	2		\$51,850.68	\$4,208.03
2945589	1		\$43,208.90	\$3,506.69
2945590	2		\$51,850.68	\$4,208.03
2945591	1		\$43,208.90	\$3,506.69
2945592	1		\$43,208.90	\$3,506.69
2945593	2		\$51,850.68	\$4,208.03
2945594	1		\$43,208.90	\$3,506.69
2945595	1		\$43,208.90	\$3,506.69
2945581	1		\$43,208.90	\$3,506.69
2945631	2		\$51,850.68	\$4,208.03
2945632	1		\$43,208.90	\$3,506.69
2945633	2		\$51,850.68	\$4,208.03
2945669	1		\$43,208.90	\$3,506.69
2945670	1		\$43,208.90	\$3,506.69
2945671	1		\$43,208.90	\$3,506.69
2945672	1		\$43,208.90	\$3,506.69
2945673	1		\$43,208.90	\$3,506.69
2945674	1		\$43,208.90	\$3,506.69
2945675	1		\$43,208.90	\$3,506.69
2945676	1		\$43,208.90	\$3,506.69
2945677	1		\$43,208.90	\$3,506.69
2945678	1		\$43,208.90	\$3,506.69
2945679	1		\$43,208.90	\$3,506.69

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2945680	1		\$43,208.90	\$3,506.69
2945681	1		\$43,208.90	\$3,506.69
2945682	1		\$43,208.90	\$3,506.69
2945668	1		\$43,208.90	\$3,506.69
2945683	1		\$43,208.90	\$3,506.69
2945685	1		\$43,208.90	\$3,506.69
2945686	1		\$43,208.90	\$3,506.69
2945687	1		\$43,208.90	\$3,506.69
2945688	1		\$43,208.90	\$3,506.69
2945689	1		\$43,208.90	\$3,506.69
2945690	1		\$43,208.90	\$3,506.69
2945691	1		\$43,208.90	\$3,506.69
2945692	1		\$43,208.90	\$3,506.69
2945693	1		\$43,208.90	\$3,506.69
2945694	1		\$43,208.90	\$3,506.69
2945695	1		\$43,208.90	\$3,506.69
2945696	Non-Benefited		\$0.00	\$0.00
2945697	Non-Benefited		\$0.00	\$0.00
2945698	Non-Benefited		\$0.00	\$0.00
2945684	1		\$43,208.90	\$3,506.69
2945667	1		\$43,208.90	\$3,506.69
2945666	1		\$43,208.90	\$3,506.69
2945665	1		\$43,208.90	\$3,506.69
2945634	2		\$51,850.68	\$4,208.03
2945635	2		\$51,850.68	\$4,208.03
2945636	2		\$51,850.68	\$4,208.03
2945637	1		\$43,208.90	\$3,506.69
2945638	2		\$51,850.68	\$4,208.03
2945639	1		\$43,208.90	\$3,506.69
2945640	2		\$51,850.68	\$4,208.03
2945641	1		\$43,208.90	\$3,506.69
2945642	2		\$51,850.68	\$4,208.03
2945643	1		\$43,208.90	\$3,506.69
2945644	2		\$51,850.68	\$4,208.03
2945645	1		\$43,208.90	\$3,506.69
2945646	1		\$43,208.90	\$3,506.69
2945647	1		\$43,208.90	\$3,506.69
2945648	1		\$43,208.90	\$3,506.69
2945649	1		\$43,208.90	\$3,506.69
2945650	1		\$43,208.90	\$3,506.69

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2945664	1		\$43,208.90	\$3,506.69
2945663	1		\$43,208.90	\$3,506.69
2945662	1		\$43,208.90	\$3,506.69
2945661	1		\$43,208.90	\$3,506.69
2945660	1		\$43,208.90	\$3,506.69
2945659	1		\$43,208.90	\$3,506.69
2945655	1		\$43,208.90	\$3,506.69
2945658	1		\$43,208.90	\$3,506.69
2945656	1		\$43,208.90	\$3,506.69
2945655	1		\$43,208.90	\$3,506.69
2945654	1		\$43,208.90	\$3,506.69
2945653	1		\$43,208.90	\$3,506.69
2945652	1		\$43,208.90	\$3,506.69
2945651	1		\$43,208.90	\$3,506.69
2945657	1		\$43,208.90	\$3,506.69
2945699	Non-Benefited		\$0.00	\$0.00
2945564	2		\$51,850.68	\$4,208.03
2945562	2		\$51,850.68	\$4,208.03
2945463	1		\$43,208.90	\$3,506.69
2945464	2		\$51,850.68	\$4,208.03
2945465	1		\$43,208.90	\$3,506.69
2945466	2		\$51,850.68	\$4,208.03
2945467	1		\$43,208.90	\$3,506.69
2945468	1		\$43,208.90	\$3,506.69
2945469	2		\$51,850.68	\$4,208.03
2945470	1		\$43,208.90	\$3,506.69
2945471	2		\$51,850.68	\$4,208.03
2945472	1		\$43,208.90	\$3,506.69
2945473	2		\$51,850.68	\$4,208.03
2945474	1		\$43,208.90	\$3,506.69
2945475	2		\$51,850.68	\$4,208.03
2945476	2		\$51,850.68	\$4,208.03
2945462	2		\$51,850.68	\$4,208.03
2945477	1		\$43,208.90	\$3,506.69
2945479	1		\$43,208.90	\$3,506.69
2945480	2		\$51,850.68	\$4,208.03
2945481	1		\$43,208.90	\$3,506.69
2945482	2		\$51,850.68	\$4,208.03
2945483	2		\$51,850.68	\$4,208.03
2945484	1		\$43,208.90	\$3,506.69

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2945485	1		\$43,208.90	\$3,506.69
2945486	2		\$51,850.68	\$4,208.03
2945487	2		\$51,850.68	\$4,208.03
2945488	1		\$43,208.90	\$3,506.69
2945489	2		\$51,850.68	\$4,208.03
2945490	1		\$43,208.90	\$3,506.69
2945491	2		\$51,850.68	\$4,208.03
2945492	1		\$43,208.90	\$3,506.69
2945478	2		\$51,850.68	\$4,208.03
2945493	1		\$43,208.90	\$3,506.69
2945461	1		\$43,208.90	\$3,506.69
2945459	1		\$43,208.90	\$3,506.69
2945429	2		\$51,850.68	\$4,208.03
2945430	1		\$43,208.90	\$3,506.69
2945431	2		\$51,850.68	\$4,208.03
2945432	1		\$43,208.90	\$3,506.69
2945433	2		\$51,850.68	\$4,208.03
2945434	2		\$51,850.68	\$4,208.03
2945435	1		\$43,208.90	\$3,506.69
2945436	2		\$51,850.68	\$4,208.03
2945437	2		\$51,850.68	\$4,208.03
2945438	1		\$43,208.90	\$3,506.69
2945439	1		\$43,208.90	\$3,506.69
2945440	2		\$51,850.68	\$4,208.03
2945441	1		\$43,208.90	\$3,506.69
2945442	2		\$51,850.68	\$4,208.03
2945460	1		\$43,208.90	\$3,506.69
2945443	2		\$51,850.68	\$4,208.03
2945445	1		\$43,208.90	\$3,506.69
2945446	2		\$51,850.68	\$4,208.03
2945447	1		\$43,208.90	\$3,506.69
2945448	2		\$51,850.68	\$4,208.03
2945449	1		\$43,208.90	\$3,506.69
2945450	1		\$43,208.90	\$3,506.69
2945451	1		\$43,208.90	\$3,506.69
2945452	2		\$51,850.68	\$4,208.03
2945453	2		\$51,850.68	\$4,208.03
2945454	1		\$43,208.90	\$3,506.69
2945455	2		\$51,850.68	\$4,208.03
2945456	1		\$43,208.90	\$3,506.69

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2945457	2		\$51,850.68	\$4,208.03
2945458	2		\$51,850.68	\$4,208.03
2945444	2		\$51,850.68	\$4,208.03
2945494	1		\$43,208.90	\$3,506.69
2945495	2		\$51,850.68	\$4,208.03
2945496	1		\$43,208.90	\$3,506.69
2945532	1		\$43,208.90	\$3,506.69
2945533	1		\$43,208.90	\$3,506.69
2945534	1		\$43,208.90	\$3,506.69
2945535	1		\$43,208.90	\$3,506.69
2945536	1		\$43,208.90	\$3,506.69
2945537	1		\$43,208.90	\$3,506.69
2945538	1		\$43,208.90	\$3,506.69
2945539	1		\$43,208.90	\$3,506.69
2945540	1		\$43,208.90	\$3,506.69
2945541	1		\$43,208.90	\$3,506.69
2945542	1		\$43,208.90	\$3,506.69
2945543	1		\$43,208.90	\$3,506.69
2945544	1		\$43,208.90	\$3,506.69
2945545	1		\$43,208.90	\$3,506.69
2945531	1		\$43,208.90	\$3,506.69
2945546	1		\$43,208.90	\$3,506.69
2945548	1		\$43,208.90	\$3,506.69
2945549	1		\$43,208.90	\$3,506.69
2945550	1		\$43,208.90	\$3,506.69
2945551	1		\$43,208.90	\$3,506.69
2945552	1		\$43,208.90	\$3,506.69
2945553	1		\$43,208.90	\$3,506.69
2945554	2		\$51,850.68	\$4,208.03
2945555	1		\$43,208.90	\$3,506.69
2945556	1		\$43,208.90	\$3,506.69
2945557	2		\$51,850.68	\$4,208.03
2945558	1		\$43,208.90	\$3,506.69
2945559	2		\$51,850.68	\$4,208.03
2945560	2		\$51,850.68	\$4,208.03
2945561	1		\$43,208.90	\$3,506.69
2945547	1		\$43,208.90	\$3,506.69
2945530	1		\$43,208.90	\$3,506.69
2945529	1		\$43,208.90	\$3,506.69
2945528	1		\$43,208.90	\$3,506.69

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2945497	2		\$51,850.68	\$4,208.03
2945498	1		\$43,208.90	\$3,506.69
2945499	2		\$51,850.68	\$4,208.03
2945500	1		\$43,208.90	\$3,506.69
2945501	2		\$51,850.68	\$4,208.03
2945502	1		\$43,208.90	\$3,506.69
2945503	1		\$43,208.90	\$3,506.69
2945504	1		\$43,208.90	\$3,506.69
2945505	2		\$51,850.68	\$4,208.03
2945506	2		\$51,850.68	\$4,208.03
2945507	2		\$51,850.68	\$4,208.03
2945508	1		\$43,208.90	\$3,506.69
2945509	2	[c]	\$0.00	\$0.00
2945510	1		\$43,208.90	\$3,506.69
2945511	2		\$51,850.68	\$4,208.03
2945512	1		\$43,208.90	\$3,506.69
2945513	1		\$43,208.90	\$3,506.69
2945527	1		\$43,208.90	\$3,506.69
2945526	1		\$43,208.90	\$3,506.69
2945525	1		\$43,208.90	\$3,506.69
2945524	1		\$43,208.90	\$3,506.69
2945523	2		\$51,850.68	\$4,208.03
2945522	1		\$43,208.90	\$3,506.69
2945563	1		\$43,208.90	\$3,506.69
2945521	1		\$43,208.90	\$3,506.69
2945519	1		\$43,208.90	\$3,506.69
2945518	1		\$43,208.90	\$3,506.69
2945517	2		\$51,850.68	\$4,208.03
2945516	2		\$51,850.68	\$4,208.03
2945515	2		\$51,850.68	\$4,208.03
2945514	1		\$43,208.90	\$3,506.69
2945520	2		\$51,850.68	\$4,208.03
2945700	Non-Benefited		\$0.00	\$0.00
2946280	1		\$43,208.90	\$3,506.69
2946281	1		\$43,208.90	\$3,506.69
2946282	2		\$51,850.68	\$4,208.03
2946283	2		\$51,850.68	\$4,208.03
2946284	2		\$51,850.68	\$4,208.03
2946285	2		\$51,850.68	\$4,208.03
2946286	2		\$51,850.68	\$4,208.03

Property ID ^[b]	Lot Type	Note	Annual	
			Outstanding Assessment	Installment Due 1/31/2027 ^[d]
2946287	Non-Benefited		\$0.00	\$0.00
2946288	Non-Benefited		\$0.00	\$0.00
2946289	Non-Benefited		\$0.00	\$0.00
Total			\$12,565,149.32	\$1,019,745.62

Footnotes:

[a] Totals may not match the outstanding Assessment or Annual Installment due to rounding.

[b] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[c] Property ID prepaid Outstanding Assessment in full.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

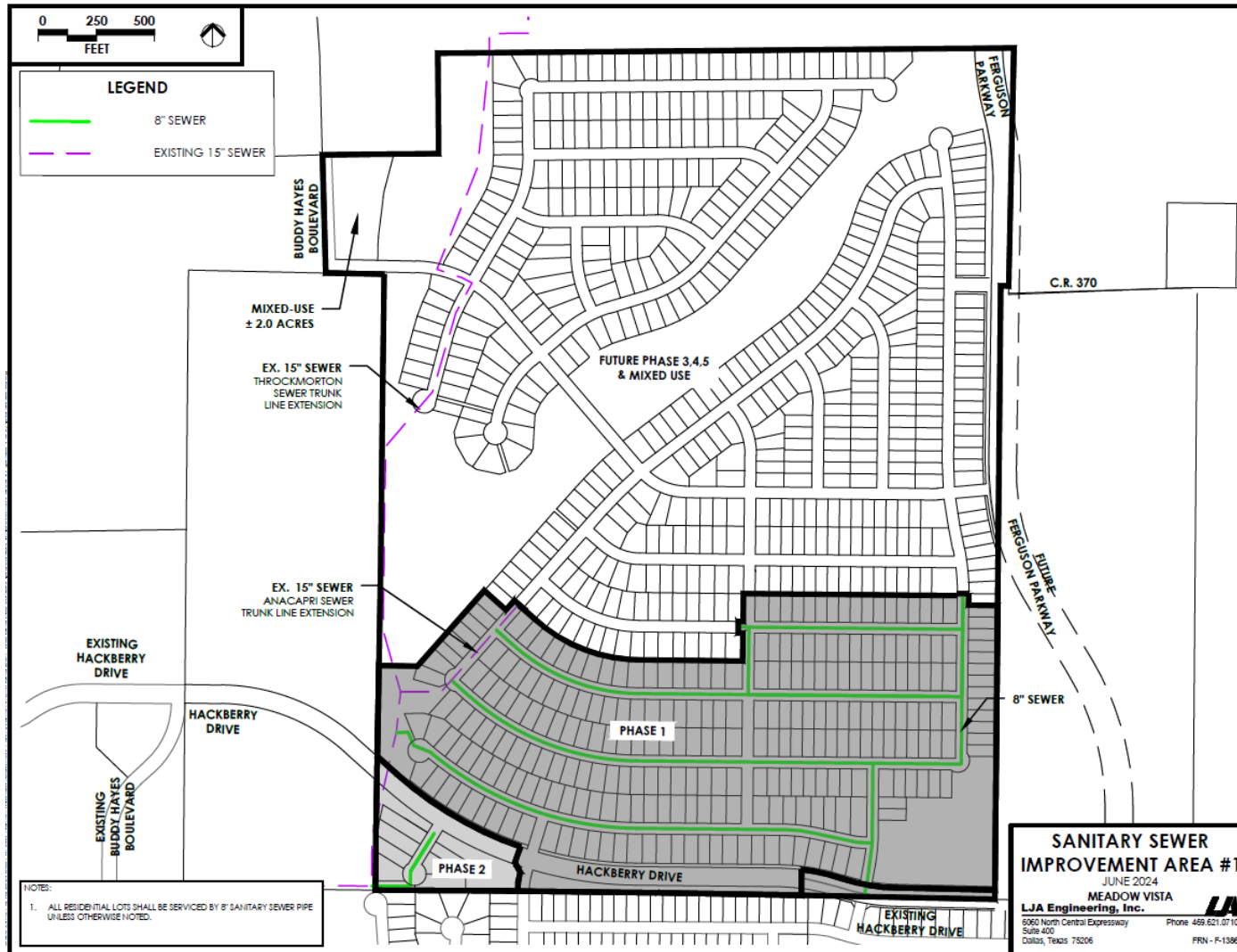
Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Reserve Fund	Annual Collection Costs	Annual Installment ^[b]
2027	\$ 198,000.00	\$ 704,241.26	\$ 63,085.00	\$ -	\$ 58,386.09	\$ 1,023,712.35
2028	\$ 208,000.00	\$ 694,588.76	\$ 62,095.00	\$ -	\$ 51,547.74	\$ 1,016,231.50
2029	\$ 218,000.00	\$ 684,448.76	\$ 61,055.00	\$ -	\$ 52,578.69	\$ 1,016,082.45
2030	\$ 229,000.00	\$ 673,821.26	\$ 59,965.00	\$ -	\$ 53,630.26	\$ 1,016,416.52
2031	\$ 240,000.00	\$ 662,657.50	\$ 58,820.00	\$ -	\$ 54,702.87	\$ 1,016,180.37
2032	\$ 252,000.00	\$ 650,957.50	\$ 57,620.00	\$ -	\$ 55,796.93	\$ 1,016,374.43
2033	\$ 267,000.00	\$ 637,097.50	\$ 56,360.00	\$ -	\$ 56,912.87	\$ 1,017,370.37
2034	\$ 282,000.00	\$ 622,412.50	\$ 55,025.00	\$ -	\$ 58,051.13	\$ 1,017,488.63
2035	\$ 298,000.00	\$ 606,902.50	\$ 53,615.00	\$ -	\$ 59,212.15	\$ 1,017,729.65
2036	\$ 314,000.00	\$ 590,512.50	\$ 52,125.00	\$ -	\$ 60,396.39	\$ 1,017,033.89
2037	\$ 332,000.00	\$ 573,242.50	\$ 50,555.00	\$ -	\$ 61,604.32	\$ 1,017,401.82
2038	\$ 351,000.00	\$ 554,982.50	\$ 48,895.00	\$ -	\$ 62,836.41	\$ 1,017,713.91
2039	\$ 371,000.00	\$ 535,677.50	\$ 47,140.00	\$ -	\$ 64,093.14	\$ 1,017,910.64
2040	\$ 393,000.00	\$ 515,272.50	\$ 45,285.00	\$ -	\$ 65,375.00	\$ 1,018,932.50
2041	\$ 415,000.00	\$ 493,657.50	\$ 43,320.00	\$ -	\$ 66,682.50	\$ 1,018,660.00
2042	\$ 439,000.00	\$ 470,832.50	\$ 41,245.00	\$ -	\$ 68,016.15	\$ 1,019,093.65
2043	\$ 464,000.00	\$ 446,687.50	\$ 39,050.00	\$ -	\$ 69,376.47	\$ 1,019,113.97
2044	\$ 491,000.00	\$ 421,167.50	\$ 36,730.00	\$ -	\$ 70,764.00	\$ 1,019,661.50
2045	\$ 519,000.00	\$ 394,162.50	\$ 34,275.00	\$ -	\$ 72,179.28	\$ 1,019,616.78
2046	\$ 550,000.00	\$ 364,320.00	\$ 31,680.00	\$ -	\$ 73,622.87	\$ 1,019,622.87
2047	\$ 583,000.00	\$ 332,695.00	\$ 28,930.00	\$ -	\$ 75,095.33	\$ 1,019,720.33
2048	\$ 619,000.00	\$ 299,172.50	\$ 26,015.00	\$ -	\$ 76,597.24	\$ 1,020,784.74
2049	\$ 656,000.00	\$ 263,580.00	\$ 22,920.00	\$ -	\$ 78,129.18	\$ 1,020,629.18
2050	\$ 696,000.00	\$ 225,860.00	\$ 19,640.00	\$ -	\$ 79,691.76	\$ 1,021,191.76
2051	\$ 738,000.00	\$ 185,840.00	\$ 16,160.00	\$ -	\$ 81,285.60	\$ 1,021,285.60
2052	\$ 783,000.00	\$ 143,405.00	\$ 12,470.00	\$ -	\$ 82,911.31	\$ 1,021,786.31
2053	\$ 830,000.00	\$ 98,382.50	\$ 8,555.00	\$ -	\$ 84,569.54	\$ 1,021,507.04
2054	\$ 881,000.00	\$ 50,657.50	\$ 4,405.00	\$ (931,657.50)	\$ 86,260.93	\$ 90,665.93
Total	\$ 12,617,000.00	\$ 12,897,235.04	\$ 1,137,035.00	\$ (931,657.50)	\$ 1,880,306.15	\$ 27,599,918.69

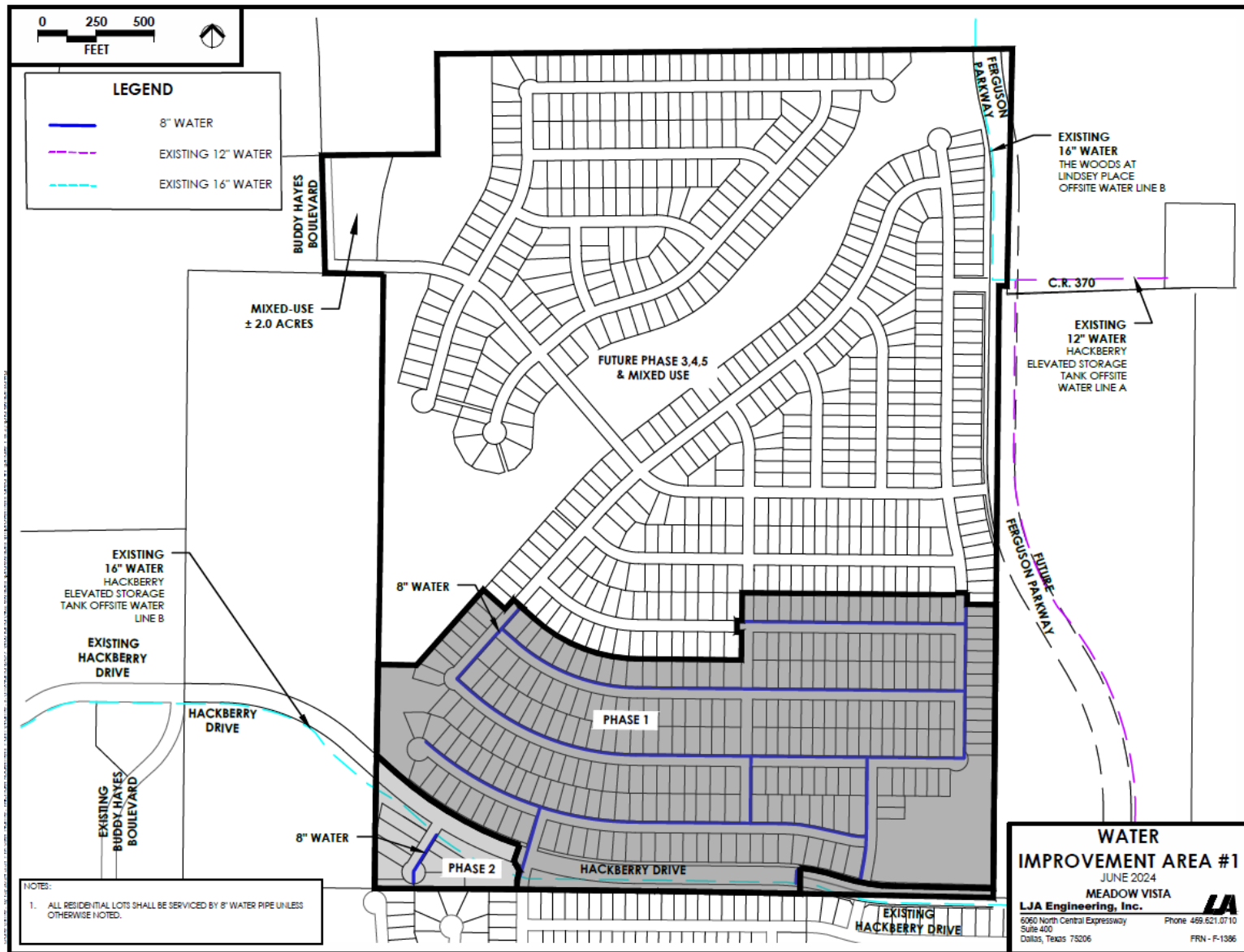
Footnotes:

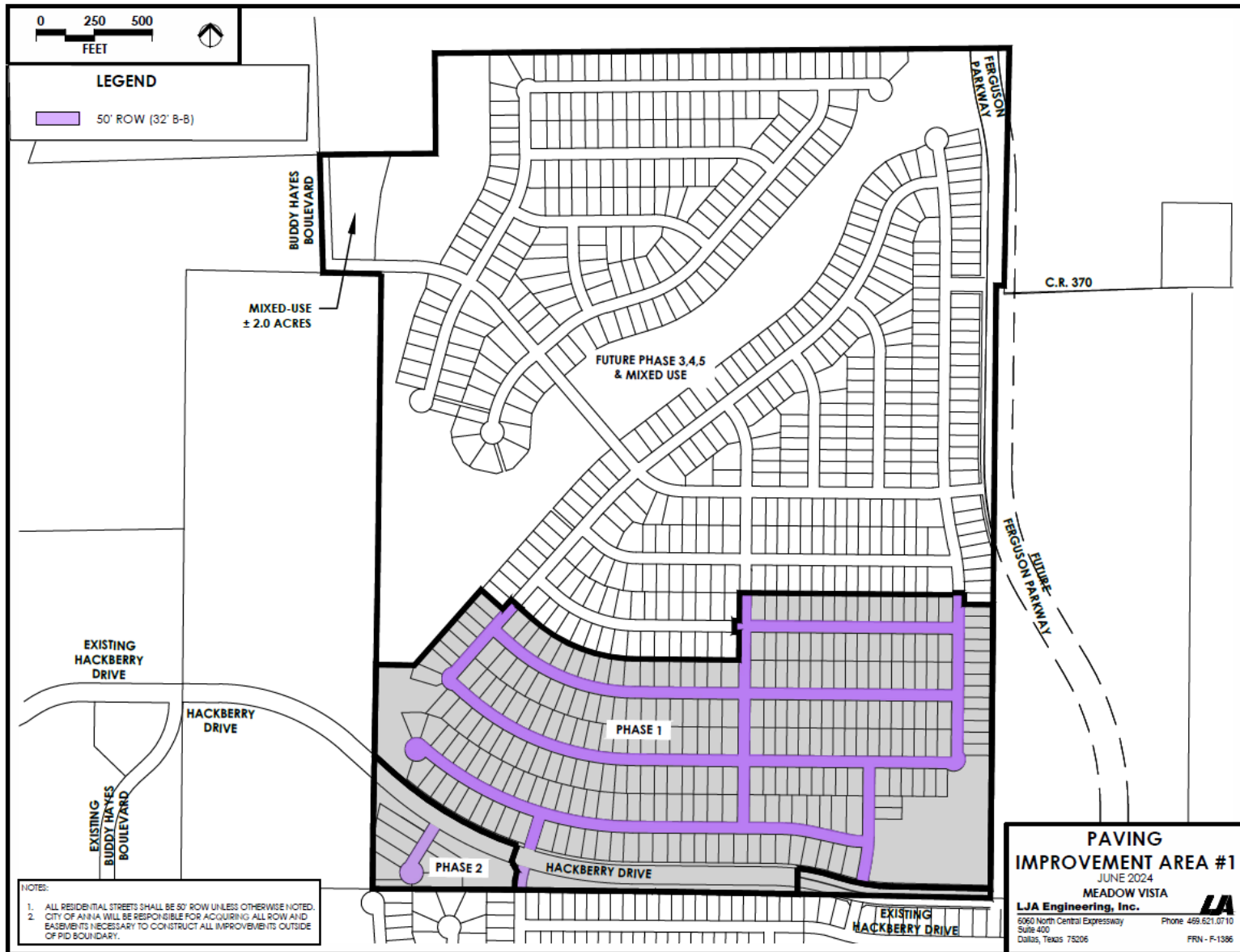
[a] Interest on the Improvement Area #1 Bonds is calculated at a 4.875%, 5.50%, 5.75% rate for term bonds due 2031, 2044, and 2054 respectively.

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

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







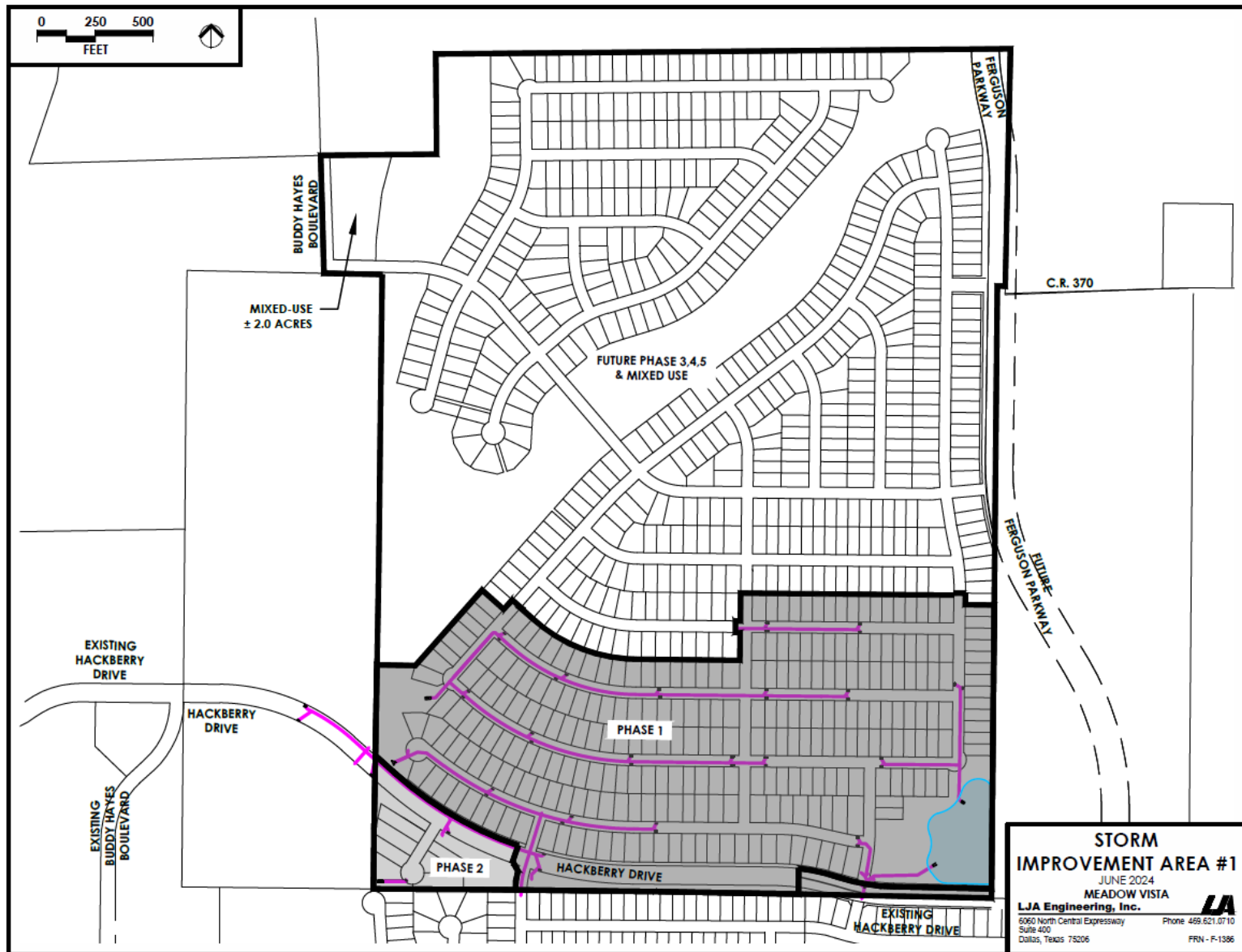
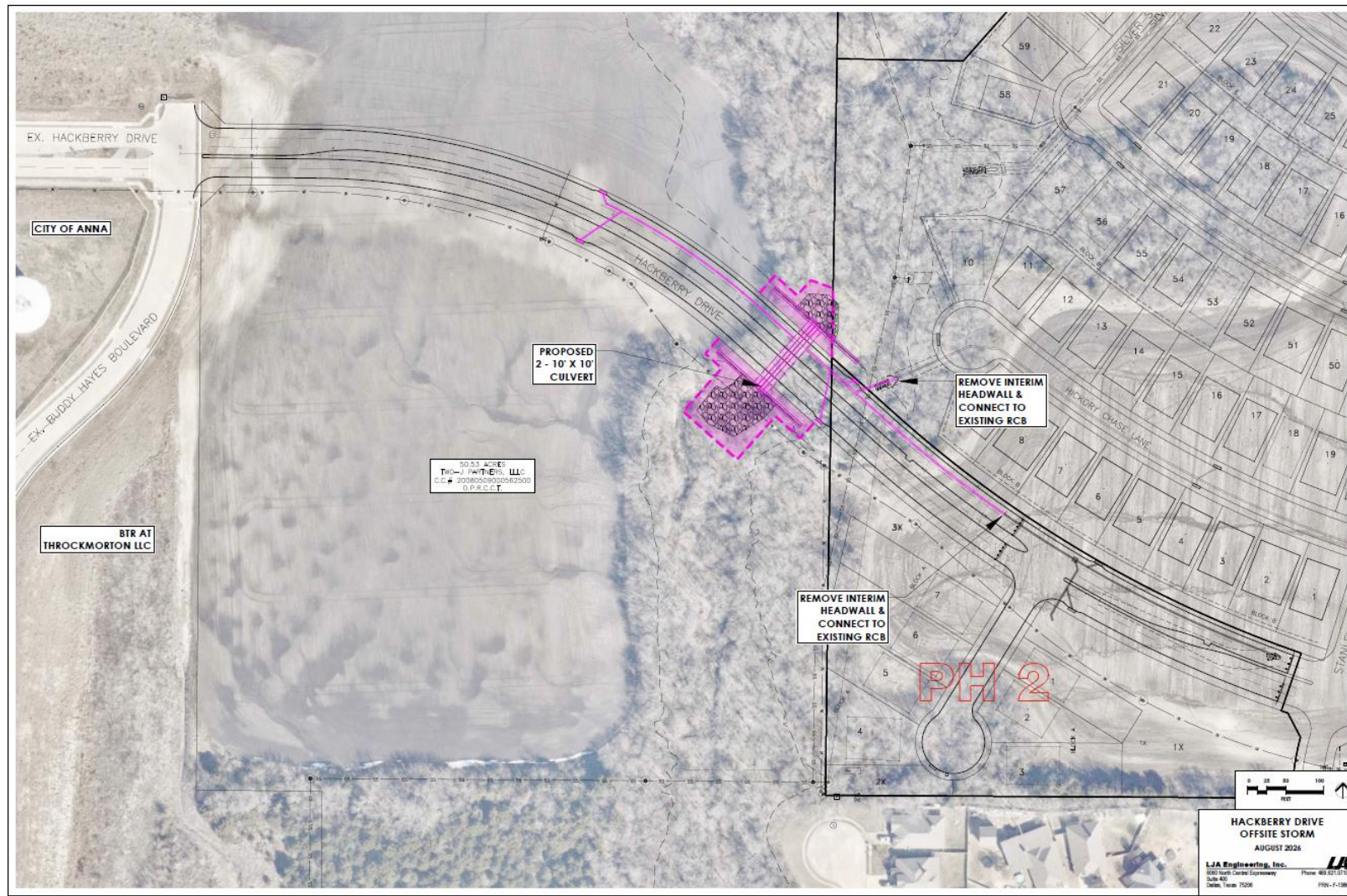


EXHIBIT G-2 – MAPS OF HACKBERRY DRIVE IMPROVEMENTS



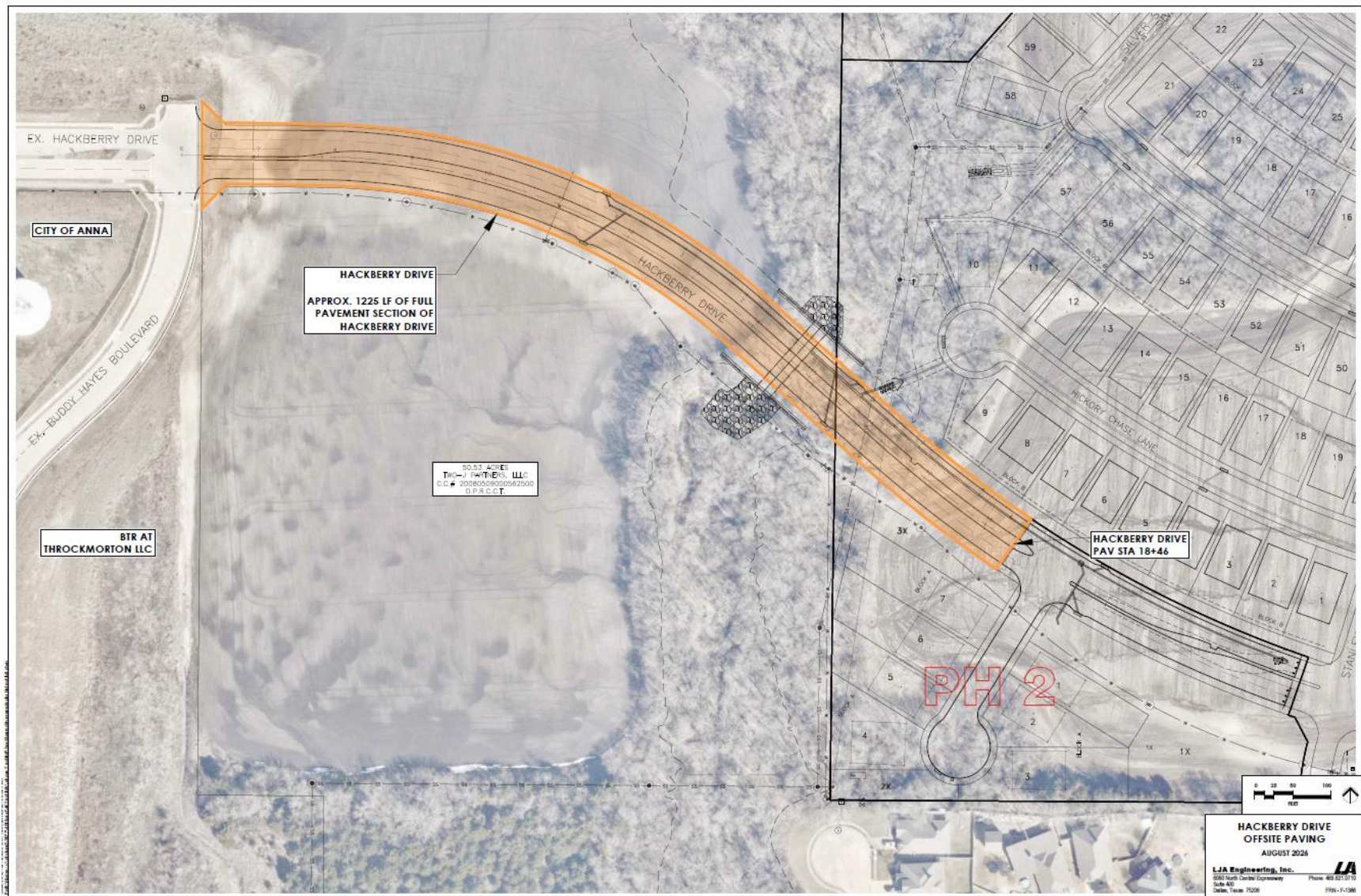


EXHIBIT G-3 – MAPS OF MAJOR IMPROVEMENTS

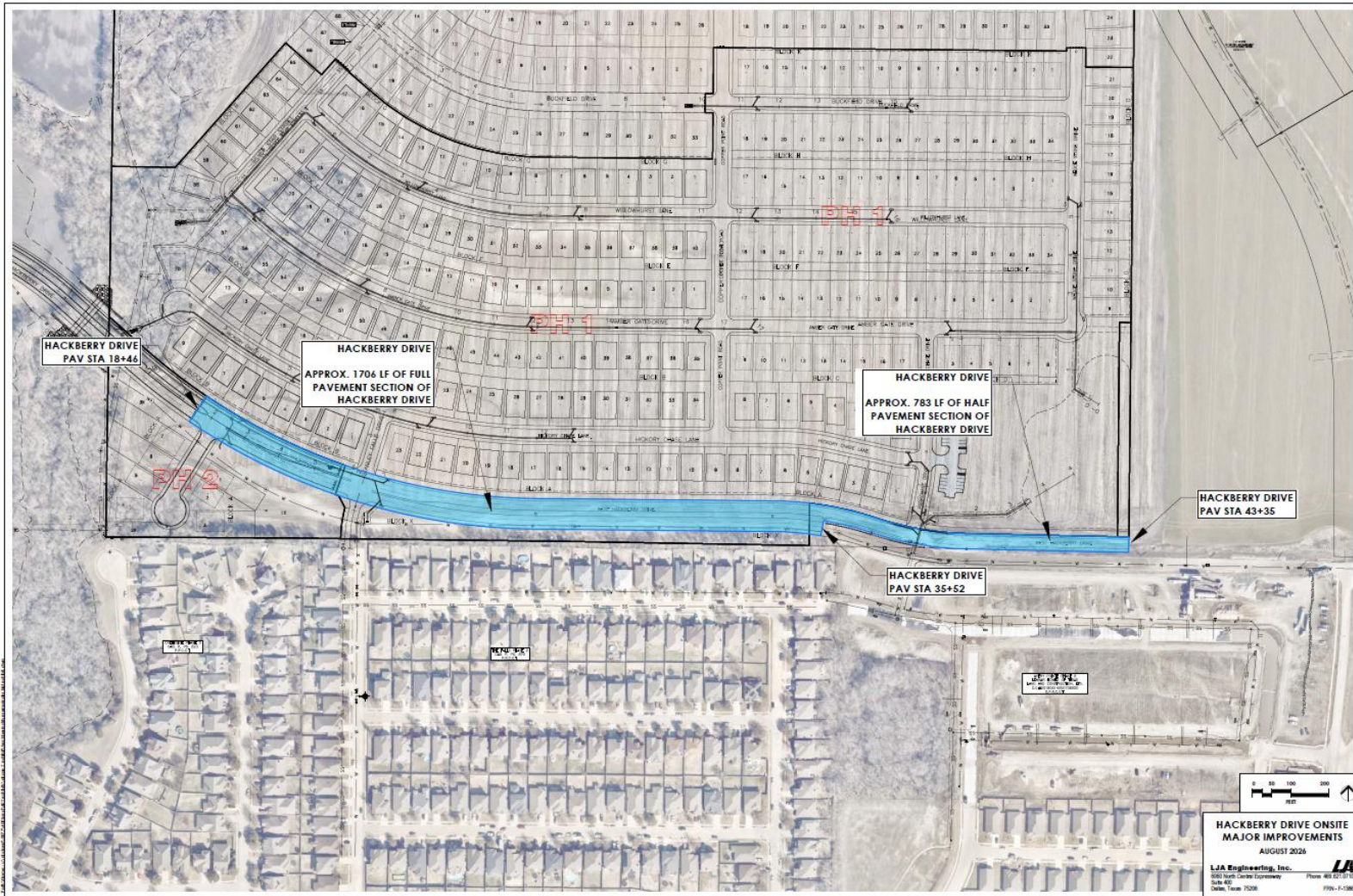


EXHIBIT H – NOTICE OF TERMINATION OF ASSESSMENT



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

[Date]

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

Re: City of Anna Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

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

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

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

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
120 W 7th Street
Anna, TX 75049

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

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

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Anna, Texas (hereinafter referred to as 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 September 26, 2023, the City Council for the City, approved Resolution No. 2023-09-1558, creating the Meadow Vista Public Improvement District (the "District"); and

WHEREAS, the District consists of approximately 223.154 contiguous acres within the corporate limits of the City; and

WHEREAS, on or about July 9, 2024, the City Council approved Ordinance No. 1107-2024-07, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Collin County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Collin County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, the City, the Developer and holder of the Lien, Instrument No. _____, in the Real Property Records of Collin County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

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

CITY OF ANNA, TEXAS,

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 [Manager Name], City Manager for the City of Anna, Texas, on behalf of said municipality.

Notary Public, State of Texas

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

NET DEBT SERVICE

City of Anna, Texas
Special Assessment Revenue Bonds, Series 2024
Meadow Vista Public Improvement District
Improvement Area #1 Project
Callable on 9/15/2032
Underwriter: FMSbonds, Inc.
FINAL NUMBERS

Period Ending	Principal	Coupon	Interest	Total Debt Service	Additional Interest Levy	Admin	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
09/30/2025			802,636.88	802,636.88	64,030	40,000.00		802,636.88	104,030.00
09/30/2026	189,000	4.875%	713,455.00	902,455.00	64,030	40,800.00			1,007,285.00
09/30/2027	198,000	4.875%	704,241.26	902,241.26	63,085	41,616.00			1,006,942.26
09/30/2028	208,000	4.875%	694,588.76	902,588.76	62,095	42,448.32			1,007,132.08
09/30/2029	218,000	4.875%	684,448.76	902,448.76	61,055	43,297.29			1,006,801.05
09/30/2030	229,000	4.875%	673,821.26	902,821.26	59,965	44,163.24			1,006,949.50
09/30/2031	240,000	4.875%	662,657.50	902,657.50	58,820	45,046.50			1,006,524.00
09/30/2032	252,000	5.500%	650,957.50	902,957.50	57,620	45,947.43			1,006,524.93
09/30/2033	267,000	5.500%	637,097.50	904,097.50	56,360	46,866.38			1,007,323.88
09/30/2034	282,000	5.500%	622,412.50	904,412.50	55,025	47,803.71			1,007,241.21
09/30/2035	298,000	5.500%	606,902.50	904,902.50	53,615	48,759.78			1,007,277.28
09/30/2036	314,000	5.500%	590,512.50	904,512.50	52,125	49,734.98			1,006,372.48
09/30/2037	332,000	5.500%	573,242.50	905,242.50	50,555	50,729.68			1,006,527.18
09/30/2038	351,000	5.500%	554,982.50	905,982.50	48,895	51,744.27			1,006,621.77
09/30/2039	371,000	5.500%	535,677.50	906,677.50	47,140	52,779.16			1,006,596.66
09/30/2040	393,000	5.500%	515,272.50	908,272.50	45,285	53,834.74			1,007,392.24
09/30/2041	415,000	5.500%	493,657.50	908,657.50	43,320	54,911.43			1,006,888.93
09/30/2042	439,000	5.500%	470,832.50	909,832.50	41,245	56,009.66			1,007,087.16
09/30/2043	464,000	5.500%	446,687.50	910,687.50	39,050	57,129.85			1,006,867.35
09/30/2044	491,000	5.500%	421,167.50	912,167.50	36,730	58,272.45			1,007,169.95
09/30/2045	519,000	5.750%	394,162.50	913,162.50	34,275	59,437.90			1,006,875.40
09/30/2046	550,000	5.750%	364,320.00	914,320.00	31,680	60,626.66			1,006,626.66
09/30/2047	583,000	5.750%	332,695.00	915,695.00	28,930	61,839.19			1,006,464.19
09/30/2048	619,000	5.750%	299,172.50	918,172.50	26,015	63,075.97			1,007,263.47
09/30/2049	656,000	5.750%	263,580.00	919,580.00	22,920	64,337.49			1,006,837.49
09/30/2050	696,000	5.750%	225,860.00	921,860.00	19,640	65,624.24			1,007,124.24

NET DEBT SERVICE

City of Anna, Texas
Special Assessment Revenue Bonds, Series 2024
Meadow Vista Public Improvement District
Improvement Area #1 Project
Callable on 9/15/2032
Underwriter: FMSbonds, Inc.
FINAL NUMBERS

Period Ending	Principal	Coupon	Interest	Total Debt Service	Additional Interest Levy	Admin	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
09/30/2051	738,000	5.750%	185,840.00	923,840.00	16,160	66,936.72			1,006,936.72
09/30/2052	783,000	5.750%	143,405.00	926,405.00	12,470	68,275.45			1,007,150.45
09/30/2053	830,000	5.750%	98,382.50	928,382.50	8,555	69,640.96			1,006,578.46
09/30/2054	881,000	5.750%	50,657.50	931,657.50	4,405	71,033.78	931,657.50		75,438.78
	12,806,000		14,413,326.92	27,219,326.92	1,265,095	1,622,723.23	931,657.50	802,636.88	28,372,850.77

EXHIBIT J-1 – DISTRICT LEGAL DESCRIPTION

Legal Description

BEING A 223.154 ACRE TRACT OF LAND SITUATED IN THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288 AND THE JOHN ELLET SURVEY, ABSTRACT NO. 296, CITY OF ANNA E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 162.12 ACRE TRACT AND PART OF A 64.50 ACRE TRACT OF LAND CONVEYED TO QJR PARTNERSHIP, LTD. BY DEED RECORDED IN VOLUME 5106, PAGE 2380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND SAID 162.12 ACRE AND 64.50 ACRE TRACT BEING DESCRIBED IN DEED TO LORRAINE SHERLEY, AS RECORDED IN VOLUME 784, PAGE 34, DEED RECORDS, COLLIN COUNTY, TEXAS. BEING ALL OF A CALLED 80 ACRE TRACT OF LAND CONVEYED AS FIRST TRACT, PART OF A CALLED 64.5 ACRE TRACT OF LAND CONVEYED AS SECOND TRACT, ALL OF A CALLED 40.86 ACRE TRACT OF LAND CONVEYED AS THIRD TRACT, ALL OF A CALLED 10 ACRE TRACT OF LAND CONVEYED AS FOURTH TRACT, ALL OF A CALLED 10 ACRE TRACT OF LAND CONVEYED AS FIFTH TRACT, AND ALL OF A CALLED 21.26 ACRE TRACT OF LAND CONVEYED AS SIXTH TRACT. SAID 223.154 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 21.26 ACRE SIXTH TRACT, THE COMMON NORTHWEST CORNER OF LOT 56, BLOCK F AND THE NORTHEAST CORNER OF LOT 3, BLOCK G OF CREEKSIDE PHASE 3, AN ADDITION TO THE CITY OF ANNA ACCORDING TO THE PLAT RECORDED IN CABINET P, SLIDE 623, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING THE COMMON SOUTHEAST CORNER OF CALLED 50.53 ACRE TRACT OF LAND CONVEYED BY DEED TWO-J PARTNERS, LLLP RECORDED IN COUNTY CLERK'S FILE NO. 20080509000562500, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS ; THENCE, ALONG THE COMMON EAST LINE OF SAID 50.53 ACRE TRACT AND THE WEST LINE OF SAID 21.26 ACRE SIXTH TRACT AND THE WEST LINE OF SAID 10 ACRE FOURTH TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 40 MINUTES 32 SECONDS EAST, A DISTANCE OF 260.50 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 1115.83 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 309.20 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 368.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 32 SECONDS EAST, A DISTANCE OF 596.23 FEET TO A P.K. NAIL WITH SHINER STAMPED "LJA SURVEYING SURVEYING" SET FOR CORNER, SAID POINT LYING IN COLLIN COUNTY ROAD NO. 370 (A PRESCRIPTIVE RIGHT OF WAY), SAID POINT BEING THE COMMON NORTHWEST CORNER OF SAID 10 ACRE FOURTH TRACT AND THE NORTHEAST CORNER OF SAID 50.53 ACRE

TRACT AND BEING ON THE SOUTH LINE OF AFORESAID 64.5 ACRE SECOND TRACT;

THENCE, NORTH 88 DEGREES 48 MINUTES 28 SECONDS WEST, ALONG THE COMMON NORTH LINE OF SAID 50.53 ACRE TRACT AND THE SOUTH LINE OF SAID 64.5 ACRE SECOND TRACT, A DISTANCE OF 251.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 64.5 ACRE SECOND TRACT AND THE SOUTHEAST CORNER OF A 38.15 ACRE TRACT OF LAND CONVEYED BY DEED AS TRACT 7 TO MJLA ADAMS, LTD. RECORDED IN COUNTY CLERK'S FILE NO. 20110505000462590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREE 38 MINUTES 26 SECONDS WEST, ALONG THE COMMON WEST LINE OF SAID 64.5 ACRE SECOND TRACT AND THE EAST LINE OF SAID 38.15 ACRE TRACT, A DISTANCE OF 509.20 FEET TO A P.K. NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID 38.15 ACRE TRACT AND THE SOUTHEAST CORNER OF A 17.863 ACRE TRACT OF LAND CONVEYED BY DEED TO ANNA 18, LLC RECORDED IN COUNTY CLERK'S FILE NO. 20161020001423440, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, DEPARTING SAID WEST LINE OF SAID 64.5 ACRE SECOND TRACT AND OVER AND ACROSS SAID 64.5 ACRE SECOND TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 500.77 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 432.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 64.5 ACRE SECOND TRACT AND THE COMMON SOUTH LINE OF A 159.725 ACRE TRACT OF LAND CONVEYED BY DEED TO LHJH MANAGEMENT COMPANY LLC RECORDED IN COUNTY CLERK'S FILE NO. 2006100300142590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 28 MINUTES 39 SECONDS EAST, ALONG THE COMMON NORTH LINE OF SAID 64.5 ACRE SECOND TRACT, AND THE SOUTH LINE OF SAID 159.725 ACRE TRACT, A DISTANCE OF 2480.20 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 64.5 ACRE SECOND TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 159.725 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF A 50.00 ACRE TRACT OF LAND CONVEYED BY DEED TO KAYASA FAMILY, LTD., RECORDED IN COUNTY CLERK'S FILE NO. 20171012001368980, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREE 15 MINUTES 53 SECONDS WEST, ALONG THE COMMON EAST LINE OF SAID 64.5 ACRE SECOND TRACT AND THE WEST LINE OF SAID 50.00 ACRE TRACT, A DISTANCE OF 1024.64 FEET TO A 1" IRON PIPE (BENT) FOUND FOR THE SOUTHEAST CORNER OF SAID 64.5 ACRE SECOND TRACT AND BEING THE COMMON NORTHEASTERLY NORTHWEST CORNER OF A 111.666 ACRE TRACT OF LAND CONVEYED BY DEED TO OAKWOOD VILLAGE APARTMENTS, INC., RECORDED IN COUNTY CLERK'S FILE NO. 201712001001594200, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID 64.5 ACRE SECOND TRACT AND THE NORTH LINE OF SAID 111.666 ACRE TRACT, A DISTANCE OF 33.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 111.666

ACRE TRACT AND THE NORTHEAST CORNER OF AFORESAID 40.86 ACRE THIRD TRACT;
 THENCE, SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, ALONG THE COMMON
 EAST LINE OF SAID 40.86 ACRE THIRD TRACT AND THE WEST LINE OF SAID 111.666 ACRE
 TRACT, A DISTANCE OF 2640.17 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP
 STAMPED "J.E. SMITH 3700" FOUND FOR THE COMMON SOUTHEAST CORNER OF SAID
 40.86 ACRE THIRD TRACT AND THE SOUTHWEST CORNER OF SAID 111.666 ACRE TRACT,
 SAID POINT LYING ON THE NORTH LINE OF A 17.455 ACRE TRACT OF LAND CONVEYED
 AS TRACT 1 NORTH, TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
 RECORDED IN COUNTY CLERK'S FILE NO. 20180614000736900, OFFICIAL PUBLIC
 RECORDS, COLLIN COUNTY, TEXAS;
 THENCE, NORTH 88 DEGREES 46 MINUTES 28 SECONDS WEST, ALONG THE COMMON
 SOUTH LINE OF SAID 40.86 ACRE TRACT, THE SOUTH LINE OF AFORESAID 10.00 ACRE
 FIFTH TRACT, AND THE NORTH LINE OF SAID 17.455 ACRE TRACT, A DISTANCE OF 803.28
 FEET TO A 5/8" IRON ROD FOUND FOR THE COMMON NORTHWEST CORNER OF SAID
 17.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE FALLS PHASE 2, AN
 ADDITION TO THE CITY OF ANNA ACCORDING TO THE PLAT THEREOF RECORDED IN
 CABINET P, PAGE 870, PLAT RECORDS, COLLIN COUNTY TEXAS;
 THENCE, ALONG THE COMMON NORTH LINE OF SAID THE FALLS PHASE 2, CONTINUING
 ALONG THE SOUTH LINE OF SAID 10.00 ACRE FIFTH TRACT AND ALONG THE SOUTH LINE
 OF AFORESAID 80 ACRE FIRST TRACT, THE FOLLOWING COURSES AND DISTANCES:
 NORTH 89 DEGREES 00 MINUTES 01 SECOND WEST, A DISTANCE OF 642.80 FEET
 TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 FOR CORNER;
 NORTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.58 FEET
 TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 FOR CORNER;
 NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST, A DISTANCE OF 715.13 FEET
 TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 FOR CORNER AT THE COMMON NORTHWEST CORNER OF THE FALLS PHASE 2,
 THE NORTHEAST CORNER OF AFORESAID CREEKSIDE PHASE 3, THE SOUTHWEST
 CORNER OF SAID 80 ACRE FIRST TRACT AND THE SOUTHEAST CORNER OF
 AFORESAID 21.26 ACRE SIXTH TRACT;
 THENCE, NORTH 89 DEGREES 41 MINUTES 14 SECONDS WEST, ALONG THE COMMON
 SOUTH LINE OF SAID 21.26 ACRE SIXTH TRACT AND THE NORTH LINE OF SAID
 CREEKSIDE PHASE 3, A DISTANCE OF 492.18 FEET TO THE **POINT OF BEGINNING** AND
 CONTAINING A CALCULATED AREA OF 9,720,596 SQUARE FEET OR 223.154 ACRES LAND.

EXHIBIT J-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

LEGAL DESCRIPTION IMPROVEMENT AREA NO. 1 71.042 ACRES

BEING A 71.042 ACRE TRACT OF LAND SITUATED IN THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288, CITY OF ANNA, E.T.J., COLLIN COUNTY, TEXAS AND BEING PART OF A 160.197 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200117000076380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 71.042 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 160.197 ACRE TRACT AND THE SOUTHEAST CORNER OF A 50.53 ACRE TRACT OF LAND CONVEYED TO TWO-J PARTNERS, LLLP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080509000562500, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF CREEKSIDE, PHASE 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0060537, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID 160.197 ACRE TRACT AND THE EAST LINE OF SAID 50.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 40 MINUTES 32 SECONDS EAST, A DISTANCE OF 260.50 FEET TO A POINT CORNER;

NORTH 00 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 705.94 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID 160.197 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 165.62 FEET TO A POINT FOR CORNER;

NORTH 41 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 434.00 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;

NORTH 41 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 2.23 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A POINT FOR CORNER;

SOUTH 50 DEGREES 19 MINUTES 56 SECONDS EAST, A DISTANCE OF 58.40 FEET TO A POINT FOR CORNER;

SOUTH 55 DEGREES 30 MINUTES 47 SECONDS EAST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

SOUTH 61 DEGREES 14 MINUTES 33 SECONDS EAST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

SOUTH 66 DEGREES 58 MINUTES 20 SECONDS EAST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

SOUTH 72 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 58.68 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

SOUTH 83 DEGREES 09 MINUTES 52 SECONDS EAST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

SOUTH 87 DEGREES 47 MINUTES 45 SECONDS EAST, A DISTANCE OF 38.68 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 447.87 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 20.50 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 20.50 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 920.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 19 SECONDS, A RADIUS OF 975.00 FEET AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 15 MINUTES 49 SECONDS EAST, A DISTANCE OF 8.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 8.32 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 35 SECONDS, A RADIUS OF 1025.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 17 MINUTES 27 SECONDS WEST, A DISTANCE OF 9.72 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 9.72 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 40.28 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 125.01 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 160.197 ACRE TRACT AND THE WEST LINE OF A 111.666 ACRE TRACT OF LAND CONVEYED TO ANACAPRI LAGUNA AZURE, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210405000666850, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID 160.197 ACRE TRACT AND THE WEST LINE OF SAID 111.666 ACRE TRACT, AT 1224.02 FEET PASS THE EASTERLY MOST SOUTHEAST CORNER OF SAID 160.197 ACRE TRACT AND THE NORTHEAST CORNER OF A 1.052 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20191220001627030, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, IN ALL TOTAL DISTANCE 1264.02 FEET TO A 5/8" IRON ROD WITH CAP MARKED "J.E. SMITH 3700" FOUND FOR THE SOUTHEAST CORNER OF SAID 1.052 ACRE TRACT;

THENCE, NORTH 88 DEGREES 46 MINUTES 28 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.052 ACRE TRACT, A DISTANCE OF 803.28 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE FALLS, PHASE 2, AS SHOWN ON PLAT RECORDED IN CABINET P, PAGE 870, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 00' 01" WEST, ALONG THE SOUTH LINE OF SAID 1.052 ACRE TRACT AND THE NORTH LINE OF SAID THE FALLS, PHASE 2, AT 30.00 FEET PASS THE SOUTHWEST CORNER OF SAID 1.052 ACRE TRACT AND THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID 160.197 ACRE TRACT IN ALL TOTAL DISTANCE 642.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER IN THE NORTH LINE OF SAID THE FALLS, PHASE 2, AND IN THE SOUTH LINE OF SAID 160.197 ACRE TRACT;

THENCE, CONTINUING ALONG SAID SOUTH LINE OF 160.197 ACRE TRACT AND SAID NORTH LINE OF THE FALLS, PHASE 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 13.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST, A DISTANCE OF 715.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF 492.18 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 71.042 ACRES, OR 3,094,614 SQUARE FEET OF LAND.

EXHIBIT J-3 – REMAINDER AREA LEGAL DESCRIPTION

LEGAL DESCRIPTION TRACT 4 – REMAINDER AREA 152.112 ACRES

BEING A 152.112 ACRE TRACT OF LAND SITUATED IN THE FRANCIS T. DUFFAU SURVEY, ABSTRACT NO. 288, CITY OF ANNA, E.T.J., COLLIN COUNTY, TEXAS AND THE JOHN ELLETT SURVEY, ABSTRACT NO. 296, CITY OF ANNA, E.T.J., COLLIN COUNTY TEXAS, AND BEING PART OF A 160.197 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200117000076380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND ALL OF A 61.905 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021120002555410, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 152.112 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND DALLAS CORS ARP (PID-DF8984), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 160.197 ACRE TRACT AND THE SOUTHEAST CORNER OF A 50.53 ACRE TRACT OF LAND CONVEYED TO TWO-J PARTNERS, LLLP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20080509000562500, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF CREEKSIDE, PHASE 3, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0060537, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID CREEKSIDE, PHASE 3 AND THE NORTHWEST CORNER OF THE FALLS, PHASE 2, AN ADDITION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0131577, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS BEARS SOUTH 89 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF 492.18 FEET;

THENCE, ALONG THE WEST LINE OF SAID 160.197 ACRE TRACT AND THE EAST LINE OF SAID 50.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 40 MINUTES 32 SECONDS EAST, A DISTANCE OF 260.50 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 705.94 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID WEST LINE OF 160.197 ACRE TRACT AND SAID EAST LINE OF 50.53 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

NORTH 00 DEGREES 59 MINUTES 07 SECONDS EAST DISTANCE OF 409.89 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 309.20 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 368.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 42 MINUTES 32 SECONDS EAST, A DISTANCE OF 596.23 FEET TO A P.K. NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 50.53 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID 160.197 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF SAID 61.905 ACRE TRACT, SAID POINT LYING IN COLLIN COUNTY ROAD NO. 370 (A PRESCRIPTIVE RIGHT OF WAY);

THENCE, NORTH 88 DEGREES 48 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID 50.53 ACRE TRACT AND SAID SOUTH LINE OF 61.905 ACRE TRACT, A DISTANCE OF 251.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 61.905 ACRE TRACT AND THE SOUTHEAST CORNER OF A 38.15 ACRE TRACT OF LAND CONVEYED AS "TRACT 7" TO MJLA ADAMS, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20110505000462590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 38 MINUTES 26 SECONDS WEST, ALONG THE WEST LINE OF SAID 61.905 ACRE TRACT AND THE EAST LINE OF SAID 38.15 ACRE TRACT, A DISTANCE OF 509.20 FEET TO A P.K. NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR THE WESTERLY MOST NORTHWEST CORNER OF SAID 61.905 ACRE TRACT, THE NORTHEAST CORNER OF SAID 38.15 ACRE TRACT AND THE SOUTHEAST CORNER OF A 17.863 ACRE TRACT OF LAND CONVEYED TO ANNA 18, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20161020001423440, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 28 MINUTES 39 SECONDS EAST ALONG A NORTH LINE OF SAID 61.905 ACRE TRACT, A DISTANCE OF 500.77 FEET TO 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 61.905 ACRE TRACT;

THENCE, NORTH 00 DEGREES 31 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID 61.905 ACRE TRACT, A DISTANCE OF 432.96 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON THE SOUTH LINE OF A 159.725 ACRE TRACT OF LAND CONVEYED TO LHJH MANAGEMENT COMPANY LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2006100300142590, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FOR THE NORTHERLY MOST NORTHWEST CORNER OF SAID 61.905 ACRE TRACT;

THENCE, NORTH 89 DEGREES 28 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID 61.905 ACRE TRACT AND COMMON SOUTH LINE OF SAID 159.725 ACRE TRACT A DISTANCE OF 2480.20 FEET TO 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET IN THE WEST LINE OF A 50.00 ACRE TRACT CONVEYED TO KAYASA FAMILY, LTD, AS RECORDED IN COUNTY CLERK'S FILE NO. 20171012001368980, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 61.905 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 159.725 ACRE TRACT;

THENCE, SOUTH 01 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID 61.905 ACRE TRACT AND THE WEST LINE OF SAID 50 ACRE TRACT, A DISTANCE OF 1024.64 FEET TO A 1" IRON PIPE (BENT) FOUND FOR THE SOUTHEAST CORNER OF SAID 61.905 ACRE TRACT AND THE COMMON NORTHEASTERLY NORTHWEST CORNER OF A 111.666 ACRE TRACT OF LAND CONVEYED TO ANACAPARI LAGUNA AZURE, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210405000666850, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 88 DEGREES 57 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 61.905 ACRE TRACT AND THE NORTH LINE OF SAID 111.666 ACRE TRACT, A DISTANCE OF 33.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON THE SOUTH LINE OF SAID 61.905 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 111.666 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 160.197 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID 160.197 ACRE TRACT AND THE WEST LINE OF SAID 111.666 ACRE TRACT, A DISTANCE OF 1376.14 FEET TO A POINT FOR CORNER FROM WHICH THE SOUTHEAST CORNER OF SAID 160.197 ACRE TRACT AND THE NORTHEAST CORNER OF A 1.052 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF ANNA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20191220001627030, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 00 DEGREES 33 MINUTES, 44 SECONDS WEST A DISTANCE OF 1224.01 FEET;

THENCE, OVER AND ACROSS SAID 160.197 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 33 MINUTES 44 SECONDS EAST, A DISTANCE OF 40.28 FEET TO POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 35 SECONDS, A RADIUS OF 1025.00 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 17 MINUTES 27 SECONDS EAST, A DISTANCE OF 9.72 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 9.72 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 19 SECONDS, A RADIUS OF 975.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 15 MINUTES 49 SECONDS WEST, A DISTANCE OF 8.32 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 8.32 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 920.00 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 20.50 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, A DISTANCE OF 20.50 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 26 MINUTES 16 SECONDS WEST, A DISTANCE OF 447.87 FEET TO A POINT FOR CORNER;

NORTH 87 DEGREES 47 MINUTES 45 SECONDS WEST, A DISTANCE OF 38.68 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 09 MINUTES 52 SECONDS WEST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

NORTH 77 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

NORTH 72 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 58.68 FEET TO A POINT FOR CORNER;

NORTH 66 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

NORTH 61 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 70.40 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 30 MINUTES 47 SECONDS WEST, A DISTANCE OF 64.54 FEET TO A POINT FOR CORNER;

NORTH 50 DEGREES 19 MINUTES 56 SECONDS WEST, A DISTANCE OF 58.40 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT FOR CORNER;

NORTH 41 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 2.23 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 434.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 165.63 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 152.112 ACRES, OR 6,625,985 SQUARE FEET OF LAND.

APPENDIX A – ENGINEER’S REPORT

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APPENDIX B – BUYER DISCLOSURES

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

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

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MEADOW VISTA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 1 PRINCIPAL ASSESSMENT: \$43,208.90

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2027	\$ 678.08	\$ 2,411.79	\$ 216.04	\$ 200.78	\$ 3,506.69
2028	\$ 712.33	\$ 2,378.73	\$ 212.65	\$ 177.26	\$ 3,480.97
2029	\$ 746.58	\$ 2,344.00	\$ 209.09	\$ 180.81	\$ 3,480.48
2030	\$ 784.25	\$ 2,307.61	\$ 205.36	\$ 184.42	\$ 3,481.64
2031	\$ 821.92	\$ 2,269.38	\$ 201.44	\$ 188.11	\$ 3,480.84
2032	\$ 863.01	\$ 2,229.31	\$ 197.33	\$ 191.87	\$ 3,481.52
2033	\$ 914.38	\$ 2,181.84	\$ 193.01	\$ 195.71	\$ 3,484.95
2034	\$ 965.75	\$ 2,131.55	\$ 188.44	\$ 199.63	\$ 3,485.37
2035	\$ 1,020.55	\$ 2,078.43	\$ 183.61	\$ 203.62	\$ 3,486.21
2036	\$ 1,075.34	\$ 2,022.30	\$ 178.51	\$ 207.69	\$ 3,483.85
2037	\$ 1,136.99	\$ 1,963.16	\$ 173.13	\$ 211.84	\$ 3,485.12
2038	\$ 1,202.05	\$ 1,900.63	\$ 167.45	\$ 216.08	\$ 3,486.21
2039	\$ 1,270.55	\$ 1,834.51	\$ 161.44	\$ 220.40	\$ 3,486.90
2040	\$ 1,345.89	\$ 1,764.63	\$ 155.09	\$ 224.81	\$ 3,490.42
2041	\$ 1,421.23	\$ 1,690.61	\$ 148.36	\$ 229.31	\$ 3,489.50
2042	\$ 1,503.42	\$ 1,612.44	\$ 141.25	\$ 233.89	\$ 3,491.01
2043	\$ 1,589.04	\$ 1,529.75	\$ 133.73	\$ 238.57	\$ 3,491.10
2044	\$ 1,681.51	\$ 1,442.35	\$ 125.79	\$ 243.34	\$ 3,492.99
2045	\$ 1,777.40	\$ 1,349.87	\$ 117.38	\$ 248.21	\$ 3,492.86
2046	\$ 1,883.56	\$ 1,247.67	\$ 108.49	\$ 253.17	\$ 3,492.90
2047	\$ 1,996.58	\$ 1,139.37	\$ 99.08	\$ 258.24	\$ 3,493.25
2048	\$ 2,119.86	\$ 1,024.56	\$ 89.09	\$ 263.40	\$ 3,496.92
2049	\$ 2,246.58	\$ 902.67	\$ 78.49	\$ 268.67	\$ 3,496.41
2050	\$ 2,383.56	\$ 773.49	\$ 67.26	\$ 274.04	\$ 3,498.36
2051	\$ 2,527.40	\$ 636.44	\$ 55.34	\$ 279.52	\$ 3,498.70
2052	\$ 2,681.51	\$ 491.11	\$ 42.71	\$ 285.11	\$ 3,500.44
2053	\$ 2,842.47	\$ 336.93	\$ 29.30	\$ 290.82	\$ 3,499.51
2054	\$ 3,017.12	\$ 173.48	\$ 15.09	\$ 296.63	\$ 3,502.33
Total	\$ 43,208.90	\$ 44,168.61	\$ 3,893.96	\$ 6,465.98	\$ 97,737.45

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 4.875%, 5.50%, 5.75% rate for term bonds due 2031, 2044, and 2054 respectively.

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

MEADOW VISTA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 2 PRINCIPAL ASSESSMENT: \$51,850.68

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Annual Installment ^[b]
2027	\$ 813.70	\$ 2,894.14	\$ 259.25	\$ 240.93	\$ 4,208.03
2028	\$ 854.79	\$ 2,854.47	\$ 255.18	\$ 212.71	\$ 4,177.17
2029	\$ 895.89	\$ 2,812.80	\$ 250.91	\$ 216.97	\$ 4,176.57
2030	\$ 941.10	\$ 2,769.13	\$ 246.43	\$ 221.31	\$ 4,177.96
2031	\$ 986.30	\$ 2,723.25	\$ 241.73	\$ 225.73	\$ 4,177.01
2032	\$ 1,035.62	\$ 2,675.17	\$ 236.79	\$ 230.25	\$ 4,177.83
2033	\$ 1,097.26	\$ 2,618.21	\$ 231.62	\$ 234.85	\$ 4,181.94
2034	\$ 1,158.90	\$ 2,557.86	\$ 226.13	\$ 239.55	\$ 4,182.44
2035	\$ 1,224.66	\$ 2,494.12	\$ 220.34	\$ 244.34	\$ 4,183.45
2036	\$ 1,290.41	\$ 2,426.76	\$ 214.21	\$ 249.23	\$ 4,180.62
2037	\$ 1,364.38	\$ 2,355.79	\$ 207.76	\$ 254.21	\$ 4,182.15
2038	\$ 1,442.47	\$ 2,280.75	\$ 200.94	\$ 259.30	\$ 4,183.45
2039	\$ 1,524.66	\$ 2,201.41	\$ 193.73	\$ 264.48	\$ 4,184.28
2040	\$ 1,615.07	\$ 2,117.56	\$ 186.10	\$ 269.77	\$ 4,188.50
2041	\$ 1,705.48	\$ 2,028.73	\$ 178.03	\$ 275.17	\$ 4,187.40
2042	\$ 1,804.11	\$ 1,934.93	\$ 169.50	\$ 280.67	\$ 4,189.21
2043	\$ 1,906.85	\$ 1,835.70	\$ 160.48	\$ 286.29	\$ 4,189.32
2044	\$ 2,017.81	\$ 1,730.83	\$ 150.95	\$ 292.01	\$ 4,191.59
2045	\$ 2,132.88	\$ 1,619.85	\$ 140.86	\$ 297.85	\$ 4,191.43
2046	\$ 2,260.27	\$ 1,497.21	\$ 130.19	\$ 303.81	\$ 4,191.48
2047	\$ 2,395.89	\$ 1,367.24	\$ 118.89	\$ 309.88	\$ 4,191.90
2048	\$ 2,543.84	\$ 1,229.48	\$ 106.91	\$ 316.08	\$ 4,196.30
2049	\$ 2,695.89	\$ 1,083.21	\$ 94.19	\$ 322.40	\$ 4,195.69
2050	\$ 2,860.27	\$ 928.19	\$ 80.71	\$ 328.85	\$ 4,198.03
2051	\$ 3,032.88	\$ 763.73	\$ 66.41	\$ 335.43	\$ 4,198.44
2052	\$ 3,217.81	\$ 589.34	\$ 51.25	\$ 342.14	\$ 4,200.53
2053	\$ 3,410.96	\$ 404.31	\$ 35.16	\$ 348.98	\$ 4,199.41
2054	\$ 3,620.55	\$ 208.18	\$ 18.10	\$ 355.96	\$ 4,202.79
Total	\$ 51,850.68	\$ 53,002.34	\$ 4,672.75	\$ 7,759.17	\$ 117,284.94

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 4.875%, 5.50%, 5.75% rate for term bonds due 2031, 2044, and 2054 respectively.

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