PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1

SERVICE AND ASSESSMENT PLAN

2017 UPDATE

9.11.17

PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1

SERVICE AND ASSESSMENT PLAN

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Section I
PLAN DESCRIPTION AND DEFINED TERMS

1. Introduction

On February 12, 2015, the Town of Ponder Town Council passed Resolution No. 15-01 approving and authorizing the creation of Ponder Public Improvement District No. 1 ("PID No. 1") to finance the costs of certain public improvements for the benefit of property in PID No. 1, all of which is located within the corporate limits of the Town of Ponder (“Town”). This Service and Assessment Plan addresses the improvements to be provided for PID No. 1.

Chapter 372 of the Texas Local Government Code, "the Public Improvement Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan has been prepared pursuant to Sections 372.013, 372.014, 372.015 and 372.016 of the PID Act. According to Section 372.013 of the PID Act, a service plan "must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan.

Section 372.014 of the PID Act states that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act states that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the Authorized Improvement Costs and apportionment of such costs to the property in the PID No. 1 is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act states that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Roll for PID No. 1 is included as Appendix C of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

Contemporaneously herewith, the Town and Developer have entered into that certain Facilities and Creation Cost Reimbursement Agreement, dated May 14, 2015 (the “PID Reimbursement Agreement”). The PID Reimbursement Agreement contains a more detailed description of many of the concepts addressed in this Service and Assessment Plan, therefore, the two documents should be read as a whole in order to have a more complete understanding of the terms addressed in each of the agreements.

2. Definitions

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Costs" mean, with respect to Authorized Improvements, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement as specified in a payment request in a form that has been reviewed and approved by the Town. Actual Cost may include (a) the costs incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, (b) the costs incurred in preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) related to such Authorized Improvement (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Authorized Improvement, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and (g) all payments for Administrative Expenses.

"**Administrator**" means the employee or designee of the Town who shall have the responsibilities provided for herein, in the Trust Indenture related to any Bond issuance for PID No. 1 or in any other agreement approved by the Town Council.

"Additional Interest" means the 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the Act.

"Administrative Expenses" mean the actual or budgeted costs and expenses related to the creation and operation of the PID, the issuance and sale of Bonds, and the construction of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) legal counsel, engineers, accounts, financial advisors, and other consultants engaged by the Town; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this SAP and the Act with respect to the issuance and sale of Bonds, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with Bonds, including their respective legal counsel; and (9) administering the construction of the Authorized Improvements. Administrative Expenses collected but not expended in any year shall be carried forward and applied to reduce Administrative Expenses for subsequent years.

"Annual Installment" means the annual installment payments of an Assessment calculated by the Administrator and approved by the Town Council, including (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest that funds Prepayment Costs and Delinquent Collection Costs.

"Annual Service Plan Update" means an update to this Service and Assessment Plan performed at least annually by the Administrator and approved by the Town Council.

"Assessed Property" means any property on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within PID No. 1 other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel pursuant to the PID Act.

"Assessment Ordinance" means the ordinance approved by the Town Council to approve the imposition of the Assessments.

"Assessment Revenues" mean the revenues actually received by the Town from Assessments.

"Assessment Roll" means the document included in this Service and Assessment Plan as Appendix C, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

"Authorized Improvements" mean those public improvements described in Section III of this Service and Assessment Plan and Section 372.003 of the PID Act which are constructed pursuant to the PID Reimbursement Agreement, which are to be undertaken for the benefit of property in PID No. I.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as described in Section III of this Service and Assessment Plan including, but not limited to, all costs paid or incurred in connection with the issuance of Bonds, and including all costs otherwise paid or incurred in connection with the transaction that results in the issuance of Bonds (whether such costs are characterized as interest, costs of issuance, reserve fund, or other costs of the transaction).

"Bonds" means those certain “Town of Ponder, Texas Special Assessment Revenue

Bonds, Series 2017 (Ponder Public Improvement District No. 1)" that are secured by the Assessment Revenues.

"County" means Denton County, Texas.

"Delinquent Annual Installments" means Annual Installments that remain unpaid on February 1st of each year.

"Delinquency and Prepayment Reserve" is defined in Section V.5.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent Annual Installments of an Assessment in accordance with §372.018(b) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorneys' fees.

"Developer" means D.R. Horton — Texas, Ltd.

"Lot" means a lot for which a final subdivision plat has been recorded in the real property records of Denton County.

"Non-Benefited Property" means Parcels within the boundaries of PID No. 1 that accrue no special benefit from the Authorized Improvements, including Owner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.5(a).

"Owner Association Property" means property within the boundaries of PID No. 1 that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a property owners' association.

"Parcel" or **"Parcels"** means a parcel or parcels within PID No. 1 identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Denton County.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"PID No. 1" means Ponder Public Improvement District No. 1.

"**Prepayment Costs**" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the Town as a result of any prepayment of an Assessment.

"**Public Property**" means property within the boundaries of PID No. 1 that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the Town, a school district, a public utility provider or any other public agency, whether in fee simple or through an exclusive use easement.

"Remington Park Phase 4 Final Plat" means the final plat approved by the Town Council on May 14, 2015 and recorded by the County on July 16, 2015, creating 128 residential lots.

"Remington Park Phase 5 Final Plat" means the final plat approved by the Town Council on November 9, 2015 and recorded by the County on March 30, 2017, creating 145 residential lots.

"Residential Lot" means a Parcel identified by lot and block number in the Remington Park Phase 4 Final Plat or the Remington Park Phase 5 Final Plat.

"**Service and Assessment Plan**" means this Service and Assessment Plan prepared for PID No. 1 pursuant to the PID Act.

"Town" means the Town of Ponder, Texas.

"Town Council" means the duly elected governing body of the Town.

"Trigger Date" means the date of recording of the final subdivision plat for the Assessed Property in the real property records of Denton County, Texas.

"**Trust Indenture**" means the indenture, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"**Trustee**" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

Section II
PROPERTY INCLUDED IN PID NO. 1

PID No. 1 is located within the corporate limits of the Town of Ponder, Texas and contains approximately 82 acres of land. The property in PID No. 1 was subdivided by Remington Park Phase 4 Final Plat and the Remington Park Phase 5 Final Plat, attached as Appendix A and Appendix B to this Service and Assessment Plan, respectively. PID No. 1 is comprised of 273 Residential Lots.

	# of Residential Lots	Trigger Date
Remington Park Phase 4 Final Plat	128	July 16, 2015
Remington Park Phase 5 Final Plat	145	March 30, 2017
Total	**273**	

Section III
DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district. A public improvement may include:

i. landscaping;

ii. erection of fountains, distinctive lighting, and signs;

iii. acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

iv. construction or improvement of pedestrian malls;

v. acquisition and installation of pieces of art;

vi. acquisition, construction, or improvement of libraries;

vii. acquisition, construction, or improvement of off-street parking facilities;

viii. acquisition, construction, improvement, or rerouting of mass transportation facilities;

ix. acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

x. the establishment or improvement of parks;

xi. projects similar to those listed in Subdivisions (i)-(x);

xii. acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

xiii. special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and

xiv. payment of expenses incurred in the establishment, administration and operation of the district.

After analyzing the public improvement projects authorized by the PID Act, the Town has determined that the Authorized Improvements as described in this Section III should be undertaken by the Town for the benefit of the property within PID No. 1. The Authorized Improvement Costs are shown below in Table III-A.

Table III-A
Authorized Improvement Costs

Authorized Improvements		Actual Costs
Onsite Improvements		
Water Distribution System	$	702,692
Wastewater Collection System		798,045
Storm Sewer Collection System		1,050,676
Roadway Improvements		2,050,321
Subtotal	$	4,601,735
Bond Issuance Costs		
Debt Service Reserve Fund Requirement	$	157,500
Underwriter Discount		106,350
Cost of Issuance		179,650
Subtotal	$	443,500
Total	**$**	**5,045,235**

The costs shown in Table III-A are actual costs incurred by the Developer and verified by the Administrator.

The Authorized Improvements include onsite roadway improvements, water distribution system improvements, storm sewer collection system improvements, and wastewater collection system improvements. All of the Authorized Improvements are owned and maintained by the Town.

WATER DISTRIBUTION SYSTEM IMPROVEMENTS include the construction of approximately 12,850 linear feet of 8-inch water line within the dedicated street right-of-ways and easements within PID No. 1. The water lines connect to existing Town of Ponder water lines located in Oaklawn Drive, Canterbury Park Lane, Belmont Park Drive, Meadowlands Drive, Robinson Road, and an off-site water line extension from the Town of Ponder pumping station located just south of PID No. 1. The project also includes the construction of associated gate valves and fire hydrants as required by the Town of Ponder.

WASTEWATER COLLECTION SYSTEM IMPROVEMENTS include approximately 13,200 linear feet of 8-inch wastewater lines within the dedicated street right-of-ways and easements within PID No. 1. The project also includes wastewater manholes as required by the Town of Ponder. The wastewater lines connect to an existing off-site system located adjacent to the southwest corner of PID No. 1 that sewer to the existing Town of Ponder Wastewater Treatment Plant.

STORM SEWER COLLECTION SYSTEM IMPROVEMENTS include the construction of approximately 6,730 linear feet of underground storm sewer conduit ranging in size from 18-inch pipe to 8-foot by 4-foot box. The project also includes earthen open channels with concrete pilot channels, approximately 43 inlets to collect the runoff from the streets, access manholes and headwalls. This includes the storm sewer associated with the internal Collector roadway.

ROADWAY IMPROVEMENTS include the construction of approximately 10,100 linear feet of 29-foot wide reinforced concrete streets within dedicated street right-of-ways within PID No. 1. The project also includes approximately 2,760 linear feet of 37-foot wide reinforced concrete streets within dedicated street right-of-ways within PID No. 1 which will act as a Collector meeting the Town of Ponder Master Thoroughfare Plan.

Table III-B shows the allocation of the Authorized Improvements costs to PID No. 1.

Table III-B

Allocation of the Authorized Improvement Costs

Authorized Improvements	**Actual Costs**	**% Allocated to PID No. 1**	**PID No. 1 Actual Costs**
Onsite Improvements			
Water Distribution System	$ 702,692	100%	$ 702,692
Wastewater Collection System	798,045	100%	798,045
Storm Sewer Collection System	1,050,676	100%	1,050,676
Roadway Improvements	2,050,321	100%	2,050,321
Subtotal	**$ 4,601,735**	**100%**	**$ 4,601,735**
Bond Issuance Costs			
Debt Service Reserve Fund Requirement	$ 157,500	100%	$ 157,500
Underwriter Discount	106,350	100%	106,350
Cost of Issuance	179,650	100%	179,650
Subtotal	**$ 443,500**	**100%**	**$ 443,500**
Total	**$ 5,045,235**	**100%**	**$ 5,045,235**

Section IV
SERVICE PLAN

The PID Act requires a 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 PID No. 1. 100% of the Authorized Improvements are complete. The sources and uses of funds utilized to complete the Authorized Improvements is shown in Table IV-A.

Table IV-A
Sources and Uses of Funds

SOURCES OF FUNDS		
PID No. 1 Bond Par Amount	$	3,545,000
Premium on Bonds		90,183
Developer Contribution		1,410,052
TOTAL SOURCES OF FUNDS	**$**	**5,045,235**
USES OF FUNDS		
Authorized Improvements	$	4,601,735
Debt Service Reserve Fund Requirement		157,500
Underwriter Discount		106,350
Cost of Issuance		179,650
TOTAL USES OF FUNDS	**$**	**5,045,235**

The annual projected costs and annual projected indebtedness is shown by Table IV-B. The annual projected costs and indebtedness is subject to revision and shall be updated each year in the Annual Service Plan Update to reflect any changes in the Authorized Improvement Costs or indebtedness expected for each year.

Table IV-B

Annual Projected Costs and Indebtedness

Year	Projected Annual Costs	Projected Outstanding Debt (a)	Projected Annual Installments (b)
2017	$ -	$ 3,545,000	$ 225,548
2018	-	3,520,000	230,850
2019	-	3,505,000	235,685
2020	-	3,485,000	240,305
2021	-	3,460,000	244,711

(a) Equals outstanding principal of PID Bonds less the principal portion of the Annual Installment that is delinquent if not received by 1/31 of each year.

(b) Equals the Annual Installment due upon receipt of tax bill and delinquent if not received by 1/31 of the following year.

Section V
ASSESSMENT PLAN

1. Introduction

The PID Act requires the Town Council to apportion the Authorized Improvement Costs on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the Authorized Improvement Costs may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements. Section V of this Service and Assessment Plan describes the special benefit received by each Parcel of Assessed Property as a result of the Authorized Improvements, provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments, and establishes the methodology by which the Town Council allocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the Authorized Improvement Costs being apportioned to Parcels similarly benefited. The determination by the Town Council of the assessment methodology set forth below is the result of the discretionary exercise by the Town Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners within the Assessed Property.

2. Special Benefit

The Assessed Property receives a direct and special benefit from the Authorized Improvements, and this benefit is equal to or greater than the amount of the Assessments. The sole owner (the Developer) of the Assessed Property at the time this Service and Assessment Plan was approved by the Town Council, acknowledged and agreed to the determinations and findings as to benefits by the Town Council in the Service and Assessment Plan and the Assessment Ordinance, specifically including the special benefit conferred on the Assessed Property by the Authorized Improvements, as well as any other terms and provisions within these documents, and have, therefore, consented to the imposition of the Assessments. The sole owner of the Assessed Property was acting in its interest in consenting to this imposition, because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to finance the cost of the Authorized Improvements, which are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." *(Dictionary of Real Estate Appraisal, Third Edition.)* The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein required the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the public improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be prepaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by PID No. 1 is the most beneficial means of financing the Authorized Improvements.

Funding of the Authorized Improvement Costs by PID No. 1 is determined to be the most beneficial means of providing for the Authorized Improvements. Since the Authorized Improvements are required for the highest and best use of the Assessed Property, and PID No. 1 provides the most beneficial means of providing the Authorized Improvements, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessments. This conclusion is based on and supported by the evidence, information, and testimony provided to the Town Council.

In summary, the Assessments result in a special benefit to the Assessed Property for the following reasons:

a. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

b. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

c. The Authorized Improvements are required for the highest and best use of the property;

d. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

e. Financing of the Authorized Improvement Costs by PID No. 1 is determined to be the most beneficial means of providing for the Authorized Improvements; and,

f. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

3. Assessment Methodology

a. The Assessments may be assessed by the Town Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Authorized Improvement Costs may be assessed using any methodology that results in the imposition of equal shares of the Authorized Improvement Costs on Assessed Property similarly benefited.

b. For purposes of this Service and Assessment Plan, the Town Council has determined that the Authorized Improvement Costs shall be allocated to each Residential Lot equally, and that such method of allocation will result in the imposition of equal shares of the Assessments to Residential Lots similarly benefited.

c. Each Residential Lot was allocated an original Assessment of $13,000.

i. Phase 4 Lots - The 128 Lots created by the Remington Park Phase 4 Final Plat had a Trigger Date of 7/16/15, therefore there are 28 remaining Annual Installments, with an outstanding principal balance of $12,968.75 for these Residential Lots.

a) Annual Installments Due 1/31/16

Although the Town was authorized to bill for and collect Annual Installments due 1/31/16, the Town inadvertently failed to bill for and collect such Annual Installments.

b) Annual Installments Due 1/31/17

100% of the Annual Installments due 1/31/17 were paid as of 8/1/17.

ii. Phase 5 Lots - The 145 Lots created by the Remington Park Phase 5 Final Plat had a Trigger Date of 3/30/17, therefore there are 30 remaining

Annual Installments, with an outstanding principal balance of $13,000 for these Residential Lots.

4. Administrative Expenses.

Administrative Expenses shall be allocated pro rata among all Assessed Property based on the amount of outstanding Assessments.

5. Additional Interest

The interest rate on Assessments may exceed the interest rate on the Bonds by the Additional Interest. The Additional Interest shall be collected as part of each Annual Installment. Under the Trust Indenture, the Additional Interest shall be deposited into a reserve account and segregated from other funds of the Town (the **"Delinquency and Prepayment Reserve"**).

The Delinquency and Prepayment Reserve shall be used as described in the Indenture.

The Town Council, as part of an Annual Service Plan Update, may also, from time to time, apply all or any portion of the balance in the Delinquency and Prepayment Reserve to reduce Administrative Expenses or to redeem Bonds in accordance with the Trust Indenture. The balance, if any, remaining in the Delinquency and Prepayment Reserve at the maturity of the Bonds shall be used to redeem the bonds in accordance with the Trust Indenture.

Section VI
TERMS OF THE ASSESSMENTS

1. <u>Amount of Assessments</u>

The Assessment for each Parcel is shown on the Assessment Roll attached hereto as Appendix C, and no Assessment shall be changed except as authorized by this Service and Assessment Plan (including the Annual Service Plan Updates) and the PID Act. The Assessments shall not exceed the amount required to repay principal and interest on the Bonds and Collection Costs.

2. <u>Reallocation of Assessments</u>

a. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel

B = the Assessment for the Parcel prior to subdivision

C = the estimated number of residential units to be built on each newly subdivided Parcel

D = the sum of the estimated number of residential units to be built on all of the new subdivided Parcels

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

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the Town Council.

b. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the Town Council.

3. Mandatory Prepayment of Assessments

a. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the Town the full amount of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

b. The payments required above shall be treated the same as any Assessment that is due and owing under the Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

4. Reduction of Assessments

a. If after all Authorized Improvements have been completed, there are excess PID Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments and Annual Installments for all Parcels equals the amount required to repay the PID Bonds after such redemption, including interest on the Bonds, Additional Interest, and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds. The Assessment for each Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Bonds is equal to the outstanding principal amount of the Bonds.

b. If all the Authorized Improvements are not undertaken, resulting in excess PID Bond proceeds being available to redeem Bonds, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the Town Council to reflect only the amounts required to repay the Bonds, including interest on the Bonds and Collection Costs, and such excess Bond proceeds shall be applied to redeem Bonds. The Town Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage, if determined by the Town Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds and Collection Costs. The Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced Bonds is equal to the outstanding principal amount of the Bonds.

5. Payment of Assessments

a. Payment in Full

i. The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

ii. If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

iii. Upon payment in full of the Assessment and all Prepayment Costs, the Town shall deposit the payment in accordance with the applicable governing document such as a Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

iv. At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the

Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

b. Payment in Annual Installments

i. The Annual Installments per phase are shown in Appendix D and Appendix E. Assessments that are not paid in full shall be due and payable in Annual Installments as shown on the Assessment Roll. Annual Installments are subject to adjustment in each Annual Service Plan Update.

ii. The Administrator shall prepare and submit to the Town 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. Annual Installments shall be reduced by any credits applied under the 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 Town 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 Act and in the same manner as ad valorem taxes for the Town. The Town Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the Act.

iii. Sales of 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 the non-delinquent Annual Installments as they become due and payable.

iv. The Town reserves the right to refund Bonds in accordance with the 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 "Bonds."

v. Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each

Annual Installment shall be delinquent if not paid prior to February 1 of the following year.

Section VII
THE ASSESSMENT ROLL

The Assessment Roll includes each Parcel of Assessed Property, the Assessment imposed on each Parcel, and the Annual Installments to be paid each year for each Parcel if the Assessment is not paid in full for any Parcel.

The Administrator shall prepare, and the Town Council shall review and approve, annual updates to the Assessment Roll as the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the Town and permitted by the Act: (i) the identification of each Parcel of Assessed Property (ii) the Assessment for each Parcel, including any adjustments authorized by this Service and Assessment Plan or in the Act; and (iii) the Annual Installment for each Parcel for the year.

Section VIII
MISCELLANEOUS PROVISIONS

1. Administrative Review

An owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the Town not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the Town Council for approval, to the extent permitted by the Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID No. 1 for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the Town Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the Town Council, the decision of the Town Council, shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

2. Termination of Assessments

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the Town shall provide the owner of the affected Parcel a recordable "Notice of Cancellation of PID No. 1 Assessment."

3. Amendments

The Town Council reserves the right to the extent permitted by the Act to amend this Service and Assessment Plan without notice under the Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

4. Administration and Interpretation of Provisions

The Town Council shall administer PID No. 1, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the P1D Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

5. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Town.

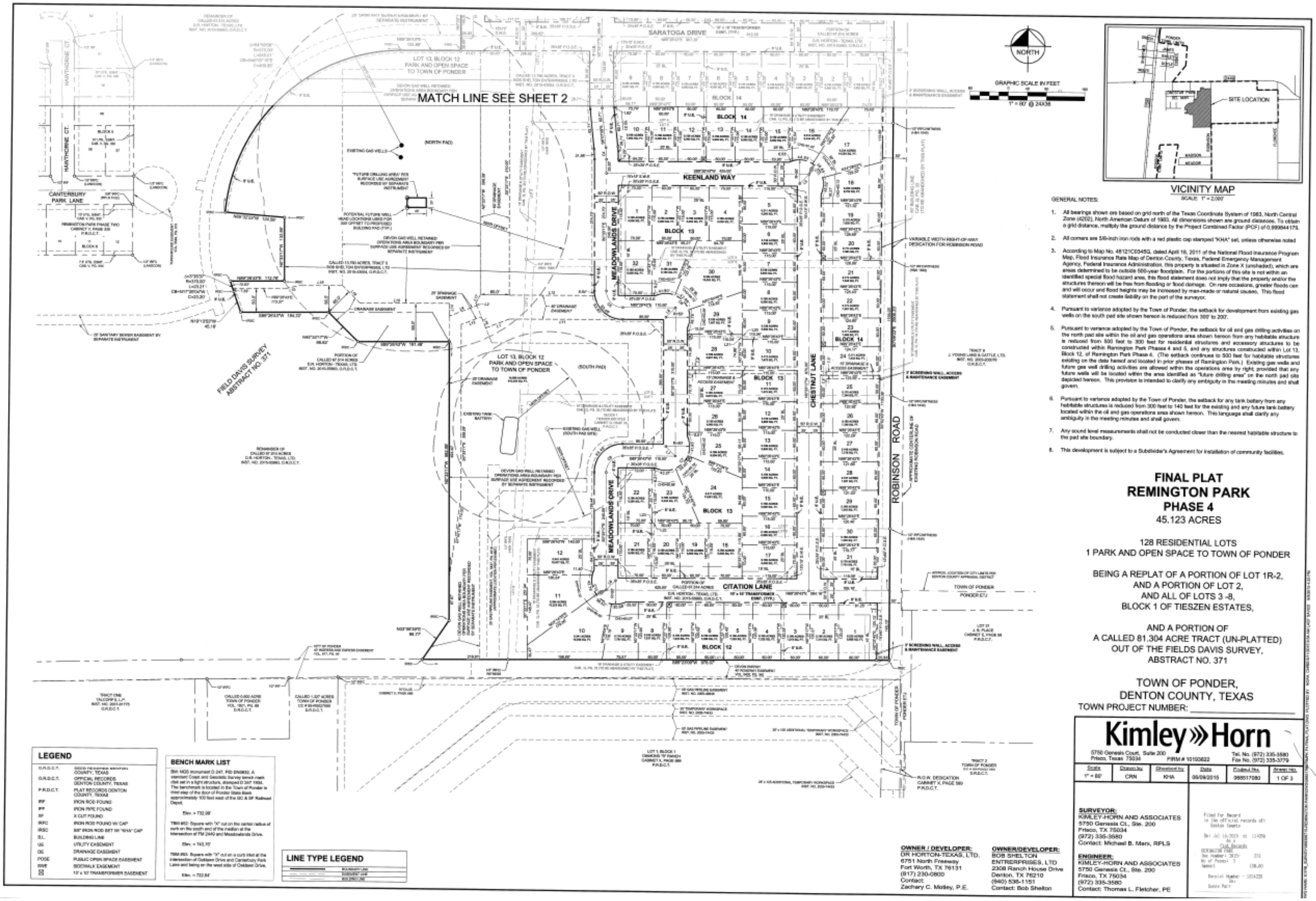
6. Exhibits.

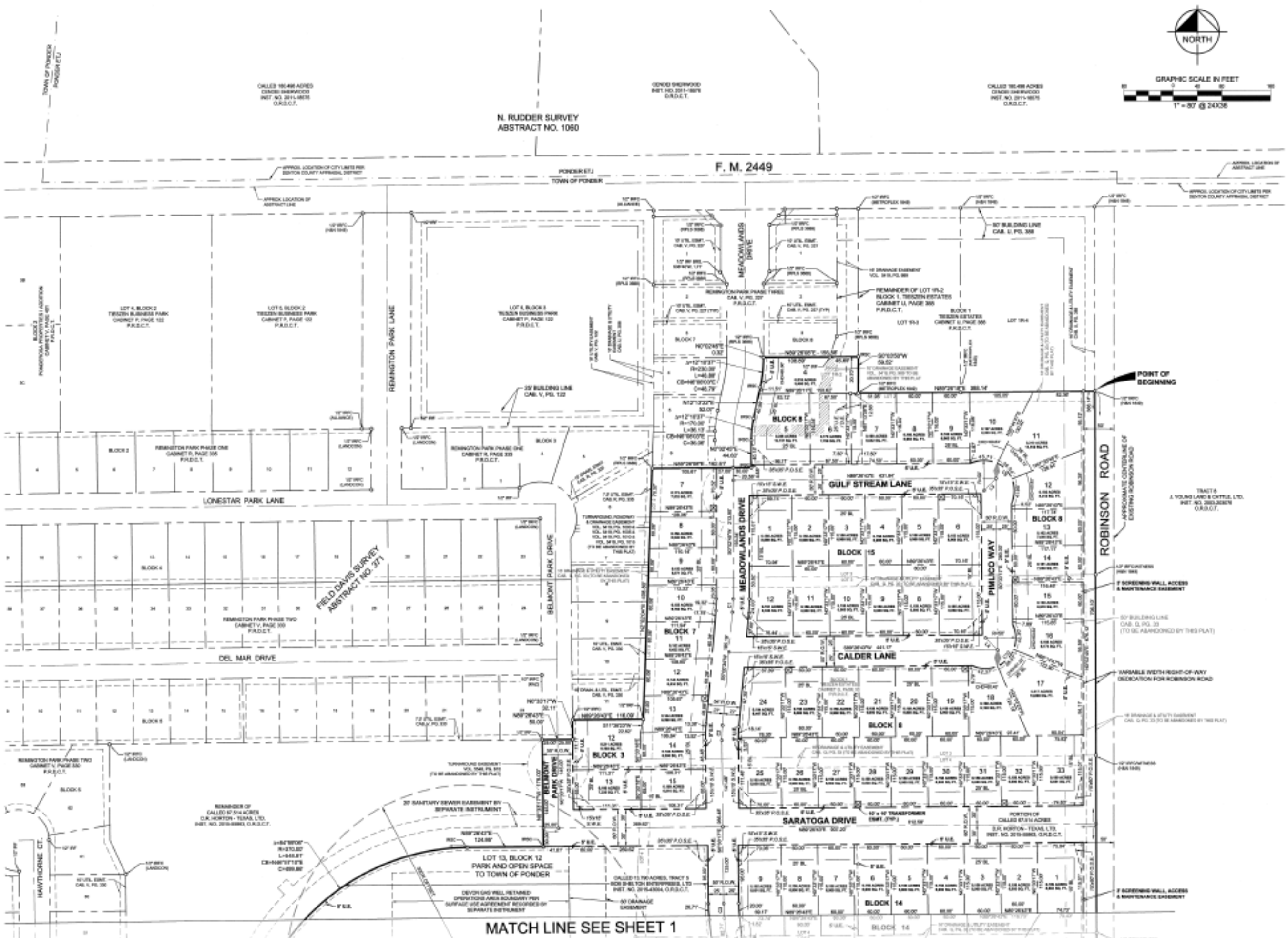
The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Appendix A	Remington Park Phase 4 Final Plat
Appendix B	Remington Park Phase 5 Final Plat
Appendix C	Assessment Roll
Appendix D	Estimated Total Annual Installments – Phase 4
Appendix E	Estimated Total Annual Installments – Phase 5
Appendix F	Estimated Annual Installments Per Lot – Phase 4
Appendix G	Estimated Annual Installments Per Lot – Phase 5

Appendix A

Remington Park Phase 4 Final Plat


MATCH LINE SEE SHEET 2
SARATOGA DRIVE
KEENLAND WAY
MEADOWLANDS DRIVE
CHESTNUT LANE
CITATION LANE
ROBINSON ROAD
HAWTHORNE CT.
CANTERBURY PARK LANE
BLOCK 12
BLOCK 13
BLOCK 14
LOT 13, BLOCK 12 PARK AND OPEN SPACE TO TOWN OF PONDER
(NORTH PAD)
(SOUTH PAD)
EXISTING GAS WELLS
FIELD DAVIS SURVEY ABSTRACT NO. 371
NORTH
GRAPHIC SCALE IN FEET
1" = 60' @ 24X36
VICINITY MAP
SCALE: 1" = 2,000'
SITE LOCATION
GENERAL NOTES:
1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999844179.
2. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
3. According to Map No. 48121C0345G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is situated in Zone X (unshaded), which are areas determined to be outside 500-year floodplain. For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Pursuant to variance adopted by the Town of Ponder, the setback for development from existing gas wells on the south pad site shown hereon is reduced from 300' to 200'.
5. Pursuant to variance adopted by the Town of Ponder, the setback for oil and gas drilling activities on the north pad site within the oil and gas operations area shown hereon from any habitable structure is reduced from 500 feet to 300 feet for residential structures and accessory structures to be constructed within Remington Park Phases 4 and 5, and any structures constructed within Lot 13, Block 12, of Remington Park Phase 4. (The setback continues to 500 feet for habitable structures existing on the date hereof and located in prior phases of Remington Park.) Existing gas wells and future gas well drilling activities are allowed within the operations area by right; provided that any future wells will be located within the area identified as "future drilling area" on the north pad site depicted hereon. This provision is intended to clarify any ambiguity in the meeting minutes and shall govern.
6. Pursuant to variance adopted by the Town of Ponder, the setback for any tank battery from any habitable structures is reduced from 300 feet to 140 feet for the existing and any future tank battery located within the oil and gas operations area shown hereon. This language shall clarify any ambiguity in the meeting minutes and shall govern.
7. Any sound level measurements shall not be conducted closer than the nearest habitable structure to the pad site boundary.
8. This development is subject to a Subdivider's Agreement for installation of community facilities.
FINAL PLAT
REMINGTON PARK
PHASE 4
45.123 ACRES
128 RESIDENTIAL LOTS
1 PARK AND OPEN SPACE TO TOWN OF PONDER
BEING A REPLAT OF A PORTION OF LOT 1R-2, AND A PORTION OF LOT 2, AND ALL OF LOTS 3 -8, BLOCK 1 OF TIESZEN ESTATES,
AND A PORTION OF A CALLED 81.304 ACRE TRACT (UN-PLATTED) OUT OF THE FIELDS DAVIS SURVEY, ABSTRACT NO. 371
TOWN OF PONDER, DENTON COUNTY, TEXAS
TOWN PROJECT NUMBER: ______
Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale 1" = 60'
Drawn by CRN
Checked by KHA
Date 06/09/2015
Project No. 068517080
Sheet No. 1 OF 3
LEGEND
BENCH MARK LIST
LINE TYPE LEGEND
OWNER / DEVELOPER:
DR HORTON-TEXAS, LTD.
6751 North Freeway
Fort Worth, TX 76131
(817) 230-0800
Contact:
Zachary C. Motley, P.E.
OWNER/DEVELOPER:
BOB SHELTON ENTERPRISES, LTD
2308 Ranch House Drive
Denton, TX 76210
(940) 536-1151
Contact: Bob Shelton
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Michael B. Marx, RPLS
ENGINEER:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Thomas L. Fletcher, PE
Filed for Record in the official records of: Denton County



GENERAL NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999844179.

2. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted.

3. According to Map No. 48121C0345G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is situated in Zone X (unshaded), which are areas determined to be outside 500-year floodplain. For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE

NO.	BEARING	LENGTH
L1	N60°40'07"E	52.60'
L2	N22°25'59"W	5.86'
L3	S44°26'43"W	28.28'
L4	N45°33'17"W	28.28'
L5	S44°26'43"W	28.28'
L6	N44°26'43"E	28.28'
L7	N45°33'17"W	28.28'
L8	S44°26'43"W	28.28'
L9	N89°43'57"E	61.82'
L10	N89°26'43"E	188.63'
L11	N89°26'43"E	237.69'
L12	N89°26'43"E	179.15'
L13	S68°40'07"W	45.05'
L14	S00°33'17"E	26.63'
L15	S77°38'40"W	31.80'
L16	N22°25'59"W	24.90'
L17	S28°12'36"W	23.76'
L18	S88°26'43"W	65.00'
L19	S45°33'17"E	53.46'
L20	S45°33'17"E	7.82'
L21	S45°33'17"E	7.82'
L22	N44°26'43"E	2.87'
L23	N44°26'43"E	2.87'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°57'58"	258.00'	21.66'	N62°31'40"E	21.65'
C2	5°33'52"	258.00'	24.28'	S62°13'38"W	24.27'
C3	5°33'52"	258.00'	24.28'	S03°20'13"E	24.27'
C4	5°33'52"	258.00'	24.28'	N03°20'13"W	24.27'
C5	90°00'00"	34.50'	54.19'	S45°33'17"E	48.79'
C6	141°41'52"	50.00'	123.64'	N45°33'17"W	94.46'
C7	141°41'52"	50.00'	123.64'	N44°26'43"E	94.46'
C8	90°00'00"	34.50'	54.19'	S44°26'43"W	48.79'
C9	141°41'52"	50.00'	123.64'	N45°33'17"W	94.46'
C10	141°41'52"	50.00'	123.64'	N44°26'43"E	94.46'
C11	141°41'52"	50.00'	123.64'	N45°33'17"W	94.46'
C12	141°41'52"	50.00'	123.64'	S45°33'17"W	94.46'

FINAL PLAT
REMINGTON PARK
PHASE 4

45.123 ACRES

128 RESIDENTIAL LOTS
1 PARK AND OPEN SPACE TO TOWN OF PONDER

BEING A REPLAT OF A PORTION OF LOT 1R-2,
AND A PORTION OF LOT 2,
AND ALL OF LOTS 3 -8,
BLOCK 1 OF TIESZEN ESTATES,

AND A PORTION OF
A CALLED 81.304 ACRE TRACT (UN-PLATTED)
OUT OF THE FIELDS DAVIS SURVEY,
ABSTRACT NO. 371

TOWN OF PONDER,
DENTON COUNTY, TEXAS
TOWN PROJECT NUMBER: ____________

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRN	KHA	06/09/2015	068517080	2 OF 3

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Michael B. Marx, RPLS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Thomas L. Fletcher, PE

Filed for Record
in the official records of:
Denton County
On: Jul 14,2015 at 11:45A
As a
Plat Records
Doc Number: 2015- 272
No of Pages: 3
Amount 150.00
Receipt Number - 1314228
By:
Susan Parr

OWNER / DEVELOPER:
DR HORTON-TEXAS, LTD.
6751 North Freeway
Fort Worth, TX 76131
(817) 230-0800
Contact:
Zachary C. Motley, P.E.

OWNER/DEVELOPER:
BOB SHELTON
ENTRERPRISES, LTD
2308 Ranch House Drive
Denton, TX 76210
(940) 536-1151
Contact: Bob Shelton

LEGEND

D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
XF	X CUT FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	5/8" IRON ROD SET W/ "KHA" CAP
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
POSE	PUBLIC OPEN SPACE EASEMENT
SWE	SIDEWALK EASEMENT
⊠	10' x 10' TRANSFORMER EASEMENT

BENCH MARK LIST

BM: NGS monument D 247, PID DM8832. A standard Coast and Geodetic Survey bench mark disk set in a light structure, stamped D 247 1934. The benchmark is located in the Town of Ponder in third step of the door of Ponder State Bank approximately 100 feet west of the GC & SF Railroad Depot.

Elev. = 732.89'

TBM #52: Square with "X" cut on the center radius of curb on the south end of the median at the intersection of FM 2449 and Meadowlands Drive.

Elev. = 743.76'

TBM #53: Square with "X" cut on a curb inlet at the intersection of Oaklawn Drive and Canterbury Park Lane and being on the west side of Oaklawn Drive.

Elev. = 722.64'

LINE TYPE LEGEND

OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the Fields Davis Survey, Abstract No. 371, Town of Ponder, Denton County, Texas, and being a portion of a called 67.514 acre tract of land conveyed to D.R. Horton - Texas, LTD, as evidenced in a Special Warranty Deed, recorded in Instrument Number 2015-55863 of the Official Records of Denton County, Texas, and all of a called 13.790 acre tract of land described as Tract 5, conveyed to Bob Shelton Enterprises, LTD, as evidenced in a Special Warranty Deed, recorded in Instrument Number 2015-43004 of the Official Records of Denton County, Texas, same being a portion of Lot 2, all of Lots 3 through 8, Block 1 of Tieszen Estates, an Addition to the Town of Ponder, Texas, according to the Plat recorded in Cabinet Q, Page 33 of the Plat Records of Denton County, Texas, a portion of Lot 1R-2, Block 1 of Tieszen Estates, an Addition to the Town of Ponder, Texas, according to the Plat recorded in Cabinet U, Page 388 of the Plat Records of Denton County, Texas, as affected by the Certificate of Correction, recorded in Instrument No. 2009-65486 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "H&N 1049" found for the northern-most northeast corner of said 67.514 acre tract for the northeast corner of Lot 2, Block 1 of said Tieszen Estates, same being the southeast corner of Lot 1R-4, Block 1 of Tieszen Estates as recorded in said Cabinet U, Page 388, same also being on the west right of way line of Robinson Road as dedicated in said Cabinet Q, Page 33;

THENCE South 00°09'22" East, along the east line of said 67.514 acre tract, the east line of Lots 2 through 8, Block 1 of Tieszen Estates as recorded in said Cabinet Q, Page 33 and along the west right of way line of said Robinson Road, a distance of 2,006.23 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southeast corner of said Lot 8 and said 67.514 acre tract;

THENCE South 89°23'09" West, along the southerly line of said 67.514 acre tract and the south line of said Lot 8 for part of the way, and the south line of said 13.790 acre tract, a distance of 978.07 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of said 13.790 acre tract, common to the southern-most southeast corner of said 67.514 acre tract;

THENCE North 33°56'39" East, along the westerly line of said 13.790 acre tract, and along an easterly line of said 67.514 acre tract, a distance of 98.77 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 0°33'17" West, continuing along the westerly line of said 13.790 acre tract, and an easterly line of said 67.514 acre tract, a distance of 592.06 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 89°26'43" West, departing the westerly line of said 13.790 acre tract, and crossing said 67.514 acre tract, a distance of 191.48 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 45°33'17" West, continuing across said 67.514 acre tract, a distance of 86.62 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner on the westerly line of said 13.790 acre tract;

THENCE in a northerly direction, along the westerly line of said 13.790 acre tract, and along an easterly line of said 67.514 acre tract, the following:

South 89°26'43" West, a distance of 184.22 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

North 19°13'53" West, a distance of 45.18 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of 3°35'37", having a radius of 370.00 feet, a chord bearing of North 17°26'04" West, a chord distance of 23.20 feet and an arc length of 23.21 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the point at the end of said curve;

North 89°26'43" East, a distance of 112.76 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

North 0°33'17" West, a distance of 132.85 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

North 85°32'23" West, a distance of 124.56 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner at the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of 84°59'00", having a radius of 370.00 feet, a chord bearing of North 46°57'10" East, a chord distance of 499.86 feet and an arc length of 548.81 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the point of tangency of said curve;

North 89°26'43" East, a distance of 124.86 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 0°33'17" West, departing the northerly line of said 13.790 acre tract, and crossing said 67.514 acre tract, a distance of 175.00 feet to a 1/2-inch iron rod found at the southeast corner of Lot 23, Block 5 of Remington Park Phase Two, an Addition to the Town of Ponder, Texas, according to the Plat recorded in Cabinet V, Page 330 of the Plat Records of Denton County, Texas;

THENCE in an easterly direction, along the most northerly south line of said Remington Park Phase Two, the following:

North 89°26'43" East, along the south right of way line of Belmont Park Drive (a 50' wide right of way), a distance of 50.00 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southeast corner of said right of way;

North 00°33'17" West, along the east right of way line of said Belmont Park Drive, a distance of 32.11 feet to a 1/2-inch iron rod with a plastic cap found for the southwest corner of Lot 11, Block 3;

North 89°26'43" East, along the south line of said Lot 11, a distance of 116.09 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 11;

THENCE North 02°02'04" East, along the east line of Lots 11, 10, 9 and 8, Block 3 of said Remington Park Phase Two and the east line of Lots 7 and 6, Block 3 of Remington Park Phase One, an Addition to the Town of Ponder, Texas, according to the Plat, recorded in Cabinet R, Page 335 of the Plat Records of Denton County, Texas, a distance of 408.80 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3688" found for the southwest corner of Lot 6, Block 7 of Remington Park Phase Three, an Addition to the Town of Ponder, Texas, according to the Plat, recorded in Cabinet V, Page 227 of the Plat Records of Denton County, Texas;

THENCE North 89°26'08" East, along the south line of said Lot 6, Block 7 and the south right of way line of Meadowlands Drive (a 50' wide right of way at this point), a distance of 162.61 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southeast corner of said right of way;

THENCE in a northerly direction, along the east right of way line of said Meadowlands Drive, the following:

North 00°02'45" East, a distance of 44.63 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of 12°10'37", having a radius of 170.00 feet, a chord bearing of North 06°08'03" East, a chord distance of 36.06 feet and an arc length of 36.13 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the point of tangency of said curve;

North 12°13'22" East, a distance of 52.07 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the point of curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of 12°10'37", having a radius of 230.00 feet, a chord bearing of North 06°08'03" East, a chord distance of 48.79 feet and an arc length of 48.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the point of tangency of said curve;

North 00°02'45" East, a distance of 0.32 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 3688" found for the southwest corner of Lot 3, Block 8 of said Remington Park Phase Three;

THENCE North 89°26'08" East, along the south line of said Lot 3, Block 8, passing at a distance of 108.89 feet, a 1/2-inch iron rod found for the southeast corner of said Lot 3, continuing for a total distance of 155.58 feet to a corner on the east line of aforesaid Lot 1R-2, Block 1 and the west line of Lot 1R-3, Block 1 of Tieszen Estates as recorded in said Cabinet U, Page 388;

THENCE South 00°03'50" West, along the common line of said Lots 1R-2 and 1R-3, a distance of 59.52 feet to a 1/2-inch iron rod with a plastic cap, stamped "METROPLEX 1894" found for the south common corner of said Lots 1R-2 and 1R-3, same being on the north line of Lot 2, Block 1 of Tieszen Estates as recorded in said Cabinet Q, Page 33;

THENCE North 89°26'18" East, along the south line of Lots 1R-3 and 1R-4, Block 1 of said Tieszen Estates as recorded in Cabinet U, Page 388 and along the north line of Lot 2, Block 1 of said Tieszen Estates as recorded in Cabinet Q, Page 33, a distance of 388.14 feet to the **POINT OF BEGINNING** and containing 45.123 acres (1,965,567 square feet) of land, more or less, and designated herein as **REMINGTON PARK PHASE 4**, an addition to the Town of Prosper, Texas, and whose name is subscribed hereto, hereby dedicate in fee simple to the of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

BOB SHELTON ENTERPRISES, LTD.,
a Texas limited partnership

By: **Bob Shelton Enterprises Management Company, LLC,**
a Texas limited liability company,
its General Partner

By: [signature]
Bob Shelton, President

6-29-15
Date

KERI MICHELLE HOLUB
My Commission Expires
March 27, 2019

STATE OF TX **§**

COUNTY OF Denton **§**

BEFORE ME, the undersigned authority, on this day personally appeared Bob Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 29th day of June, 2015

Keri Michelle Holub
Notary Public, State of TX

My Commission Expires: March 27, 2019

D. R. HORTON - TEXAS, LTD.,
a Texas limited partnership

By: **D. R. HORTON, INC.,**
a Delaware Corporation,
its authorized agent

By: [signature] Assistant Secretary
Signature Title

6/17/15
Date

STATE OF Texas **§**

COUNTY OF Tarrant **§**

BEFORE ME, the undersigned authority, on this day personally appeared [handwritten name], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 17th day of June, 2015.

[signature]
Notary Public, State of Texas

My Commission Expires: 2/20/16

PUBLIC OPEN SPACE RESTRICTION:

No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These open space easements will remain in effect until vacated by ordinance adopted by the Town Council of Ponder and the property replatted.

UTILITY EASEMENTS:

Any public utility, including the Town of Ponder, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement shown on the plat; and any public utility, including the Town of Ponder, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of at any time procuring the permission of anyone.

FLOODPLAIN RESTRICTION:

No construction, without the written approval of the Town of Ponder shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with FEMA (Federal Emergency Management Agency) guidelines which address acceptable studies, methods and limits of work done inside the 100-year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lots that are traverse by or adjacent to the drainage courses along or across said lots. The Town of Ponder will not be responsible for the maintenance and operation of said drainageways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town of Ponder shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, not resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF DENTON §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

[signature] 6/10/15
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

STATE OF TEXAS
MICHAEL B. MARX
5181
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning And Zoning Commission of the Town of Ponder, Texas, and is hereby recommended for approval by such Commission.

Dated this 14 **day of** May, **20** 15

[signature]
Chairman

ATTEST: [signature]
Secretary

TOWN OF PONDER TEXAS

THE TOWN COUNCIL OF PONDER, TEXAS ON

May 14, 20 15,

VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: [signature]
TOWN SECRETARY

OWNER / DEVELOPER:
DR HORTON-TEXAS, LTD.
6751 North Freeway
Fort Worth, TX 76131
(817) 230-0800
Contact:
Zachary C. Motley, P.E.

OWNER/DEVELOPER:
BOB SHELTON
ENTRERPRISES, LTD
2306 Ranch House Drive
Denton, TX 76210
(940) 536-1151
Contact: Bob Shelton

FINAL PLAT
REMINGTON PARK
PHASE 4
45.123 ACRES

128 RESIDENTIAL LOTS
1 PARK AND OPEN SPACE TO TOWN OF PONDER

BEING A REPLAT OF A PORTION OF LOT 1R-2,
AND A PORTION OF LOT 2,
AND ALL OF LOTS 3 -8,
BLOCK 1 OF TIESZEN ESTATES,

AND A PORTION OF
A CALLED 81.304 ACRE TRACT (UN-PLATTED)
OUT OF THE FIELDS DAVIS SURVEY,
ABSTRACT NO. 371

TOWN OF PONDER,
DENTON COUNTY, TEXAS
TOWN PROJECT NUMBER: ____________

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRN	RHA	06/09/2015	063017000	3 OF 3

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Michael B. Marx, RPLS

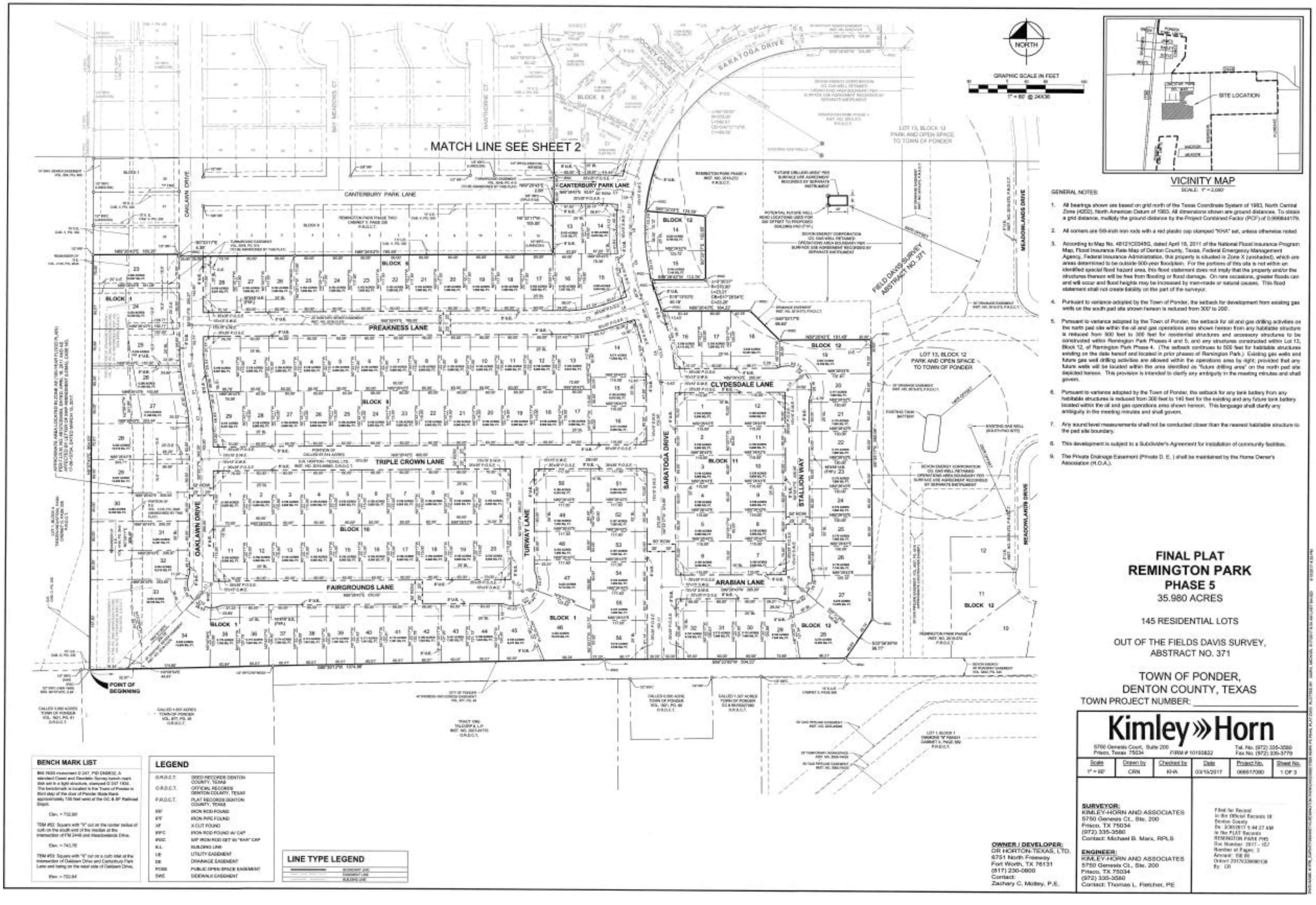
ENGINEER:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Thomas L. Fletcher, PE

Filed for Record
in the official records of:
Denton County

Plat Records

Appendix B

Remington Park Phase 5 Final Plat


MATCH LINE SEE SHEET 2
NORTH
GRAPHIC SCALE IN FEET
1" = 60' @ 24X36
VICINITY MAP
SCALE: 1" = 2,000'
SITE LOCATION
CANTERBURY PARK LANE
PREAKNESS LANE
CLYDESDALE LANE
TRIPLE CROWN LANE
FAIRGROUNDS LANE
ARABIAN LANE
SARATOGA DRIVE
STALLION WAY
TURWAY LANE
OAKLAWN DRIVE
MEADOWLANDS DRIVE
BLOCK 1
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
LOT 13, BLOCK 12
PARK AND OPEN SPACE
TO TOWN OF PONDER
FIELD DAVIS SURVEY
ABSTRACT NO. 371
POINT OF BEGINNING
GENERAL NOTES:
1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999844179.
2. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
3. According to Map No. 48121C0345G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is situated in Zone X (unshaded), which are areas determined to be outside 500-year floodplain. For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Pursuant to variance adopted by the Town of Ponder, the setback for development from existing gas wells on the south pad site shown hereon is reduced from 300' to 200'.
5. Pursuant to variance adopted by the Town of Ponder, the setback for oil and gas drilling activities on the north pad site within the oil and gas operations area shown hereon from any habitable structure is reduced from 500 feet to 300 feet for residential structures and accessory structures to be constructed within Remington Park Phases 4 and 5, and any structures constructed within Lot 13, Block 12, of Remington Park Phase 4. (The setback continues to 500 feet for habitable structures existing on the date hereof and located in prior phases of Remington Park.) Existing gas wells and future gas well drilling activities are allowed within the operations area by right; provided that any future wells will be located within the area identified as "future drilling area" on the north pad site depicted hereon. This provision is intended to clarify any ambiguity in the meeting minutes and shall govern.
6. Pursuant to variance adopted by the Town of Ponder, the setback for any tank battery from any habitable structures is reduced from 300 feet to 140 feet for the existing and any future tank battery located within the oil and gas operations area shown hereon. This language shall clarify any ambiguity in the meeting minutes and shall govern.
7. Any sound level measurements shall not be conducted closer than the nearest habitable structure to the pad site boundary.
8. This development is subject to a Subdivider's Agreement for installation of community facilities.
9. The Private Drainage Easement (Private D. E.) shall be maintained by the Home Owner's Association (H.O.A.).
FINAL PLAT
REMINGTON PARK
PHASE 5
35.980 ACRES
145 RESIDENTIAL LOTS
OUT OF THE FIELDS DAVIS SURVEY,
ABSTRACT NO. 371
TOWN OF PONDER,
DENTON COUNTY, TEXAS
TOWN PROJECT NUMBER: ____________
Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale: 1" = 60'
Drawn by: CRN
Checked by: KHA
Date: 03/15/2017
Project No.: 068817080
Sheet No.: 1 OF 3
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Michael B. Marx, RPLS
ENGINEER:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Thomas L. Fletcher, PE
OWNER / DEVELOPER:
DR HORTON-TEXAS, LTD.
6751 North Freeway
Fort Worth, TX 76131
(817) 230-0800
Contact:
Zachary C. Motley, P.E.
BENCH MARK LIST
LEGEND
LINE TYPE LEGEND

GENERAL NOTES

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999844179.
2. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted.
3. According to Map No. 48121C0345G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is situated in Zone X (unshaded), which are areas determined to be outside 500-year floodplain. For the portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Pursuant to variance adopted by the Town of Ponder, the setback for development from existing gas wells on the south pad site shown hereon is reduced from 300' to 200'.
5. Pursuant to variance adopted by the Town of Ponder, the setback for oil and gas drilling activities on the north pad site within the oil and gas operations area shown hereon from any habitable structure is reduced from 500 feet to 300 feet for residential structures and accessory structures to be constructed within Remington Park Phases 4 and 5, and any structures constructed within Lot 13, Block 12, of Remington Park Phase 4. (The setback continues to 500 feet for habitable structures existing on the date hereof and located in prior phases of Remington Park.) Existing gas wells and future gas well drilling activities are allowed within the operations area by right; provided that any future wells will be located within the area identified as "future drilling area" on the north pad site depicted hereon. This provision is intended to clarify any ambiguity in the meeting minutes and shall govern.
6. Pursuant to variance adopted by the Town of Ponder, the setback for any tank battery from any habitable structures is reduced from 300 feet to 140 feet for the existing and any future tank battery located within the oil and gas operations area shown hereon. This language shall clarify any ambiguity in the meeting minutes and shall govern.
7. Any sound level measurements shall not be conducted closer than the nearest habitable structure to the pad site boundary.
8. This development is subject to a Subdivider's Agreement for installation of community facilities.
9. The Private Drainage Easement (Private D. E.) shall be maintained by the Home Owner's Association (H.O.A.).

LINE TABLE

NO.	BEARING	LENGTH
L1	N44°20'43"E	20.28'
L2	N45°33'17"W	20.28'
L3	N45°33'17"W	20.28'
L4	S44°26'43"W	20.28'
L5	S16°46'58"E	71.59'
L6	N76°46'07"E	80.38'
L7	N10°13'50"W	58.61'
L8	N00°33'17"W	18.12'
L9	S88°10'07"E	1.27'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°45'38"	250.00'	42.59'	N88°26'07"W	42.54'
C2	9°45'38"	250.00'	42.59'	S05°26'07"E	42.54'
C3	18°40'33"	250.00'	81.49'	N80°08'25"E	81.13'
C4	18°40'33"	400.00'	130.39'	N08°53'38"W	129.81'
C5	18°40'33"	400.00'	130.39'	S09°53'38"E	129.81'
C6	90°00'00"	400.00'	628.32'	S44°26'43"W	565.69'
C7	10°17'21"	400.00'	71.83'	N80°26'37"W	71.73'
C8	300°00'00"	50.00'	261.80'	S44°26'43"W	50.00'
C9	141°41'02"	50.00'	123.64'	N45°33'17"W	94.40'
C10	141°41'02"	50.00'	123.64'	N44°26'43"E	94.40'
C11	141°41'02"	50.00'	123.64'	N44°26'43"E	94.40'
C12	141°41'02"	50.00'	123.64'	S45°33'17"E	94.40'

FINAL PLAT
REMINGTON PARK
PHASE 5
35.980 ACRES

145 RESIDENTIAL LOTS

OUT OF THE FIELDS DAVIS SURVEY,
ABSTRACT NO. 371

TOWN OF PONDER,
DENTON COUNTY, TEXAS
TOWN PROJECT NUMBER: ____________

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CRN	KHA	03/15/2017	068517080	2 OF 3

OWNER / DEVELOPER:
DR HORTON-TEXAS, LTD.
6751 North Freeway
Fort Worth, TX 76131
(817) 230-0800
Contact:
Zachary C. Motley, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Michael B. Marx, RPLS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Thomas L. Fletcher, PE

Filed for Record
in the Official Records Of:
Denton County
On: 3/30/2017 9:44:27 AM
In the PLAT Records
REMINGTON PARK PH5
Doc Number: 2017 - 153
Number of Pages: 3
Amount: 150.00
Order# 20170330000138
By: CR

BENCH MARK LIST

BM: NGS monument D 247, PID GN0630. A standard Coast and Geodetic Survey bench mark disk set in a light structure, stamped D 247 1934. The benchmark is located in the Town of Ponder in third step of the door of Ponder State Bank approximately 100 feet west of the GC & SF Railroad Depot.

Elev. = 732.98'

TBM #52: Square with "X" cut on the center radius of curb on the south end of the median at the intersection of FM 2449 and Meadowlands Drive.

Elev. = 743.70'

TBM #53: Square with "X" cut on a curb inlet at the intersection of Oaklawn Drive and Canterbury Park Lane and being on the west side of Oaklawn Drive.

Elev. = 722.64'

LEGEND

D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
XF	X CUT FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	5/8" IRON ROD SET W/ "KHA" CAP
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
POSE	PUBLIC OPEN SPACE EASEMENT
SWE	SIDEWALK EASEMENT

LINE TYPE LEGEND

OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the Fields Davis Survey, Abstract No. 371, Town of Ponder, Denton County, Texas, and being a portion of a called 67.514 acre tract of land conveyed to D.R. Horton - Texas, LTD, as evidenced in a Special Warranty Deed, recorded in Instrument Number 2015-55863 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of said 67.514 acre tract, common to the southeast corner of Lot 1, Block A of Teiszen Industrial Park, an Addition to the Town of Ponder, Texas, according to the Plat thereof recorded in Cabinet O, Page 335, Plat Records of Denton County, Texas, and on the northerly line of a called 1.837 acre tract of land described in the deed to Town of Ponder, recorded in Volume 877, Page 49, Deed Records of Denton County, Texas, and from said corner, a found 1/2-inch iron rod with a plastic cap, stamped "H&N 1849" bears North 00°37'43" East, 0.64 feet;

THENCE North 0°07'43" East, along the westerly line of said 67.514 acre tract, and along the easterly line of said Lot 1, Block A of Teiszen Industrial Park, a distance of 864.03 feet to a 1/2-inch iron rod found for the most-westerly northwest corner of said 67.514 acre tract, common to the southwest corner of Lot 22, Block 1 of Remington Park Phase Two, an Addition to the Town of Ponder, Texas, according to the Plat thereof recorded in Cabinet V, Page 330, said Plat Records;

THENCE North 89°26'43" East, along the northerly line of said 67.514 acre tract, and along the southerly line of said Lot 22, Block 1 of Remington Park Phase Two, a distance of 180.28 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 22, Block 1 of Remington Park Phase Two, and on the westerly right-of-way line of Oakdawn Drive (a 50' wide right-of-way);

THENCE South 0°33'17" East, continuing along the northerly line of said 67.514 acre tract, and along the westerly right-of-way line of said Oakdawn Drive, a distance of 4.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°26'43" East, continuing along the northerly line of said 67.514 acre tract, and along the southerly line of said Remington Park Phase Two, a distance of 780.65 feet to a 1/2-inch iron rod with plastic cap stamped "LANDCON" found for a re-entrant corner of said 67.514 acre tract, common to the southeast corner of Lot 12, Block 6 of said Remington Park Phase Two;

THENCE North 0°33'17" West, along the westerly line of said 67.514 acre tract, and along the easterly line of said Lot 12, Block 6 of Remington Park Phase Two, a distance of 105.00 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 5122" found for the northeast corner of said Lot 12, Block 6 of Remington Park Phase Two, and on the southerly right-of-way line of Canterbury Park Lane (a 60' wide right-of-way);

THENCE North 89°26'43" East, continuing along the westerly line of said 67.514 acre tract, and along the southerly right-of-way line of said Canterbury Park Lane, a distance of 2.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 0°33'17" West, continuing along the westerly line of said 67.514 acre tract, and along the easterly line of said Remington Park Phase Two, a distance of 285.00 feet to a 1/2-inch iron rod with plastic cap stamped "LANDCON" found for the northeast corner of Lot 60, Block 5, said Remington Park Phase Two, common to the southeast corner of Lot 61, Block 5, said Remington Park Phase Two;

THENCE North 24°59'55" West, continuing along the westerly line of said 67.514 acre tract, and the easterly line of said Remington Park Phase Two, a distance of 60.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 0°33'17" West, continuing along the westerly line of said 67.514 acre tract, and along the easterly line of said Remington Park Phase Two, a distance of 156.89 feet to a 1/2-inch iron rod with plastic cap stamped "LANDCON" found for a northwest corner of said 67.514 acre tract, common to a re-entrant corner of said Remington Park Phase Two, and on the southerly line of Lot 12, Block 5, said Remington Park Phase Two;

THENCE North 89°26'43" East, along the northerly line of said 67.514 acre tract, and along the southerly line of said Remington Park Phase Two, a distance of 710.00 feet to a 1/2-inch iron rod found for the southeast corner of Lot 23, Block 5, said Remington Park Phase Two, and on the westerly right-of-way line of Belmont Park Drive (a 50' wide right-of-way);

THENCE departing the southerly line of said Remington Park Phase Two, and crossing said 67.514 acre tract, along the westerly line of Remington Park Phase 4, an Addition to the Town of Prosper, Texas, according to the Plat thereof recorded in Instrument No. 2015-272, said Plat Records, the following thirteen (13) courses and distances:

1. South 0°33'17" East, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
2. South 89°26'43" West, a distance of 124.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 84°59'00", a radius of 370.00 feet, a chord bearing and distance of South 46°57'10" West, 499.86 feet;
3. In a southwesterly direction, with said curve to the left, an arc distance of 548.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
4. South 85°32'23" East, a distance of 124.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
5. South 0°33'17" East, a distance of 132.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
6. South 89°26'43" West, a distance of 112.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 3°35'37", a radius of 370.00 feet, a chord bearing and distance of South 17°26'04" East, 23.20 feet;
7. In a southeasterly direction, with said curve to the left, an arc distance of 23.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
8. South 19°13'53" East, a distance of 45.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
9. North 89°26'43" East, a distance of 184.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
10. South 45°33'17" East, a distance of 66.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
11. North 89°26'43" East, a distance of 191.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
12. South 0°33'17" East, a distance of 562.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
13. South 30°58'39" West, a distance of 98.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 67.514 acre tract;

THENCE South 89°23'09" West, along the southerly line of said 67.514 acre tract, a distance of 504.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 86°38'13" West, continuing along the southerly line of said 67.514 acre tract, a distance of 1074.86 feet to the **POINT OF BEGINNING** and containing 35.980 acres (1,567,289 square feet) of land, more or less, and designated herein as **REMINGTON PARK PHASE 5**, an addition to the Town of Ponder, Texas, and whose name is subscribed hereto, hereby dedicate in fee simple to the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

D. R. HORTON - TEXAS, LTD.,
a Texas limited partnership

By: D. R. HORTON, INC.,
a Delaware Corporation,
its authorized agent

By: ____________ Mark P. Allen, Assistant Secretary
Signature Title

3/22/2017
Date

STATE OF Texas §

COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Mark P. Allen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 22nd day of March, 2017.

Katie Gasin
Notary Public, State of Texas

My Commission Expires: 11-12-2018

KATIE GASIN
ID # 13022923
My Comm. Exp. Nov 12, 2018

PUBLIC OPEN SPACE RESTRICTION:

No structure, object, or plant of any type may obstruct vision from a height of twenty-four (24) inches to a height of eleven (11) feet above the top of curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat. These open space easements will remain in effect until vacated by ordinance adopted by the Town Council of Ponder and the property replatted.

UTILITY EASEMENTS:

Any public utility, including the Town of Ponder, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement shown on the plat; and any public utility, including the Town of Ponder, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of at any time procuring the permission of anyone.

FLOODPLAIN RESTRICTION:

No construction, without the written approval of the Town of Ponder shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with FEMA (Federal Emergency Management Agency) guidelines which address acceptable studies, methods and limits of work done inside the 100-year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lots that are traverse by or adjacent to the drainage courses along or across said lots. The Town of Ponder will not be responsible for the maintenance and operation of said drainageways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The Town of Ponder shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, not resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF DENTON §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning And Zoning Commission of the Town of Ponder, Texas, and is hereby recommended for approval by such Commission.

Dated this 27 **day of** March, **20**17

Chairman

ATTEST:
Secretary

THE TOWN COUNCIL OF PONDER, TEXAS ON

9 November, **20**15,

VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: ____________
TOWN SECRETARY

FINAL PLAT
REMINGTON PARK
PHASE 5
35.980 ACRES

145 RESIDENTIAL LOTS

OUT OF THE FIELDS DAVIS SURVEY,
ABSTRACT NO. 371

TOWN OF PONDER,
DENTON COUNTY, TEXAS

TOWN PROJECT NUMBER: ____________

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRN	KHA	03/15/2017	068517080	3 OF 3

OWNER / DEVELOPER:
DR HORTON-TEXAS, LTD.
6751 North Freeway
Fort Worth, TX 76131
(817) 230-0800
Contact:
Zachary C. Motley, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Michael B. Marx, RPLS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES
5750 Genesis Ct., Ste. 200
Frisco, TX 75034
(972) 335-3580
Contact: Thomas L. Fletcher, PE

Filed for Record
In the Official Records Of:
Denton County
On: 3/30/2017 9:44:27 AM
In the PLAT Records
REMINGTON PARK PH5
Doc Number: 2017 - 157
Number of Pages: 3
Amount: 150.00
Order#: 20170330000130
By: DR

Appendix C
Assessment Roll

Tax ID	Parcel Legal Description	Outstanding Assessment	Annual Installment Due 1/31/18
668166	Remington Park Phase 4 Blk 12 Lot 1	$ 12,968.75	$ 849.00
668175	Remington Park Phase 4 Blk 12 Lot 10	$ 12,968.75	$ 849.00
668164	Remington Park Phase 4 Blk 12 Lot 11	$ 12,968.75	$ 849.00
668165	Remington Park Phase 4 Blk 12 Lot 12	$ 12,968.75	$ 849.00
668167	Remington Park Phase 4 Blk 12 Lot 2	$ 12,968.75	$ 849.00
668168	Remington Park Phase 4 Blk 12 Lot 3	$ 12,968.75	$ 849.00
668169	Remington Park Phase 4 Blk 12 Lot 4	$ 12,968.75	$ 849.00
668170	Remington Park Phase 4 Blk 12 Lot 5	$ 12,968.75	$ 849.00
668171	Remington Park Phase 4 Blk 12 Lot 6	$ 12,968.75	$ 849.00
668172	Remington Park Phase 4 Blk 12 Lot 7	$ 12,968.75	$ 849.00
668173	Remington Park Phase 4 Blk 12 Lot 8	$ 12,968.75	$ 849.00
668174	Remington Park Phase 4 Blk 12 Lot 9	$ 12,968.75	$ 849.00
668205	Remington Park Phase 4 Blk 13 Lot 1	$ 12,968.75	$ 849.00
668186	Remington Park Phase 4 Blk 13 Lot 10	$ 12,968.75	$ 849.00
668187	Remington Park Phase 4 Blk 13 Lot 11	$ 12,968.75	$ 849.00
668188	Remington Park Phase 4 Blk 13 Lot 12	$ 12,968.75	$ 849.00
668189	Remington Park Phase 4 Blk 13 Lot 13	$ 12,968.75	$ 849.00
668190	Remington Park Phase 4 Blk 13 Lot 14	$ 12,968.75	$ 849.00
668191	Remington Park Phase 4 Blk 13 Lot 15	$ 12,968.75	$ 849.00
668192	Remington Park Phase 4 Blk 13 Lot 16	$ 12,968.75	$ 849.00
668193	Remington Park Phase 4 Blk 13 Lot 17	$ 12,968.75	$ 849.00
668177	Remington Park Phase 4 Blk 13 Lot 18	$ 12,968.75	$ 849.00
668178	Remington Park Phase 4 Blk 13 Lot 19	$ 12,968.75	$ 849.00
668206	Remington Park Phase 4 Blk 13 Lot 2	$ 12,968.75	$ 849.00
668179	Remington Park Phase 4 Blk 13 Lot 20	$ 12,968.75	$ 849.00
668180	Remington Park Phase 4 Blk 13 Lot 21	$ 12,968.75	$ 849.00
668194	Remington Park Phase 4 Blk 13 Lot 22	$ 12,968.75	$ 849.00
668195	Remington Park Phase 4 Blk 13 Lot 23	$ 12,968.75	$ 849.00
668196	Remington Park Phase 4 Blk 13 Lot 24	$ 12,968.75	$ 849.00
668197	Remington Park Phase 4 Blk 13 Lot 25	$ 12,968.75	$ 849.00
668198	Remington Park Phase 4 Blk 13 Lot 26	$ 12,968.75	$ 849.00
668199	Remington Park Phase 4 Blk 13 Lot 27	$ 12,968.75	$ 849.00
668200	Remington Park Phase 4 Blk 13 Lot 28	$ 12,968.75	$ 849.00
668201	Remington Park Phase 4 Blk 13 Lot 29	$ 12,968.75	$ 849.00
668207	Remington Park Phase 4 Blk 13 Lot 3	$ 12,968.75	$ 849.00
668202	Remington Park Phase 4 Blk 13 Lot 30	$ 12,968.75	$ 849.00
668203	Remington Park Phase 4 Blk 13 Lot 31	$ 12,968.75	$ 849.00
668204	Remington Park Phase 4 Blk 13 Lot 32	$ 12,968.75	$ 849.00
668208	Remington Park Phase 4 Blk 13 Lot 4	$ 12,968.75	$ 849.00
668181	Remington Park Phase 4 Blk 13 Lot 5	$ 12,968.75	$ 849.00
668182	Remington Park Phase 4 Blk 13 Lot 6	$ 12,968.75	$ 849.00
668183	Remington Park Phase 4 Blk 13 Lot 7	$ 12,968.75	$ 849.00
668184	Remington Park Phase 4 Blk 13 Lot 8	$ 12,968.75	$ 849.00
668185	Remington Park Phase 4 Blk 13 Lot 9	$ 12,968.75	$ 849.00
668155	Remington Park Phase 4 Blk 14 Lot 1	$ 12,968.75	$ 849.00
668148	Remington Park Phase 4 Blk 14 Lot 10	$ 12,968.75	$ 849.00
668149	Remington Park Phase 4 Blk 14 Lot 11	$ 12,968.75	$ 849.00
668150	Remington Park Phase 4 Blk 14 Lot 12	$ 12,968.75	$ 849.00
668151	Remington Park Phase 4 Blk 14 Lot 13	$ 12,968.75	$ 849.00
668152	Remington Park Phase 4 Blk 14 Lot 14	$ 12,968.75	$ 849.00

Appendix C
Assessment Roll
Page 2 of 6

Tax ID	Parcel Legal Description	Outstanding Assessment	Annual Installment Due 1/31/18
668153	Remington Park Phase 4 Blk 14 Lot 15	$ 12,968.75	$ 849.00
668154	Remington Park Phase 4 Blk 14 Lot 16	$ 12,968.75	$ 849.00
668133	Remington Park Phase 4 Blk 14 Lot 17	$ 12,968.75	$ 849.00
668134	Remington Park Phase 4 Blk 14 Lot 18	$ 12,968.75	$ 849.00
668135	Remington Park Phase 4 Blk 14 Lot 19	$ 12,968.75	$ 849.00
668156	Remington Park Phase 4 Blk 14 Lot 2	$ 12,968.75	$ 849.00
668136	Remington Park Phase 4 Blk 14 Lot 20	$ 12,968.75	$ 849.00
668137	Remington Park Phase 4 Blk 14 Lot 21	$ 12,968.75	$ 849.00
668138	Remington Park Phase 4 Blk 14 Lot 22	$ 12,968.75	$ 849.00
668139	Remington Park Phase 4 Blk 14 Lot 23	$ 12,968.75	$ 849.00
668140	Remington Park Phase 4 Blk 14 Lot 24	$ 12,968.75	$ 849.00
668141	Remington Park Phase 4 Blk 14 Lot 25	$ 12,968.75	$ 849.00
668142	Remington Park Phase 4 Blk 14 Lot 26	$ 12,968.75	$ 849.00
668143	Remington Park Phase 4 Blk 14 Lot 27	$ 12,968.75	$ 849.00
668144	Remington Park Phase 4 Blk 14 Lot 28	$ 12,968.75	$ 849.00
668145	Remington Park Phase 4 Blk 14 Lot 29	$ 12,968.75	$ 849.00
668157	Remington Park Phase 4 Blk 14 Lot 3	$ 12,968.75	$ 849.00
668146	Remington Park Phase 4 Blk 14 Lot 30	$ 12,968.75	$ 849.00
668147	Remington Park Phase 4 Blk 14 Lot 31	$ 12,968.75	$ 849.00
668158	Remington Park Phase 4 Blk 14 Lot 4	$ 12,968.75	$ 849.00
668159	Remington Park Phase 4 Blk 14 Lot 5	$ 12,968.75	$ 849.00
668160	Remington Park Phase 4 Blk 14 Lot 6	$ 12,968.75	$ 849.00
668161	Remington Park Phase 4 Blk 14 Lot 7	$ 12,968.75	$ 849.00
668162	Remington Park Phase 4 Blk 14 Lot 8	$ 12,968.75	$ 849.00
668163	Remington Park Phase 4 Blk 14 Lot 9	$ 12,968.75	$ 849.00
668220	Remington Park Phase 4 Blk 15 Lot 1	$ 12,968.75	$ 849.00
668229	Remington Park Phase 4 Blk 15 Lot 10	$ 12,968.75	$ 849.00
668230	Remington Park Phase 4 Blk 15 Lot 11	$ 12,968.75	$ 849.00
668231	Remington Park Phase 4 Blk 15 Lot 12	$ 12,968.75	$ 849.00
668221	Remington Park Phase 4 Blk 15 Lot 2	$ 12,968.75	$ 849.00
668222	Remington Park Phase 4 Blk 15 Lot 3	$ 12,968.75	$ 849.00
668223	Remington Park Phase 4 Blk 15 Lot 4	$ 12,968.75	$ 849.00
668224	Remington Park Phase 4 Blk 15 Lot 5	$ 12,968.75	$ 849.00
668225	Remington Park Phase 4 Blk 15 Lot 6	$ 12,968.75	$ 849.00
668226	Remington Park Phase 4 Blk 15 Lot 7	$ 12,968.75	$ 849.00
668227	Remington Park Phase 4 Blk 15 Lot 8	$ 12,968.75	$ 849.00
668228	Remington Park Phase 4 Blk 15 Lot 9	$ 12,968.75	$ 849.00
668209	Remington Park Phase 4 Blk 3 Lot 12	$ 12,968.75	$ 849.00
668210	Remington Park Phase 4 Blk 3 Lot 13	$ 12,968.75	$ 849.00
668214	Remington Park Phase 4 Blk 7 Lot 10	$ 12,968.75	$ 849.00
668215	Remington Park Phase 4 Blk 7 Lot 11	$ 12,968.75	$ 849.00
668216	Remington Park Phase 4 Blk 7 Lot 12	$ 12,968.75	$ 849.00
668217	Remington Park Phase 4 Blk 7 Lot 13	$ 12,968.75	$ 849.00
668218	Remington Park Phase 4 Blk 7 Lot 14	$ 12,968.75	$ 849.00
668219	Remington Park Phase 4 Blk 7 Lot 15	$ 12,968.75	$ 849.00
668211	Remington Park Phase 4 Blk 7 Lot 7	$ 12,968.75	$ 849.00
668212	Remington Park Phase 4 Blk 7 Lot 8	$ 12,968.75	$ 849.00
668213	Remington Park Phase 4 Blk 7 Lot 9	$ 12,968.75	$ 849.00
668245	Remington Park Phase 4 Blk 8 Lot 10	$ 12,968.75	$ 849.00
668246	Remington Park Phase 4 Blk 8 Lot 11	$ 12,968.75	$ 849.00

Appendix C
Assessment Roll
Page 3 of 6

Tax ID	Parcel Legal Description		Outstanding Assessment		Annual Installment Due 1/31/18
668247	Remington Park Phase 4 Blk 8 Lot 12	$	12,968.75	$	849.00
668248	Remington Park Phase 4 Blk 8 Lot 13	$	12,968.75	$	849.00
668249	Remington Park Phase 4 Blk 8 Lot 14	$	12,968.75	$	849.00
668250	Remington Park Phase 4 Blk 8 Lot 15	$	12,968.75	$	849.00
668251	Remington Park Phase 4 Blk 8 Lot 16	$	12,968.75	$	849.00
668252	Remington Park Phase 4 Blk 8 Lot 17	$	12,968.75	$	849.00
668232	Remington Park Phase 4 Blk 8 Lot 18	$	12,968.75	$	849.00
668233	Remington Park Phase 4 Blk 8 Lot 19	$	12,968.75	$	849.00
668234	Remington Park Phase 4 Blk 8 Lot 20	$	12,968.75	$	849.00
668235	Remington Park Phase 4 Blk 8 Lot 21	$	12,968.75	$	849.00
668236	Remington Park Phase 4 Blk 8 Lot 22	$	12,968.75	$	849.00
668237	Remington Park Phase 4 Blk 8 Lot 23	$	12,968.75	$	849.00
668238	Remington Park Phase 4 Blk 8 Lot 24	$	12,968.75	$	849.00
668253	Remington Park Phase 4 Blk 8 Lot 25	$	12,968.75	$	849.00
668254	Remington Park Phase 4 Blk 8 Lot 26	$	12,968.75	$	849.00
668255	Remington Park Phase 4 Blk 8 Lot 27	$	12,968.75	$	849.00
668256	Remington Park Phase 4 Blk 8 Lot 28	$	12,968.75	$	849.00
668257	Remington Park Phase 4 Blk 8 Lot 29	$	12,968.75	$	849.00
668258	Remington Park Phase 4 Blk 8 Lot 30	$	12,968.75	$	849.00
668259	Remington Park Phase 4 Blk 8 Lot 31	$	12,968.75	$	849.00
668260	Remington Park Phase 4 Blk 8 Lot 32	$	12,968.75	$	849.00
668261	Remington Park Phase 4 Blk 8 Lot 33	$	12,968.75	$	849.00
668239	Remington Park Phase 4 Blk 8 Lot 4	$	12,968.75	$	849.00
668240	Remington Park Phase 4 Blk 8 Lot 5	$	12,968.75	$	849.00
668241	Remington Park Phase 4 Blk 8 Lot 6	$	12,968.75	$	849.00
668242	Remington Park Phase 4 Blk 8 Lot 7	$	12,968.75	$	849.00
668243	Remington Park Phase 4 Blk 8 Lot 8	$	12,968.75	$	849.00
668244	Remington Park Phase 4 Blk 8 Lot 9	$	12,968.75	$	849.00
702145	Remington Park Phase 5 Blk 5 Lot 24	$	13,000.00	$	806.04
702146	Remington Park Phase 5 Blk 5 Lot 25	$	13,000.00	$	806.04
702147	Remington Park Phase 5 Blk 5 Lot 26	$	13,000.00	$	806.04
702148	Remington Park Phase 5 Blk 5 Lot 27	$	13,000.00	$	806.04
702149	Remington Park Phase 5 Blk 5 Lot 28	$	13,000.00	$	806.04
702150	Remington Park Phase 5 Blk 5 Lot 29	$	13,000.00	$	806.04
702151	Remington Park Phase 5 Blk 5 Lot 30	$	13,000.00	$	806.04
702139	Remington Park Phase 5 Blk 5 Lot 31	$	13,000.00	$	806.04
702140	Remington Park Phase 5 Blk 5 Lot 32	$	13,000.00	$	806.04
702141	Remington Park Phase 5 Blk 5 Lot 33	$	13,000.00	$	806.04
702142	Remington Park Phase 5 Blk 5 Lot 34	$	13,000.00	$	806.04
702143	Remington Park Phase 5 Blk 5 Lot 35	$	13,000.00	$	806.04
702144	Remington Park Phase 5 Blk 5 Lot 36	$	13,000.00	$	806.04
702137	Remington Park Phase 5 Blk 5 Lot 37	$	13,000.00	$	806.04
702138	Remington Park Phase 5 Blk 5 Lot 38	$	13,000.00	$	806.04
702135	Remington Park Phase 5 Blk 6 Lot 13	$	13,000.00	$	806.04
702136	Remington Park Phase 5 Blk 6 Lot 14	$	13,000.00	$	806.04
702121	Remington Park Phase 5 Blk 6 Lot 15	$	13,000.00	$	806.04
702122	Remington Park Phase 5 Blk 6 Lot 16	$	13,000.00	$	806.04
702123	Remington Park Phase 5 Blk 6 Lot 17	$	13,000.00	$	806.04
702124	Remington Park Phase 5 Blk 6 Lot 18	$	13,000.00	$	806.04
702125	Remington Park Phase 5 Blk 6 Lot 19	$	13,000.00	$	806.04

Appendix C
Assessment Roll

Tax ID	Parcel Legal Description		Outstanding Assessment		Annual Installment Due 1/31/18
702126	Remington Park Phase 5 Blk 6 Lot 20	$	13,000.00	$	806.04
702127	Remington Park Phase 5 Blk 6 Lot 21	$	13,000.00	$	806.04
702128	Remington Park Phase 5 Blk 6 Lot 22	$	13,000.00	$	806.04
702129	Remington Park Phase 5 Blk 6 Lot 23	$	13,000.00	$	806.04
702130	Remington Park Phase 5 Blk 6 Lot 24	$	13,000.00	$	806.04
702131	Remington Park Phase 5 Blk 6 Lot 25	$	13,000.00	$	806.04
702132	Remington Park Phase 5 Blk 6 Lot 26	$	13,000.00	$	806.04
702133	Remington Park Phase 5 Blk 6 Lot 27	$	13,000.00	$	806.04
702134	Remington Park Phase 5 Blk 6 Lot 28	$	13,000.00	$	806.04
702152	Remington Park Phase 5 Blk 9 Lot 1	$	13,000.00	$	806.04
702153	Remington Park Phase 5 Blk 9 Lot 2	$	13,000.00	$	806.04
702154	Remington Park Phase 5 Blk 9 Lot 3	$	13,000.00	$	806.04
702155	Remington Park Phase 5 Blk 9 Lot 4	$	13,000.00	$	806.04
702156	Remington Park Phase 5 Blk 9 Lot 5	$	13,000.00	$	806.04
702157	Remington Park Phase 5 Blk 9 Lot 6	$	13,000.00	$	806.04
702158	Remington Park Phase 5 Blk 9 Lot 7	$	13,000.00	$	806.04
702159	Remington Park Phase 5 Blk 9 Lot 8	$	13,000.00	$	806.04
702160	Remington Park Phase 5 Blk 9 Lot 9	$	13,000.00	$	806.04
702161	Remington Park Phase 5 Blk 9 Lot 10	$	13,000.00	$	806.04
702162	Remington Park Phase 5 Blk 9 Lot 11	$	13,000.00	$	806.04
702163	Remington Park Phase 5 Blk 9 Lot 12	$	13,000.00	$	806.04
702164	Remington Park Phase 5 Blk 9 Lot 13	$	13,000.00	$	806.04
702165	Remington Park Phase 5 Blk 9 Lot 14	$	13,000.00	$	806.04
702166	Remington Park Phase 5 Blk 9 Lot 15	$	13,000.00	$	806.04
702167	Remington Park Phase 5 Blk 9 Lot 16	$	13,000.00	$	806.04
702168	Remington Park Phase 5 Blk 9 Lot 17	$	13,000.00	$	806.04
702169	Remington Park Phase 5 Blk 9 Lot 18	$	13,000.00	$	806.04
702170	Remington Park Phase 5 Blk 9 Lot 19	$	13,000.00	$	806.04
702171	Remington Park Phase 5 Blk 9 Lot 20	$	13,000.00	$	806.04
702172	Remington Park Phase 5 Blk 9 Lot 21	$	13,000.00	$	806.04
702173	Remington Park Phase 5 Blk 9 Lot 22	$	13,000.00	$	806.04
702174	Remington Park Phase 5 Blk 9 Lot 23	$	13,000.00	$	806.04
702175	Remington Park Phase 5 Blk 9 Lot 24	$	13,000.00	$	806.04
702176	Remington Park Phase 5 Blk 9 Lot 25	$	13,000.00	$	806.04
702177	Remington Park Phase 5 Blk 9 Lot 26	$	13,000.00	$	806.04
702178	Remington Park Phase 5 Blk 9 Lot 27	$	13,000.00	$	806.04
702179	Remington Park Phase 5 Blk 9 Lot 28	$	13,000.00	$	806.04
702180	Remington Park Phase 5 Blk 9 Lot 29	$	13,000.00	$	806.04
702181	Remington Park Phase 5 Blk 10 Lot 1	$	13,000.00	$	806.04
702182	Remington Park Phase 5 Blk 10 Lot 2	$	13,000.00	$	806.04
702183	Remington Park Phase 5 Blk 10 Lot 3	$	13,000.00	$	806.04
702184	Remington Park Phase 5 Blk 10 Lot 4	$	13,000.00	$	806.04
702185	Remington Park Phase 5 Blk 10 Lot 5	$	13,000.00	$	806.04
702186	Remington Park Phase 5 Blk 10 Lot 6	$	13,000.00	$	806.04
702187	Remington Park Phase 5 Blk 10 Lot 7	$	13,000.00	$	806.04
702188	Remington Park Phase 5 Blk 10 Lot 8	$	13,000.00	$	806.04
702189	Remington Park Phase 5 Blk 10 Lot 9	$	13,000.00	$	806.04
702190	Remington Park Phase 5 Blk 10 Lot 10	$	13,000.00	$	806.04
702191	Remington Park Phase 5 Blk 10 Lot 11	$	13,000.00	$	806.04
702192	Remington Park Phase 5 Blk 10 Lot 12	$	13,000.00	$	806.04

Appendix C
Assessment Roll

Tax ID	Parcel Legal Description		Outstanding Assessment		Annual Installment Due 1/31/18
702193	Remington Park Phase 5 Blk 10 Lot 13	$	13,000.00	$	806.04
702194	Remington Park Phase 5 Blk 10 Lot 14	$	13,000.00	$	806.04
702195	Remington Park Phase 5 Blk 10 Lot 15	$	13,000.00	$	806.04
702196	Remington Park Phase 5 Blk 10 Lot 16	$	13,000.00	$	806.04
702197	Remington Park Phase 5 Blk 10 Lot 17	$	13,000.00	$	806.04
702198	Remington Park Phase 5 Blk 10 Lot 18	$	13,000.00	$	806.04
702199	Remington Park Phase 5 Blk 10 Lot 19	$	13,000.00	$	806.04
702200	Remington Park Phase 5 Blk 10 Lot 20	$	13,000.00	$	806.04
702201	Remington Park Phase 5 Blk 1 Lot 23	$	13,000.00	$	806.04
702202	Remington Park Phase 5 Blk 1 Lot 24	$	13,000.00	$	806.04
702203	Remington Park Phase 5 Blk 1 Lot 25	$	13,000.00	$	806.04
702204	Remington Park Phase 5 Blk 1 Lot 26	$	13,000.00	$	806.04
702205	Remington Park Phase 5 Blk 1 Lot 27	$	13,000.00	$	806.04
702206	Remington Park Phase 5 Blk 1 Lot 28	$	13,000.00	$	806.04
702207	Remington Park Phase 5 Blk 1 Lot 29	$	13,000.00	$	806.04
702208	Remington Park Phase 5 Blk 1 Lot 30	$	13,000.00	$	806.04
702209	Remington Park Phase 5 Blk 1 Lot 31	$	13,000.00	$	806.04
702210	Remington Park Phase 5 Blk 1 Lot 32	$	13,000.00	$	806.04
702211	Remington Park Phase 5 Blk 1 Lot 33	$	13,000.00	$	806.04
702212	Remington Park Phase 5 Blk 1 Lot 34	$	13,000.00	$	806.04
702213	Remington Park Phase 5 Blk 1 Lot 35	$	13,000.00	$	806.04
702214	Remington Park Phase 5 Blk 1 Lot 36	$	13,000.00	$	806.04
702215	Remington Park Phase 5 Blk 1 Lot 37	$	13,000.00	$	806.04
702216	Remington Park Phase 5 Blk 1 Lot 38	$	13,000.00	$	806.04
702217	Remington Park Phase 5 Blk 1 Lot 39	$	13,000.00	$	806.04
702218	Remington Park Phase 5 Blk 1 Lot 40	$	13,000.00	$	806.04
702219	Remington Park Phase 5 Blk 1 Lot 41	$	13,000.00	$	806.04
702220	Remington Park Phase 5 Blk 1 Lot 42	$	13,000.00	$	806.04
702221	Remington Park Phase 5 Blk 1 Lot 43	$	13,000.00	$	806.04
702222	Remington Park Phase 5 Blk 1 Lot 44	$	13,000.00	$	806.04
702223	Remington Park Phase 5 Blk 1 Lot 45	$	13,000.00	$	806.04
702224	Remington Park Phase 5 Blk 1 Lot 46	$	13,000.00	$	806.04
702225	Remington Park Phase 5 Blk 1 Lot 47	$	13,000.00	$	806.04
702226	Remington Park Phase 5 Blk 1 Lot 48	$	13,000.00	$	806.04
702227	Remington Park Phase 5 Blk 1 Lot 49	$	13,000.00	$	806.04
702228	Remington Park Phase 5 Blk 1 Lot 50	$	13,000.00	$	806.04
702229	Remington Park Phase 5 Blk 1 Lot 51	$	13,000.00	$	806.04
702230	Remington Park Phase 5 Blk 1 Lot 52	$	13,000.00	$	806.04
702231	Remington Park Phase 5 Blk 1 Lot 53	$	13,000.00	$	806.04
702232	Remington Park Phase 5 Blk 1 Lot 54	$	13,000.00	$	806.04
702233	Remington Park Phase 5 Blk 1 Lot 55	$	13,000.00	$	806.04
702234	Remington Park Phase 5 Blk 1 Lot 56	$	13,000.00	$	806.04
702235	Remington Park Phase 5 Blk 11 Lot 1	$	13,000.00	$	806.04
702236	Remington Park Phase 5 Blk 11 Lot 2	$	13,000.00	$	806.04
702237	Remington Park Phase 5 Blk 11 Lot 3	$	13,000.00	$	806.04
702238	Remington Park Phase 5 Blk 11 Lot 4	$	13,000.00	$	806.04
702239	Remington Park Phase 5 Blk 11 Lot 5	$	13,000.00	$	806.04
702240	Remington Park Phase 5 Blk 11 Lot 6	$	13,000.00	$	806.04
702241	Remington Park Phase 5 Blk 11 Lot 7	$	13,000.00	$	806.04
702242	Remington Park Phase 5 Blk 11 Lot 8	$	13,000.00	$	806.04

Appendix C
Assessment Roll
Page 6 of 6

Tax ID	Parcel Legal Description	Outstanding Assessment	Annual Installment Due 1/31/18
702243	Remington Park Phase 5 Blk 11 Lot 9	$ 13,000.00	$ 806.04
702244	Remington Park Phase 5 Blk 11 Lot 10	$ 13,000.00	$ 806.04
702245	Remington Park Phase 5 Blk 11 Lot 11	$ 13,000.00	$ 806.04
702246	Remington Park Phase 5 Blk 11 Lot 12	$ 13,000.00	$ 806.04
702247	Remington Park Phase 5 Blk 12 Lot 14	$ 13,000.00	$ 806.04
702248	Remington Park Phase 5 Blk 12 Lot 15	$ 13,000.00	$ 806.04
702249	Remington Park Phase 5 Blk 12 Lot 16	$ 13,000.00	$ 806.04
702250	Remington Park Phase 5 Blk 12 Lot 17	$ 13,000.00	$ 806.04
702251	Remington Park Phase 5 Blk 12 Lot 18	$ 13,000.00	$ 806.04
702252	Remington Park Phase 5 Blk 12 Lot 19	$ 13,000.00	$ 806.04
702253	Remington Park Phase 5 Blk 12 Lot 20	$ 13,000.00	$ 806.04
702254	Remington Park Phase 5 Blk 12 Lot 21	$ 13,000.00	$ 806.04
702255	Remington Park Phase 5 Blk 12 Lot 22	$ 13,000.00	$ 806.04
702256	Remington Park Phase 5 Blk 12 Lot 23	$ 13,000.00	$ 806.04
702257	Remington Park Phase 5 Blk 12 Lot 24	$ 13,000.00	$ 806.04
702258	Remington Park Phase 5 Blk 12 Lot 25	$ 13,000.00	$ 806.04
702259	Remington Park Phase 5 Blk 12 Lot 26	$ 13,000.00	$ 806.04
702260	Remington Park Phase 5 Blk 12 Lot 27	$ 13,000.00	$ 806.04
702261	Remington Park Phase 5 Blk 12 Lot 28	$ 13,000.00	$ 806.04
702262	Remington Park Phase 5 Blk 12 Lot 29	$ 13,000.00	$ 806.04
702263	Remington Park Phase 5 Blk 12 Lot 30	$ 13,000.00	$ 806.04
702264	Remington Park Phase 5 Blk 12 Lot 31	$ 13,000.00	$ 806.04
702265	Remington Park Phase 5 Blk 12 Lot 32	$ 13,000.00	$ 806.04

Appendix D

Estimated Total Annual Installments – Phase 4

PID No. 1 Bonds					
Installments Due	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Total Installment
1/31/2018	$ 15,000.00	$ 73,665.83	$ 8,300.00	$ 11,706.63	$ 108,672.46
1/31/2019	10,000.00	$ 80,500.00	8,225.00	11,940.76	110,665.76
1/31/2020	10,000.00	$ 80,100.00	8,175.00	12,179.58	110,454.58
1/31/2021	15,000.00	$ 79,700.00	8,125.00	12,423.17	115,248.17
1/31/2022	15,000.00	$ 79,100.00	8,050.00	12,671.63	114,821.63
1/31/2023	20,000.00	$ 78,500.00	7,975.00	12,925.06	119,400.06
1/31/2024	20,000.00	$ 77,700.00	7,875.00	13,183.57	118,758.57
1/31/2025	25,000.00	$ 76,900.00	7,775.00	13,447.24	123,122.24
1/31/2026	30,000.00	$ 75,900.00	7,650.00	13,716.18	127,266.18
1/31/2027	30,000.00	$ 74,700.00	7,500.00	13,990.51	126,190.51
1/31/2028	35,000.00	$ 73,500.00	7,350.00	14,270.32	130,120.32
1/31/2029	40,000.00	$ 71,750.00	7,175.00	14,555.72	133,480.72
1/31/2030	45,000.00	$ 69,750.00	6,975.00	14,846.84	136,571.84
1/31/2031	50,000.00	$ 67,500.00	6,750.00	15,143.77	139,393.77
1/31/2032	50,000.00	$ 65,000.00	6,500.00	15,446.65	136,946.65
1/31/2033	55,000.00	$ 62,500.00	6,250.00	15,755.58	139,505.58
1/31/2034	60,000.00	$ 59,750.00	5,975.00	16,070.69	141,795.69
1/31/2035	70,000.00	$ 56,750.00	5,675.00	16,392.11	148,817.11
1/31/2036	75,000.00	$ 53,250.00	5,325.00	16,719.95	150,294.95
1/31/2037	80,000.00	$ 49,500.00	4,950.00	17,054.35	151,504.35
1/31/2038	85,000.00	$ 45,500.00	4,550.00	17,395.43	152,445.43
1/31/2039	95,000.00	$ 41,250.00	4,125.00	17,743.34	158,118.34
1/31/2040	100,000.00	$ 36,500.00	3,650.00	18,098.21	158,248.21
1/31/2041	110,000.00	$ 31,500.00	3,150.00	18,460.17	163,110.17
1/31/2042	115,000.00	$ 26,000.00	2,600.00	18,829.38	162,429.38
1/31/2043	125,000.00	$ 20,250.00	2,025.00	19,205.97	166,480.97
1/31/2044	135,000.00	$ 14,000.00	1,400.00	19,590.09	169,990.09
1/31/2045	145,000.00	$ 7,250.00	725.00	19,981.89	172,956.89
Total	**$ 1,660,000.00**	**$ 1,628,265.83**	**$ 164,800.00**	**$ 433,744.78**	**$ 3,886,810.61**

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

The Delinquency and Prepayment Reserve Requirement is equal to 3% of the Principal Amount of the then outstanding bonds. The amount shown is the maximum Additional Interest that can be charged in a given year and such amounts may be reduced in future Service Plan Updates if the Delinquency and Prepayment Reserve has been met.

Appendix E

Estimated Total Annual Installments – Phase 5

PID No. 1 BONDS					
Installments Due	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Total Installment
1/31/2018	$ 10,000.00	$ 84,157.08	$ 9,425.00	$ 13,293.37	$ 116,875.45
1/31/2019	5,000.00	92,250	9,375.00	13,559.24	120,184.24
1/31/2020	10,000.00	92,050	9,350.00	13,830.42	125,230.42
1/31/2021	10,000.00	91,650	9,300.00	14,107.03	125,057.03
1/31/2022	15,000.00	91,250	9,250.00	14,389.17	129,889.17
1/31/2023	15,000.00	90,650	9,175.00	14,676.96	129,501.96
1/31/2024	20,000.00	90,050	9,100.00	14,970.49	134,120.49
1/31/2025	20,000.00	89,250	9,000.00	15,269.90	133,519.90
1/31/2026	25,000.00	88,450	8,900.00	15,575.30	137,925.30
1/31/2027	30,000.00	87,450	8,775.00	15,886.81	142,111.81
1/31/2028	30,000.00	86,250	8,625.00	16,204.55	141,079.55
1/31/2029	35,000.00	84,750	8,475.00	16,528.64	144,753.64
1/31/2030	40,000.00	83,000	8,300.00	16,859.21	148,159.21
1/31/2031	45,000.00	81,000	8,100.00	17,196.39	151,296.39
1/31/2032	50,000.00	78,750	7,875.00	17,540.32	154,165.32
1/31/2033	55,000.00	76,250	7,625.00	17,891.13	156,766.13
1/31/2034	60,000.00	73,500	7,350.00	18,248.95	159,098.95
1/31/2035	65,000.00	70,500	7,050.00	18,613.93	161,163.93
1/31/2036	70,000.00	67,250	6,725.00	18,986.21	162,961.21
1/31/2037	75,000.00	63,750	6,375.00	19,365.93	164,490.93
1/31/2038	85,000.00	60,000	6,000.00	19,753.25	170,753.25
1/31/2039	90,000.00	55,750	5,575.00	20,148.31	171,473.31
1/31/2040	100,000.00	51,250	5,125.00	20,551.28	176,926.28
1/31/2041	105,000.00	46,250	4,625.00	20,962.31	176,837.31
1/31/2042	115,000.00	41,000	4,100.00	21,381.55	181,481.55
1/31/2043	120,000.00	35,250	3,525.00	21,809.18	180,584.18
1/31/2044	130,000.00	29,250	2,925.00	22,245.37	184,420.37
1/31/2045	140,000.00	22,750	2,275.00	22,690.28	187,715.28
1/31/2046	150,000.00	15,750	1,575.00	23,144.08	190,469.08
1/31/2047	165,000.00	8,250	825.00	23,606.96	197,681.96
Total	**$ 1,885,000.00**	**$ 2,027,707.08**	**$ 204,700.00**	**$ 539,286.53**	**$ 4,656,693.61**

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

The Delinquency and Prepayment Reserve Requirement is equal to 3% of the Principal Amount of the then outstanding bonds. The amount shown is the maximum Additional Interest that can be charged in a given year and such amounts may be reduced in future Service Plan Updates if the Delinquency and Prepayment Reserve has been met.

Appendix F

Estimated Annual Installments Per Lot – Phase 4

PID No. 1 BONDS										
Installments Due		Principal		Interest		Additional Interest Reserve		Administrative Expenses		Total Installment
1/31/2018	$	117.19	$	575.51	$	64.84	$	91.46	$	849.00
1/31/2019	$	78.13	$	628.91	$	64.26	$	93.29	$	864.58
1/31/2020	$	78.13	$	625.78	$	63.87	$	95.15	$	862.93
1/31/2021	$	117.19	$	622.66	$	63.48	$	97.06	$	900.38
1/31/2022	$	117.19	$	617.97	$	62.89	$	99.00	$	897.04
1/31/2023	$	156.25	$	613.28	$	62.30	$	100.98	$	932.81
1/31/2024	$	156.25	$	607.03	$	61.52	$	103.00	$	927.80
1/31/2025	$	195.31	$	600.78	$	60.74	$	105.06	$	961.89
1/31/2026	$	234.38	$	592.97	$	59.77	$	107.16	$	994.27
1/31/2027	$	234.38	$	583.59	$	58.59	$	109.30	$	985.86
1/31/2028	$	273.44	$	574.22	$	57.42	$	111.49	$	1,016.56
1/31/2029	$	312.50	$	560.55	$	56.05	$	113.72	$	1,042.82
1/31/2030	$	351.56	$	544.92	$	54.49	$	115.99	$	1,066.97
1/31/2031	$	390.63	$	527.34	$	52.73	$	118.31	$	1,089.01
1/31/2032	$	390.63	$	507.81	$	50.78	$	120.68	$	1,069.90
1/31/2033	$	429.69	$	488.28	$	48.83	$	123.09	$	1,089.89
1/31/2034	$	468.75	$	466.80	$	46.68	$	125.55	$	1,107.78
1/31/2035	$	546.88	$	443.36	$	44.34	$	128.06	$	1,162.63
1/31/2036	$	585.94	$	416.02	$	41.60	$	130.62	$	1,174.18
1/31/2037	$	625.00	$	386.72	$	38.67	$	133.24	$	1,183.63
1/31/2038	$	664.06	$	355.47	$	35.55	$	135.90	$	1,190.98
1/31/2039	$	742.19	$	322.27	$	32.23	$	138.62	$	1,235.30
1/31/2040	$	781.25	$	285.16	$	28.52	$	141.39	$	1,236.31
1/31/2041	$	859.38	$	246.09	$	24.61	$	144.22	$	1,274.30
1/31/2042	$	898.44	$	203.13	$	20.31	$	147.10	$	1,268.98
1/31/2043	$	976.56	$	158.20	$	15.82	$	150.05	$	1,300.63
1/31/2044	$	1,054.69	$	109.38	$	10.94	$	153.05	$	1,328.05
1/31/2045	$	1,132.81	$	56.64	$	5.66	$	156.11	$	1,351.23
Total	**$**	**12,968.75**	**$**	**12,720.83**	**$**	**1,287.50**	**$**	**3,388.63**	**$**	**30,365.71**

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.
The Delinquency and Prepayment Reserve Requirement is equal to 3% of the Principal Amount of the then outstanding bonds. The amount shown is the maximum Additional Interest that can be charged in a given year and such amounts may be reduced in future Service Plan Updates if the Delinquency and Prepayment Reserve has been met.

Appendix G

Estimated Annual Installments Per Lot – Phase 5

PID No. 1 BONDS					
Installments Due	Principal	Interest	Additional Interest Reserve	Administrative Expenses	Total Installment
1/31/2018	$ 68.97	$ 580.39	$ 65.00	$ 91.68	$ 806.04
1/31/2019	34.48	636.21	64.66	93.51	828.86
1/31/2020	68.97	634.83	64.48	95.38	863.66
1/31/2021	68.97	632.07	64.14	97.29	862.46
1/31/2022	103.45	629.31	63.79	99.24	895.79
1/31/2023	103.45	625.17	63.28	101.22	893.12
1/31/2024	137.93	621.03	62.76	103.24	924.97
1/31/2025	137.93	615.52	62.07	105.31	920.83
1/31/2026	172.41	610.00	61.38	107.42	951.21
1/31/2027	206.90	603.10	60.52	109.56	980.08
1/31/2028	206.90	594.83	59.48	111.76	972.96
1/31/2029	241.38	584.48	58.45	113.99	998.30
1/31/2030	275.86	572.41	57.24	116.27	1,021.79
1/31/2031	310.34	558.62	55.86	118.60	1,043.42
1/31/2032	344.83	543.10	54.31	120.97	1,063.21
1/31/2033	379.31	525.86	52.59	123.39	1,081.15
1/31/2034	413.79	506.90	50.69	125.85	1,097.23
1/31/2035	448.28	486.21	48.62	128.37	1,111.48
1/31/2036	482.76	463.79	46.38	130.94	1,123.87
1/31/2037	517.24	439.66	43.97	133.56	1,134.42
1/31/2038	586.21	413.79	41.38	136.23	1,177.61
1/31/2039	620.69	384.48	38.45	138.95	1,182.57
1/31/2040	689.66	353.45	35.34	141.73	1,220.18
1/31/2041	724.14	318.97	31.90	144.57	1,219.57
1/31/2042	793.10	282.76	28.28	147.46	1,251.60
1/31/2043	827.59	243.10	24.31	150.41	1,245.41
1/31/2044	896.55	201.72	20.17	153.42	1,271.86
1/31/2045	965.52	156.90	15.69	156.48	1,294.59
1/31/2046	1,034.48	108.62	10.86	159.61	1,313.58
1/31/2047	1,137.93	56.90	5.69	162.81	1,363.32
Total	**$ 13,000.00**	**$ 13,984.19**	**$ 1,411.72**	**$ 3,719.22**	**$ 32,115.13**

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

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