

ORDINANCE NO. O-2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, RELATED TO THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; RATIFYING AND CONFORMING PRIOR ACTIONS OF THE CITY COUNCIL IN CONNECTION WITH THE DISTRICT; APPROVING AN OPERATIONS AND MAINTENANCE SERVICE AND ASSESSMENT PLAN UPDATE FOR MAINTENANCE OF AUTHORIZED IMPROVEMENTS WITHIN THE DISTRICT WHICH LIES WITHIN THE CORPORATE LIMITS OF THE CITY; LEVYING ASSESSMENTS AGAINST THE ASSESSED PROPERTY TO PAY FOR MAINTENANCE OF AUTHORIZED IMPROVEMENTS WITHIN THE DISTRICT; PROVIDING FOR THE COLLECTION OF ASSESSMENTS; CREATING A CHARGE AND LIEN AGAINST THE ASSESSED PROPERTY; PROVIDING FOR PENALTIES FOR DELINQUENT ASSESSMENTS; CREATING A DISTRICT PROJECT FUND; MAKING LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act"), authorizes the City Council (the "Council") of the City of Sachse, Texas (the "City"), to create a public improvement district within the City, and

WHEREAS, on January 22, 2019, the Council approved Resolution No 3905 (the "Authorization Resolution"), authorizing, establishing, and creating the Sachse Public Improvement District No 1 (the "District"); and

WHEREAS, on August 18, 2025, the City Council adopted and approved Resolution No. R-2025-10 accepting the updated *Preliminary Operations and Maintenance Service and Assessment Plan* (the "Preliminary SAP"), directing that the updated Preliminary SAP be filed with the City Secretary and made available for public inspection, calling for a public hearing on September 15, 2025, (the "Assessment Hearing") to consider the levy of assessments against the Assessed Property to pay for the operation and maintenance of the District as described in the updated Preliminary SAP (the "Supplemental Services"), and authorizing and directing the City Secretary to mail, publish, and otherwise provide notices of the Assessment Hearing as required by the Act; and

WHEREAS, the updated Preliminary SAP includes a service plan, assessment plan and assessment rolls as required by the Act; and

WHEREAS, the City Secretary mailed and caused to be published notice of the Assessment Hearing before the 10th day before the date of the Assessment Hearing as required by the Act, and

WHEREAS, after mailing, publishing, and otherwise providing all notices of the Assessment Hearing as required by the Act, the City Council conducted the Assessment Hearing on September 15, 2025, at the time and place and for the purposes set forth in the notices; and

WHEREAS, after all persons having an interest in the levy of assessments against the Assessed Property were given an opportunity to be heard in support of or in opposition to the assessments, the City Council closed the Assessment Hearing on September 15, 2025, and

WHEREAS, after the closing of the Assessment Hearing, and after considering the information, materials, evidence, and testimony offered to the City Council prior to and at the Assessment Hearing, the City Council has determined that it promotes the interest of the City to adopt and approve this Ordinance

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

SECTION 1. The findings set forth above, together with the Exhibits attached hereto, are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. The City Council hereby accepts the update to the Operations and Maintenance Service and Assessment Plan and is incorporated as part of the Ordinance for all purposes as **Exhibit A**. The Operations and Maintenance Service and Assessment Plan (the "O&M SAP") shall be updated by the City Council no less frequently than annually as required by the Act.

SECTION 3. Based on the updated O&M SAP, the City Council hereby levies an Assessment upon each Assessed Property in the amounts set forth on the Assessment Rolls

SECTION 4. Each Assessment against an Assessed Property, together with Annual Collection Costs, and reasonable attorney's fees, if incurred, constitutes a lien against the Assessed Property and is the personal liability of and charge against the owner of the Assessed Property regardless of whether the owner is named in this Ordinance.

SECTION 5 The Assessment lien against each Assessed Property created by the O&M SAP and this Ordinance is effective from the date of this Ordinance and "runs with the land." The Assessment lien may be enforced by the City, including foreclosure, in the same manner that an ad valorem tax lien is foreclosed. Any purchaser of an Assessed Property in foreclosure takes subject to the lien against the Assessed Property created by the Assessment

SECTION 6. The Assessments against each Assessed Property as set forth in the Assessment Rolls are due and payable not later than January 31, 2026, and will be delinquent February 1, 2026. Delinquent Assessments shall incur interest, penalties, and attorney fees in the same manner as delinquent ad valorem taxes

SECTION 7. The City shall cause the Assessments to be billed and collected at the same time and in the same manner as the ad valorem taxes. The City will immediately deposit the annual installment of Assessments collected from Assessed Property within the District as follows

- (a) The Improvement Area #1 Operation and Maintenance Assessment revenue shall be deposited into the Improvement Area #1 Operation and Maintenance Account; and
- (b) The Major Improvement Area Operation and Maintenance Assessment revenue shall be deposited into the Major Improvement Area Operation and Maintenance Account

SECTION 8 Based on materials and information prepared by City staff and qualified professional consultants, on testimony provided throughout the process of creating the District and levying the Assessments including, but not limited to, testimony offered at the Assessment Hearing, the City Council, acting in its discretionary, legislative capacity hereby finds and determines that

- (a) The Assessed Property is specially benefitted by the Supplemental Services in an amount that meets or exceeds the Assessments,
- (b) The Assessments (i) are just and equitable; (ii) produces substantial equality, considering benefits received and the burdens imposed; (iii) results in equal shares of the cost of the services on property similarly benefited, and (iv) is authorized by and has been levied in accordance with the Act, state law, and ordinances of the City; and
- (c) The Assessments against the Assessed Property are in amounts required to pay the costs of the Supplemental Services

SECTION 9 The City Council may make supplemental Assessments to correct omissions or mistakes related to the cost of the Supplemental Services and reassessments if the City Council determines that any Assessment is excessive. The City Council may also adjust the Assessments downward following each annual update to the Operations and Maintenance Service and Assessment Plan

SECTION 10 This Ordinance incorporates, by reference, all provisions of the Act. In the event of any conflict between this Ordinance and the Act, the Act shall control

SECTION 11. If any section, article, paragraph, sentence, clause, phrase or word of this Ordinance, or application thereto any persons or circumstances, is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalid portions, which remaining portions shall remain in full force and effect.

SECTION 12. The City Secretary is directed to cause a certified copy of this Ordinance, including the O&M SAP with the Assessment Rolls, to be recorded in the real property records of Dallas County, Texas, on or before September 22, 2025

SECTION 13 This Ordinance shall become effective from and after its date of passage and approval by the City Council

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SACHSE,
TEXAS, ON THE 15TH DAY OF SEPTEMBER 2025.**



APPROVED:

Jeff Bickerstaff
Mayor

DULY ENROLLED:

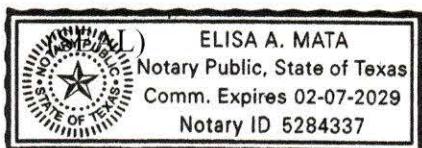
Leah K. Granger
Leah K. Granger
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 22ND day of September 2025 by Jeff Bickerstaff and Leah Granger, the Mayor, and City Secretary, respectively, of the City of Sachse, Texas on behalf of said City.



~~Notary Public, State of Texas~~

Exhibit A
Operations and Maintenance Service and Assessment Plan

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CITY OF SACHSE, TEXAS
PUBLIC IMPROVEMENT DISTRICT NO. 1

2025 OPERATIONS AND MAINTENANCE SERVICE AND
ASSESSMENT PLAN
SEPTEMBER 15, 2025

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INTRODUCTION

Capitalized terms used in this 2025 Operations and Maintenance Service and Assessment Plan (the “2025 O&M SAP”) shall have the meanings given to them in **Section I** unless otherwise defined in this Operations and Maintenance Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section”, an “Exhibit”, or an “Appendix” shall be a reference to a Section or an Exhibit or Appendix attached to and made a part of this Operations and Maintenance Service and Assessment Plan for all purposes.

On January 22, 2019, the City passed and approved Resolution No. 3905 authorizing the establishment of the District in accordance with the Act, which authorization was effective upon publication as required by the Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 170.686 acres located within the corporate limits of the City.

On October 26, 2020, the City Council approved Ordinance No. 3998 approving a Service and Assessment Plan which identified the Authorized Improvements, the indebtedness to be incurred for the cost of the Authorized Improvements, and the manner of assessing the Property for the cost of the Authorized Improvements.

On October 26, 2020, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 3999, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On July 26, 2021, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4022, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On December 5, 2022, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4091, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On August 21, 2023, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. 4113, which provided terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

On August 19, 2024, the City Council approved the O&M Service and Assessment Plan by approving Ordinance No. O-2024-09, which provided the terms for the Operations and Maintenance Assessment to fund the cost of the maintenance of the Authorized Improvements for the Assessed Property within the District and approved the levy of Assessments and Assessment Roll for Operations and Maintenance Costs and Annual Collection Costs.

This 2025 O&M SAP serves to levy the Maintenance Assessment, DPS Services Assessment, and associated Annual Collection Costs, creating a lien against Assessed Property within the District that has met the Trigger Date requirements to pay for operation and maintenance of the Authorized Improvements and serves as the annual update to the O&M portion of the SAP in accordance with the PID Act.

The PID Act requires a Service Plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Supplemental Services; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in Section IV and the notice form is attached as **Appendix A**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Supplemental Services against the Assessed Property based on the special benefits conferred on such property by the Supplemental Services. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Operations and Maintenance Assessment against each Parcel of Assessed Property determined by the method chosen by the City Council. The O&M Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Supplemental Services apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Supplemental Services. The Improvement Area #1 Assessment Roll is included as **Exhibit A-1**. The Major Improvement Area Assessment Roll is included as **Exhibit A-2**.

SECTION I: DEFINITIONS

“2025 O&M Service and Assessment Plan” means this Sachse Public Improvement District No. 1 Operations and Maintenance Service and Assessment Plan as updated, amended, and supplemented from time to time.

“Administrator” means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 O&M Service and Assessment Plan or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The current Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the city; (4) preparation of updates or amendments to this 2025 O&M Service and Assessment Plan; (5) the performance of any duties or obligations imposed by this 2025 O&M Service and Assessment Plan related to (i) the collection and application of Operation and Maintenance Assessments, or (ii) the use of the foregoing to pay the Annual Installments; and (6) the maintenance of books and records.

“Annual Installment” means the annual installment payment of the Operations and Maintenance Assessment as calculated by the Administrator and approved by the City Council, including the Operation and Maintenance Assessments and the Annual Collection Costs.

“Assessed Property” means any Parcel within the District other than Non-Benefitted Property against which an Operations and Maintenance Assessment is levied.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies the Operation and Maintenance Assessments.

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

“Assessment Roll” means any assessment roll for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Update.

“Authorized Improvements” means certain public improvements that confer a special benefit on all the Assessed Property within the District, authorized by Section 372.003 of the PID Act.

“City” means the City of Sachse, Texas.

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

“City Land” means approximately 37 acres within the Major Improvement Area that is benefitted from some of the Authorized Improvements, but will not be assessed and is depicted in **Exhibit D-4**. The City Land is any land that is owned by the City or will be dedicated to the City.

“County” means Dallas County, Texas.

“Delinquent Collection Costs” mean costs related to the collection of delinquent Operation and Maintenance Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2025 O&M Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“District” means The Sachse Public Improvement District No. 1 containing approximately 170.686 acres located within the corporate limits of the City, and more specifically described in **Exhibit D-1** and depicted on **Exhibit C-1**.

“Improvement Area #1” means approximately 48.387 acres located within the District, more specifically described in **Exhibit D-2** and depicted on **Exhibit C-2**.

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

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this O&M Service and Assessment Plan as **Exhibit A-1**.

“Improvement Area #1 Operation and Maintenance Assessment” means an Operation and Maintenance Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an O&M Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll.

“Lot” means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat.

“Major Improvement Area” means approximately 122.299 acres located within the District described in **Exhibit D-3** and depicted on **Exhibit C-2**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

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

“Major Improvement Area Assessment Roll” means the Assessment Roll for the Major Improvement Area Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any O&M Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this O&M Service and Assessment Plan as **Exhibit A-2**.

“Major Improvement Area Operation and Maintenance Assessment” means an Operation and Maintenance Assessment levied against a Parcel within the Major Improvement Area and imposed pursuant to an O&M Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll.

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

“O&M Assessment Ordinance” means any ordinance adopted by the City Council in accordance with the Act that levies an Operations and Maintenance Assessment.

“O&M Service and Assessment Plan” means a service and assessment plan prepared no less frequently than annually by the Administrator and adopted by the City Council, for the purposes of (1) identifying the Operations and Maintenance Costs of the Authorized Improvements to be provided by the District; (2) identifying the indebtedness to be incurred for the Supplemental Services, and the manner of assessing all of the Assessed Property for the Supplemental Services; (3) levying the Operations and Maintenance Assessments for the Assessed Property; (4) providing the Assessment Roll for the District.

“Operations and Maintenance Assessment” means an assessment levied annually against a Parcel within the District and imposed pursuant to an Assessment Ordinance to fund the Operation and Maintenance Costs.

“Operations and Maintenance Costs” means the costs to operate and maintain the Authorized Improvements that benefit the District based on a budget prepared annually by the City and provided to the Administrator.

“Parcel” or “Parcels” means a specific property within the District identified by either a tax map identification number assigned by the Dallas Central Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

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

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected Operations and Maintenance Costs more specifically described in **Section IV**.

SECTION II: PARCEL SUBDIVISION

City Land

- The final plat for The Station Major Infrastructure Phase 1, consisting of 1 Lot within Dallas County, was recorded in the Official Public Records of the County on December 7, 2020. The Lot is classified as City Land and will therefore not be allocated an Assessment.

Improvement Area #1

- The final plat for The Station Phase 1 (Block A), consisting of 224 residential Lots and 9 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on August 6, 2020. 165 residential Lots are classified as Single Family Lot Types, 59 Lots are classified as Townhome Lots, and 9 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Retail Lot 1, Block M (Block K-1), consisting of 15,688 square feet of Commercial Lot Type 1 per the Site Plan provided by the Original Owner, was recorded in the Official Public Records of the County on August 25, 2021.
- The Final Plat for Block B, which consists of 300 Multi-Family units, was recorded in the Official Public Records of the County on November 11, 2021.

Improvement Area #2

- The final plat for The Station Phase 2, consisting of 45 residential Lots and 3 non-benefitted Lots within Dallas County, was recorded in the Official Public Records of the County on March 8, 2023. All 45 residential Lots are classified as Single Family Lot Types, and 3 Lots are classified as Non-Benefitted Property.
- The final plat for The Station Single Family Phase 2A consisting of 4 residential Lots and 1 non-benefitted Lot within Dallas County, was recorded in the Official Public Records of the County on June 12, 2023. All 4 residential Lots are classified as Single Family Lot Types and 1 Lot is classified as Non-Benefitted Property.

Improvement Area #3

- The site plan for Block K-2(A), was submitted to the City on November 1, 2021, consisting of 18,172 square feet of Commercial Lot Type 2.
- The preliminary site plan for Block K-2(C) was submitted to the City on March 11, 2022, consisting of 6,050 square feet of Commercial Lot Type 2.
- The site plan for The Station Multi-Family Phase 2 (Block D partial) was submitted to the

city on December 14, 2021, consisting of 297 Multi-Family units.

- The site plan for Sparrow Senior Living (Block F) was submitted to the City on April 14, 2021, consisting of 193 Multi-Family units.
- The site plan for TRHS MOB One Block B, Lot 3 (Block L3) was submitted to the city originally on December 16, 2020, and resubmitted on February 23, 2021, consisting of 66,600 square feet of Commercial Lot Type 2.
- The master site plan – West Tract for Trinity Regional Hospital Sachse Medical Office Building 1 was submitted to the City on October 28, 2020, consisting of one building containing 66,600 square feet of Commercial Lot Type 2 (which is the same building as in the site plan for TRHS MOB One Block B, Lot 3), and an additional building containing an additional 20,000 square feet of Commercial Lot Type 2 on Block L2, for a total of 86,600 square feet of Commercial Lot Type 2. The final plat for Block L2 and Block L3 has been approved by the City.
- The preliminary site plan for 3810 Miles Rd (Block H1 partial) was submitted to the City on May 12, 2023, consisting of 4,550 square feet of Commercial Lot Type 2.

Improvement Area #4

- The conceptual site plan for Block I was submitted to the City in March of 2022 and consists of 103,680 square feet of Commercial Lot Type 3.

Improvement Area #5

- The preliminary site plan for Project Apollo (Block J) was submitted to the City in September of 2021 and consists of 218,792 square feet of Commercial Lot Type 3.

See **Appendix A** for the buyer disclosure for the Operations and Maintenance Assessment.

SECTION III AUTHORIZED IMPROVEMENTS

The Operations and Maintenance Assessment will be levied annually on all Parcels of Assessed Property to pay for Operations and Maintenance Costs. For all Parcels of Assessed Property, the Operations and Maintenance Assessment was initially levied in an amount that resulted in a tax rate equivalent equal to \$0.025 per \$100 of taxable assessed value. In no event will the Operations and Maintenance Assessment exceed the City's actual costs for operating and maintaining the Authorized Improvements.

The Authorized Improvements of the District include:

A. Major Improvements

- *Station Blvd/Bunker Hill Road*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Hudson Road*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Merritt Road*

Improvements include landscaping enhancements, screen walls, and retaining walls for the right-of-way of Merritt Road.

- *Commons Parkway/Street A*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way. The street improvements will provide a benefit to all property within the District.

- *Heritage Park Improvements*

Improvements include earthwork, excavation, erosion control, retaining wall, signage, playground equipment, shade structures, park furniture fixtures, fountains, splash pad, parking, sidewalks, trails, drainage infrastructure, landscaping, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas.

- *Regional Detention*

Improvements include clearing, pond excavation, soil testing, retaining walls, erosion control, piping of inbound and outbound drainage lines, and construction of outlet structures. Hardscape and landscape improvements including a boardwalk, pedestrian bridge, trails, re-vegetation, and fountains are also included.

- *Master Water Line Extension*

Improvements including trench excavation and embedment, trench safety, piping, fire hydrant assemblies, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide water service to the District.

- *Master Sewer Main Extension – Line A*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.
- *Master Sewer Main Extension – Line B*

Improvements including trench excavation and embedment, trench safety, piping, boring, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.
- *Master Entry Monumentation/Artwork*

Improvements include public entry signage components such as monument signs, lighting, brick wall footings, and landscaping. Public art features such as statues and monuments are also included.
- *Public Collector Road B/Street B*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps and sidewalks located within the right of way. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.
- *Soft Costs*

Costs related to designing, constructing, installing, and financing the Major Improvements, including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, District Formation Costs, and other PID costs incurred and paid by the Developer.

B. Improvement Area #1 Improvements

- *Public Parking Access and In-Tract Improvements/Public Parking Area*
 - *Street*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel, testing, ADA ramps, striping, drainage infrastructure, TxDOT Improvements, and curb cut driveways. All related earthwork, excavation, erosion control, retaining walls, street signs and traffic safety signs, landscaping, and irrigation and re-vegetation of all disturbed areas within the right of way are also included.

- *Water*

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

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

Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rip rap, outfalls, and testing as well as all related earthwork, excavation, erosion control, drainage ponds, retaining walls, and necessary appurtenances to provide storm drainage for all Lots within Improvement Area #1.
- *Phase 1 SF/East Tract*
 - *Public Open Space*

Improvements include earthwork, excavation, erosion control, retaining walls, signage, playground equipment, shade structures, park furniture fixtures, lighting, fountains, parking, sidewalks, trails, drainage infrastructure, landscaping, screen wall, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas within public open space,
 - *Street*

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

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

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

- *Storm Drainage*

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

- *Soft Costs*

Costs related to designing, constructing, and installing, and financing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, and other PID costs incurred and paid by the Developer.

SECTION IV: SERVICE PLAN

The PID Act requires the annual indebtedness and projected costs - Service Plan - for the Maintenance Assessment, DPS Services Assessment, and Annual Collection Costs to be reviewed and updated annually, and the projection shall cover a period of not less than five years. The Service Plan is also required to include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. **Exhibit B** summarizes the Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2025 O&M Service and Assessment Plan, and any future O&M Service and Assessment Plans, shall include a form of the buyer disclosures for the District. The notice form required by Section 5.014 of the Texas Property Code is attached hereto as **Appendix A**.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the Operation and Maintenance Costs to the Assessed Property based on the special benefit received from the provision of the operation and maintenance of the Authorized Improvements. The PID Act provides that such costs may be apportioned in any manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefitted.

A. Assessment Methodology

1. The City will prepare and provide to the Administrator a budget for the Operations and

Maintenance Costs. The budget for the Operations and Maintenance Costs for 2025 is attached hereto as **Exhibit E**.

2. The Operations and Maintenance Assessment was initially levied in an amount that resulted in a tax rate equivalent equal to \$0.025 per \$100 of taxable ad valorem property value on property similarly benefitted within the District, but in no event will the aggregate annual Operations and Maintenance Assessment be greater than the annual budgeted Operations and Maintenance Costs.
3. The District will receive special benefit equal to or greater than the Operations and Maintenance Assessment as a result of the City performing the operations and maintenance of the Authorized Improvements

SECTION VI: TERMS OF THE ASSESSMENTS

A. Operations and Maintenance Assessments and Annual Installments

1. The City will prepare or cause to be prepared and provide to the Administrator a budget for the Supplemental Services annually.
2. Operations and Maintenance Assessments and the Annual Installments thereof shall be calculated and collected each year in an amount sufficient to pay for the Supplemental Services.
3. The Operations and Maintenance Assessments will be levied annually on all Parcels of Assessed Property to pay for the costs of the Supplemental Services based on the Taxable Value of each Assessed Property.

B. Payment of Operations and Maintenance Assessments in Annual Installments

1. Operations and Maintenance Assessments are subject to adjustment in each O&M Service and Assessment Plan based on the Supplemental Services as directed by the City Council.
2. The Administrator shall prepare and submit to the City Council for its review and approval a preliminary O&M Service and Assessment Plan, including an updated Assessment Roll based on the budgeted Supplemental Services.
3. The preliminary O&M Service and Assessment Plan will be placed in the City Secretary's office for inspection, and the City Council will consider a resolution to call a public hearing and will cause notices to be mailed to all property owners within the District and published in the newspaper of record in accordance with the PID Act.
4. The Administrator shall prepare and submit to the City Council for its review and

approval a final O&M Service and Assessment Plan to allow for the billing and collection of Annual Installments. Each O&M Service and Assessment Plan shall include an updated Assessment Roll, and updated calculations of Annual Installments. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes; the City Council may provide for other means of collecting Annual Installments. Annual Installments shall be subject to the penalties and procedures in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City.

5. The Operations and Maintenance Assessment and the Annual Installment thereof shall be delinquent if not paid prior to February 1, 2026. For each year thereafter, each Operations and Maintenance Assessment and the Annual Installment thereof shall be delinquent if not paid prior to February 1 of the year following the effective date of the O&M Assessment Ordinance levying the Operations and Maintenance Assessment.

SECTION VII: ASSESSMENT ROLL

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

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 O&M Service and Assessment Plan, including, but not limited to, any calculation made as part of any O&M Service and Assessment Plan, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City within 30 days of the mailing of a bill for the Annual Installment resulting from the O&M Service and Assessment Plan; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the owner within 30 days of such receipt. The

City Council shall consider the owner's notice of error and the Administrator's response, and within 30 days, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2025 O&M Service and Assessment Plan, the applicable Assessment Ordinance levying the Operations and Maintenance Assessment, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2025 O&M Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2025 O&M Service and Assessment Plan may be amended without notice to property owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Operations and Maintenance Assessments, Annual Installments, and other charges imposed by this 2025 O&M Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 O&M Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 O&M Service and Assessment Plan. Interpretations of this 2025 O&M Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the property owners and developers and their successors and assigns.

D. Form of Buyer Disclosure/Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 2025 O&M Service and Assessment Plan, and any future O&M A&R Service and Assessment Plans, shall include a form of the buyer disclosures for the District. The buyer disclosure is attached hereto as **Appendix A**. Within seven days of approval by the City Commission, the City shall file and record in the real property records of the County the executed ordinance of this 2025 O&M Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2025 O&M Service and Assessment Plan or any future O&M A&R Service and Assessment Plans shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2025 O&M Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions of the 2025 O&M Service and Assessment Plan.

EXHIBITS

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

- Exhibit A-1** Improvement Area #1 Assessment Roll
- Exhibit A-2** Major Improvement Area Assessment Roll
- Exhibit B** Service Plan
- Exhibit C-1** Map of District
- Exhibit C-2** Map of Major Improvement Area and Improvement Area #1
- Exhibit D-1** District Legal Description
- Exhibit D-2** Improvement Area #1 Legal Description
- Exhibit D-3** Major Improvement Area Legal Description
- Exhibit D-4** City Land Depiction
- Exhibit E** O&M Budget

APPENDICES

- Appendix A** Buyer Disclosure

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	A		B		C		$D = (A \div 100) \times (B + C)$
		Appraised Taxable Value ^[b]	Annual Collection	O&M Assessment ^[c]	Costs	Annual Installment Due 1/31/2026		
480119100A0010000	Single Family	\$ 548,140.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.72		
480119100A0020000	Single Family	\$ 518,200.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 287.13		
480119100ACA10000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -		
480119100A0030000	Single Family	\$ 587,250.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 325.39		
480119100A0040000	Single Family	\$ 595,970.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 330.23		
480119100A0050000	Single Family	\$ 548,550.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.95		
480119100A0060000	Single Family	\$ 499,860.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 276.97		
480119100A0070000	Single Family	\$ 560,620.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 310.64		
480119100A0080000	Single Family	\$ 497,860.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 275.86		
480119100A0090000	Single Family	\$ 510,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 282.59		
480119100A0100000	Single Family	\$ 585,670.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 324.52		
480119100A0110000	Single Family	\$ 562,900.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 311.90		
480119100A0120000	Single Family	\$ 587,250.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 325.39		
480119100A0130000	Single Family	\$ 539,140.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 298.74		
480119100A0140000	Single Family	\$ 579,270.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 320.97		
480119100B0010000	Single Family	\$ 641,120.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 355.24		
480119100B0020000	Single Family	\$ 415,660.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 230.32		
480119100B0030000	Single Family	\$ 501,040.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 277.63		
480119100BCA20000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -		
480119100B0040000	Single Family	\$ 495,800.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 274.72		
480119100B0050000	Single Family	\$ 501,230.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 277.73		
480119100B0060000	Single Family	\$ 433,100.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 239.98		
480119100B0070000	Single Family	\$ 516,930.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.43		
480119100B0080000	Single Family	\$ 563,100.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 312.01		
480119100B0090000	Single Family	\$ 512,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 283.80		
480119100B0100000	Single Family	\$ 622,100.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 344.70		
480119100B0110000	Single Family	\$ 552,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 305.86		
480119100C0010000	Single Family	\$ 594,720.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 329.53		
480119100C0020000	Single Family	\$ 538,330.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 298.29		
480119100C0030000	Single Family	\$ 517,760.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.89		
480119100C0040000	Single Family	\$ 530,530.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 293.97		
480119100C0050000	Single Family	\$ 423,830.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 234.84		
480119100C0060000	Single Family	\$ 545,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 301.98		
480119100C0070000	Single Family	\$ 561,400.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 311.07		
480119100C0080000	Single Family	\$ 542,710.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 300.71		
480119100C0090000	Single Family	\$ 547,700.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.48		
480119100C0100000	Single Family	\$ 525,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 290.90		
480119100C0110000	Single Family	\$ 642,890.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 356.22		
480119100C0120000	Single Family	\$ 548,200.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.76		
480119100C0130000	Single Family	\$ 533,560.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 295.64		
480119100C0140000	Single Family	\$ 558,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 309.34		
480119100D0010000	Single Family	\$ 547,120.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.16		
480119100D0020000	Single Family	\$ 519,950.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 288.10		
480119100D0030000	Single Family	\$ 586,090.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 324.75		
480119100D0040000	Single Family	\$ 475,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 263.20		
480119100D0050000	Single Family	\$ 566,470.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 313.88		
480119100D0060000	Single Family	\$ 579,270.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 320.97		
480119100D0070000	Single Family	\$ 547,120.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.16		
480119100D0080000	Single Family	\$ 527,510.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 292.29		
480119100D0090000	Single Family	\$ 575,730.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 319.01		

Property ID ^[a]	Lot Type	A		B		C		D = (A ÷ 100) × (B + C)	
		Appraised Taxable Value ^[b]	Annual Collection Costs	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2026			
480119100D0100000	Single Family	\$ 556,380.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 308.29	\$ 308.29	\$ 308.29	\$ 308.29
480119100D0110000	Single Family	\$ 561,650.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 311.21	\$ 311.21	\$ 311.21	\$ 311.21
480119100D0120000	Single Family	\$ 530,560.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 293.98	\$ 293.98	\$ 293.98	\$ 293.98
480119100D0130000	Single Family	\$ 547,120.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.16	\$ 303.16	\$ 303.16	\$ 303.16
480119100D0140000	Single Family	\$ 513,600.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 284.58	\$ 284.58	\$ 284.58	\$ 284.58
480119100D0150000	Single Family	\$ 518,200.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 287.13	\$ 287.13	\$ 287.13	\$ 287.13
480119100D0160000	Single Family	\$ 586,090.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 324.75	\$ 324.75	\$ 324.75	\$ 324.75
480119100D0170000	Single Family	\$ 498,860.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 276.42	\$ 276.42	\$ 276.42	\$ 276.42
480119100D0180000	Single Family	\$ 558,830.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 309.65	\$ 309.65	\$ 309.65	\$ 309.65
480119100D0190000	Single Family	\$ 548,140.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.72	\$ 303.72	\$ 303.72	\$ 303.72
480119100D0200000	Single Family	\$ 557,760.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 309.05	\$ 309.05	\$ 309.05	\$ 309.05
480119100D0210000	Single Family	\$ 555,170.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 307.62	\$ 307.62	\$ 307.62	\$ 307.62
480119100D0220000	Single Family	\$ 582,750.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 322.90	\$ 322.90	\$ 322.90	\$ 322.90
480119100D0230000	Single Family	\$ 512,250.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 283.84	\$ 283.84	\$ 283.84	\$ 283.84
480119100D0240000	Single Family	\$ 530,530.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 293.97	\$ 293.97	\$ 293.97	\$ 293.97
480119100D0250000	Single Family	\$ 586,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 324.70	\$ 324.70	\$ 324.70	\$ 324.70
480119100D0260000	Single Family	\$ 530,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 293.67	\$ 293.67	\$ 293.67	\$ 293.67
480119100DCA50000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100E0010000	Single Family	\$ 539,140.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 298.74	\$ 298.74	\$ 298.74	\$ 298.74
480119100E0020000	Single Family	\$ 433,100.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 239.98	\$ 239.98	\$ 239.98	\$ 239.98
480119100ECA30000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100E0030000	Single Family	\$ 500,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 277.05	\$ 277.05	\$ 277.05	\$ 277.05
480119100E0040000	Single Family	\$ 493,510.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 273.45	\$ 273.45	\$ 273.45	\$ 273.45
480119100E0050000	Single Family	\$ 511,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 283.14	\$ 283.14	\$ 283.14	\$ 283.14
480119100E0060000	Single Family	\$ 582,750.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 322.90	\$ 322.90	\$ 322.90	\$ 322.90
480119100E0070000	Single Family	\$ 497,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 275.39	\$ 275.39	\$ 275.39	\$ 275.39
480119100E0080000	Single Family	\$ 512,750.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 284.11	\$ 284.11	\$ 284.11	\$ 284.11
480119100E0090000	Single Family	\$ 594,720.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 329.53	\$ 329.53	\$ 329.53	\$ 329.53
480119100E0100000	Single Family	\$ 586,090.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 324.75	\$ 324.75	\$ 324.75	\$ 324.75
480119100E0110000	Single Family	\$ 517,760.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.89	\$ 286.89	\$ 286.89	\$ 286.89
480119100E0120000	Single Family	\$ 517,150.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.55	\$ 286.55	\$ 286.55	\$ 286.55
480119100E0130000	Single Family	\$ 513,790.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 284.69	\$ 284.69	\$ 284.69	\$ 284.69
480119100E0140000	Single Family	\$ 518,540.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 287.32	\$ 287.32	\$ 287.32	\$ 287.32
480119100E0150000	Single Family	\$ 516,200.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.03	\$ 286.03	\$ 286.03	\$ 286.03
480119100E0160000	Single Family	\$ 574,640.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 318.41	\$ 318.41	\$ 318.41	\$ 318.41
480119100E0170000	Single Family	\$ 504,720.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 279.66	\$ 279.66	\$ 279.66	\$ 279.66
480119100E0180000	Single Family	\$ 644,380.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 357.05	\$ 357.05	\$ 357.05	\$ 357.05
480119100E0190000	Single Family	\$ 505,510.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 280.10	\$ 280.10	\$ 280.10	\$ 280.10
480119100E0200000	Single Family	\$ 564,960.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 313.04	\$ 313.04	\$ 313.04	\$ 313.04
480119100E0210000	Single Family	\$ 533,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 295.43	\$ 295.43	\$ 295.43	\$ 295.43
480119100E0220000	Single Family	\$ 583,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 323.04	\$ 323.04	\$ 323.04	\$ 323.04
480119100E0230000	Single Family	\$ 533,110.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 295.40	\$ 295.40	\$ 295.40	\$ 295.40
480119100E0240000	Single Family	\$ 569,730.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 315.69	\$ 315.69	\$ 315.69	\$ 315.69
480119100E0250000	Single Family	\$ 582,750.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 322.90	\$ 322.90	\$ 322.90	\$ 322.90
480119100E0260000	Single Family	\$ 462,710.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 256.39	\$ 256.39	\$ 256.39	\$ 256.39
480119100E0270000	Single Family	\$ 599,960.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 332.44	\$ 332.44	\$ 332.44	\$ 332.44
480119100E0280000	Single Family	\$ 585,670.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 324.52	\$ 324.52	\$ 324.52	\$ 324.52
480119100E0290000	Single Family	\$ 516,930.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.43	\$ 286.43	\$ 286.43	\$ 286.43
480119100F0010000	Single Family	\$ 453,640.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 251.36	\$ 251.36	\$ 251.36	\$ 251.36
480119100F0020000	Single Family	\$ 490,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 271.51	\$ 271.51	\$ 271.51	\$ 271.51

Property ID ^[a]	Lot Type	A		B		C		D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ^[b]	Assessment ^[c]	O&M	Annual Collection Costs	Annual Installment Due 1/31/2026		
480119100F0030000	Single Family	\$ 599,960.00	\$ 0.0500	\$ 0.0054	\$ 332.44			
480119100F0040000	Single Family	\$ 505,430.00	\$ 0.0500	\$ 0.0054	\$ 280.06			
480119100F0050000	Single Family	\$ 560,350.00	\$ 0.0500	\$ 0.0054	\$ 310.49			
480119100F0060000	Single Family	\$ 502,950.00	\$ 0.0500	\$ 0.0054	\$ 278.68			
480119100F0070000	Single Family	\$ 539,140.00	\$ 0.0500	\$ 0.0054	\$ 298.74			
480119100F0080000	Single Family	\$ 500,000.00	\$ 0.0500	\$ 0.0054	\$ 277.05			
480119100F0090000	Single Family	\$ 542,220.00	\$ 0.0500	\$ 0.0054	\$ 300.44			
480119100F0100000	Single Family	\$ 527,370.00	\$ 0.0500	\$ 0.0054	\$ 292.21			
480119100F0110000	Single Family	\$ 619,510.00	\$ 0.0500	\$ 0.0054	\$ 343.27			
480119100F0120000	Single Family	\$ 560,000.00	\$ 0.0500	\$ 0.0054	\$ 310.29			
480119100F0130000	Single Family	\$ 518,570.00	\$ 0.0500	\$ 0.0054	\$ 287.34			
480119100F0140000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98			
480119100F0150000	Single Family	\$ 530,040.00	\$ 0.0500	\$ 0.0054	\$ 293.69			
480119100F0160000	Single Family	\$ 548,000.00	\$ 0.0500	\$ 0.0054	\$ 303.65			
480119100F0170000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39			
480119100F0180000	Single Family	\$ 630,000.00	\$ 0.0500	\$ 0.0054	\$ 349.08			
480119100F0190000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98			
480119100F0200000	Single Family	\$ 531,090.00	\$ 0.0500	\$ 0.0054	\$ 294.28			
480119100F0210000	Single Family	\$ 533,640.00	\$ 0.0500	\$ 0.0054	\$ 295.69			
480119100F0220000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75			
480119100F0230000	Single Family	\$ 596,890.00	\$ 0.0500	\$ 0.0054	\$ 330.74			
480119100F0240000	Single Family	\$ 517,760.00	\$ 0.0500	\$ 0.0054	\$ 286.89			
480119100F0250000	Single Family	\$ 582,750.00	\$ 0.0500	\$ 0.0054	\$ 322.90			
480119100G0010000	Single Family	\$ 558,830.00	\$ 0.0500	\$ 0.0054	\$ 309.65			
480119100G0020000	Single Family	\$ 539,010.00	\$ 0.0500	\$ 0.0054	\$ 298.66			
480119100G0030000	Single Family	\$ 521,580.00	\$ 0.0500	\$ 0.0054	\$ 289.01			
480119100G0040000	Single Family	\$ 434,000.00	\$ 0.0500	\$ 0.0054	\$ 240.48			
480119100G0050000	Single Family	\$ 497,010.00	\$ 0.0500	\$ 0.0054	\$ 275.39			
480119100G0060000	Single Family	\$ 505,690.00	\$ 0.0500	\$ 0.0054	\$ 280.20			
480119100G0070000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75			
480119100G0080000	Single Family	\$ 494,340.00	\$ 0.0500	\$ 0.0054	\$ 273.91			
480119100G0090000	Single Family	\$ 539,140.00	\$ 0.0500	\$ 0.0054	\$ 298.74			
480119100G0100000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39			
480119100G0110000	Single Family	\$ 504,050.00	\$ 0.0500	\$ 0.0054	\$ 279.29			
480119100G0120000	Single Family	\$ 580,670.00	\$ 0.0500	\$ 0.0054	\$ 321.75			
480119100G0130000	Single Family	\$ 587,250.00	\$ 0.0500	\$ 0.0054	\$ 325.39			
480119100G0140000	Single Family	\$ 493,510.00	\$ 0.0500	\$ 0.0054	\$ 273.45			
480119100G0150000	Single Family	\$ 582,750.00	\$ 0.0500	\$ 0.0054	\$ 322.90			
480119100G0160000	Single Family	\$ 533,560.00	\$ 0.0500	\$ 0.0054	\$ 295.64			
480119100G0170000	Single Family	\$ 525,000.00	\$ 0.0500	\$ 0.0054	\$ 290.90			
480119100G0180000	Single Family	\$ 516,200.00	\$ 0.0500	\$ 0.0054	\$ 286.03			
480119100G0190000	Single Family	\$ 551,650.00	\$ 0.0500	\$ 0.0054	\$ 305.67			
480119100G0200000	Single Family	\$ 642,890.00	\$ 0.0500	\$ 0.0054	\$ 356.22			
480119100G0210000	Single Family	\$ 480,000.00	\$ 0.0500	\$ 0.0054	\$ 265.97			
480119100G0220000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98			
480119100G0230000	Single Family	\$ 516,930.00	\$ 0.0500	\$ 0.0054	\$ 286.43			
480119100G0240000	Single Family	\$ 642,890.00	\$ 0.0500	\$ 0.0054	\$ 356.22			
480119100G0250000	Single Family	\$ 594,720.00	\$ 0.0500	\$ 0.0054	\$ 329.53			
480119100G0260000	Single Family	\$ 586,090.00	\$ 0.0500	\$ 0.0054	\$ 324.75			
480119100G0270000	Single Family	\$ 433,100.00	\$ 0.0500	\$ 0.0054	\$ 239.98			

Property ID ^[a]	Lot Type	A		B		C		D = (A ÷ 100) × (B + C)
		Appraised Taxable Value ^[b]	Annual Collection	O&M Assessment ^[c]	Costs	Annual Installment Due 1/31/2026		
480119100G0280000	Single Family	\$ 542,170.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 300.42		
480119100G0290000	Single Family	\$ 516,930.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.43		
480119100H0010000	Single Family	\$ 539,140.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 298.74		
480119100H0020000	Single Family	\$ 558,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 309.34		
480119100H0030000	Single Family	\$ 379,150.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 210.09		
480119100H0040000	Single Family	\$ 497,050.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 275.41		
480119100H0050000	Single Family	\$ 578,110.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 320.33		
480119100I0010000	Single Family	\$ 547,120.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.16		
480119100I0020000	Single Family	\$ 536,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 297.00		
480119100I0030000	Single Family	\$ 558,830.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 309.65		
480119100I0040000	Single Family	\$ 517,760.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 286.89		
480119100I0050000	Single Family	\$ 547,120.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 303.16		
480119100I0060000	Single Family	\$ 513,600.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 284.58		
480119100I0070000	Single Family	\$ 480,620.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 266.31		
480119100I0080000	Single Family	\$ 555,170.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 307.62		
480119100I0090000	Single Family	\$ 574,640.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 318.41		
480119100I0100000	Single Family	\$ 587,250.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 325.39		
480119100I0110000	Townhome	\$ 383,490.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.49		
480119100I0120000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100I0130000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100I0140000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24		
480119100I0150000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24		
480119100I0160000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100I0170000	Townhome	\$ 383,490.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.49		
480119100I0180000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100I0190000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24		
480119100I0200000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100I0210000	Townhome	\$ 375,820.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 208.24		
480119100I0220000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100I0230000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100I0240000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100I0250000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24		
480119100I0260000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24		
480119100I0270000	Townhome	\$ 384,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.77		
480119100I0280000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100J0010000	Single Family	\$ 495,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 274.28		
480119100J0020000	Single Family	\$ 518,200.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 287.13		
480119100JCA40000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -		
480119100K0010000	Townhome	\$ 380,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 210.56		
480119100K0020000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100K0030000	Townhome	\$ 380,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 210.56		
480119100K0040000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100K0050000	Townhome	\$ 375,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 207.79		
480119100K0060000	Townhome	\$ 383,490.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.49		
480119100K0070000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100K0080000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100K0090000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100K0100000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15		
480119100K0110000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		
480119100K0120000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77		

Property ID ^[a]	Lot Type	A		B		C		D = (A ÷ 100) × (B + C)	
		Appraised Taxable Value ^[b]	Annual Collection Costs	O&M Assessment ^[c]	Annual Collection Costs	Annual Installment Due 1/31/2026			
480119100K0130000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100K0140000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100KCA70000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100K0150000	Townhome	\$ 384,320.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.95	\$ 212.95	\$ 212.95	\$ 212.95
480119100K0160000	Townhome	\$ 384,320.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.95	\$ 212.95	\$ 212.95	\$ 212.95
480119100K0170000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100K0180000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100K0190000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100K0200000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100K0210000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100K0220000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100K0230000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100L0010000	Townhome	\$ 383,490.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.49	\$ 212.49	\$ 212.49	\$ 212.49
480119100L0020000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100L0030000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100L0040000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100L0050000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15	\$ 215.15	\$ 215.15	\$ 215.15
480119100L0060000	Townhome	\$ 383,490.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.49	\$ 212.49	\$ 212.49	\$ 212.49
480119100L0070000	Townhome	\$ 371,100.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 205.63	\$ 205.63	\$ 205.63	\$ 205.63
480119100L0080000	Townhome	\$ 372,000.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 206.12	\$ 206.12	\$ 206.12	\$ 206.12
480119100L0090000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15	\$ 215.15	\$ 215.15	\$ 215.15
480119100M0010000	Townhome	\$ 388,280.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 215.15	\$ 215.15	\$ 215.15	\$ 215.15
480119100M0020000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100M0030000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100M0040000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100M0050000	Townhome	\$ 383,490.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 212.49	\$ 212.49	\$ 212.49	\$ 212.49
480119100M0060000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100M0070000	Townhome	\$ 384,840.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 213.24	\$ 213.24	\$ 213.24	\$ 213.24
480119100M0080000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100M0090000	Townhome	\$ 382,180.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 211.77	\$ 211.77	\$ 211.77	\$ 211.77
480119100MCA60000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100NCA80000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100OCA90000	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119500A0010000	Multi-Family	\$ 72,365,340.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 40,097.50	\$ 40,097.50	\$ 40,097.50	\$ 40,097.50
480119700M0010000	Commercial 1	\$ 5,293,820.00	\$ 0.0054	\$ 0.0500	\$ 0.0054	\$ 2,933.30	\$ 2,933.30	\$ 2,933.30	\$ 2,933.30
Total		\$ 189,100,300.00	\$ 94,550.15	\$ 10,229.98	\$ 104,780.13				

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Per Dallas Central Appraisal District.

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2026 equal approximately \$0.0054. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT A-2 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID ^[a]	Block	Lot Type	A		B		C		D = (A ÷ 100) × (B + C)	
			Appraised Taxable Value ^[b]	Annual Collection	O&M Assessment ^[b]	Costs ^[c]	Annual Collection	Annual Collection	Annual Installment	Due 1/31/2026
480119100Z0010000	Block C	Single Family	\$ 516,910.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 286.42	\$ -
480119100Z0020000	Block C	Single Family	\$ 553,100.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 306.47	\$ -
480119100Z0030000	Block C	Single Family	\$ 560,000.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 310.29	\$ -
480119100Z0040000	Block C	Single Family	\$ 539,510.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 298.94	\$ -
480119100ZCA11000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100Z0050000	Block C	Single Family	\$ 481,340.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 266.71	\$ -
480119100Z0060000	Block C	Single Family	\$ 537,420.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 297.78	\$ -
480119100Z0070000	Block C	Single Family	\$ 540,210.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 299.33	\$ -
480119100Z0080000	Block C	Single Family	\$ 546,570.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 302.85	\$ -
480119100Z0090000	Block C	Single Family	\$ 539,680.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 299.04	\$ -
480119100Z0100000	Block C	Single Family	\$ 543,100.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 300.93	\$ -
480119100Z0110000	Block C	Single Family	\$ 433,160.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 240.01	\$ -
480119100Z0120000	Block C	Single Family	\$ 484,270.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 268.33	\$ -
480119100Z0130000	Block C	Single Family	\$ 580,280.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 321.53	\$ -
480119100Y0010000	Block C	Single Family	\$ 574,770.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 318.48	\$ -
480119100Y0020000	Block C	Single Family	\$ 509,590.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 282.36	\$ -
480119100Y0030000	Block C	Single Family	\$ 545,950.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 302.51	\$ -
480119100Y0040000	Block C	Single Family	\$ 545,950.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 302.51	\$ -
480119100Y0050000	Block C	Single Family	\$ 531,200.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 294.34	\$ -
480119100Y0060000	Block C	Single Family	\$ 531,670.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 294.60	\$ -
480119100Y0070000	Block C	Single Family	\$ 542,640.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 300.68	\$ -
480119100Y0080000	Block C	Single Family	\$ 570,780.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 316.27	\$ -
480119100Y0090000	Block C	Single Family	\$ 538,810.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 298.55	\$ -
480119100Y0100000	Block C	Single Family	\$ 489,600.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 271.29	\$ -
480119100Y0110000	Block C	Single Family	\$ 539,510.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 298.94	\$ -
480119100Y0120000	Block C	Single Family	\$ 536,370.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 297.20	\$ -
480119100Y0130000	Block C	Single Family	\$ 523,050.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 289.82	\$ -
480119100YCA20000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100X0010000	Block C	Single Family	\$ 537,940.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 298.07	\$ -
480119100X0020000	Block C	Single Family	\$ 517,860.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 286.95	\$ -
480119100X0030000	Block C	Single Family	\$ 553,100.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 306.47	\$ -
480119100X0040000	Block C	Single Family	\$ 432,260.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 239.51	\$ -
480119100X0050000	Block C	Single Family	\$ 515,000.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 285.36	\$ -
480119100X0060000	Block C	Single Family	\$ 510,770.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 283.02	\$ -
480119100X0070000	Block C	Single Family	\$ 543,510.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 301.16	\$ -
480119100X0080000	Block C	Single Family	\$ 549,750.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 304.62	\$ -
480119100X0090000	Block C	Single Family	\$ 529,500.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 293.39	\$ -
480119100X0100000	Block C	Single Family	\$ 489,170.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 271.05	\$ -
480119100X0110000	Block C	Single Family	\$ 544,910.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 301.93	\$ -
480119100X0120000	Block C	Single Family	\$ 508,990.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 282.03	\$ -
480119100XCA30000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100XCA40000	Block C	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119100X0130000	Block C	Single Family	\$ 548,050.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 303.67	\$ -
480119100X0140000	Block C	Single Family	\$ 540,000.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 299.21	\$ -
480119100X0150000	Block C	Single Family	\$ 538,290.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 298.27	\$ -
480119100X0160000	Block C	Single Family	\$ 554,580.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 307.29	\$ -
480119100X0170000	Block C	Single Family	\$ 573,550.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 317.80	\$ -
480119100X0180000	Block C	Single Family	\$ 553,100.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 306.47	\$ -
480119100X0190000	Block C	Single Family	\$ 563,030.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 311.97	\$ -
480119100X0200000	Block C	Single Family	\$ 553,420.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 306.65	\$ -
480119100X0210000	Block C	Single Family	\$ 509,970.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 282.57	\$ -
480119100X0220000	Block C	Single Family	\$ 430,560.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 238.57	\$ -
480119100X0230000	Block C	Single Family	\$ 583,170.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 323.13	\$ -
489071500S0010000	Block D1	Multi-Family	\$ 57,553,220.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 31,890.13	\$ -
65022863010020000	Block D2	Commercial 2	\$ 709,720.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 393.25	\$ -
65022863010020400	Block E	Commercial 2 & Commercial 3	\$ 2,037,630.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 1,129.05	\$ -
480118400B0020000	Block F	Multi-Family	\$ 48,642,480.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 26,952.71	\$ -
480118300B01A0000	Block G1	Commercial 2	\$ 212,640.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 117.82	\$ -
480118300B0040000	Block G2	Commercial 2	\$ 254,540.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 141.04	\$ -
480118300B0050000	Block G2	Commercial 2	\$ 265,300.00	\$ 0.0054	\$ 0.0500	\$ -	\$ 0.0054	\$ -	\$ 147.00	\$ -

Property ID ^[a]	Block	Lot Type	A		B		C		D = (A ÷ 100) × (B + C)
			Appraised Taxable Value ^[b]	O&M Assessment ^[b]	Annual Collection Costs ^[c]				
480118300B0060000	Block G2	Commercial 2	\$ 382,810.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 212.11
480041500A0030000	Block H1 (partial)	Commercial 2	\$ 938,180.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 519.84
480041500A0020000	Block H1 (partial)	Commercial 2	\$ 946,830.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 524.64
480041500A0010000	Block H1 (partial)	Commercial 2	\$ 568,190.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 314.83
65092877510020200	Block H2	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65022863010040200	Block I	Commercial 3	\$ 2,476,630.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 1,372.30
65022863010080000	Block J	Commercial 3	\$ 70,381,630.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 38,998.33
480119800Q0010000	Block K-2(A)	Commercial 2	\$ 5,703,750.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 3,160.44
480119800Q0020000	Block K-2(A)	Commercial 2	\$ 330,850.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 183.32
65100943010030000	Block K-2(B)	Commercial 2	\$ 65,370.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 36.22
65100943010020000	Block K-2(B)	Commercial 2	\$ 168,010.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 93.09
65100943010030400	Block K-2(B)	Commercial 2	\$ 299,160.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 165.76
65100943010020100	Block K-2(B)	Commercial 2	\$ 1,000.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.55
480129900T0020000	Block K-2(C)	Commercial 2	\$ 2,326,800.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 1,289.28
65022863010030000	Block K-3	Commercial 2	\$ 542,350.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 300.52
480118300A0010000	Block L1	Commercial 2	\$ 1,559,820.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 864.29
480118400A0020000	Block L2	Commercial 2	\$ 520,430.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 288.37
480118400A0030000	Block L3	Commercial 2	\$ 15,277,480.00	\$ 0.0500	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 8,465.22
65022863010100000	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65022863010100500	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65100037010050100	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
480119600M11A0000	City Land	Non-Benefitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total			\$ 238,180,740.00	\$ 119,090.37	\$ 12,885.14	\$ 12,885.14	\$ 12,885.14	\$ 12,885.14	\$ 131,975.51

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Per Dallas Central Appraisal District. Values subject to change.

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately \$0.0500 and the Annual Collection Costs due 1/31/2026 equal approximately \$0.0054. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT B – SERVICE PLAN

Year	Improvement Area #1					10
	6	7	8	9		
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Appraised Taxable Value ^[a]	A	\$ 189,100,300.00	\$ 192,882,306.00	\$ 196,739,952.12	\$ 196,739,953.14	\$ 200,674,752.20
Operation and Maintenance Assessment ^{[b], [c]}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ^[c]	C	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 104,780.13	\$ 106,875.73	\$ 109,013.25	\$ 109,013.25	\$ 111,193.51

Year	Major Improvement Area					10
	6	7	8	9		
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Appraised Taxable Value ^[a]	A	\$ 238,180,740.00	\$ 286,932,572.41	\$ 292,671,223.85	\$ 298,524,648.33	\$ 304,495,141.30
Operation and Maintenance Assessment ^{[b], [c]}	B	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500	\$ 0.0500
Annual Collection Costs ^[c]	C	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054	\$ 0.0054
Total Annual Installment	D = (A ÷ 100) × (B + C)	\$ 131,975.51	\$ 158,988.81	\$ 162,168.59	\$ 165,411.96	\$ 168,720.20

Footnotes:

[a] Appraised Values per the 2025 values from Dallas Central Appraisal District. Each following year is an estimate only, based on absorption schedule provided by the Developer.

[b] Per the O&M Service and Assessment Plan, the Operations and Maintenance Assessment (per \$100 of Appraised Value).

[c] The Operations and Maintenance Assessment due 1/31/2026 equals approximately \$0.05 and the Annual Collection Costs due 1/31/2026 equal approximately \$0.0054 for Improvement Area #1 and \$0.0054 for the Major Improvement Area. Both will be adjusted each year based on actual Operations and Maintenance Costs and administrative costs.

EXHIBIT C-1 – MAP OF THE DISTRICT/BLOCK MAP

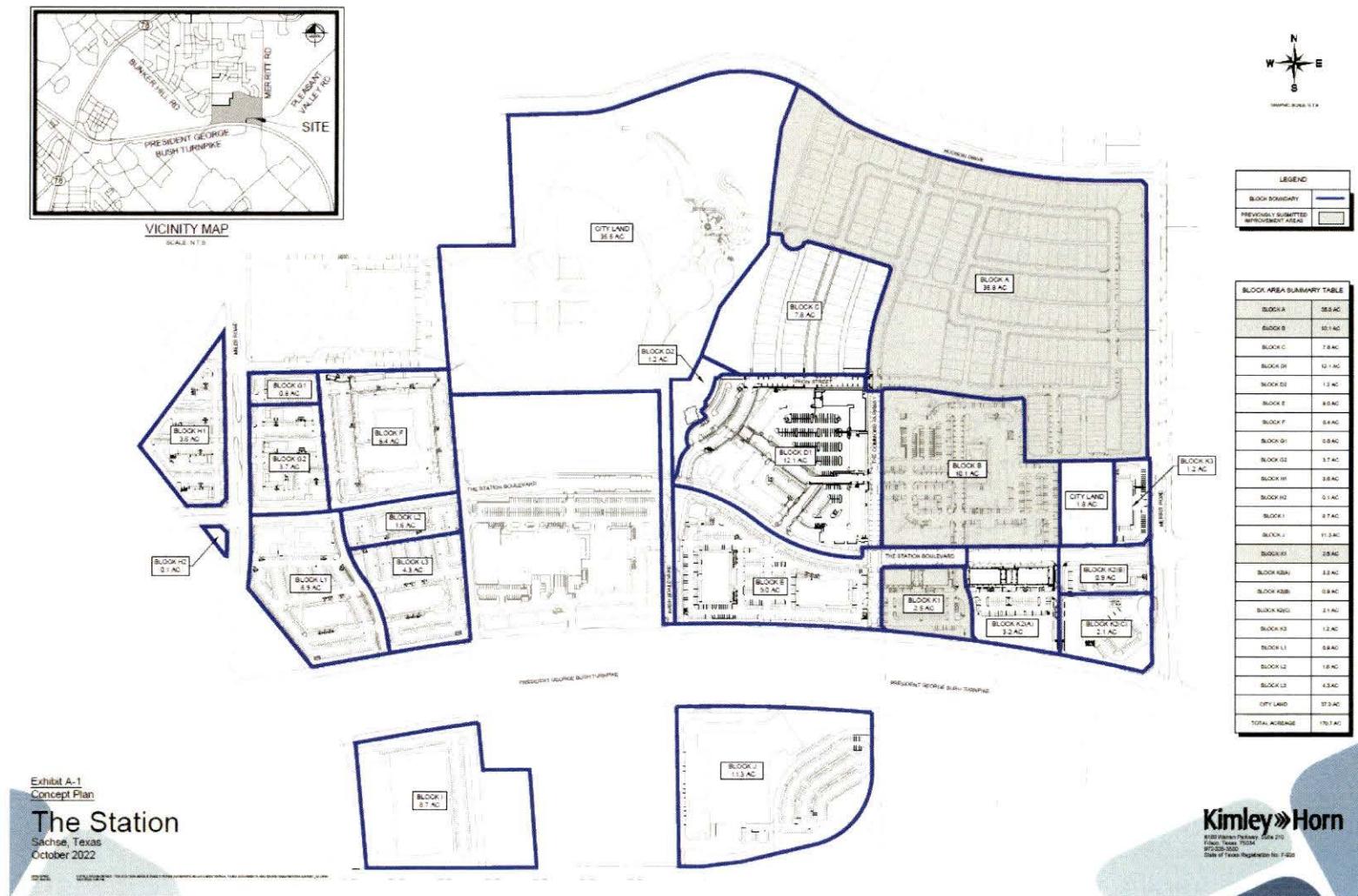


EXHIBIT C-2 – MAP OF MAJOR IMPROVEMENT AREA AND IMPROVEMENT AREA #1

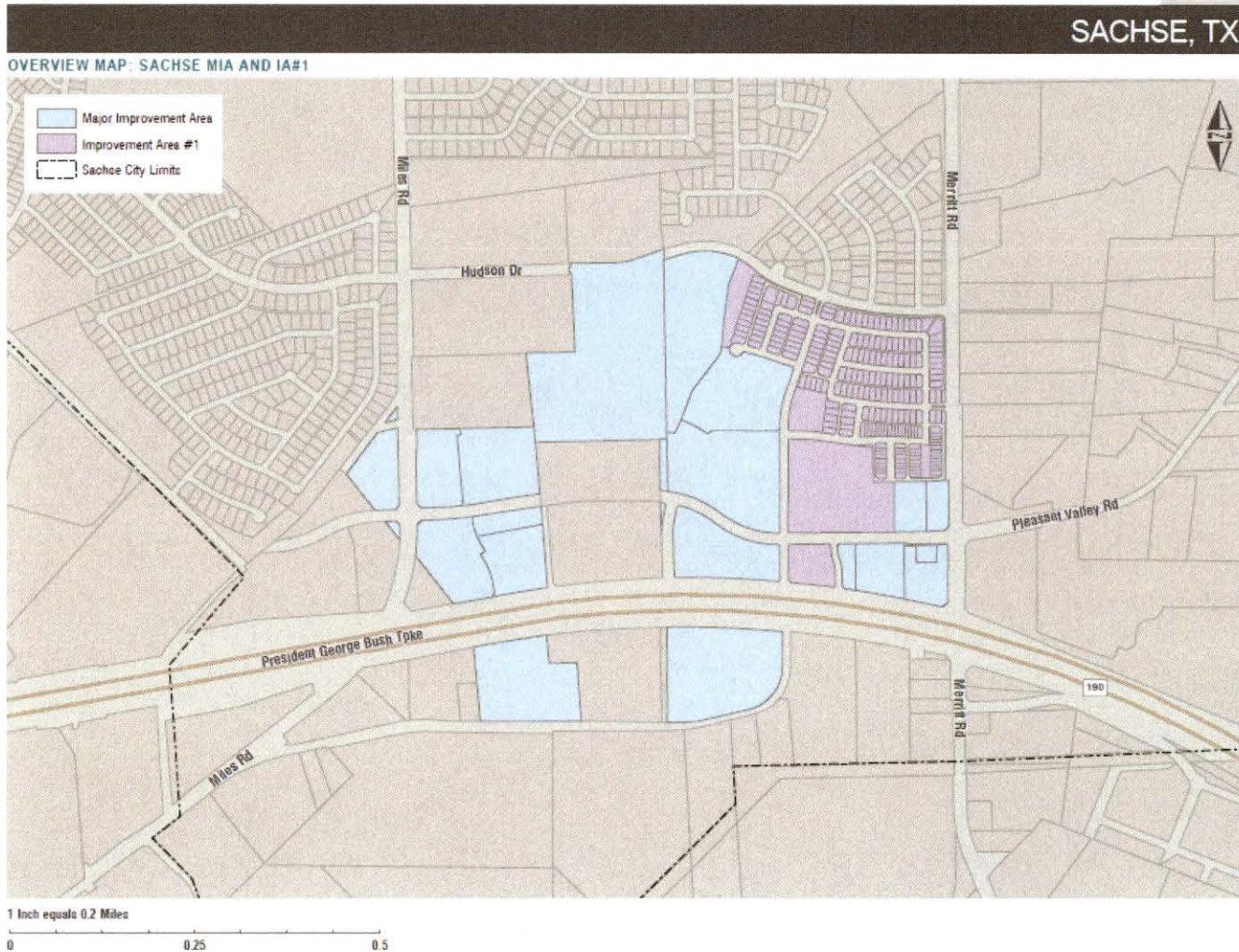


EXHIBIT D-1 – DISTRICT LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF PROPERTY 170.686 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the McKinney and Williams Survey, Abstract No. 1000, and the Zach Motley survey, abstract No. 1009 also being a portion of a 78.13-acre tract of land and a 33.63 acre tract described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, all of a tract of land described by deed to Maurice McClain recorded in Volume 172, Page 96 of the Deed Records of Dallas County, Texas, all of a tract of land to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas, a portion of a tract of land described by deed to Maurice L. McClain recorded in Volume 8006, Page 1624 of the Deed Records of Dallas County, Texas, a portion of a tract of land described by deed to Donald K. McClain as recorded in Volume 73241, Page 1588 of the Deed Records of Dallas County, Texas, and a portion of a tract of land described by deed to the City of Sachse as recorded in Volume 94150, Page 6284 and Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 78.13-acre tract to Children's Medical Center Foundation, also lying on the west line of Merritt Road, a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

THENCE South 00 degrees 17 minutes 44 seconds East, a distance of 749.92 feet to a point for corner;

THENCE South 89 degrees 49 minutes 07 seconds West, a distance of 19.40 feet to a point for corner;

THENCE South 00 degrees 58 minutes 54 seconds East, a distance of 166.49 feet to a point for corner;

THENCE South 87 degrees 23 minutes 36 seconds West, a distance of 8.33 feet to a point for corner;

THENCE South 00 degrees 30 minutes 05 seconds East, a distance of 325.91 feet to a point for corner;

THENCE South 01 degrees 26 minutes 08 seconds East, a distance of 310.38 feet to a point for corner;

THENCE South 84 degrees 19 minutes 28 seconds West, a distance of 5.28 feet to a point for corner;

THENCE South 00 degrees 38 minutes 08 seconds East, a distance of 233.16 feet to a point for corner;

THENCE South 46 degrees 54 minutes 32 seconds West, a distance of 52.21 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7815.00 feet, a central angle of 08 degrees 03 minutes 10 seconds, an arc length of 1098.38 feet, a chord bearing of North 80 degrees 56 minutes 08 seconds West, a distance of 1097.48 feet point for corner;

THENCE North 85 degrees 45 minutes 34 seconds West, a distance of 59.41 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7813.20 feet, a central angle of 06 degrees 03 minutes 12 seconds, an arc length of 825.47 feet, a chord bearing of North 88 degrees 24 minutes 26 seconds West, a distance of 825.09 feet point for corner;

THENCE North 01 degrees 00 minutes 01 seconds West, a distance of 991.09 feet to a point for corner;

THENCE South 88 degrees 53 minutes 13 seconds West, a distance of 919.49 feet to a point for corner;

THENCE South 04 degrees 12 minutes 40 seconds East, a distance of 59.32 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 555.00 feet, a central angle of 17 degrees 05 minutes 04 seconds, an arc length of 165.49 feet, a chord bearing of South 51 degrees 33 minutes 33 seconds West, a distance of 164.88 feet point for corner;

THENCE South 43 degrees 01 minutes 02 seconds West, a distance of 87.64 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 755.00 feet, a central angle of 45 degrees 57 minutes 01 seconds, an arc length of 605.50 feet, a chord bearing of South 65 degrees 59 minutes 32 seconds West, a distance of 589.40 feet point for corner;

THENCE South 88 degrees 58 minutes 01 seconds West, a distance of 100.58 feet to a point for corner;

THENCE North 46 degrees 16 minutes 56 seconds West, a distance of 32.97 feet to a point for corner;

THENCE North 01 degrees 04 minutes 22 seconds West, a distance of 309.36 feet to a point for corner;

THENCE North 03 degrees 17 minutes 48 seconds East, a distance of 144.44 feet to a point for corner;

THENCE North 01 degrees 04 minutes 34 seconds West, a distance of 83.55 feet to a point for corner;

THENCE North 88 degrees 43 minutes 23 seconds East, a distance of 836.14 feet to a point for corner;

THENCE North 05 degrees 17 minutes 52 seconds West, a distance of 524.29 feet to a point for corner;

THENCE North 89 degrees 41 minutes 29 seconds East, a distance of 315.73 feet to a point for corner;

THENCE North 02 degrees 40 minutes 19 seconds West, a distance of 556.10 feet to a point for corner;

THENCE North 88 degrees 29 minutes 17 seconds East, a distance of 307.90 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 530.00 feet, a central angle of 17 degrees 56 minutes 09 seconds, an arc length of 165.91 feet, a chord bearing of North 79 degrees 31 minutes 12 seconds East, a distance of 165.23 feet point for corner;

THENCE North 70 degrees 32 minutes 53 seconds East, a distance of 347.25 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 538.50 feet, a central angle of 46 degrees 15 minutes 42

seconds, an arc length of 434.79 feet, a chord bearing of South 86 degrees 19 minutes 45 seconds East, a distance of 423.08 feet point for corner;

THENCE North 21 degrees 19 minutes 27 seconds East, a distance of 34.92 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet point for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet point for corner for the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet point for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, a distance of 110.00 feet to a point for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, a distance of 67.22 feet to a point for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, a distance of 173.94 feet to a to the **POINT OF BEGINNING**, containing 5,748,388 square Feet, or 131.965 acres of land.

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "W.A.I." found for the northwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas, also lying on the southwest line of said 4.07-acre tract and the northeast line of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 326.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for most westerly corner of said 4.07-acre tract, also lying on the southeast line of Old Miles Road a variable width right-of-way;

THENCE North 36 degrees 49 minutes 36 seconds East, along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract, a distance of 564.86 feet to a 1/2 inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the left;

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central angle of 03 degrees 53 minutes 34 seconds, an arc length of 39.80 feet, a chord bearing of North 34 degrees 51 minutes 58 seconds East, a distance of 39.80 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said 4.07-acre tract, also lying on the west line of Miles Road a variable width right-of-way;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of Miles Road, a distance of 708.15 feet

to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE leaving the west line of said Miles Road along the northerly line of said right-of-way dedication the following courses and distances:

South 43 degrees 28 minutes 06 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 88 degrees 28 minutes 07 seconds West, a distance of 120.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

with said curve to the left having a radius of 845.00 feet, a central angle of 01 degrees 36 minutes 24 seconds, an arc length of 23.69 feet, a chord bearing of South 87 degrees 39 minutes 54 seconds West, a distance of 23.69 feet to the **POINT OF BEGINNING** containing 157,785 Square Feet, or 3.622 Acres of land.

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" found for the southeast corner of said 4.07-acre tract, same being the northeast corner of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas, also lying on the west line of Miles Road a variable width right-of-way;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 165.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE North 88 degrees 28 minutes 07 seconds East, along the south line of said right-of-way dedication, a distance of 77.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for a corner clip of same;

THENCE South 46 degrees 31 minutes 54 seconds East, continuing along said right-of-way dedication, a distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of the aforementioned Miles Road;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of said Miles Road, a distance of 2.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

THENCE continuing along the east line of said Miles Road with said curve to the right having a radius of 1450.00 feet, a central angle of 04 degrees 05 minutes 05 seconds, an arc length of 103.38 feet, a chord bearing of South 01 degrees 06 minutes 22 seconds West, a distance of 103.35 feet to the **POINT OF BEGINNING**, containing 6,655 Square Feet, or 0.153 Acre.

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of an 8.68-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 8.68-acre tract also lying on the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE North 79 degrees 45 minutes 22 seconds East, along the south line of said President George Bush Turnpike, a distance of 218.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE continuing along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 02 degrees 19 minutes 19 seconds, an arc length of 302.51 feet, a chord bearing of North 80 degrees 55 minutes 01 seconds East, a distance of 302.49 feet to a 5/8 inch iron rod found for the northeast corner of said 8.68 acre tract, also lying on the westerly line of a tract of land described by deed to Batsu Enterprises recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said 8.68-acre tract and said Batsu Enterprises tract the following courses and distances:

South 05 degrees 29 minutes 08 seconds East, a distance of 202.09 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 33 minutes 14 seconds East, a distance of 196.48 feet to 5/8 inch iron rod with cap stamped "JBI" found for corner;

South 04 degrees 09 minutes 28 seconds East, a distance of 416.53 feet to a 5/8 inch iron rod with cap stamped "JBI" found for the southeast corner of said 8.68 acre tract and the southwest corner of said Batsu Enterprises tract, also lying on the north line of Pleasant Valley road, a variable width right-of-way;

THENCE South 89 degrees 50 minutes 57 seconds West, along the north line of said Pleasant Valley Road, a distance of 712.69 feet to a 5/8-inch iron rod with cap stamped "JBI" found for the southwest corner of said 8.68-acre tract;

THENCE North 05 degrees 17 minutes 07 seconds West, along the west line of said 8.68-acre tract, a distance of 277.26 feet to a 1/2-inch iron rod found for an angle point in same for corner;

THENCE North 04 degrees 55 minutes 13 seconds West, continuing along the west line of said 8.68-acre tract, a distance of 255.12 feet to the **POINT OF BEGINNING**, containing 381,007 Square Feet, or 8.747 Acres of land.

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of a 11.27-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a T.X.D.O.T. aluminum cap stamped "2655" found for the northeast corner of said 11.27-acre tract also lying at the intersection of the west line of Pleasant Valley Road, a variable width right-of-way with the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE along the common line of said 11.27-acre tract and said Pleasant Valley Road the following courses and distances:

South 00 degrees 23 minutes 36 seconds East, a distance of 255.19 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

with said curve to the right having a radius of 311.06 feet, a central angle of 76 degrees 44 minutes 04 seconds, an

arc length of 416.59 feet, a chord bearing of South 37 degrees 58 minutes 24 seconds West, a distance of 386.15 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

South 76 degrees 28 minutes 32 seconds West, a distance of 320.80 feet to 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the right;

with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01 minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped "HALFF" found for corner;

North 89 degrees 46 minutes 07 seconds West, a distance of 96.34 feet to 1/2-inch iron rod with cap stamped "JBI" found for the southwest corner of said 11.27-acre tract, also lying on the east line of a tract of land described by deed to the City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 55 minutes 31 seconds West, along the common line of said 11.27-acre tract and said City of Sachse tract, a distance of 678.28 feet to 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 11.27-acre tract, also lying on the south line of the aforementioned President George Bush Turnpike, also for the beginning of a non-tangent curve to the right;

THENCE along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 06 degrees 18 minutes 35 seconds, an arc length of 822.09 feet, a chord bearing of South 88 degrees 21 minutes 02 seconds East, a distance of 821.67 feet to the **POINT OF BEGINNING**, containing 490,729 Square Feet, or 11.266 Acres of land.

LEGAL DESCRIPTION - Tract 6: 14.933 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "WAI" found for witness bears North 73°54' East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron

rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 14.933 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 01°02'31" West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 41°40' East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South 46°17'27" East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped "TNP" found for corner;

North 88°57'30" East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 45°49' East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of 45°57'00", having a radius of 755.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 69°15' East, 0.3 feet;

North 43°00'31" East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 68°18' East, 0.3 feet;

Northeasterly, along said tangent curve to the right through a central angle of 16°00'32", having a radius of 555.00 feet, a chord bearing of North 51°00'47" East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped "KHA" set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 58°28' East, 0.5 feet;

South 04°26'52" East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT D-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

METES AND BOUNDS DISCRIPTION OF IMPROVEMENT AREA #1 48.387 ACRES

IMPROVEMENT AREA #1 TRACT (1)

BEING a tract a 35.780 acre tract of land situated in the Richard Copeland Survey, abstract No. 228, also being a portion of a 78.13-acre tract of land called Tract (A) described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of a tract of land described by deed to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE through the interior of said Tract (A) the following courses and distances:

South 89 degrees 22 minutes 53 seconds West, a distance of 146.33 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 243.38 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 21 minutes 44 seconds West, a distance of 69.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 04 minutes 22 seconds West, a distance of 326.14 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 974.00 feet, a central angle of 07 degrees 30 minutes 44 seconds, an arc length of 127.70 feet, a chord bearing of North 85 degrees 49 minutes 43 seconds West, a distance of 127.61 feet

to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 89 degrees 35 minutes 05 seconds West, a distance of 136.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 03 minutes 11 seconds East, a distance of 70.82 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 776.00 feet, a central angle of 18 degrees 20 minutes 42 seconds, an arc length of 248.46 feet, a chord bearing of North 09 degrees 13 minutes 32 seconds East, a distance of 247.40 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 23 minutes 53 seconds East, a distance of 237.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 71 degrees 36 minutes 07 seconds West, a distance of 392.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 52.00 feet, a central angle of 203 degrees 25 minutes 03 seconds, an arc length of 184.62 feet, a chord bearing of North 59 degrees 53 minutes 35 seconds West, a distance of 101.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 65 degrees 53 minutes 58 seconds West, a distance of 73.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of said Tract (A) and the east line of a tract of land described by deed to the City of Sachse recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said Tract (A) and said City of Sachse tract the following courses and distances;

North 05 degrees 13 minutes 42 seconds East, a distance of 108.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 07 degrees 29 minutes 41 seconds East, a distance of 257.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 21 degrees 10 minutes 21 seconds East, a distance of 228.89 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner for the northwest corner of said Tract (A) also lying on the southerly line of Hudson Drive a variable width right-of-way, also for the beginning of a curve to the right;

THENCE along the north line of said Tract (A) and the southerly line of said Hudson Drive, with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet to a PK Nail found for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 110.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 67.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 173.94 feet to a 1/2 inch iron rod found for the northeast corner of said Tract (A), also lying on the west line of Merritt Road a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West along the west line of said Merritt Road, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for an angle point in same;

THENCE South 00 degrees 17 minutes 44 seconds East, continuing along the west line of said Merritt Road, a distance of 914.60 feet to a 5/8-inch iron rod with cap stamped "WAI" found for corner;

THENCE South 87 degrees 03 minutes 13 seconds West, leaving the west line of said Merritt Road, a distance of 177.54 feet to a 1/2-inch iron rod found for the northeast corner of said City of Sachse tract recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 05 minutes 27 seconds West, along the north line of last mentioned City of Sachse tract, a distance of 228.63 feet to the POINT OF BEGINNING containing 1,558,598 square feet, or 35.780 acres of land.

IMPROVEMENT AREA #1 TRACT (2)

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1 in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800267365, Official Public Records, Dallas 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 "RPLS 5430", found for the northwest corner of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, Official Public Records, Dallas County, Texas, same being an inner ell corner of said 76.043-acre tract of land described as Tract 1;

THENCE South 0°15'35" East, along the westerly line of said City of Sachse tract and an easterly line of said 76.043-acre tract of land described as Tract 1, a distance of 360.71 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner, from said corner, a 5/8-inch iron rod with a plastic cap, stamped "RPLS 5430" found for the southwest corner of said City of Frisco tract bears South 00°15'35" East, 20.45 feet;

THENCE South 89°25'20" West, departing the westerly line of said City of Sachse tract, the easterly line of said 76.043-acre tract of land described as Tract 1, crossing said Tract 1, a distance of 740.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 45°15'50" West, continuing across said Tract 1, a distance of 14.06 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 0°02'59" East, continuing across said Tract 1, a distance of 654.21 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 45°13'57" East, continuing across said Tract 1, a distance of 14.10 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 89°35'05" East, continuing across said Tract 1, a distance of 70.12 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner at the beginning of a tangent curve to the right having a central angle of 7°30'44", a radius of 974.00 feet, a chord bearing and distance of South 85°49'43" East, 127.61 feet;

THENCE in a southeasterly direction, continuing across said Tract 1, with said curve to the right, an arc distance of 127.70 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 82°04'22" East, continuing across said Tract 1, a distance of 326.14 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 82°21'44" East, continuing across said Tract 1, a distance of 69.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South $0^{\circ}37'07''$ East, continuing across said Tract 1, a distance of 243.39 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North $89^{\circ}22'53''$ East, continuing across said Tract 1, a distance of 146.33 feet to the POINT OF BEGINNING and containing 10.144 acres (441,887 square feet) of land, more or less.

IMPROVEMENT AREA #1 TRACT (3)

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southeast corner of Street "A" as dedicated in Pleasant Valley Road and Street A, an addition to the City of Sachse, Texas, according to the Final Plat, recorded in Instrument No. _____ Official Public Records, Dallas County, Texas, same also being on the southerly line of said 3.022-acre tract and the northerly right of way line of President George Bush Turnpike, a 350' wide right of way;

THENCE North $42^{\circ}29'16''$ West, departing the southerly line of said 3.022-acre tract, the northerly right of way line of said President George Bush Turnpike, and along the easterly line of said Street "A", a distance of 29.47 feet to a point for corner;

THENCE North $0^{\circ}02'59''$ East, continuing along the easterly line of said Street "A", a distance of 238.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North $44^{\circ}44'10''$ East, along the easterly line of said Street "A", a distance of 14.22 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner the intersection of the easterly right of way line of said Street "A" with the southerly right of way line of Pleasant Valley Road, an 84' wide right of way, as dedicated in said Pleasant Valley Road and Street A;

THENCE North $89^{\circ}25'20''$ East, along the southerly right of way line of said Pleasant Valley Road, a distance of 349.63 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South $44^{\circ}25'20''$ West, departing the southerly right of way line of said Pleasant Valley Road and crossing said 3.022-acre tract, a distance of 14.14 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South $0^{\circ}34'40''$ East, continuing across said 3.022-acre tract, a distance of 18.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of $19^{\circ}50'56''$, a radius of 229.00 feet, a chord bearing and distance of South $10^{\circ}30'08''$ East, 78.94 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the left, an arc distance of 79.33 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of $19^{\circ}50'56''$, a radius of 271.00 feet, a chord bearing and distance of South $10^{\circ}30'08''$ East, 93.41 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the right, an arc distance of 93.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South $0^{\circ}34'40''$ East, continuing across said 3.022-acre tract, a distance of 96.85 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South $41^{\circ}23'23''$ East, continuing across said 3.022-acre tract, a distance of 30.27 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner on the southerly line of said 3.022-acre tract and the northerly right of way line of aforesaid President George Bush Turnpike, and being at the beginning of a non-tangent curve to

the left having a central angle of $2^{\circ}49'24''$, a radius of 7815.00 feet, a chord bearing and distance of North $83^{\circ}32'24''$ West, 385.06 feet;

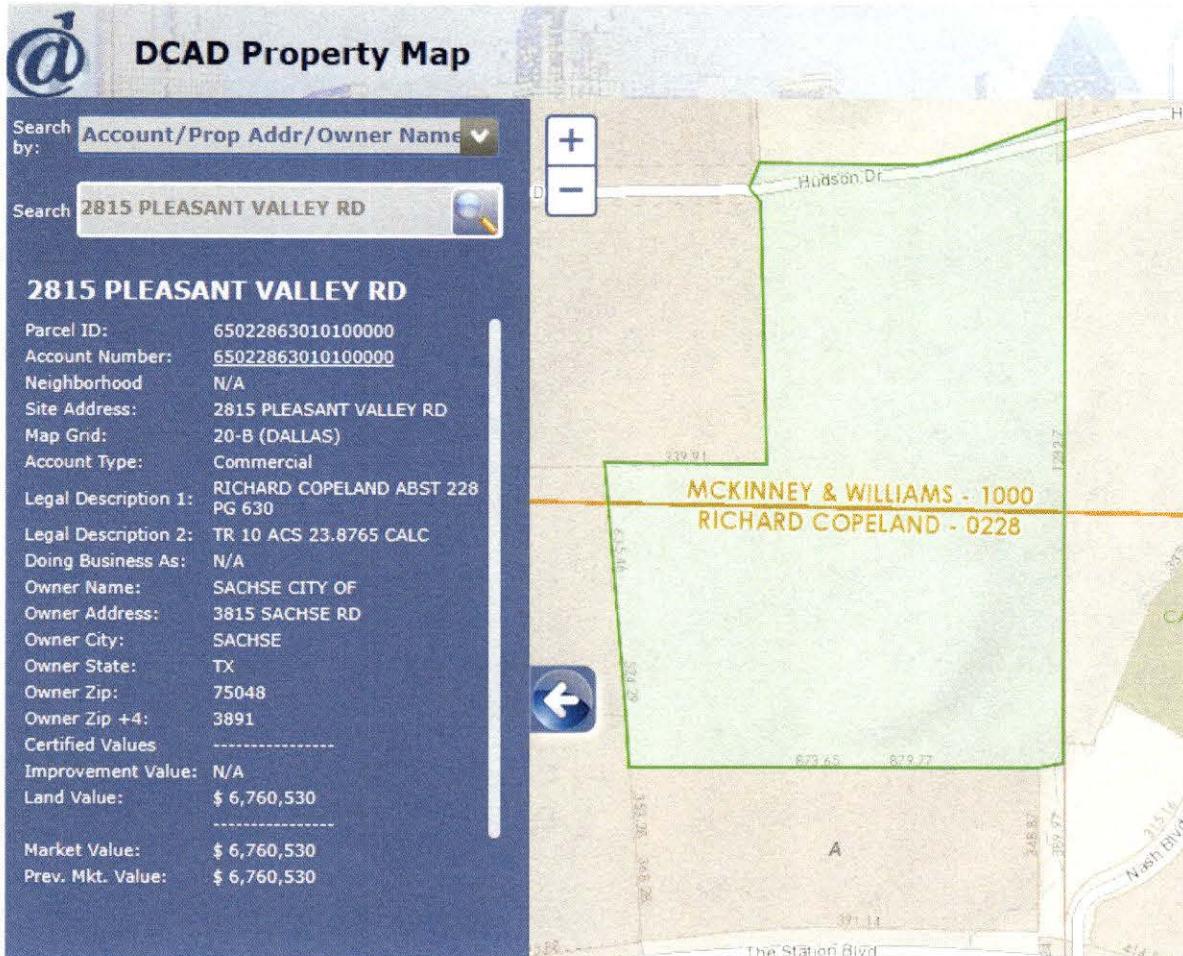
THENCE in a northwesterly direction, along the southerly line of said 3.022-acre tract and the northerly right of way line of said President George Bush Turnpike, and with said curve to the left, an arc distance of 385.09 feet to the POINT OF BEGINNING and containing 2.463 acres (107,308 square feet) of land, more or less.

EXHIBIT D-3 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF MAJOR IMPROVEMENT AREA 122.299 ACRES

Being approximately 170.686 acres of land within the District as more particularly described in **Exhibit Q-1**; SAVE AND EXCEPT the approximately 48.387-acre tract of land comprising Improvement Area #1 as more particularly described in **Exhibit Q-3**.

EXHIBIT D-4 – CITY LAND DEPICTION



DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search 4201 MERRITT RD

4201 MERRITT RD

Parcel ID: 65100037010050100
 Account Number: 65100037010050100
 Neighborhood: N/A
 Site Address: 4201 MERRITT RD
 Map Grid: 20-C (DALLAS)
 Account Type: Commercial
 Legal Description 1: MCKINNEY & WMS ABST 1000 PG 370
 Legal Description 2: TR 5.1 ACS 10.615
 Doing Business As: N/A
 Owner Name: SACHSE CITY OF
 Owner Address: 5560 HIGHWAY 78
 Owner City: SACHSE
 Owner State: TX
 Owner Zip: 75048
 Owner Zip +4: 3742
 Certified Values
 Improvement Value: N/A
 Land Value: \$ 1,155,970
 Market Value: \$ 1,155,970
 Prev. Mkt. Value: \$ 1,155,970

EXHIBIT E – O&M BUDGET

Anticipated Budget at Completion of Heritage Park^[a]	
Authorized Improvements ^[b]	
Utilities, electric and water	\$ 63,000
Operation of splash pad for chemical and estimate on electric:	5,000
Mowing and landscape maintenance	75,000
Pond and fountain maintenance	10,000
Playground equipment, irrigation, fountains, pumps repairs	10,000
Street and sign maintenance	13,000
Replacement Reserve	37,641
PID Management	23,115
Total	\$ 236,756

Footnotes:

[a] Assessments levied may not be sufficient to fund entire budget.

[b] As projected by the City staff.

EXHIBIT F – ANNUAL COLLECTION COSTS

Annual Collection Costs		
Category	Improvement Area #1	
P3Works Administration	\$	7,044.83
City Auditor	\$	-
Filing Fees	\$	442.57
Public Notice Mailings	\$	618.27
ASW Collection Contract	\$	2,124.32
Total	\$	10,229.98

Annual Collection Costs		
Category	Major Improvement Area	
P3Works Administration	\$	8,873.29
City Auditor	\$	-
Filing Fees	\$	557.43
Public Notice Mailings	\$	778.73
ASW Collection Contract	\$	2,675.68
Total	\$	12,885.14

APPENDIX A – BUYER DISCLOSURE

Buyer disclosures for the following Lot Types are found in this appendix.

- Operations and Maintenance Buyer Disclosure

[Remainder of page left intentionally blank.]

SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 – OPERATIONS AND MAINTENANCE
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

As the purchaser of the real property described herein, you are obligated to pay operation and maintenance assessments to the [City Name], Texas, for the costs of a portion of the operation and maintenance of a public improvement or services project (the “Authorized Improvements”) undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** created under Subchapter A, Chapter 372, Local Government Code. The City will mail notice to each property owner, as required by Chapter 372, with information regarding the annual public hearing for the levy of the operation and maintenance assessment.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below. This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the Sachse, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sachse Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code

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

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

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

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

DATE:

DATE.

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE

DATE.

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5 014, Tex Prop Code, to be executed by seller in accordance with Section 5 014(a-1), Tex Prop Code

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5 0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTRY OF _____ §

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

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

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5 0143, Tex Prop Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Dallas County

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

DATE

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

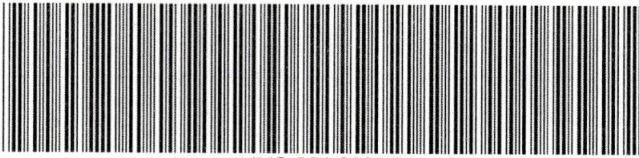
COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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



VG-364-2025-202500199704

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500199704

Real Property Recordings

Recorded On: September 22, 2025 02:49 PM

Number of Pages: 57

" Examined and Charged as Follows: "

Total Recording: \$245.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500199704
Receipt Number: 20250922000833
Recorded Date/Time: September 22, 2025 02:49 PM
User: Thelma B
Station: Cc133

Record and Return To:

City of Sachse
3815 B Sachse Rd
SACHSE TX 75048



STATE OF TEXAS

Dallas County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX