

The Landing Public Improvement District

SERVICE AND ASSESSMENT PLAN

AUGUST 11, 2026



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

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INTRODUCTION

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

On May 13, 2025, the City Council passed and approved Resolution No. 2025-05-1776 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 82.55 acres located within the corporate limits of the City, as described by the legal description on **Exhibit J-1** and depicted on **Exhibit A-1**.

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

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**.

SECTION I: DEFINITIONS

“2026 Assessment Ordinance” means an Assessment Ordinance approved and adopted by the City Council on August 11, 2026, which levied the Improvement Area #1 Assessment against Improvement Area #1 Assessed Property, and approved this Service and Assessment Plan.

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

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

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

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

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID

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

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

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

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

“Apportionment of Costs” means an amount allocated by this Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs subject to a future levy of Assessments by the City and also subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

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

“Assessment” means an assessment levied against Assessed Property to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

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

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

“Assessment Roll” means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll, as updated, modified or amended from time to time in

accordance with the procedures set forth herein and in the PID Act, including in any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit F-1**.

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

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

“City” means the City of Anna, Texas.

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

“County” means Collin County, Texas.

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

“Developer” means The Taylor Morrison of Texas, Inc. and any successors or assigns that intend to develop property in the District for the ultimate purpose of transferring title to end users.

“District” means The Landing Public Improvement District containing approximately 82.55 acres located within corporate limits of the City, more specifically described in **Exhibit J-1** and depicted on **Exhibit A-1**.

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

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

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developer and confirmed by the City Council, by

considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E**.

“Improvement Area #1” means approximately 49.21 acres located within the District, more specifically described in **Exhibit J-2** and depicted on **Exhibit A-2**.

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

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

“Improvement Area #1 Assessment” means an Assessment to be levied against Improvement Area #1 Assessed Property to pay for a portion of the Improvement Area #1 Authorized Improvements, and imposed pursuant to the 2026 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in **Section VI** herein and in the PID Act.

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

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

“Improvement Area #1 Bonds” means those certain “City of Anna, Texas, Special Assessment Revenue Bonds, Series 2026 (The Landing Public Improvement District Improvement Area #1)” that are secured primarily by Improvement Area #1 Assessments.

“Improvement Area #1 Improvements” means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III** and depicted on **Exhibit G-2**.

“Improvement Area #1 Initial Parcel” means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment is levied, as shown on the Improvement Area #1 Assessment Roll as shown on **Exhibit F-1**.

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

“Indenture” means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

“Landowner” means KL LB BUY 4, LLC, and any successors or assigns.

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined at the time of levying the applicable Assessment and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E**.

“Lot Type 1” means a Lot Type within Improvement Area #1 marketed to homebuilders as a 40’ lot. The buyer disclosure for Lot Type 1 is attached as **Appendix B**.

“Lot Type 2” means a Lot Type within Improvement Area #1 marketed to homebuilders as a 50’ lot. The buyer disclosure for Lot Type 2 is attached as **Appendix B**.

“Lot Type 3” means a Lot Type within Improvement Area #1 marketed to homebuilders as a 60’ lot. The buyer disclosure for Lot Type 3 is attached as **Appendix B**.

“Major Improvements” means those Authorized Improvements that confer a special benefit to all of the Assessed Property and Remainder Area within the District, as depicted on **Exhibit G-1**.

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

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

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

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

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

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

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

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

“Private Improvements” means those certain improvements benefitting the District, constructed and paid for by the Developer and not reimbursable from Assessments or PID Bonds, the amount of which is shown on **Exhibit B-1**.

“Remainder Area” means approximately 33.34 acres located within the District and entirely outside of Improvement Area #1, to be developed as one or more future improvement areas.

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

“Service and Assessment Plan” means this The Landing Public Improvement District Service and Assessment Plan as updated, amended, or supplemented from time to time.

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

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

SECTION II: THE DISTRICT

The District includes approximately 82.55 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit J-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 327 residential lots to be developed by the Developer.

Improvement Area #1 includes approximately 49.21 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit J-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 184 Lots developed with single-family homes (92 single-family homes that are on Lots classified as Lot Type 1, 59 single-family homes that are on Lots classified as Lot Type 2, and 33 single-family homes that are on Lots classified as Lot Type 3.)

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and their engineers and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City. The budget for the Authorized Improvements is shown on **Exhibit B-1**. The Apportionment of Costs is shown on **Exhibit B-2**.

A. Major Improvements

▪ *Pavement*

The pavement improvements consist of roadway pavement, curb and gutter, subgrade preparation, pavement markings, signage, and related appurtenances associated with the public right-of-way necessary to serve all lots within the District. The pavement improvements will be designed and constructed in accordance with the City of Anna standards and specifications and will be owned and operated by the City of Anna.

▪ *Storm Drainage*

The storm drainage improvements including construction and installation consists of reinforced concrete pipes, reinforced concrete boxes, manholes, inlets, headwalls, rock rip-rap, pond outfalls, and all other appurtenances necessary to provide adequate drainage within the District. The storm drainage improvements are designed and constructed in accordance with the City of Anna, the Texas Commission on Environmental

Quality, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

- *Soft Costs*

Soft and miscellaneous costs consist of costs related to designing, constructing, and installing all lots within the District including land planning and design, fees assessed by regulatory agencies, legal fees, engineering, soil and construction testing, topographic and boundary surveys, construction staking, construction management, and contingency, costs associated with financing the District.

B. Improvement Area #1 Improvements

- *Pavement*

The pavement improvements consist of roadway pavement, curb and gutter, subgrade preparation, pavement markings, signage, and related appurtenances necessary to serve the Improvement Area #1 Assessed Property. The pavement improvements will be designed and constructed in accordance with the City of Anna standards and specifications and will be owned and operated by the City of Anna.

- *Water*

The water improvements consist of distribution facilities. These facilities include water lines, mains, valves, fire hydrants, as well as related testing, trench safety and erosion protection, necessary to serve the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality, North Texas Groundwater Conservation District, Collin County, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

- *Sewer*

Sanitary sewer improvements consist of gravity collection system improvements including construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

- *Storm Drainage*

The storm drainage improvements consist of detention areas, reinforced concrete pipes, reinforced concrete boxes, and safety end treatments necessary to serve the Improvement Area #1 Assessed Property. The storm drainage improvements will be designed and constructed in accordance with the City, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

- *District Formation Costs*

Costs associated with forming the District, including, but not limited to, attorney fees, engineering fees, and any other cost or expense incurred by the City or the Developer directly associated with the establishment of the District.

- *Soft Costs*

Soft and miscellaneous costs consist of costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, fees assessed by regulatory agencies, legal fees, engineering, soil and construction testing, topographic and boundary surveys, construction staking, construction management, and contingency, costs associated with financing the Improvement Area #1 Improvements.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*

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

- *Underwriter's Discount*

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

- *Cost of Issuance*

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

D. Other Costs

- *Deposit to Administrative Fund*

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

SECTION IV: SERVICE PLAN

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

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

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and

governmental powers and is conclusive and binding on the Landowner, Developer, and all future owners and developers of the Assessed Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and its engineers and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Authorized Improvements shall be allocated as follows:

- The costs of the reimbursable Major Improvements shall be allocated to Improvement Area #1 and apportioned to the Remainder Area based on Estimated Buildout Value of each Parcel of Apportioned Property or Assessed Property to the Estimated Buildout Value of the District. Currently, Improvement Area #1 is allocated 54.59% of the Major Improvements costs, and the Remainder Area is apportioned 45.41% of the Major Improvements costs. Improvement Area #1 and the Remainder Area's shares of the Major Improvements costs are illustrated in **Exhibit B-2**.
- By the adoption of the 2026 Assessment Ordinance, the costs of the reimbursable Improvement Area #1 Authorized Improvements are allocated to each Parcel within Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. Currently, the Improvement Area #1 Initial Parcel is the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Authorized Improvements.

B. Assessments

By the adoption of the 2026 Assessment Ordinance, the Improvement Area #1 Assessments are levied on the Improvement Area #1 Assessed Property according to the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**, subject to revisions made during any Annual Service Plan Update. Upon division or subdivision of the Improvement Area #1 Initial Parcel, the respective Assessments will be reallocated pursuant to **Section VI**.

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

C. Findings of Special Benefit

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

- *Improvement Area #1*

- The costs of the Improvement Area #1 Authorized Improvements equal \$12,415,538 as shown on **Exhibit B-1**;
- The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements;
- By the adoption of the 2026 Assessment Ordinance, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals \$9,729,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**;
- The special benefit ($\geq \$12,415,538$), inclusive of the original issue discount, received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessment (\$9,729,000) levied on the Improvement Area #1 Initial Parcel for the Improvement Area #1 Authorized Improvements; and
- At the time the City Council approved this Service and Assessment Plan, the Landowner owned 100% of the Improvement Area #1 Initial Parcel. The Landowner acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Initial Parcel and consents to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Landowner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2026 Assessment Ordinance; (2) the Service and Assessment Plan and the 2026 Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Initial Parcel.

- *Remainder Area*

- The costs of the Major Improvements allocable to the Remainder Area equal \$1,067,107 as shown on **Exhibit B-2**; and

- The Remainder Area received special benefit from the Major Improvements equal to or greater than the Actual Costs of such improvement allocable to the Remainder Area; and
- By the approval of this Service and Assessment Plan by the City Council, the Remainder Area is apportioned 45.41% of the Major Improvements, which equal \$1,067,107 as shown on **Exhibit B-2**, of which all or a portion is anticipated to be levied at a later date.

D. Annual Collection Costs

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

E. Additional Interest

The interest rate on Assessments securing each respective series of PID Bonds may exceed the interest rate on each respective series of PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this **Section VI** shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Developer, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant information regarding the Assessed Property, and such calculation shall be approved by the City Council in the immediately following Annual Service Plan Update. The calculation as confirmed by the City Council shall be conclusive and binding. The Estimated Buildout Values for Lot Type 1, Lot Type 2, and Lot Type 3 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates but **Exhibit E** may be updated in future Annual Service Plan Updates to account for additional Lot Types.

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

2. Upon Subdivision by a Recorded Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

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

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot, and such calculation shall be approved by the City Council in the immediately following Annual Service Plan Update. The calculation as confirmed by the City Council shall be conclusive and binding. The Estimated Buildout Values for Lot Type 1, Lot Type 2, and Lot Type 3 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates.

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

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The calculation as confirmed by the City Council shall be conclusive and binding. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C**.

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following

payment of the foregoing costs in full, the City shall provide the owner with a recordable “Notice of Assessment Termination,” a form of which is attached hereto as **Exhibit H**.

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

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

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

E. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established

under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

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

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

F. Payment of Assessment in Annual Installments

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

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefited Property, as shown by the Collin Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same

time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

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

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

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

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

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

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of

this Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres constituting the Remaining Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

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

SECTION VII: ASSESSMENT ROLL

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

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

C. Administration and Interpretation

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

D. Form of Buyer Disclosure/Filing and Posting Requirements

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the City Council, the City shall (1) post a copy of this Service and Assessment Plan or any future Annual Service Plan Updates on the City's internet website and (2) file and record in the real property records of the County the executed ordinance of this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

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

EXHIBITS

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

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

APPENDICES

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

Appendix A	Engineer's Report
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

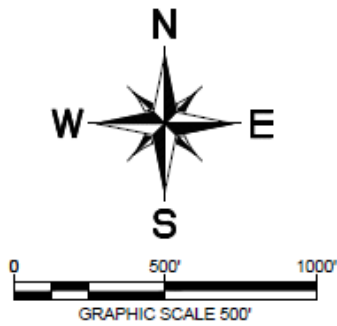


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1

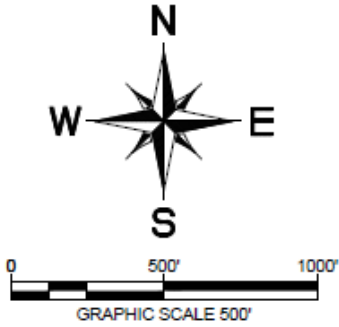


EXHIBIT A-3 - IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP

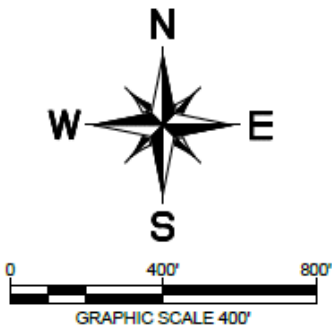


EXHIBIT B-1 – PROJECT COSTS

	Total Costs ^[a]	Privately Funded	Oversizing ^[g]	District Eligible Costs	Improvement Area #1		Remainder Area	
					%	Cost	%	Cost
<i>Major Improvements^[b]</i>								
Pavement	\$ 1,156,641	\$ -	\$ -	\$ 1,156,641	54.59%	\$ 631,459	45.41%	\$ 525,182
Drainage	900,586	-	-	900,586	54.59%	491,668	45.41%	408,919
Soft Costs ^[c]	292,926	-	-	292,926	54.59%	159,921	45.41%	133,006
	<u>\$ 2,350,154</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,350,154</u>		<u>\$ 1,283,047</u>		<u>\$ 1,067,107</u>
<i>Improvement Area #1 Improvements</i>								
Pavement	\$ 2,417,443	\$ -	\$ -	\$ 2,417,443	100.00%	\$ 2,417,443	0.00%	\$ -
Water	1,218,423	-	-	1,218,423	100.00%	1,218,423	0.00%	-
Sewer	1,406,520	-	16,317	1,390,203	100.00%	1,390,203	0.00%	-
Drainage	2,735,557	-	-	2,735,557	100.00%	2,735,557	0.00%	-
District Formation Costs	435,000	-	-	435,000	100.00%	435,000	0.00%	-
Soft Costs ^[c]	1,341,866	-	-	1,341,866	100.00%	1,341,866	0.00%	-
	<u>\$ 9,554,808</u>	<u>\$ -</u>	<u>\$ 16,317</u>	<u>\$ 9,538,491</u>		<u>\$ 9,538,491</u>		<u>\$ -</u>
<i>Private Improvements^[d]</i>								
Private Improvements	\$ 2,536,916	\$ 2,536,916	\$ -	\$ -	0.00%	\$ -	0.00%	\$ -
	<u>\$ 2,536,916</u>	<u>\$ 2,536,916</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Bond Issuance Costs^[e]</i>								
Debt Service Reserve Fund	\$ 686,389	\$ -	\$ -	\$ -		\$ 686,389		\$ -
Underwriter Discount ^[f]	291,870	-	-	-		291,870		-
Original Issue Discount	18,111	-	-	-		18,111		-
Cost of Issuance	557,630	-	-	-		557,630		-
	<u>\$ 1,554,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ 1,554,000</u>		<u>\$ -</u>
<i>Other Costs^[e]</i>								
Deposit to Administrative Fund	\$ 40,000	\$ -	\$ -	\$ -		\$ 40,000		\$ -
	<u>\$ 40,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ 40,000</u>		<u>\$ -</u>
Total	\$ 16,035,878	\$ 2,536,916	\$ 16,317	\$ 11,888,645		\$ 12,415,538		\$ 1,067,107

Footnotes:

[a] Per Engineer's Report dated 07/02/2026.

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

[c] Soft costs include platting fees, engineering review fees, engineering construction, engineering staking fees, and contingencies .

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

[e] Bond Issuance Costs have been updated to reflect the anticipated Actual Cost.

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

[g] Such costs are not eligible for reimbursement through the collection of Annual Installments or PID Bonds and are not Authorized Improvements. Pursuant to Section 5.6 of the development agreement, the City has made arrangements to finance the City's portion of the costs of construction attributable to the oversizing from sources other than PID Bond Proceeds or Assessments. Such costs are shown as Oversizing Improvements on **Exhibit D**.

EXHIBIT B-2 – APPORTIONMENT OF COSTS

Improvement Area	Units	Estimated Buildout Value	Major Improvements ^[a]		Remainder Area - Apportionment of Costs ^[b]
			%	Costs	
Improvement Area #1	184	\$ 78,044,000.00	54.59%	\$ 1,283,046.88	
Remainder Area	143	\$ 64,909,000.00	45.41%	\$ 1,067,106.89	\$ 1,067,106.89
Total	327	\$ 142,953,000.00		\$ 2,350,153.76	

Footnotes:

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

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

EXHIBIT C – SERVICE PLAN

		Improvement Area #1				
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 115,000.00	\$ 147,000.00	\$ 154,000.00	\$ 161,000.00	\$ 169,000.00
Interest		568,456.88	535,925.00	528,942.50	521,627.50	513,980.00
	(1)	\$ 683,456.88	\$ 682,925.00	\$ 682,942.50	\$ 682,627.50	\$ 682,980.00
Additional Interest	(2)	\$ 48,645.00	\$ 48,070.00	\$ 47,335.00	\$ 46,565.00	\$ 45,760.00
Annual Collection Costs	(3)	\$ 40,000.00	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32	\$ 43,297.29
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 772,101.88	\$ 771,795.00	\$ 771,893.50	\$ 771,640.82	\$ 772,037.29

EXHIBIT D – SOURCES AND USES OF FUNDS

	Privately Funded	Oversizing ^[e]	Improvement Area #1	Remainder Area	Total
Sources of Funds					
Improvement Area #1 Bonds	\$ -	\$ -	\$ 9,729,000	\$ -	\$ 9,729,000
Remainder Area - Apportionment of Costs ^[d]	-	-	-	1,067,107	1,067,107
Oversizing Improvements ^[a]	-	16,317	-	-	16,317
Developer Contribution - Private Improvements ^[a]	2,536,916	-	-	-	2,536,916
Developer Contribution ^[a]	-	-	2,686,538	-	2,686,538
Total Sources of Funds	\$ 2,536,916	\$ 16,317	\$ 12,415,538	\$ 1,067,107	\$ 16,035,878
Uses of Funds					
Major Improvements	\$ -	\$ -	\$ 1,283,047	\$ 1,067,107	\$ 2,350,154
Improvement Area #1 Improvements	-	-	9,538,491	-	9,538,491
Oversizing Improvements	-	16,317	-	-	16,317
Private Improvements ^[a]	2,536,916	-	-	-	2,536,916
	<u>\$ 2,536,916</u>	<u>\$ 16,317</u>	<u>\$ 10,821,538</u>	<u>\$ 1,067,107</u>	<u>\$ 14,441,878</u>
<i>Bond Issuance Costs^[b]</i>					
Debt Service Reserve Fund	\$ -	\$ -	\$ 686,389	\$ -	\$ 686,389
Capitalized Interest	-	-	-	-	-
Underwriter Discount ^[c]	-	-	291,870	-	291,870
Original Issue Discount	-	-	18,111	-	18,111
Cost of Issuance	-	-	557,630	-	557,630
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,554,000</u>	<u>\$ -</u>	<u>\$ 1,554,000</u>
<i>Other Costs^[b]</i>					
Deposit to Administrative Fund	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,000</u>	<u>\$ -</u>	<u>\$ 40,000</u>
Total Uses of Funds	\$ 2,536,916	\$ 16,317	\$ 12,415,538	\$ 1,067,107	\$ 16,035,878

Footnotes:

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

[b] Bond Issuance Costs have been updated to reflect the anticipated Actual Cost.

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

[d] The Major Improvements are apportioned pro rata between Improvement Area #1 and the Remainder Area as shown in **Exhibit B-2**.

[e] Such costs are not eligible for reimbursement through the collection of Annual Installments or PID Bonds and are not Authorized Improvements. Pursuant to Section 5.6 of the development agreement, the City has made arrangements to finance the City's portion of the costs of construction attributable to the oversizing from sources other than PID Bond Proceeds or Assessments.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ^[a]	Estimated Appraised Value ^[b]		Estimated Buildout Value ^[a]		Assessment		Average Annual Installment		PID TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	
Improvement Area #1										
Lot Type 1	92	\$ 80,678	\$ 7,422,341	\$ 368,000	\$ 33,856,000	\$ 45,875.04	\$ 4,220,504	\$ 3,640.38	\$ 334,915	\$ 0.989233
Lot Type 2	59	97,146	5,731,626	443,000	26,137,000	55,224.58	3,258,250	4,382.30	258,556	\$ 0.989233
Lot Type 3	33	114,910	3,792,033	547,000	18,051,000	68,189.27	2,250,246	5,411.10	178,566	\$ 0.989233
Improvement Area #1 Subtotal	184	\$ 16,946,000		\$ 78,044,000		\$ 9,729,000		\$ 772,037		\$ 0.989233
Total	327			\$ 142,953,000		\$ 9,729,000		\$ 772,037		

Footnotes:

[a] As provided in the Developer model dated 3/10/2026.

[b] Based on the final appraisal dated 7/28/2026.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^{[a],[c]}	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 ^[b]
2927287	Improvement Area #1 Initial Parcel	\$ 9,729,000.00	\$ 772,101.88
Total		\$ 9,729,000.00	\$ 772,101.88

Footnotes:

[a] The Assessment and Annual Installment has initially been allocated to Property ID 292787 within Improvement Area #1 as reported by Collin Central Appraisal District. Future allocation of the Assessment will be done in accordance with **Section VI** of this Service and Assessment Plan.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

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

EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest ^[a]	Reserve Fund ^[c]	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2027	\$ 115,000	\$ 568,457	\$ -	\$ 48,645	\$ 40,000	\$ 772,102
2028	\$ 147,000	\$ 535,925	\$ -	\$ 48,070	\$ 40,800	\$ 771,795
2029	\$ 154,000	\$ 528,943	\$ -	\$ 47,335	\$ 41,616	\$ 771,894
2030	\$ 161,000	\$ 521,628	\$ -	\$ 46,565	\$ 42,448	\$ 771,641
2031	\$ 169,000	\$ 513,980	\$ -	\$ 45,760	\$ 43,297	\$ 772,037
2032	\$ 177,000	\$ 505,953	\$ -	\$ 44,915	\$ 44,163	\$ 772,031
2033	\$ 185,000	\$ 497,545	\$ -	\$ 44,030	\$ 45,047	\$ 771,622
2034	\$ 194,000	\$ 488,758	\$ -	\$ 43,105	\$ 45,947	\$ 771,810
2035	\$ 204,000	\$ 479,543	\$ -	\$ 42,135	\$ 46,866	\$ 772,544
2036	\$ 213,000	\$ 469,853	\$ -	\$ 41,115	\$ 47,804	\$ 771,771
2037	\$ 224,000	\$ 459,735	\$ -	\$ 40,050	\$ 48,760	\$ 772,545
2038	\$ 236,000	\$ 447,415	\$ -	\$ 38,930	\$ 49,735	\$ 772,080
2039	\$ 249,000	\$ 434,435	\$ -	\$ 37,750	\$ 50,730	\$ 771,915
2040	\$ 263,000	\$ 420,740	\$ -	\$ 36,505	\$ 51,744	\$ 771,989
2041	\$ 278,000	\$ 406,275	\$ -	\$ 35,190	\$ 52,779	\$ 772,244
2042	\$ 294,000	\$ 390,985	\$ -	\$ 33,800	\$ 53,835	\$ 772,620
2043	\$ 310,000	\$ 374,815	\$ -	\$ 32,330	\$ 54,911	\$ 772,056
2044	\$ 328,000	\$ 357,765	\$ -	\$ 30,780	\$ 56,010	\$ 772,555
2045	\$ 346,000	\$ 339,725	\$ -	\$ 29,140	\$ 57,130	\$ 771,995
2046	\$ 366,000	\$ 320,695	\$ -	\$ 27,410	\$ 58,272	\$ 772,377
2047	\$ 386,000	\$ 300,565	\$ -	\$ 25,580	\$ 59,438	\$ 771,583
2048	\$ 410,000	\$ 277,888	\$ -	\$ 23,650	\$ 60,627	\$ 772,164
2049	\$ 435,000	\$ 253,800	\$ -	\$ 21,600	\$ 61,839	\$ 772,239
2050	\$ 461,000	\$ 228,244	\$ -	\$ 19,425	\$ 63,076	\$ 771,745
2051	\$ 489,000	\$ 201,160	\$ -	\$ 17,120	\$ 64,337	\$ 771,617
2052	\$ 519,000	\$ 172,431	\$ -	\$ 14,675	\$ 65,624	\$ 771,731
2053	\$ 551,000	\$ 141,940	\$ -	\$ 12,080	\$ 66,937	\$ 771,957
2054	\$ 585,000	\$ 109,569	\$ -	\$ 9,325	\$ 68,275	\$ 772,169
2055	\$ 621,000	\$ 75,200	\$ -	\$ 6,400	\$ 69,641	\$ 772,241
2056	\$ 659,000	\$ 38,716	\$ (686,389)	\$ 3,295	\$ 71,034	\$ 85,656
Total	\$ 9,729,000	\$ 10,862,679	\$ (686,389)	\$ 946,710	\$ 1,622,723	\$ 22,474,723

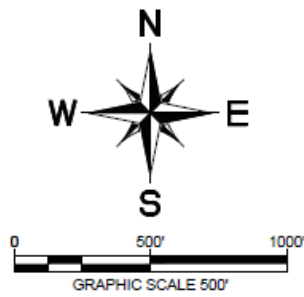
Footnotes:

[a] Interest is calculated at a 4.750%, 5.500%, and 5.875% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

[c] Assumes Reserve Fund is fully funded and available to reduce Annual Installments in the final year.

EXHIBIT G-1 – MAPS OF MAJOR IMPROVEMENTS



LELAND, EDN 3/16/2026 2:45 PM
K:\VPL_Files\018204464-CLAYTON CROSSING\CAD\IMPROV\IMPROV\1-NO EXHIBIT\02060317 - MASTER PUBLIC PID EXHIBITS.DWG
2/19/2026 4:37 PM

PLOTTED BY
DNC NAME
LAST NAME

Master Public Roadway Improvements Phase 1 - The Landing PID Exhibits

Anna, Texas
March 2026

Kimley»Horn
6160 Wilmer Parkway
Suite 210
Frisco, Texas 75034
972-335-3900
State of Texas Registration No. F-4026
THESE PLANS AND SPECIFICATIONS WERE PREPARED BY KIMLEY-HORN AND ASSOCIATES, P.C. (KHA) FOR THE PROJECT AND THE CLIENT. KHA IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THESE PLANS AND SPECIFICATIONS AFTER THE DATE OF ISSUANCE.



PLOTTED BY
 DING HANKE
 LAST SAVED

Anna, Texas
March 2026

6180 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3880
State of Texas Registration No. F-225

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

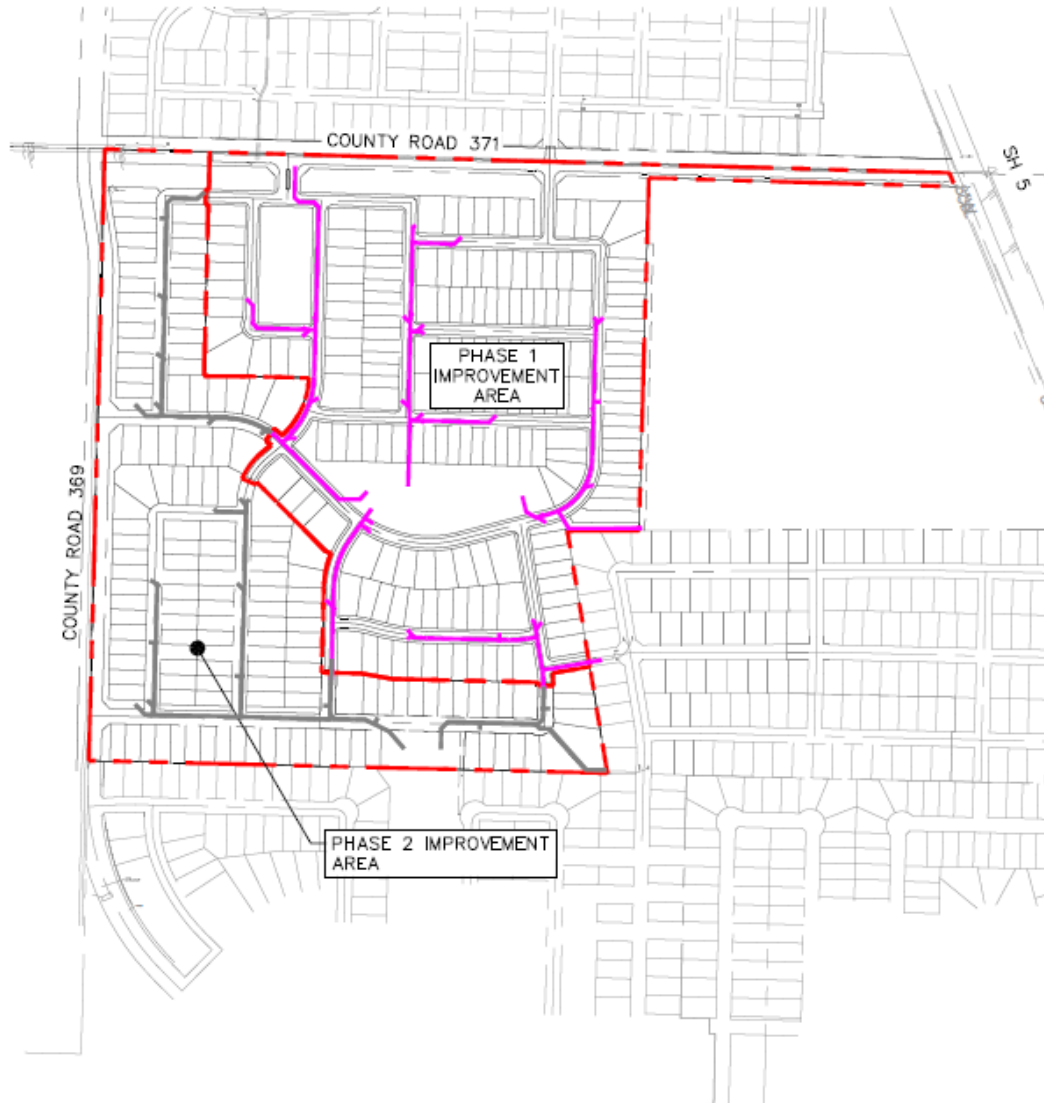




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ONG NAME
LAST SAVED

Anna, Texas
March 2028

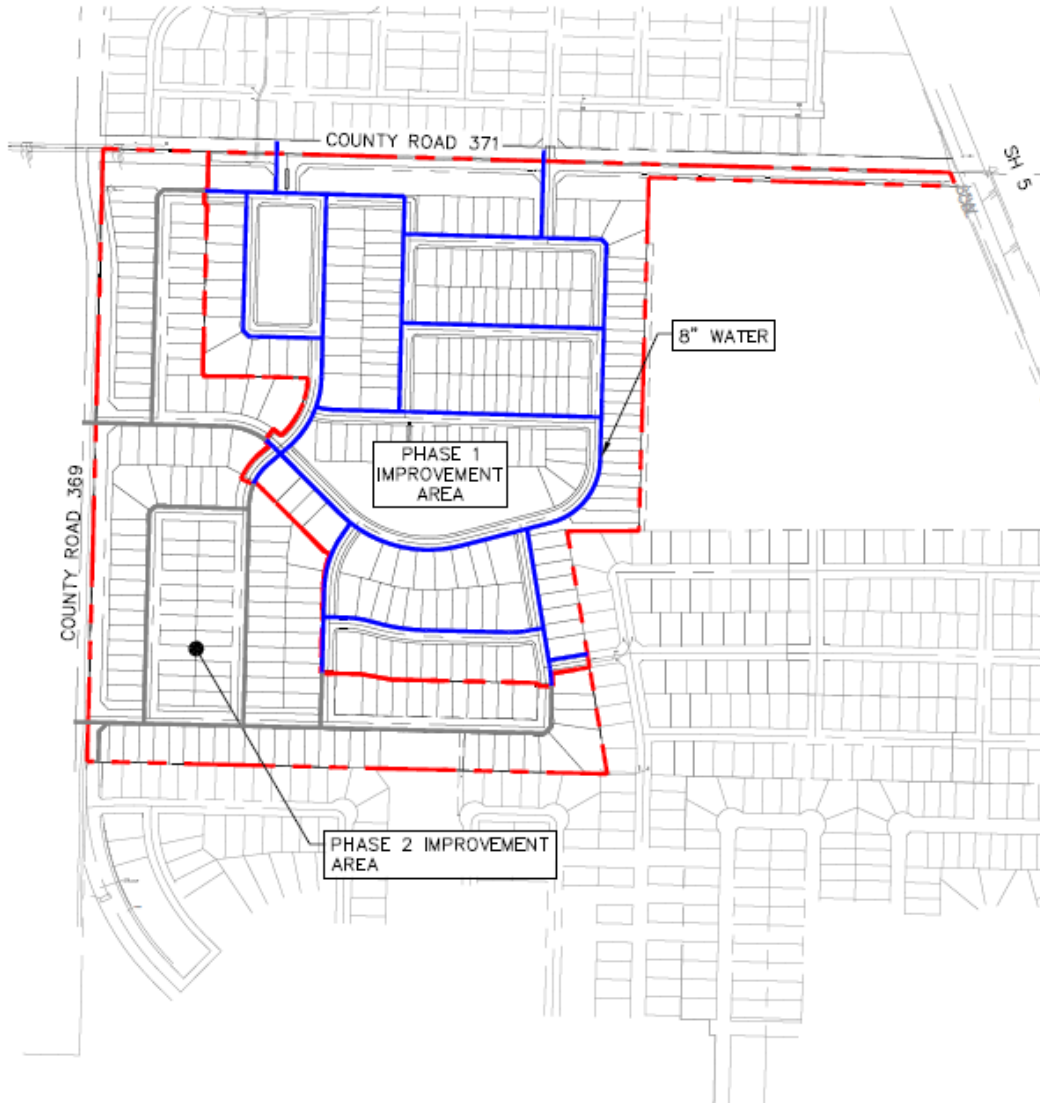
Kimley»Horn
5160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-325-3580
State of Texas Registration No. F-628



PLOTTED BY
ONG NAME
LAST SAVED

Anna, Texas
February 2028

8160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-028



PLOTTED BY
DING NAME
LAST SAVED

Kimley»Horn
6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3660
State of Texas Registration No. F-028

EXHIBIT H – FORM OF NOTICE OF ASSESSMENT TERMINATION



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

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

Re: City of Anna Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

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

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

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

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]

120 W. 7th Street

Anna, TX 75409

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS

§

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

§

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

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of Anna, Texas is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

WHEREAS, on May 13, 2025 the City Council of the City approved Resolution No. 2025-05-1776 creating The Landing Public Improvement District (the "District"); and

WHEREAS, the District consists of approximately 82.55 contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Council approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located within the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Collin County, Texas; and

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

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

NET DEBT SERVICE

City of Anna, Texas
 Special Assessment Revenue Bonds, Series 2026
 The Landing Public Improvement District
 Improvement Area #1 Project
 Callable on 9/15/2034 @ par
 Underwriter: FMSbonds, Inc.
 FINAL NUMBERS

Period Ending	Principal	Coupon	Interest	Total Debt Service	Additional Interest Levy	Admin	Debt Service Reserve Fund	Net Debt Service
09/30/2027	115,000	4.750%	568,456.88	683,456.88	48,645	40,000.00		772,101.88
09/30/2028	147,000	4.750%	535,925.00	682,925.00	48,070	40,800.00		771,795.00
09/30/2029	154,000	4.750%	528,942.50	682,942.50	47,335	41,616.00		771,893.50
09/30/2030	161,000	4.750%	521,627.50	682,627.50	46,565	42,448.32		771,640.82
09/30/2031	169,000	4.750%	513,980.00	682,980.00	45,760	43,297.29		772,037.29
09/30/2032	177,000	4.750%	505,952.50	682,952.50	44,915	44,163.24		772,030.74
09/30/2033	185,000	4.750%	497,545.00	682,545.00	44,030	45,046.50		771,621.50
09/30/2034	194,000	4.750%	488,757.50	682,757.50	43,105	45,947.43		771,809.93
09/30/2035	204,000	4.750%	479,542.50	683,542.50	42,135	46,866.38		772,543.88
09/30/2036	213,000	4.750%	469,852.50	682,852.50	41,115	47,803.71		771,771.21
09/30/2037	224,000	5.500%	459,735.00	683,735.00	40,050	48,759.78		772,544.78
09/30/2038	236,000	5.500%	447,415.00	683,415.00	38,930	49,734.98		772,079.98
09/30/2039	249,000	5.500%	434,435.00	683,435.00	37,750	50,729.68		771,914.68
09/30/2040	263,000	5.500%	420,740.00	683,740.00	36,505	51,744.27		771,989.27
09/30/2041	278,000	5.500%	406,275.00	684,275.00	35,190	52,779.16		772,244.16
09/30/2042	294,000	5.500%	390,985.00	684,985.00	33,800	53,834.74		772,619.74
09/30/2043	310,000	5.500%	374,815.00	684,815.00	32,330	54,911.43		772,056.43
09/30/2044	328,000	5.500%	357,765.00	685,765.00	30,780	56,009.66		772,554.66
09/30/2045	346,000	5.500%	339,725.00	685,725.00	29,140	57,129.85		771,994.85
09/30/2046	366,000	5.500%	320,695.00	686,695.00	27,410	58,272.45		772,377.45
09/30/2047	386,000	5.875%	300,565.00	686,565.00	25,580	59,437.90		771,582.90
09/30/2048	410,000	5.875%	277,887.50	687,887.50	23,650	60,626.66		772,164.16
09/30/2049	435,000	5.875%	253,800.00	688,800.00	21,600	61,839.19		772,239.19
09/30/2050	461,000	5.875%	228,243.76	689,243.76	19,425	63,075.97		771,744.73
09/30/2051	489,000	5.875%	201,160.00	690,160.00	17,120	64,337.49		771,617.49
09/30/2052	519,000	5.875%	172,431.26	691,431.26	14,675	65,624.24		771,730.50
09/30/2053	551,000	5.875%	141,940.00	692,940.00	12,080	66,936.72		771,956.72
09/30/2054	585,000	5.875%	109,568.76	694,568.76	9,325	68,275.45		772,169.21
09/30/2055	621,000	5.875%	75,200.00	696,200.00	6,400	69,640.96		772,240.96
09/30/2056	659,000	5.875%	38,716.26	697,716.26	3,295	71,033.78	686,389.31	85,655.73
	9,729,000		10,862,679.42	20,591,679.42	946,710	1,622,723.23	686,389.31	22,474,723.34

EXHIBIT J-1 – DISTRICT LEGAL DESCRIPTION

Being an 82.55 acre tract of land out of the J.C. Brantley Survey, Abstract No. 114, situated in the City of Anna, Collin County, Texas, being a portion of a called 117.10 acre tract of land conveyed to 3 Monkeys, LLC by deed of record in Document Number 2023000058344 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT ROW" found in the West right-of-way line of State Highway 5 (right-of-way width varies), also being in the North line of Open Space #1 of Meadow Ridge Estates, Phase One, a subdivision of record in Cabinet P, Page 63 of the Plat Records of Collin County, Texas, being the Southwest corner of a called Parcel 280 - 0.7575 acre tract of land conveyed to The State of Texas by deed of record in Document Number 20190508000513540 of said Official Public Records;

THENCE, S89°48'52"W, leaving the West right-of-way line of State Highway 5, along the South line of said 117.10 acre tract, being in part, the common North line of said Meadow Ridge Estates, Phase One, and in part, the common North line of Meadow Ridge Estates, Phase Two, a subdivision of record in Cabinet R, Page 196 of said Plat Records, a distance of 1,517.49 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the POINT OF BEGINNING;

THENCE, continuing along the irregular South line of said 117.10 acre tract, being in part, the common North and West lines of said Meadow Ridge Estates, Phase Two, and in part, the common North line of Shadowbend, Phase 2, a subdivision of record in Volume 2022, Page 780 of said Plat Records, the following three (3) courses and distances:

1. S89°48'52"W, a distance of 238.22 feet to a 3 inch metal fence post found;
2. S09°22'08"E, a distance of 816.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "FORESIGHT" found;
3. N88°37'18"W, a distance of 1,726.94 feet to a 1/2 inch iron rod with yellow plastic cap stamped "PAPE DAWSON" found in the East line of a called 58.637 acre tract of land conveyed to MCI Exchange Anacapi A Series Depositor, LLC by deed of record in Document Number 2023000111060 of said Official Public Records, also being in County Road 369, also being the Southwest corner of said 117.10 acre tract and the Northwest corner of said Shadowbend, Phase 2;

THENCE, N01°29'42"E, along County Road 369 and the East line of said 58.637 acre tract, being the common West line of said 117.10 acre tract, a distance of 2,035.03 feet to a mag nail set at the intersection of County Road 369 and County Road 371, being the Northeast corner of

said 58.637 acre tract and the Northwest corner of said 117.10 acre tract;

THENCE, S88°23'05"E, along County Road 371 and the North line of said 117.10 acre tract, a distance of 2,813.64 feet to a mag nail set at the intersection of County Road 371 and the West right-of-way line of State Highway 5, being the Northwest corner of said Parcel 280;

THENCE, S22°11'36"E, along the West right-of-way line of State Highway 5, being the common West line of said Parcel 280, a distance of 49.19 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, leaving the West right-of-way line of State Highway 5, over and across said 117.10 acre tract, the following two (2) courses and distances:

1. N88°23'05"W, a distance of 1,019.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S01°37'11"W, a distance of 1,174.11 feet to the POINT OF BEGINNING, and containing an area of 82.55 acres (3,596,090 square feet) of land, more or less.

EXHIBIT J-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

BEING a tract of land situated in the J.C. Brantley Survey, Abstract No. 114, City of Anna, Collin County, Texas, and being a portion of a called 82.55 acre tract of land described in a deed to KL LB BUY 4 LLC, as recorded in Instrument No. 2024000100228 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING a 3 inch metal post found for the northwest corner of Meadow Ridge Estates, Phase Two, according to the final plat thereof recorded in Cabinet R, Page 196 of the Plat Records of Collin County, Texas, common to an ell corner of said 82.55 acre tract;

THENCE South 09°22'24" East, along the easterly line of said 82.55 acre tract and the westerly line of said Meadow Ridge Estates, Phase Two, a distance of 457.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said 82.55 acre tract and the westerly line of said Meadow Ridge Estates, Phase Two, and crossing said 82.55 acre tract;

South 80°37'45" West, a distance of 125.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 07°28'23", and a chord bearing and distance of South 03°02'24" East, 42.36 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 42.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°37'34" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 01°59'14", and a chord bearing and distance of North 00°25'13" West, 9.54 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 9.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°37'34" West, a distance of 487.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°53'29" West, a distance of 101.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°47'28" West, a distance of 134.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°29'26" East, a distance of 282.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 20°46'36", and a chord bearing and distance of North 11°52'44" East, 117.21 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 117.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°43'59" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°48'17" West, a distance of 323.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 175.00 feet, a central angle of 02°52'57", and a chord bearing and distance of South 24°27'25" West, 8.80 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 8.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°59'03" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 225.00 feet, a central angle of 27°10'46", and a chord bearing and distance of North 36°36'20" East, 105.74 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 106.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°11'43" East, a distance of 42.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 225.00 feet, a central angle of 05°41'01", and a chord bearing and distance of North 50°37'45" West, 22.31 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 22.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°31'45" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 07°04'40", and a chord bearing and distance of South 49°55'55" East, 33.95 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 33.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 44°59'57", and a chord bearing and distance of North 24°59'40" East, 210.47 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 215.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°30'33" West, a distance of 206.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°24'14" West, a distance of 128.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°30'34" West, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°29'26" East, a distance of 569.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°23'05" West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°36'55" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°23'05" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°36'39" East, a distance of 125.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the northerly line of said 82.55 acre tract and being in the center of County Road 371, a variable width right of way;

THENCE South 88°23'21" East, along the northerly line of said 82.55 acre tract and the centerline of said County Road 371, a distance of 2,463.53 feet to a mag nail found for the northeast corner of said 82.55 acre tract, common to the northwest corner of a called 0.7575 acre tract of land described in a deed to the State of Texas, as recorded in Instrument No. 20190508000513540 of the Official Public Records of Collin County, Texas, same being on the westerly right of way line of State Highway 5, a variable width right of way;

THENCE South 22°11'52" East, departing the centerline of said County Road 371, and along the easterly line of said 82.55 acre tract and the westerly right of way line of said State Highway 5, a distance of 49.19 feet to a 1/2 inch iron rod with plastic cap stamped "Eagle Surveying" found for the northerly southeast corner of said 82.55 acre tract, common to the northeast corner of Lot 2, Block A of RCI Anna 30 Addition, Lots 1 and 2, Block A, according to the plat thereof recorded in Volume 2024, Page 1137 of the Plat Records of Collin County, Texas;

THENCE North 88°23'21" West, departing the westerly right of way line of said State Highway 5, along the southerly line of said 82.55 acre tract, the northerly line of said Lot 2 and the northerly line Lot 1, said Block A, a distance of 1,019.82 feet to a 1/2 inch iron rod with plastic cap stamped "Eagle Surveying" found for an ell corner of said 82.55 acre tract, common to the northwest corner of said Lot 1;

THENCE South 01°36'55" West, along the easterly line of said 82.55 acre tract and the westerly line of said Lot 1, a distance of 1,174.12 feet to a 1/2 inch iron rod with plastic cap stamped "Eagle Surveying" found for a southeast corner of said 82.55 acre tract, common to the southwest corner of said Lot 1, being on the northerly line of aforesaid Meadow Ridge Phase 2;

THENCE South 89°48'36" West, along the southerly line of said 82.55 acre tract and the northerly line of said Meadow Ridge Phase 2, a distance of 238.03 feet to the **POINT OF BEGINNING** and containing 49.210 acres (2,143,581 square feet) of land, more or less.

APPENDIX A – ENGINEER’S REPORT

[Remainder of page left intentionally blank.]

Date: July 1, 2026

RE: Engineer's Report
The Landing at Lindsey Lane
City of Anna, Texas

INTRODUCTION

The Landing at Lindsey Lane is a proposed single-family residential development located at the northwest corner of Lindsey Lane and County Road 369 in the City of Anna (see Exhibit A-1). Improvement Areas 1 and 2 of the development currently include 327 lots as depicted on Exhibit A-2 and A-3. As it stands today, Improvement Area 1 consists of 184 lots and Improvement Area 2 consists of 143 lots.

This Engineer's Report includes information for the development improvements and associated cost for infrastructure that is anticipated to be financed with bonds sold through a Public Improvement District (PID).

DEVELOPMENT IMPROVEMENTS

Development improvements include Water Improvements, Sanitary Sewer Improvements, Storm Sewer Improvements, Roadway Improvements, and associated Clearing, Excavation, and Erosion Control Improvements. The Development improvements have been separated into Improvement Area 1 and Future Improvement Area based on anticipated construction sequencing. The improvements have also been broken into Major Improvements and Direct Improvements related to Improvement Areas 1. The extents of the development improvements for the Major Improvements within Improvement Area 1 are depicted on Exhibits B 1-2 and the exhibits for the Direct Improvements within Improvement Area 1 are depicted on Exhibits C 1-4.

A. MAJOR IMPROVEMENTS

1. Clearing & Excavation Improvements

Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels.

2. Erosion Control Improvements

Improvements including the installation of all erosion control measures associated with the public residential road rights-of-way and detention ponds.

3. Storm Drainage Improvements

The storm drainage improvements including construction and installation consists of reinforced concrete pipes, reinforced concrete boxes, manholes, inlets, headwalls, rock rip-rap, pond outfalls, and all other appurtenances necessary to provide adequate drainage within the District. The storm drainage improvements are designed and constructed in accordance with the City of Anna, the Texas Commission on Environmental Quality, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

The major storm sewer improvements for the District are depicted on Exhibit B-1.

4. Pavement Improvements

The pavement improvements consist of roadway pavement, curb and gutter, subgrade preparation, pavement markings, signage, and related appurtenances associated with the public right-of-way necessary to serve all lots within the District. The pavement improvements are designed and constructed in accordance with the City of Anna standards and specifications and will be owned and operated by the City of Anna.

The major pavement improvements for the District are depicted on Exhibit B-2.

B. DIRECT IMPROVEMENTS

1. Water Improvements

The water improvements consist of distribution facilities. These facilities include water lines, mains, valves, fire hydrants, as well as related testing, trench safety and erosion protection, necessary to serve the Improvement Area 1 Assessed Property. The water improvements are designed and constructed in accordance with Texas Commission on Environmental Quality, North Texas Groundwater Conservation District, Collin County, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

The direct water improvements for Improvement Area 1 are depicted on Exhibit C-1.

2. Sanitary Sewer Improvements

Sanitary sewer improvements consist of gravity collection system improvements including construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Improvement Area 1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

The direct sewer improvements for Improvement Area 1 are depicted on Exhibit C-2.

3. Storm Drainage Improvements

The storm drainage improvements consist of detention areas, reinforced concrete pipes, reinforced concrete boxes, and safety end treatments necessary to serve the Improvement Area 1 Assessed Property. The storm drainage improvements are designed and constructed in accordance with the City of Anna, and North Texas Council of Governments standards and specifications and will be owned and operated by the City of Anna.

The direct storm drainage improvements for Improved Area 1 are depicted on Exhibit C-3.

6. Pavement Improvements

The pavement improvements consist of roadway pavement, curb and gutter, subgrade preparation, pavement markings, signage, and related appurtenances necessary to serve all lots within the Improvement Area 1. The pavement improvements are designed and constructed in accordance with the City of Anna standards and specifications and will be owned and operated by the City of Anna.

The direct roadway improvements for Improved Area 1 are depicted on Exhibit C-4.

7. Soft and Miscellaneous Improvements

Soft and miscellaneous costs consist of costs related to designing, constructing, and installing the Improvement Area 1 Improvements including land planning and design, fees assessed by regulatory agencies, legal fees, engineering, soil and construction testing, topographic and boundary surveys, construction staking, construction management, and contingency, costs associated with financing the Improvement Area 1 Improvements.

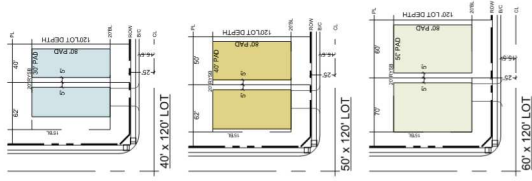
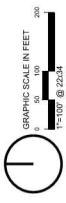
DEVELOPMENT COSTS

An Opinion of Probable Construction Cost (the "OPCC") has been prepared for the development, and a summary is included as Exhibit D. Where applicable, the construction costs included in the OPCC are based on contractor proposals received to date.

DEVELOPMENT SCHEDULE

Construction for Improvement Area 1 including both Major Improvements and Direct Improvements being constructed with the initial phase of construction was started in August 2025 and is anticipated to be completed for final acceptance by September 2026. The design and construction of Improvement Area 2 and remaining Major Improvements are anticipated to be completed for final acceptance by September 2028. The development schedule is subject to change based on market conditions.





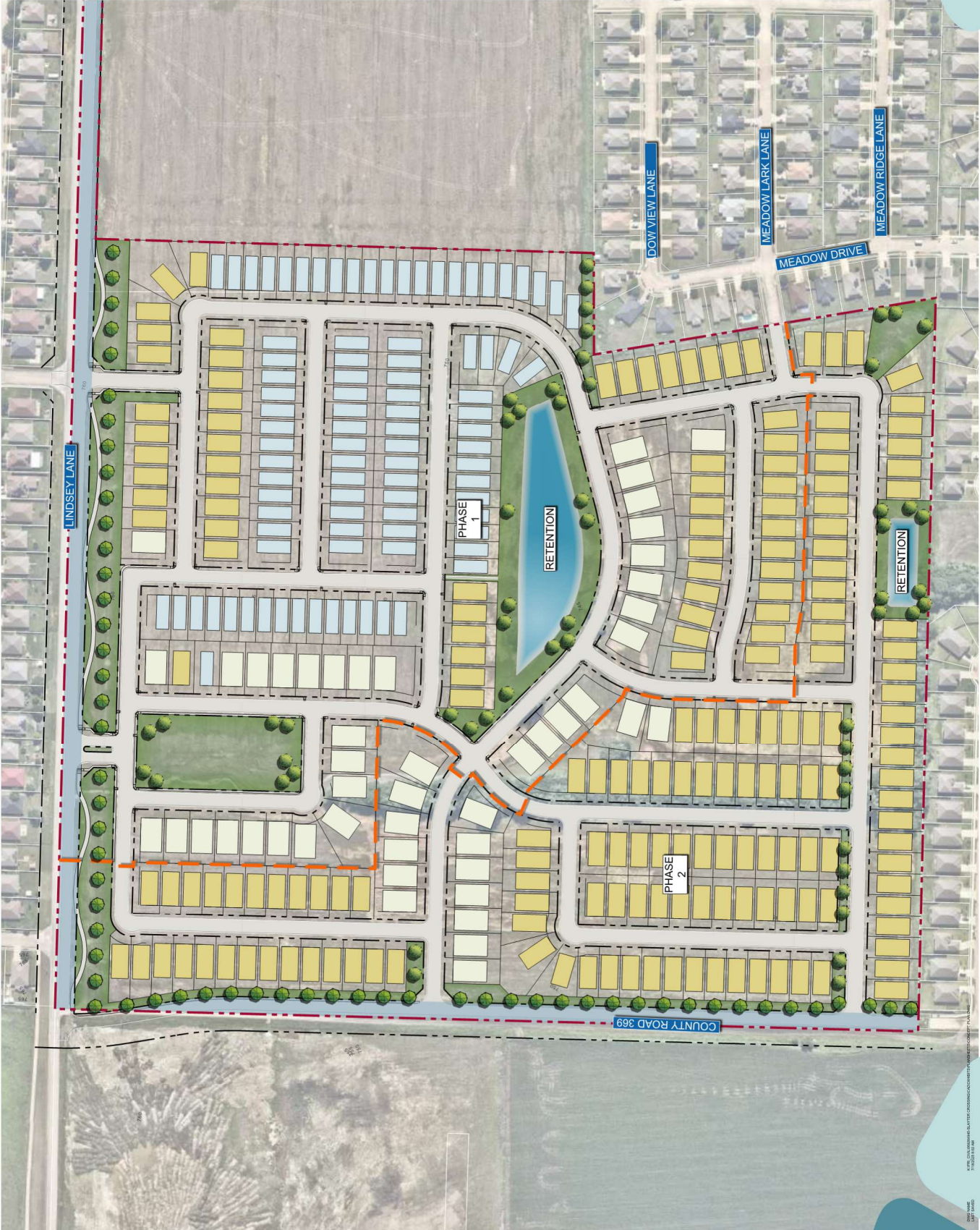
Property Summary	
Thoroughfare Right of Way	4.55 55%
Open Space	10.96 13.3%
Net Residential Area	67.06 81.2%
Total	82.57
Open Space Summary	
Open Space	11.0 13.3%
Total Percentage of Open Space	
Phase 1 Lot Summary	
40' x 120' Lots	92 50.0%
50' x 120' Lots	59 32.1%
60' x 120' Lots	33 17.9%
Total Lots	184
Phase 2 Lot Summary	
50' x 120' Lots	128 89.5%
60' x 120' Lots	15 10.5%
Total Lots	143
Overall Lot Summary	
40' x 120' Lots	92 28.1%
50' x 120' Lots	187 57.2%
60' x 120' Lots	48 14.7%
Total Lots	327
Density Summary	
Gross	4.0
Net of ROW	4.2

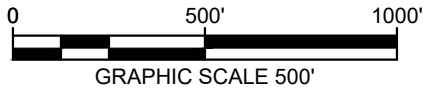
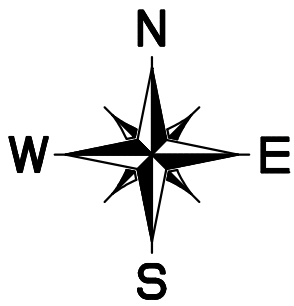
CONCEPT PLAN

The Landing at Lindsey Lane

Kimley»Horn

June 2026





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Map of District - The Landing PID Exhibits

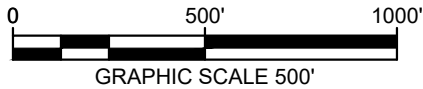
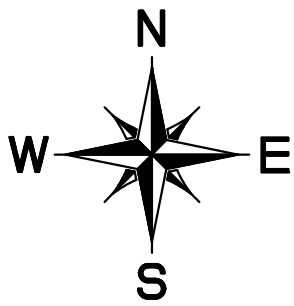
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LAST SAVED

Exhibit A-1
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



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DWG NAME
LAST SAVED

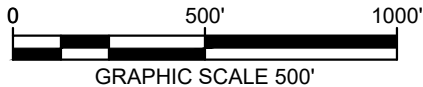
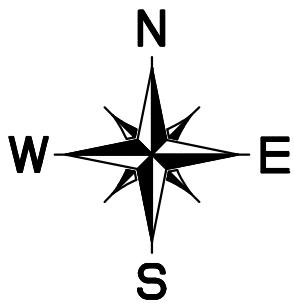
Map of Improvement Area #1 - The Landing PID Exhibits

Exhibit A-2
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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LEGEND

-  DISTRICT BOUNDARY
-  REMAINDER AREA LIMITS

Map of Remainder Area Boundary - The Landing PID Exhibits

Exhibit A-3
Anna, Texas
July 2026

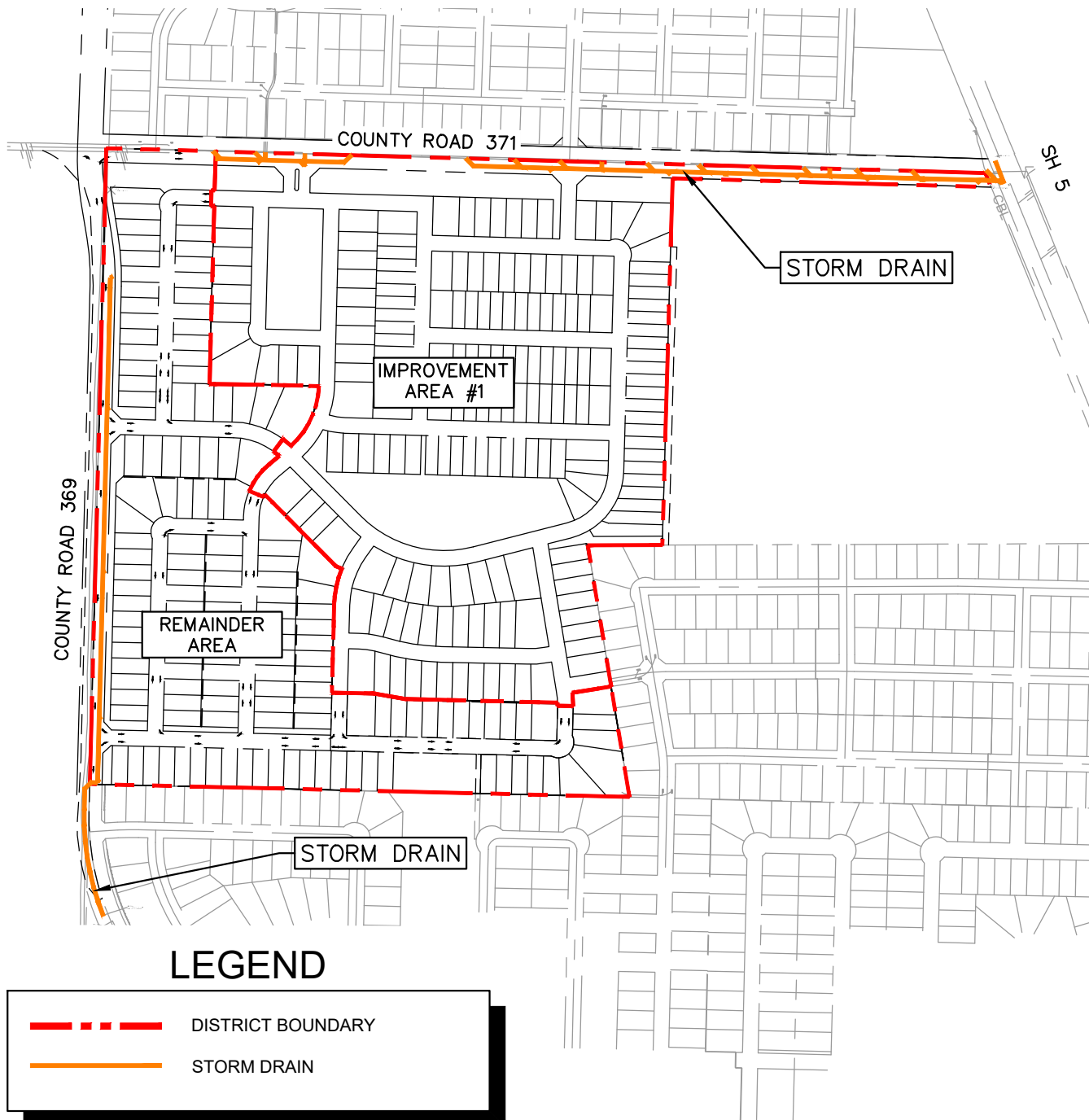
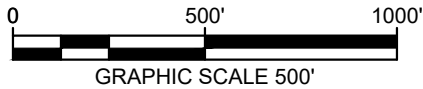
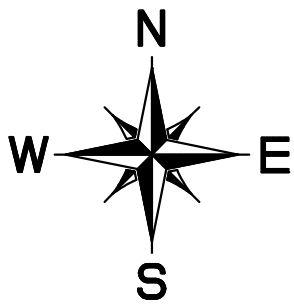
Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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DWG NAME
LAST SAVED



LEGEND

-  DISTRICT BOUNDARY
-  STORM DRAIN

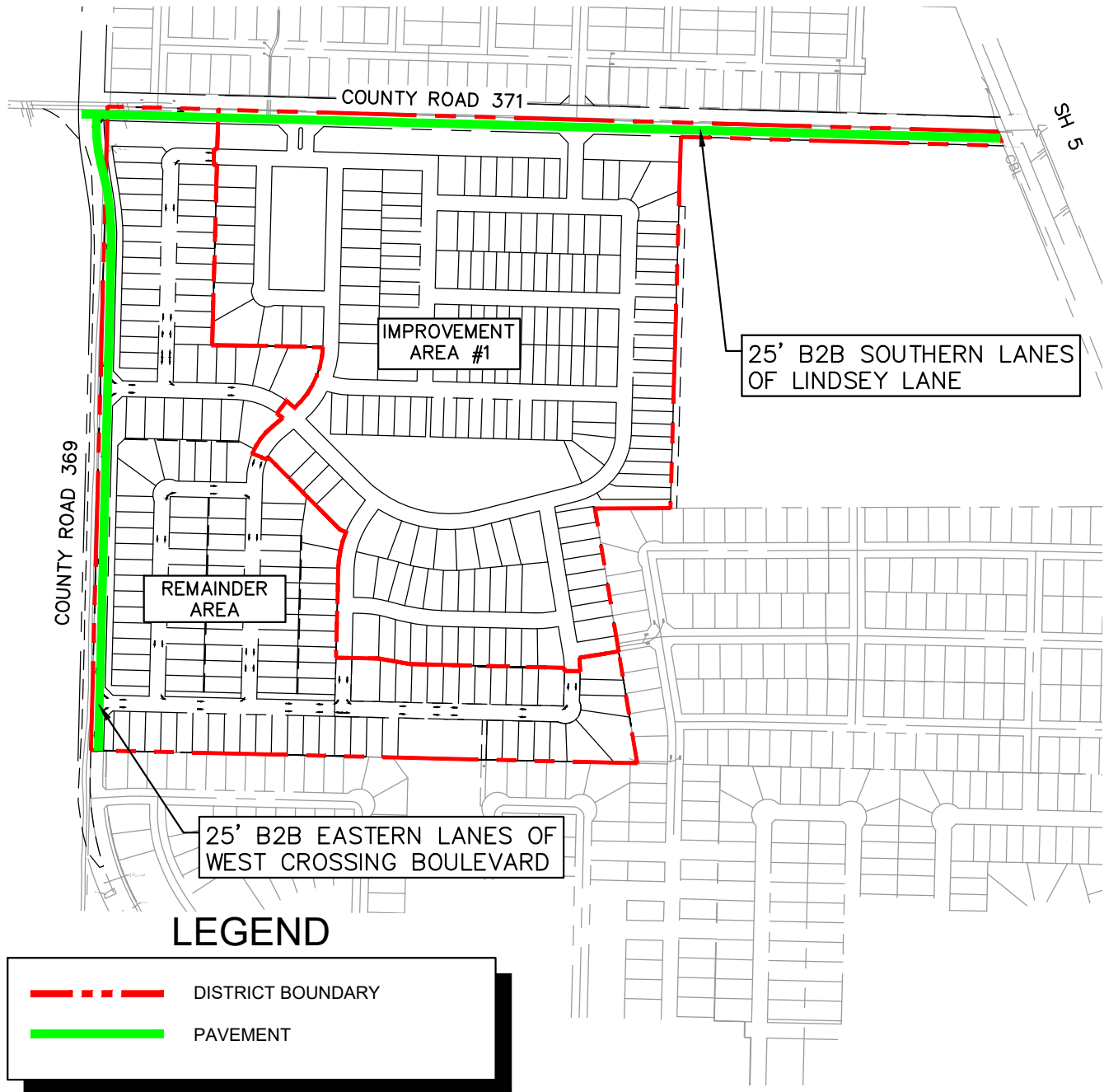
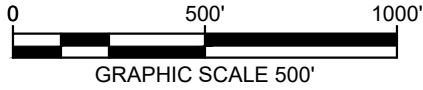
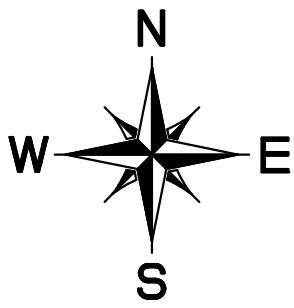
Master Public Storm Drainage Improvements - The Landing PID Exhibits

Exhibit B-1
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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DWG NAME
LAST SAVED

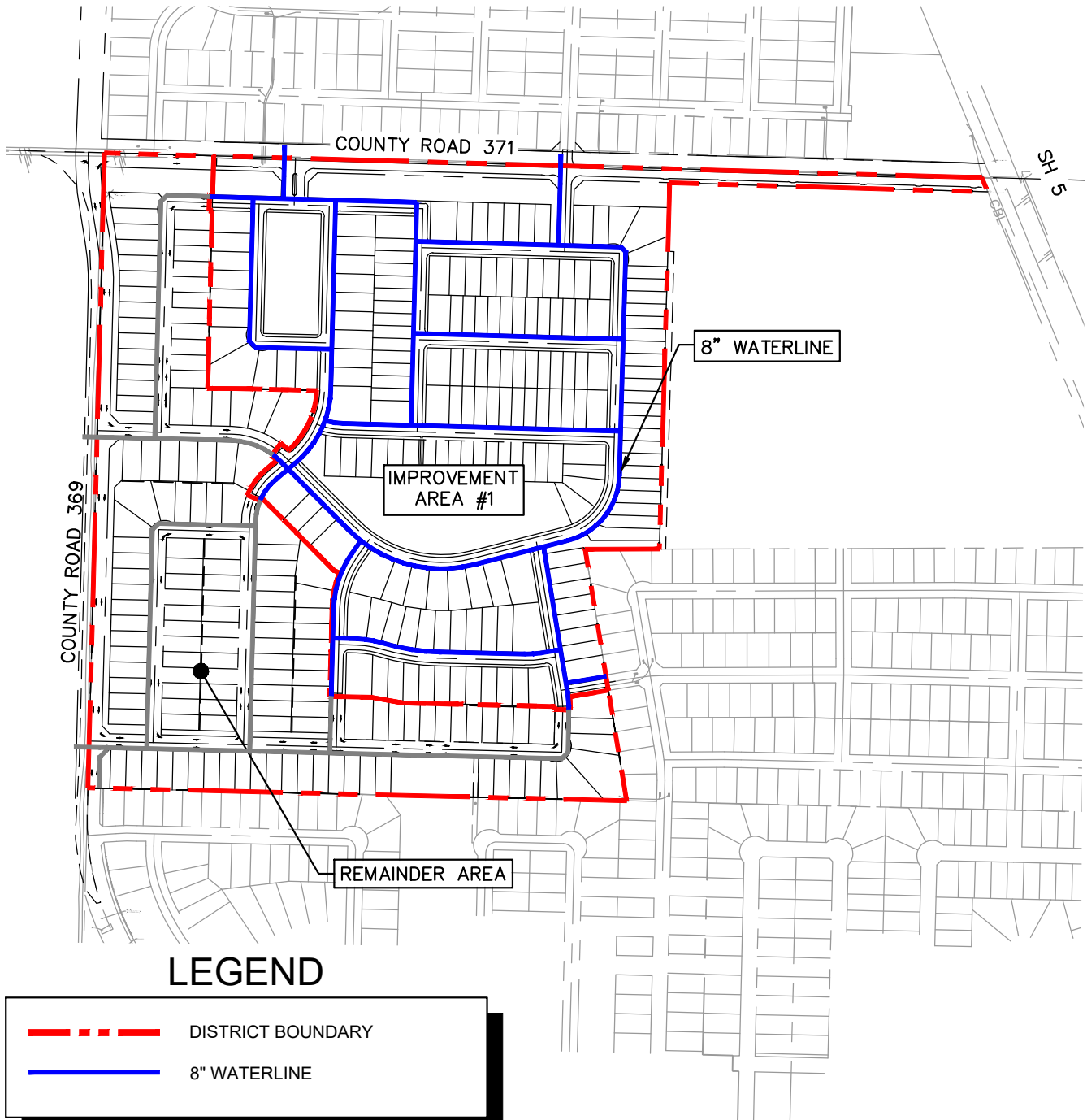
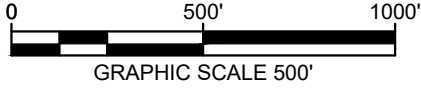
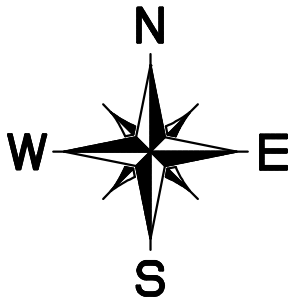
Master Public Pavement Improvements - The Landing PID Exhibits

Exhibit B-2
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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LEGEND

-  DISTRICT BOUNDARY
-  8" WATERLINE

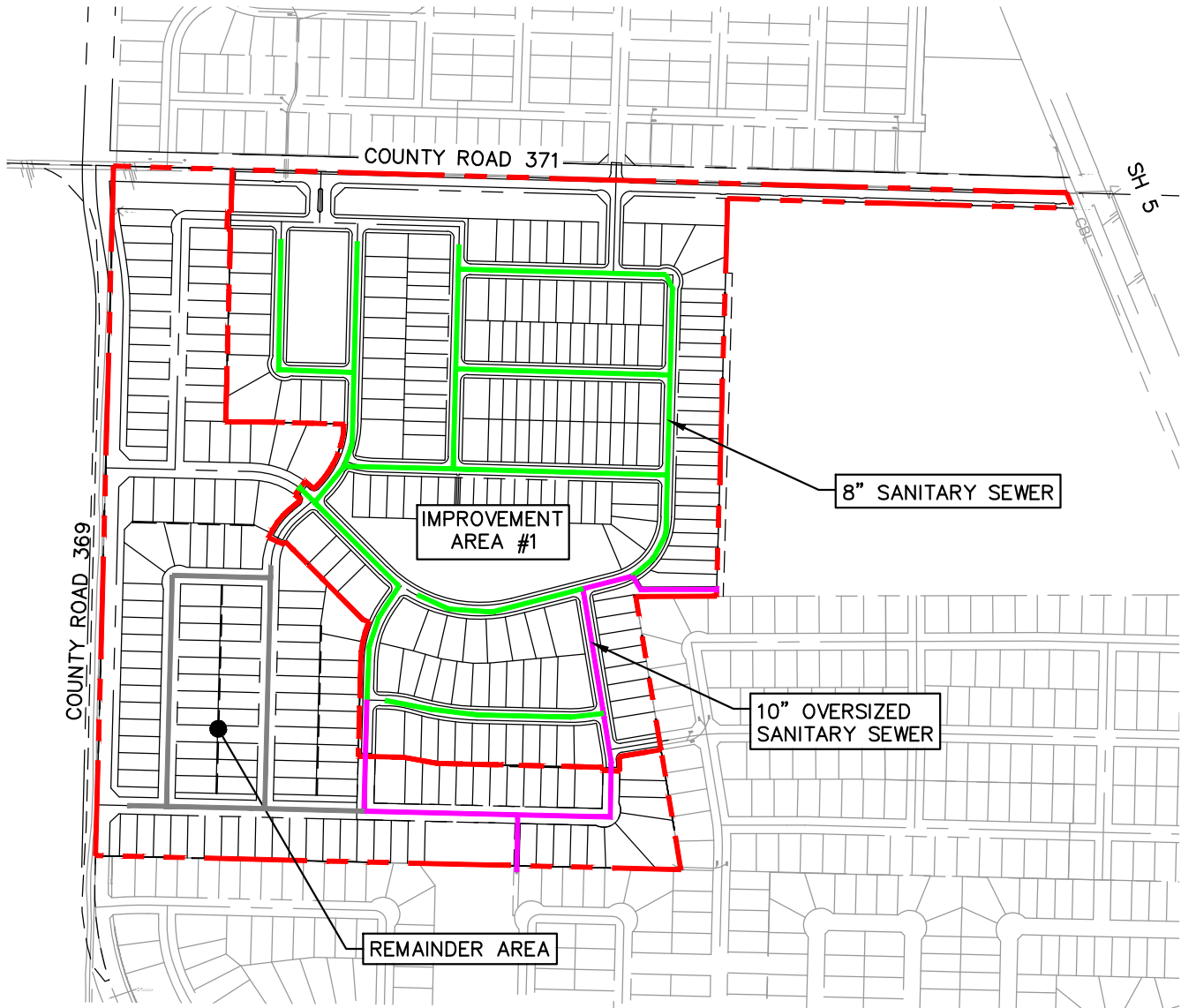
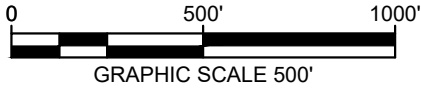
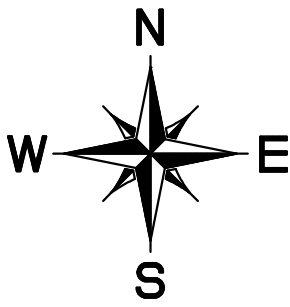
Direct Public Water Improvement Area #1 - The Landing PID Exhibits

Exhibit C-1
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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LEGEND

- | | | | |
|---|-------------------|---|------------------------------|
|  | DISTRICT BOUNDARY |  | 10" OVERSIZED SANITARY SEWER |
|  | 8" SANITARY SEWER | | |

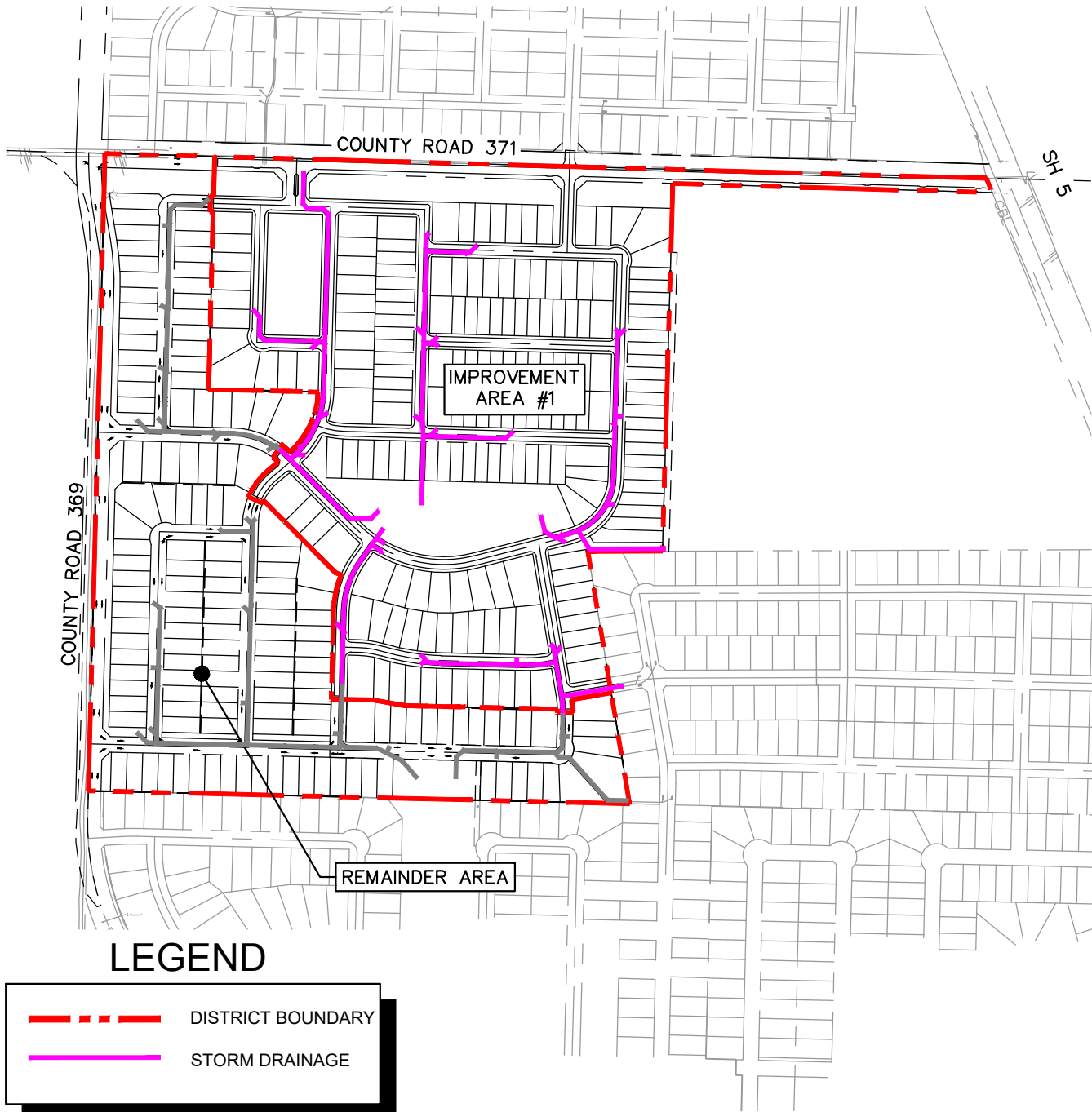
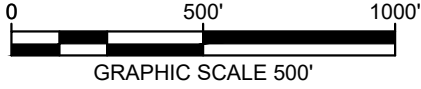
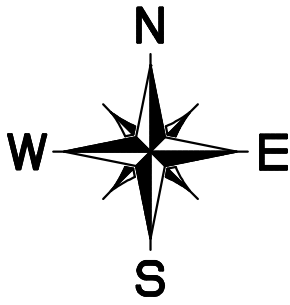
Direct Public Sanitary Sewer Improvement Area #1- The Landing PID Exhibits

Exhibit C-2
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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LEGEND

-  DISTRICT BOUNDARY
-  STORM DRAINAGE

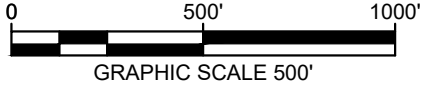
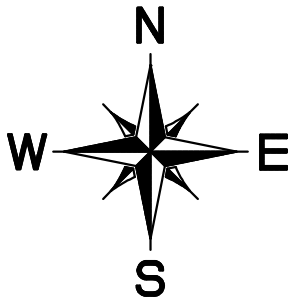
Direct Public Storm Drainage Improvement Area #1- The Landing PID Exhibits

Exhibit C-3
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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LEGEND

-  DISTRICT BOUNDARY
-  ROW

Direct Public Pavement Improvement Area #1- The Landing PID Exhibits

Exhibit C-4
Anna, Texas
July 2026

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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PID COST SUMMARY - COX TRACT CITY OF ANNA

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT
MARCH 13, 2026

DIVISION / PHASE / COST TYPE SUMMARY - CITY OF ANNA IMPROVEMENTS									
DIVISION	DIRECT PUBLIC		MASTER PUBLIC		PRIVATE		OVERSIZING COSTS		TOTAL
	1	TOTAL	1	TOTAL	1	TOTAL	1	TOTAL	
CLEARING & EXCAVATION	\$80,682	\$80,682	\$26,426	\$26,426	\$469,959	\$469,959	\$0	\$0	\$577,067
WATER	\$1,218,423	\$1,218,423	\$0	\$0	\$0	\$0	\$0	\$0	\$1,218,423
SEWER	\$1,390,203	\$1,390,203	\$0	\$0	\$0	\$0	\$0	\$0	\$1,390,203
STORM SEWER	\$2,735,557	\$2,735,557	\$900,586	\$900,586	\$0	\$0	\$0	\$0	\$3,636,143
PAVEMENT	\$2,283,181	\$2,283,181	\$1,130,215	\$1,130,215	\$0	\$0	\$0	\$0	\$3,413,396
RETAINING WALLS	\$0	\$0	\$0	\$0	\$227,811	\$227,811	\$0	\$0	\$227,811
EROSION CONTROL	\$53,580	\$53,580	\$0	\$0	\$23,440	\$23,440	\$0	\$0	\$77,020
AMENITIES, LANDSCAPE, & SCREENING	\$0	\$0	\$0	\$0	\$1,378,794	\$1,378,794	\$0	\$0	\$1,378,794
DISTRICT FORMATION & MISCELLANEOUS OTHER	\$909,730	\$909,730	\$79,276	\$79,276	\$206,284	\$206,284	\$16,317	\$16,317	\$1,211,607
SUB-TOTAL	\$8,671,355	\$8,671,355	\$2,136,503	\$2,136,503	\$2,306,288	\$2,306,288	\$16,317	\$16,317	\$13,130,463
MISCELLANEOUS & CONTINGENCY (10%)	\$867,136	\$867,136	\$213,650	\$213,650	\$230,629	\$230,629	N/A	N/A	\$1,311,415
TOTAL	\$9,538,491	\$9,538,491	\$2,350,154	\$2,350,154	\$2,536,916	\$2,536,916	\$16,317	\$16,317	\$14,441,878

PHASE TOTAL SUMMARY - CITY OF ANNA IMPROVEMENTS		
COST TYPE	1	TOTAL
DIRECT PUBLIC	\$9,538,491	\$9,538,491
MASTER PUBLIC	\$2,350,154	\$2,350,154
PRIVATE	\$2,536,916	\$2,536,916
OVERSIZING COSTS	\$16,317	\$16,317
TOTAL (EXCLUDING OVERSIZING COSTS)	\$14,425,561	\$14,425,561
TOTAL W/ OVERSIZING COSTS	\$14,441,878	\$14,441,878
LOTS:		
	184	184
COST PER LOT (EXCLUDING OVERSIZING COSTS):	\$78,400	\$78,400
COST PER LOT (ONLY OVERSIZING COSTS):	\$89	\$89
COST PER LOT W/ OVERSIZING COSTS:	\$78,488	\$78,488

- The Opinion of Probable Costs (OPC) in this analysis is based on the Phase 1 accepted Bid Forms and quantities and the Phase 2 preliminary design.
- Certain "rule-of-thumb" assumptions and approximate cost estimate methodologies are utilized.
- This OPC is based on current opinion of pricing. Inflation is not accounted for.
- This OPC is not intended to serve as a comprehensive and complete analysis of development and construction costs.
- This OPC assumes that Phases 1 and 2 will be built sequentially as shown on the attached exhibit.
- This OPC is based on Topographic surveys that were completed in the field.
- This OPC is based upon the City of Anna Engineering Standards or Design ("City Standards").
- This OPC was prepared without the benefit of complete record drawings for the existing utilities and the pipeline located on the property. Subsurface utility exploration ("SUE") and detailed topographic surveys have been completed for this OPC.
- This OPC does not include any costs for avoidance or mitigation of jurisdictional waters features based on preliminary waters of the US Delineation prepared by Integrated Environmental Solution dated October 27, 2023.
- Manhole Vacuum Testing bid forms have not been provided and therefore said line item has not been updated to the "as-built" cost.
- A tree survey has been performed for this project, and the allowance included in this OPC is the approximate cost to mitigate all of the trees located within the project limits.
- This OPC assumes that the existing City of Anna wastewater treatment plant has capacity for the wastewater produced by the Project. This OPC does not include any cost for upgrades to the wastewater treatment plant to provide capacity for the Project. This OPC assumes that no lift station will be required for the project. This OPC assumes all wastewater will tie into existing lines constructed as a part of Shadowbend Phase 2 and that no upsizing of the existing line will be required.
- This OPC assumes that approximately 8 acres of the Multifamily tract will sewer through this project based on the preliminary capacity analysis of the existing 10" wastewater line in Shadowbend Phase 2.

14. This OPC assumes that the proposed City of Anna waterlines and storage system will provide sufficient pressure and fire flow for the Project. No water capacity/pressure/fire flow design or analysis has been performed.
15. This OPC assumes that there is no FEMA floodplain location within the Project limits.
16. This OPC assumes detention will be necessary and that a Downstream Assessment will be required by the City of Anna. This OPC assumes that a regional detention pond will be utilized and that a portion of the multifamily site will be able to flow into the Project without detaining.
17. This OPC assumes the City will not require the Project to detain for the adjacent properties that currently flow through the property without detention.
18. Erosion control has not yet been installed in Phase 1 and thus the preliminary estimates may be greater or fewer than the final "as-built" costs.
19. Storm TV Testing has not yet been completed and thus said line item is a preliminary estimate and may be greater or fewer than the final "as-built" cost.
20. This OPC assumes West Crossing and County Road 371 will utilize the minor arterial roadway section and this Project will only be required to dedicate half of the right-of-way and construct half of the pavement section as directed by the City.
21. This OPC assumes that CR 371 will be constructed with Phase 1 and West Crossing Blvd will be constructed with Phase 2.
22. Final Geotechnical Report cost has not been confirmed with UES and thus may be greater or less than the future final cost.
23. This OPC includes a 10' Hike and Bike Trail throughout the Project as shown on the concept plan. Width is intended to match City of Anna Hike and Bike Trail requirements but has not been confirmed with the City of Anna.
24. This OPC assumes a 5' sidewalk will be utilized on arterial and residential roads that are not utilizing the Hike and Bike Trail.
25. This OPC assumes utility line sizing for the Project of 8" waterlines and 8"/10" wastewater lines. This OPC assumes that the City will not require any upsizing as a part of this Project.
26. This OPC assumes that relocation of existing 12" waterlines will not be required for this Project.
27. This OPC assumes a Developer's allowance for landscaping, open space improvements, and entry features for Phase 2. Phase 1 landscape bid forms are utilized in this OPC
28. Per direction of the Client, this OPC does not include costs associated with street lights for West Crossing Blvd and County Road 371.
29. This OPC includes screening along the residential lots siding to County Road 371 and West Crossing Boulevard.
30. This OPC includes an allowance for a playground in Phase 1 based on direction given by the Client.
31. This OPC assumes that no import/export of material will be necessary for the onsite or offsite infrastructure.
32. The following fees, which are included in the OPC, are assumed or are based upon current published City of Anna ordinances and have not been confirmed:
 - a. City of Anna Inspection Fees (4% of Public Improvement Cost)
 - b. City of Anna Engineering Plan Review Fee Allowance (\$250 +\$10/acre of the Project required with every submittal and assumes 4 reviews will be necessary)
 - c. City of Anna Plat Fees for Subdivisions
 - d. City of Anna Parkland fee in lieu of City park dedication
33. The OPC does NOT include cost associated with the following:
 - a. Land acquisition cost, financing, interest, marketing, sales, HOA support, maintenance, overhead, insurance, legal fees, etc.
 - b. Right-of-way and easement acquisition costs.
 - c. Water, Sewer, or Roadway Impact Fees
 - d. Development management/construction management.
 - e. Environmental Site Assessments.
 - f. Traffic Signal Improvements per direction of the Client.
 - g. Costs associated with the creation, operation, and management of special financing districts.
 - h. Installation/relocation of franchise utilities per direction from the Client.
34. This OPC does not include reimbursements, fee credits, waivers, cost participation, or other "off-setting"/cost recovery items.
35. This OPC has been prepared with limited information and in a limited timeframe. Items, quantities, conditions, and other factors are subject to discovery and change as more detailed planning, design, and analysis is performed.
36. Totals shall be considered more reliable than sub-totals, and sub-totals shall be considered more reliable than line items.
37. BECAUSE KIMLEY-HORN IS PREPARING THIS OPC BASED ON LIMITED INFORMATION, PRELIMINARY DESIGN OR NO DESIGN, AND IN A LIMITED TIMEFRAME; AND BECAUSE KIMLEY-HORN DOES NOT CONTROL THE COST OF LABOR, MATERIALS, EQUIPMENT OR SERVICES FURNISHED BY OTHERS; AND DOES NOT CONTROL THE METHODS OF DETERMINING PRICES, OR COMPETITIVE BIDDING OR MARKET CONDITIONS; ANY OPINIONS RENDERED AS TO COSTS, INCLUDING BUT NOT LIMITED TO OPINIONS AS TO THE COSTS OF CONSTRUCTION AND MATERIALS SHALL BE MADE ON THE BASIS OF ITS EXPERIENCE AND REPRESENT JUDGEMENT AS AN EXPERIENCED AND QUALIFIED PROFESSIONAL FAMILIAR WITH THE INDUSTRY. KIMLEY-HORN CANNOT AND DOES NOT GUARANTEE THAT PROPOSALS, BIDS OR ACTUAL COSTS WILL NOT VARY FROM ITS OPINIONS OF COST, DUE TO VARIANCES IN ITEMS, QUANTITIES, OR PRICE.

 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT DIRECT PUBLIC IMPROVEMENTS						
MARCH 13, 2026					1	TOTAL
PROJECT NAME:	Direct Public Improvements	CREATED BY:	BJL	NO. OF LOTS:	184	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCT/JMK	GROSS AC:	51	51
		REVISED BY:		PUBLIC AC:	10.5	10.5

A. CLEARING & EXCAVATION						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
CLEARING / GRUBBING	AC	\$1,250.00	10.5	\$13,125.00	10.5	\$13,125.00
STREET / ROW EXCAVATION	CY	\$3.00	14,874	\$44,622.00	14,874	\$44,622.00
ROCK EXCAVATION (ALLOWANCE)	CY	\$8.00	2,588	\$20,704.00	2,588	\$20,704.00
TESTING	CY	\$0.15	14,874	\$2,231.10	14,874	\$2,231.10
TOTAL CLEARING & EXCAVATION				\$80,682.10		\$80,682.10

B. WATER						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
12" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$110.00	0	\$0.00	0	\$0.00
12" GATE VALVE & BOX	EA	\$2,500.00	0	\$0.00	0	\$0.00
8" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	\$51.00	9,930	\$506,430.00	9,930	\$506,430.00
8" GATE VALVE & BOX	EA	\$2,544.00	43	\$109,392.00	43	\$109,392.00
16" STEEL CASING PIPE	LF	\$141.00	176	\$24,816.00	176	\$24,816.00
20" STEEL CASING PIPE	LF	\$300.00	0	\$0.00	0	\$0.00
1" DOMESTIC WATER SERVICE	EA	\$1,210.00	184	\$222,640.00	184	\$222,640.00
1" FUTURE DOMESTIC WATER SERVICE	EA	\$1,338.00	8	\$10,704.00	8	\$10,704.00
2" DOMESTIC WATER SERVICE	EA	\$2,570.00	1	\$2,570.00	1	\$2,570.00
12"X8" CUT IN TEE CONNECTION	EA	\$5,968.00	2	\$11,936.00	2	\$11,936.00
12"X12" CUT IN TEE CONNECTION	EA	\$6,500.00	0	\$0.00	0	\$0.00
2" AUTOMATIC FLUSH VALVE	EA	\$7,253.00	5	\$36,265.00	5	\$36,265.00
4" PVC IRRIGATION SLEEVES	LF	\$26.00	510	\$13,260.00	510	\$13,260.00
FIRE HYDRANT ASSEMBLY	EA	\$8,209.00	20	\$164,180.00	20	\$164,180.00
CONNECT TO EXISTING STUB OUT	EA	\$1,333.00	1	\$1,333.00	1	\$1,333.00
PROCESS, HAUL, & STOCKPILE TRENCH SPOILS WITHIN 1,500 L	CY	\$4.00	1,900	\$7,600.00	1,900	\$7,600.00
TRENCH SAFETY	LF	\$0.10	9,930	\$993.00	9,930	\$993.00
TESTING (PRESSURE TEST & CHLORINATION)	LF	\$1.50	9,930	\$14,895.00	9,930	\$14,895.00
TESTING (GEOTECH)	LF	\$3.26	10,032	\$32,704.32	10,032	\$32,704.32
BONDS	%	2.00%		\$13,624.55	0	\$13,624.55
INSPECTION FEE	%	4.00%	\$1,127.014	\$45,080.56	1,127.014	\$45,080.56
TOTAL WATER				\$1,218,423.43		\$1,218,423.43

C. SEWER						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
8" SDR-35 P.V.C. SEWERLINE	LF	\$69.00	7,135	\$492,315.00	7,135	\$492,315.00
8" SDR-26 P.V.C. SEWERLINE	LF	\$77.00	2,315	\$178,255.00	2,315	\$178,255.00
10" SDR-35 P.V.C. SEWERLINE	LF	\$75.00	0	\$0.00	0	\$0.00
10" SDR-26 P.V.C. SEWERLINE	LF	\$86.00	0	\$0.00	0	\$0.00
8" CLEANOUT	EA	\$1,500.00	0	\$0.00	0	\$0.00
4" DIAMETER MANHOLE	EA	\$7,646.00	41	\$313,486.00	41	\$313,486.00
ADDITIONAL SAN. DEPTH (1" PER VF)	VF	\$2.50	0	\$0.00	0	\$0.00
ADDITIONAL MANHOLE DEPTH (>8')	VF	\$140.00	0	\$0.00	0	\$0.00
4" SERVICE	EA	\$1,265.00	184	\$232,760.00	184	\$232,760.00
4" FUTURE SERVICE	EA	\$1,544.00	8	\$12,352.00	8	\$12,352.00
4" SERVICE HOT TAP	EA	\$2,500.00	0	\$0.00	0	\$0.00
CONNECT TO EXISTING MANHOLE (CORE INTO)	EA	\$2,651.00	1	\$2,651.00	1	\$2,651.00
CONNECT TO EXIST. SEWERLINE	EA	\$5,000.00	0	\$0.00	0	\$0.00
END AND PLUG FOR FUTURE CONNECTION	EA	\$1,296.00	2	\$2,592.00	2	\$2,592.00
CONCRETE ENCASUREMENT	LF	\$101.00	50	\$5,050.00	50	\$5,050.00
CSS ENCASUREMENT	LF	\$96.00	260	\$24,960.00	260	\$24,960.00
PROCESS, HAUL, & STOCKPILE TRENCH SPOILS WITHIN 1,500 L	CY	\$4.00	2,000	\$8,000.00	2,000	\$8,000.00
TRENCH SAFETY	LF	\$0.10	9,450	\$945.00	9,450	\$945.00
TV TESTING	LF	\$1.50	9,450	\$14,175.00	9,450	\$14,175.00
TESTING (GEOTECH)	LF	\$3.26	9,552	\$31,139.52	9,552	\$31,139.52
MANHOLE VACUUM TESTING	EA	\$150.00	41	\$6,150.00	41	\$6,150.00
BONDS	%	2.00%		\$13,624.55	0	\$13,624.55
INSPECTION FEES	%	4.00%	\$1,293.691	\$51,747.64	1,293.691	\$51,747.64
TOTAL SEWER				\$1,390,202.71		\$1,390,202.71

 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT DIRECT PUBLIC IMPROVEMENTS						
MARCH 13, 2026						
				1	TOTAL	
PROJECT NAME:	Direct Public Improvements	CREATED BY:	BJL	NO. OF LOTS:	184	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCT/JMK	GROSS AC:	51	51
		REVISED BY:		PUBLIC AC:	10.5	10.5

D. STORM SEWER						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
48" CLASS III RCP	LF	\$241.00	131	\$31,571.00	131	\$31,571.00
48" CLASS III GASKETED RCP	LF	\$283.00	89	\$25,187.00	89	\$25,187.00
42" CLASS III RCP	LF	\$206.00	50	\$10,300.00	50	\$10,300.00
36" CLASS III RCP	LF	\$166.00	389	\$64,574.00	389	\$64,574.00
30" CLASS III RCP	LF	\$134.00	714	\$95,676.00	714	\$95,676.00
27" CLASS III RCP	LF	\$123.00	288	\$35,424.00	288	\$35,424.00
24" CLASS III RCP	LF	\$108.00	609	\$65,772.00	609	\$65,772.00
21" CLASS III RCP	LF	\$97.00	154	\$14,938.00	154	\$14,938.00
18" CLASS III RCP	LF	\$91.00	1,378	\$125,398.00	1,378	\$125,398.00
10'X4' RCB	LF	\$747.00	870	\$649,890.00	870	\$649,890.00
10'X4' GASKETED RCB	LF	\$835.00	106	\$88,510.00	106	\$88,510.00
6'X5' RCB	LF	\$650.00	0	\$0.00	0	\$0.00
6'X4' RCB	LF	\$497.00	1,014	\$503,958.00	1,014	\$503,958.00
6'X3' RCB	LF	\$450.00	0	\$0.00	0	\$0.00
5'X4' RCB	LF	\$362.00	78	\$28,236.00	78	\$28,236.00
5'X4' GASKETED RCB	LF	\$397.00	92	\$36,524.00	92	\$36,524.00
5'X3' RCB	LF	\$321.00	66	\$21,186.00	66	\$21,186.00
4'X4' RCB	LF	\$298.00	48	\$14,304.00	48	\$14,304.00
4'X3' RCB	LF	\$281.00	313	\$87,953.00	313	\$87,953.00
10' STANDARD CURB INLET	EA	\$6,873.00	35	\$240,555.00	35	\$240,555.00
6'X6' WYE INLET	EA	\$8,800.00	3	\$26,400.00	3	\$26,400.00
3'X3' JUNCTION BOX	EA	\$4,740.00	1	\$4,740.00	1	\$4,740.00
4'X4' JUNCTION BOX	EA	\$5,097.00	3	\$15,291.00	3	\$15,291.00
4'X4' JUNCTION BOX W/ LADDER	EA	\$5,297.00	1	\$5,297.00	1	\$5,297.00
5'X5' JUNCTION BOX	EA	\$6,500.00	0	\$0.00	0	\$0.00
6'X6' JUNCTION BOX	EA	\$9,400.00	1	\$9,400.00	1	\$9,400.00
7'X7' JUNCTION BOX	EA	\$11,061.00	1	\$11,061.00	1	\$11,061.00
7'X7' JUNCTION BOX W/ LADDER	EA	\$12,300.00	1	\$12,300.00	1	\$12,300.00
9'X9' JUNCTION BOX	EA	\$30,000.00	0	\$0.00	0	\$0.00
12'X8' JUNCTION BOX	EA	\$20,996.00	1	\$20,996.00	1	\$20,996.00
TYPE C HEADWALL	EA	\$6,500.00	0	\$0.00	0	\$0.00
48" SLOPED-END HEADWALL	EA	\$6,633.00	1	\$6,633.00	1	\$6,633.00
5'X3' TxDOT SW-0 HEADWALL	EA	\$9,320.00	1	\$9,320.00	1	\$9,320.00
5'X4' TxDOT SW-0 HEADWALL	EA	\$11,318.00	1	\$11,318.00	1	\$11,318.00
6'X3' TxDOT SW-0 HEADWALL	EA	\$10,000.00	0	\$0.00	0	\$0.00
10'X4' TxDOT SW-0 HEADWALL	EA	\$14,900.00	3	\$44,700.00	3	\$44,700.00
INSTALL MANHOLE RISER ON RCB	EA	\$3,316.00	3	\$9,948.00	3	\$9,948.00
RIP RAP	SY	\$130.00	0	\$0.00	0	\$0.00
POND OUTFALL STRUCTURE	EA	\$30,000.00	0	\$0.00	0	\$0.00
REMOVE HEADWALL	EA	\$2,000.00	0	\$0.00	0	\$0.00
REMOVE HEADWALL AND CONNECT TO EXISTING STORM	EA	\$1,816.00	1	\$1,816.00	1	\$1,816.00
CONNECT TO EXISTING STORM	EA	\$350.00	0	\$0.00	0	\$0.00
FLOWABLE FILL WATER STOP	EA	\$2,566.00	3	\$7,698.00	3	\$7,698.00
IMPERVIOUS EMBEDMENT	LF	\$91.00	328	\$29,848.00	328	\$29,848.00
CONSTRUCT CONCRETE OUTFALL WEIR	EA	\$40,249.00	1	\$40,249.00	1	\$40,249.00
INSTALL FLEXAMAT	SY	\$226.00	401	\$90,626.00	401	\$90,626.00
12" RIP-RAP GROUTED	SY	\$200.00	219	\$43,800.00	219	\$43,800.00
PROCESS, HAUL, & STOCKPILE TRENCH SPOILS WITHIN 1500 L	CY	\$4.00	7,286	\$29,144.00	7,286	\$29,144.00
INLET PROTECTION	EA	\$400.00	35	\$14,000.00	35	\$14,000.00
TRENCH SAFETY	LF	\$0.10	6,283	\$628.30	6,283	\$628.30
TV TESTING	LF	\$2.00	6,283	\$12,566.00	6,283	\$12,566.00
TESTING (GEOTECH)	LF	\$3.26	6,385	\$20,815.10	6,385	\$20,815.10
BONDS	%	2.00%		\$13,624.55	0	\$13,624.55
INSPECTION FEE	%	4.00%		\$2,584.541	2,584.541	\$103,381.64
TOTAL STORM SEWER IMPROVEMENTS				\$2,735,556.59		\$2,735,556.59

 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT DIRECT PUBLIC IMPROVEMENTS						
MARCH 13, 2026						
				1	TOTAL	
PROJECT NAME:	Direct Public Improvements	CREATED BY:	BJL	NO. OF LOTS:	184	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCT/JMK	GROSS AC:	51	51
		REVISED BY:		PUBLIC AC:	10.5	10.5

E. PAVEMENT						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
6" REINF. CONCRETE STREET PAVEMENT (4000 PSI, NO. 4 BARS ON 18" CENTERS BOTH WAYS, INCLUDING CURB & GUTTER)	SY	\$44.65	32,968	\$1,472,021.20	32,968	\$1,472,021.20
7" LIME STABILIZED SUBGRADE PREPARATION	SY	\$3.05	34,335	\$104,721.75	34,335	\$104,721.75
HYDRATED LIME FOR STREET (36#/SY)	TON	\$320.00	618	\$197,760.00	618	\$197,760.00
6' CURBED CONCRETE FLUME	SY	\$181.65	75	\$13,623.75	75	\$13,623.75
CONCRETE SCUPPER PER PLANS	LS	\$12,500.00	1	\$12,500.00	1	\$12,500.00
5' SIDEWALK	SF	\$6.00	23,532	\$141,192.00	23,532	\$141,192.00
BARRIER FREE PEDESTRIAN RAMP	EA	\$2,100.00	56	\$117,600.00	56	\$117,600.00
COMBO STREET-STOP SIGN	EA	\$550.00	0	\$0.00	0	\$0.00
STREET SIGN	EA	\$700.00	0	\$0.00	0	\$0.00
30" R1-1 STOP SIGN; INCLUDING DECORATIVE POLE	EA	\$2,200.00	4	\$8,800.00	4	\$8,800.00
30" R1-1 STOP SIGN & STREET NAME BLADES; INCLUDING DECORATIVE F	EA	\$2,640.00	1	\$2,640.00	1	\$2,640.00
STREET NAME BLADES SIGN; INCLUDING DECORATIVE POLE	EA	\$2,310.00	1	\$2,310.00	1	\$2,310.00
30" R1-1 STOP SIGN; MOUNTED ON STREETLIGHT	EA	\$970.00	15	\$14,550.00	15	\$14,550.00
STREET NAME BLADES SIGN; MOUNTED ON STREETLIGHT	EA	\$1,210.00	18	\$21,780.00	18	\$21,780.00
24"X30" R2-1 SPEED LIMIT SIGN; INCLUDING POLE	EA	\$2,200.00	2	\$4,400.00	2	\$4,400.00
TYPE III BARRICADE	EA	\$1,925.00	5	\$9,625.00	5	\$9,625.00
PAVEMENT HEADER	LF	\$15.00	155	\$2,325.00	155	\$2,325.00
REMOVE TYPE III BARRICADE & CONNECT TO EXISTING PAVEMENT	EA	\$1,425.00	0	\$0.00	0	\$0.00
TRAFFIC CONTROL ALLOWANCE	LS	\$10,000.00	1	\$10,000.00	1	\$10,000.00
TESTING ROADWAYS (GEOTECH)	LF	\$3.35	10,645	\$35,660.75	10,645	\$35,660.75
TESTING SIDEWALK (GEOTECH)	LF	\$2.12	3,468	\$7,352.16	3,468	\$7,352.16
BONDS				\$18,885.00	0	\$18,885.00
INSPECTION FEE	%	4.00%	\$2,135,849	\$85,433.95	2,135,849	\$85,433.95
TOTAL PAVEMENT			\$2,283,180.56		\$2,283,180.56	

F. EROSION CONTROL						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
SILT FENCE (PERIMETER)	LF	\$2.00	8,593	\$17,186.00	8,593	\$17,186.00
CURLEX WITH SILT FENCE	LF	\$2.00	12,942	\$25,884.00	12,942	\$25,884.00
SWPPP	LS	\$1,310.00	1	\$1,310.00	1	\$1,310.00
EROSION CONTROL INSPECTION & MAINTENANCE	LOT	\$50.00	184	\$9,200.00	184	\$9,200.00
TOTAL EROSION CONTROL			\$53,580.00		\$53,580.00	

G. DISTRICT FORMATION & MISCELLANEOUS OTHER						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
PLATTING FEE (\$500 + \$10/LOT)	LOT	\$10.00	184	\$2,340.00	184	\$2,340.00
ENGINEERING REVIEW FEE (\$250 + \$10/AC) ASSUME 4 REVIEWS	AC	\$10.00	11	\$1,420.00	11	\$1,420.00
ENGINEERING CONSTRUCTION DRAWING FEES	LS		\$388,970.00	\$388,970.00	\$388,970.00	\$388,970.00
ENGINEERING STAKING FEES	LS		\$82,000.00	\$82,000.00	\$82,000.00	\$82,000.00
DISTRICT FORMATION & MISCELLANEOUS OTHER	LS		\$435,000.00	\$435,000.00	\$435,000.00	\$435,000.00
TOTAL DISTRICT FORMATION & MISCELLANEOUS OTHER			\$909,730.00		\$909,730.00	

SUMMARY - DIRECT PUBLIC IMPROVEMENTS - CITY OF ANNA			1	TOTAL
A. CLEARING & EXCAVATION			\$80,682.10	\$80,682.10
B. WATER			\$1,218,423.43	\$1,218,423.43
C. SEWER			\$1,390,202.71	\$1,390,202.71
D. STORM SEWER			\$2,735,556.59	\$2,735,556.59
E. PAVEMENT			\$2,283,180.56	\$2,283,180.56
F. EROSION CONTROL			\$53,580.00	\$53,580.00
G. DISTRICT FORMATION & MISCELLANEOUS OTHER			\$909,730.00	\$909,730.00
SUB-TOTAL			\$8,671,355.39	\$8,671,355.39
MISCELLANEOUS & CONTINGENCY (10%)			\$867,135.54	\$867,135.54
TOTAL COST			\$9,538,490.93	\$9,538,490.93

 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT MASTER PUBLIC IMPROVEMENTS MARCH 13, 2026					
			1		TOTAL
PROJECT NAME:	Master Public Improvements	CREATED BY:	BJL	NO. OF LOTS:	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCT/JMK	GROSS AC.	51
			REVISED BY:	MASTER AC.	4.4
					4.4

A. CLEARING & EXCAVATION						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
CLEARING / GRUBBING	AC	\$1,000.00	4.4	\$4,400.00	4.4	\$4,400.00
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1	\$3,000.00	1	\$3,000.00
UNCLASSIFIED EXCAVATION	CY	\$3.00	6,040	\$18,120.00	6,040	\$18,120.00
TESTING	CY	\$0.15	6,040	\$906.00	6,040	\$906.00
TOTAL CLEARING & EXCAVATION				26,426		\$26,426.00

B. PAVEMENT IMPROVEMENTS						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
FULL DEPTH ASPHALT REMOVAL	SY	\$5.00	6,887	\$34,435.00	6,887	\$34,435.00
FULL DEPTH CONCRETE REMOVAL	SY	\$10.00	0	\$0.00	0	\$0.00
8" REINFORCED CONCRETE PAVEMENT (CRCP)	SY	\$143.90	260	\$37,414.00	260	\$37,414.00
4" TYPE "B" HMAC UNDERLAYMENT	SY	\$63.75	276	\$17,595.00	276	\$17,595.00
2" TYPE "C" HOT MIX ASPHALTIC CONCRETE	SY	\$30.65	856	\$26,236.40	856	\$26,236.40
6" TYPE "B" HOT MIX ASPHALTIC CONCRETE	SY	\$76.65	856	\$65,612.40	856	\$65,612.40
8" REINF. CONCRETE ARTERIAL PAVEMENT (4000 PSI, NO. 4 BARS ON 18" CENTERS BOTH WAYS, INCLUDING CURB & GUTTER)	SY	\$96.20	6,551	\$630,206.20	6,551	\$630,206.20
8" LIME STABILIZED SUBGRADE PREPARATION	SY	\$5.75	7,232	\$41,584.00	7,232	\$41,584.00
HYDRATED LIME (36#/SY)	TON	\$365.00	130	\$47,523.00	130	\$47,523.00
HYDRATED LIME (41#/SY)	TON	\$365.00	20	\$7,190.50	20	\$7,190.50
5' SIDEWALK	SY	\$60.00	0	\$0.00	0	\$0.00
10' CONCRETE TRAIL	SF	\$7.00	12,920	\$90,440.00	12,920	\$90,440.00
BARRIER FREE PEDESTRIAN RAMP	EA	\$2,100.00	0	\$0.00	0	\$0.00
PAVEMENT HEADER	LF	\$15.00	25	\$375.00	25	\$375.00
TYPE III BARRICADE	EA	\$1,925.00	1	\$1,925.00	1	\$1,925.00
REMOVE & DISPOSE STREET BARRICADE	EA	\$1,425.00	0	\$0.00	0	\$0.00
SAWCUT 1' WIDTH AND CONNECT TO EXISTING PAVEMENT	LF	\$20.00	144	\$2,880.00	144	\$2,880.00
30" R1-1 STOP SIGN & STREET NAME BLADES; INCLUDING DECORATIVE POLE	EA	\$2,640.00	2	\$5,280.00	2	\$5,280.00
STREET NAME BLADES SIGN; INCLUDING DECORATIVE POLE	EA	\$2,255.00	1	\$2,255.00	1	\$2,255.00
INSTALL TxDOT TYPE "E" HANDRAIL	LF	\$175.00	100	\$17,500.00	100	\$17,500.00
18"X18" W13-1 SPEED SIGN; INCLUDING POLE	EA	\$1,925.00	1	\$1,925.00	1	\$1,925.00
12" SOLID WHITE PAVEMENT STRIPING (90 MIL)	LF	\$8.25	170	\$1,402.50	170	\$1,402.50
24" SOLID WHITE PAVEMENT STRIPING (90 MIL)	LF	\$13.75	12	\$165.00	12	\$165.00
DOUBLE YELLOW LINE PAVEMENT STRIPING (90 MIL)	LF	\$3.70	2,668	\$9,871.60	2,668	\$9,871.60
4" SOLID WHITE PAVEMENT STRIPING (90 MIL)	LF	\$1.90	170	\$323.00	170	\$323.00
INSTALL 4" SQUARE TYPE II-A-A REFLECTOR 40' SEPARATION	LS	\$620.00	1	\$620.00	1	\$620.00
LEFT TURN LANE	LS	\$150,000.00	0	\$0.00	0	\$0.00
TRAFFIC CONTROL ALLOWANCE	LS	\$15,000.00	1	\$15,000.00	1	\$15,000.00
PAVEMENT MARKING AND SIGNAGE ALLOWANCE	LS	\$15,000.00	0	\$0.00	0	\$0.00
TESTING ROADWAY (GEOTECH)	LF	\$3.35	2,180	\$7,303.00	2,180	\$7,303.00
TESTING SIDEWALK (GEOTECH)	LF	\$2.12	1,867	\$3,958.04	1,867	\$3,958.04
BONDS				\$18,885.00	0	\$18,885.00
INSPECTION FEE	%	4.00%	\$1,057,759	\$42,310.34	\$1,057,759	\$42,310.34
TOTAL PAVEMENT IMPROVEMENTS				\$1,130,214.98		\$1,130,214.98

 PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT MASTER PUBLIC IMPROVEMENTS MARCH 13, 2026					
				1	TOTAL
PROJECT NAME:	Master Public Improvements	CREATED BY:	BJL	NO. OF LOTS:	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCT/JMK	GROSS AC.	51
				MASTER AC.	4.4

C. STORM SEWER IMPROVEMENTS						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
48" CLASS III RCP	LF	\$241.00	0	\$0.00	0	\$0
42" CLASS III RCP	LF	\$208.00	180	\$37,440.00	180	\$37,440
36" CLASS III RCP	LF	\$173.00	217	\$37,541.00	217	\$37,541
30" CLASS III RCP	LF	\$128.00	24	\$3,072.00	24	\$3,072
27" CLASS III RCP	LF	\$123.00	0	\$0.00	0	\$0
24" CLASS III RCP	LF	\$108.00	185	\$19,980.00	185	\$19,980
21" CLASS III RCP	LF	\$97.00	116	\$11,252.00	116	\$11,252
18" CLASS III RCP	LF	\$91.00	1,018	\$92,638.00	1,018	\$92,638
6'X4' RCB	LF	\$449.00	133	\$59,717.00	133	\$59,717
5'X4' RCB	LF	\$374.00	25	\$9,350.00	25	\$9,350
4'X3' RCB	LF	\$278.00	628	\$174,584.00	628	\$174,584
4'X2' DUAL RCB	LF	\$497.00	260	\$129,220.00	260	\$129,220
4'X2' RCB	LF	\$245.00	65	\$15,925.00	65	\$15,925
10' STANDARD RECESSED CURB INLET	EA	\$7,208.00	8	\$57,664.00	8	\$57,664
4'X4' JUNCTION BOX	EA	\$5,097.00	1	\$5,097.00	1	\$5,097
6'X6' JUNCTION BOX	EA	\$8,850.00	2	\$17,700.00	2	\$17,700
8'X8' JUNCTION BOX W/ LADDER	EA	\$15,855.00	1	\$15,855.00	1	\$15,855
12'X8' JUNCTION BOX	EA	\$20,400.00	1	\$20,400.00	1	\$20,400
PLUG	EA	\$550.00	0	\$0.00	0	\$0
24" TxDOT PW-0 HEADWALL	EA	\$4,533.00	1	\$4,533.00	1	\$4,533
30" TxDOT PW-0 HEADWALL	EA	\$5,707.00	1	\$5,707.00	1	\$5,707
5'X4' TxDOT PW-0 HEADWALL	EA	\$25,129.00	1	\$25,129.00	1	\$25,129
4'X2' TxDOT PW-0 HEADWALL	EA	\$4,252.00	1	\$4,252.00	1	\$4,252
3-4'X2' TxDOT PW-0 HEADWALL	EA	\$10,216.00	1	\$10,216.00	1	\$10,216
12" RIP-RAP GROUTED	EA	\$200.00	154	\$30,800.00	154	\$30,800
PROCESS, HAUL, & STOCKPILE TRENCH SPOILS WITHIN 1500 L	CY	\$4.00	3,320	\$13,280.00	3,320	\$13,280
REMOVE AND DISPOSE OF EXISTING CULVERT & HEADWALL	EA	\$1,500.00	2	\$3,000.00	2	\$3,000
CONNECT TO EXISTING STORM	EA	\$350.00	0	\$0.00	0	\$0
INLET PROTECTION	EA	\$400.00	8	\$3,200.00	8	\$3,200
ADDITIONAL MOBILIZATION FOR LINDSEY LANE	EA	\$15,000.00	1	\$15,000.00	1	\$15,000
TRAFFIC CONTROL FOR LINDSEY LANE	EA	\$16,500.00	1	\$16,500.00	1	\$16,500
TRENCH SAFETY	LF	\$0.10	2,851	\$285.10	2,851	\$285.10
TV TESTING	LF	\$2.00	2,851	\$5,702.00	2,851	\$5,702.00
TESTING (INCLUDING GEOTECH)	LF	\$3.26	2,951	\$9,620.26	2,951	\$9,620.26
BONDS				\$13,625.00	0	\$13,625.00
INSPECTION FEE	%	4.00%	\$807,552	\$32,302.08	807,552	\$32,302.08
TOTAL STORM SEWER IMPROVEMENTS			\$900,586.44		\$900,586.44	

D. MISCELLANEOUS & OTHER						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
ENGINEERING REVIEW FEE (\$250 + \$10/AC) ASSUME 4 REVIEWS	AC	\$10.00	4	\$1,176.00	4	\$1,176.00
ENGINEERING CONSTRUCTION DRAWING FEES	LS		\$53,500.00	\$53,500.00	\$53,500.00	\$53,500.00
ENGINEERING STAKING FEES	LS		\$24,600.00	\$24,600.00	\$24,600.00	\$24,600.00
TOTAL MISCELLANEOUS & OTHER			\$79,276.00		\$79,276.00	

A. CLEARING & EXCAVATION	\$26,426.00	\$26,426.00
B. OFF-SITE PAVEMENT IMPROVEMENTS	\$1,130,214.98	\$1,130,214.98
C. STORM SEWER IMPROVEMENTS	\$900,586.44	\$900,586.44
D. MISCELLANEOUS & OTHER	\$79,276.00	\$79,276.00
SUB-TOTAL	\$2,136,503.42	\$2,136,503.42
MISCELLANEOUS & CONTINGENCY (10%)	\$213,650.34	\$213,650.34
TOTAL COST	\$2,350,153.77	\$2,350,153.77



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT
PRIVATE IMPROVEMENTS

MARCH 13, 2026

				1	TOTAL
PROJECT NAME:	Private Improvements	CREATED BY:	BJL	NO. OF LOTS:	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCTJMK	GROSS AC.	51
		REVISED BY:	PRIVATE AREA AC.	35.6	35.6

A. CLEARING & EXCAVATION						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
CLEARING / GRUBBING	AC	\$1,250.00	37.8	\$47,250	37.8	\$47,250
CONSTRUCTION ENTRANCE	EA	\$3,000.00	1	\$3,000	1	\$3,000
LOT / BLOCK EXCAVATION	CY	\$3.00	49,794	\$149,382	49,794	\$149,382
ROCK EXCAVATION (ALLOWANCE)	CY	\$8.00	8,662	\$69,296	8,662	\$69,296
OPEN SPACE FINAL GRADING	LS	\$5,000.00	0	\$0	0	\$0
ROUGH LOT GRADING	EA	\$300.00	184	\$55,200	184	\$55,200
FINAL LOT GRADING	EA	\$350.00	184	\$64,400	184	\$64,400
5' MOISTURE CONDITIONING AND POLY LINER	LOT	\$3,100.00	0	\$0	0	\$0
5' MOISTURE CONDITIONING OVER EXCAVATION	LOT	\$1,500.00	10	\$15,000	10	\$15,000
6 MIL POLY LINER	LOT	\$450.00	51	\$22,950	51	\$22,950
CONSTRUCTION MATERIALS TESTING	LOT	\$236.31	184	\$43,481	184	\$43,481
TOTAL CLEARING & EXCAVATION			\$469,959.04		\$469,959.04	

B. RETAINING WALLS						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
RETAINING WALL (PHASE 1)	LS	\$227,811.00	1	\$227,811	1	\$227,811
RETAINING WALL (PHASE 2)	LOT	\$2,500.00	0	\$0	0	\$0
TOTAL RETAINING WALLS			\$227,811.00		\$227,811.00	

C. EROSION CONTROL						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
OVERSEED LOTS	AC	\$400.00	36	\$14,240	36	\$14,240
EROSION CONTROL INSPECTION & MAINTENANCE	LOT	\$50.00	184	\$9,200	184	\$9,200
TOTAL EROSION CONTROL			\$23,440.00		\$23,440.00	



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT
PRIVATE IMPROVEMENTS

MARCH 13, 2026

				1	TOTAL
PROJECT NAME:	Private Improvements	CREATED BY:	BJL	NO. OF LOTS:	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCTJMK	GROSS AC.	51
		REVISED BY:	PRIVATE AREA AC.	35.6	35.6

D. AMENITIES, LANDSCAPE, & SCREENING

DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
ENTRY OPEN SPACE AND AMENITY CENTER						
LANDSCAPED ENTRY ALLOWANCE (MAJOR)	EA	\$200,000.00	0	\$0.00	0	\$0.00
LANDSCAPED ENTRY ALLOWANCE (MINOR)	EA	\$100,000.00	0	\$0.00	0	\$0.00
PERIMETER LANDSCAPE	LF	\$75.00	0	\$0.00	0	\$0.00
SCREEN FENCE WITH MASONRY COLUMNS	LF	\$180.00	0	\$0.00	0	\$0.00
PARK FEE IN LIEU OF DEDICATION (\$600/LOT)	LOT	\$600.00	184	\$110,400.00	184	\$110,400.00
OPEN SPACE IMPROVEMENTS ALLOWANCE	LS	\$250,000.00	0	\$0.00	0	\$0.00
PERMITS	LS	\$1,700.00	1	\$1,700.00	1	\$1,700.00
ENGINEERING INSPECTIONS	LS	\$2,850.00	1	\$2,850.00	1	\$2,850.00
SITE FACILITIES	LS	\$1,368.00	1	\$1,368.00	1	\$1,368.00
8'-0" HEIGHT MAIN ENTRY SIGN (RE:HS9)	EA	\$59,910.00	2	\$119,820.00	2	\$119,820.00
7'-0" HEIGHT MINOR ENTRY SIGN (RE:3&4/HS10)	EA	\$41,028.00	2	\$82,056.00	2	\$82,056.00
SIGN LIGHTING TO INCLUDE (8) SIGN LIGHTS FOR MAIN & MINOR E	LS	\$29,645.00	1	\$29,645.00	1	\$29,645.00
2'-0" HEIGHT STONE ACCENT WALL (RE:1/HS10)	LF	\$220.00	104	\$22,880.00	104	\$22,880.00
7'-0" HEIGHT STONE COLUMN AT GRADE (RE: 6/HS11)	EA	\$1,757.00	11	\$19,327.00	11	\$19,327.00
7'-0" HEIGHT STONE COLUMN ATOP RETAINING WALL (RE: 3/HS12)	EA	\$1,942.00	2	\$3,884.00	2	\$3,884.00
6'-0" HEIGHT BRICK THINWALL AT GRADE (RE: 1,2,3,4 &5/HS11)	LF	\$112.00	1,871	\$209,552.00	1,871	\$209,552.00
6'-0" HEIGHT BRICK THINWALL ATOP RETAINING WALL (RE:1&2/HS	LF	\$121.00	90	\$10,890.00	90	\$10,890.00
FURNISH & INSTALL CEDAR SHADE STRUCTURE (RE:HS13)	LS	\$30,200.00	1	\$30,200.00	1	\$30,200.00
FURNISH & INSTALL MAGLIN TABLES (RE:1/HS15)	EA	\$4,576.00	2	\$9,152.00	2	\$9,152.00
FURNISH & INSTALL MAGLIN BENCH (RE:2/HS15)	EA	\$2,730.00	8	\$21,840.00	8	\$21,840.00
FURNISH & INSTALL MAGLIN TRASH RECEPTACLE (RE:3/HS15)	EA	\$2,216.00	6	\$13,296.00	6	\$13,296.00
FINE GRADING AND DRAINAGE SYSTEM INSTALLATION	LS	\$21,090.00	1	\$21,090.00	1	\$21,090.00
PLAYGROUND EQUIPMENT - SURFACING, ADA CONC RAMP, 8' WID	LS	\$157,435.00	1	\$157,435.00	1	\$157,435.00
FURNISH & INSTALL POND FOUNDATION (RE:HS16)	LS	\$18,433.00	1	\$18,433.00	1	\$18,433.00
ELECTRIC PEDESTAL INSTALL, POND FOUNDATION CONNECTION	LS	\$15,520.00	1	\$15,520.00	1	\$15,520.00
HAUL OFF ALL SPOILS	LS	\$2,850.00	1	\$2,850.00	1	\$2,850.00
					0	
FINE GRADING	LS	\$14,650.00	1	\$14,650.00	1	\$14,650.00
BED PREPARATION, HARDWOOD MULCH & MISCELLANEOUS	LS	\$16,810.00	1	\$16,810.00	1	\$16,810.00
4" BENDA BOARD EDGING AND TREE STAKING	LS	\$12,795.00	1	\$12,795.00	1	\$12,795.00
3" CALIPER LIVE OAK	EA	\$450.00	28	\$12,600.00	28	\$12,600.00
3" CALIPER SHUMARD OAK	EA	\$450.00	19	\$8,550.00	19	\$8,550.00
3" CALIPER CEDAR ELM	EA	\$336.00	42	\$14,112.00	42	\$14,112.00
3" CALIPER CHINESE PISTACHE	EA	\$450.00	11	\$4,950.00	11	\$4,950.00
3" CALIPER BALD SYPPRESS	EA	\$427.00	23	\$9,821.00	23	\$9,821.00
2" CALIPER TEXAS REDBUD	EA	\$370.00	18	\$6,660.00	18	\$6,660.00
2" CALIPER MEXICAN PLUM	EA	\$336.00	11	\$3,696.00	11	\$3,696.00
7 GALLON EDWARD GOUCHER ABELIA	EA	\$56.00	57	\$3,192.00	57	\$3,192.00
7 GALLON PURPLE DIAMOND LOROPETALUM	EA	\$77.00	60	\$4,620.00	60	\$4,620.00
7 GALLON GLOSSY ABELIA	EA	\$56.00	11	\$616.00	11	\$616.00
3 GALLON SUNSHINE LIGUSTRUM	EA	\$35.00	68	\$2,380.00	68	\$2,380.00
3 GALLON MORNING LIGHT MISCANTHUS	EA	\$25.00	18	\$450.00	18	\$450.00
3 GALLON DWARF WAX MYRTLE	EA	\$32.00	76	\$2,432.00	76	\$2,432.00
3 GALLON SHORE JUNIPER	EA	\$27.00	248	\$6,696.00	248	\$6,696.00
1 GALLON LITTLE BUNNY DWARF FOUNTAIN GRASS	EA	\$10.00	961	\$9,610.00	961	\$9,610.00
1 GALLON WEEPING LOVE GRASS	EA	\$10.00	1,310	\$13,100.00	1,310	\$13,100.00
4" POT ANNUAL COLOR	EA	\$2.25	2,415	\$5,433.75	2,415	\$5,433.75
COMMON BERMUDA GRASS SOLID SOD	SF	\$0.44	257,045	\$113,099.80	257,045	\$113,099.80
PERMENANT IRRIGATION	LS	\$200,000.00	1	\$200,000.00	1	\$200,000.00
1-1/2" IRRIGATION WATER SERVICE	EA	\$2,096.00	2	\$4,192	2	\$4,192
1" IRRIGATION WATER SERVICE	EA	\$1,380.00	3	\$4,140	3	\$4,140
SINGLE IRRIGATION SERVICE	EA	\$2,500.00	0	\$0.00	0	\$0.00
TOTAL AMENITIES, LANDSCAPE, & SCREENING			\$1,378,793.55		\$1,378,793.55	



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT
PRIVATE IMPROVEMENTS

MARCH 13, 2026

				1	TOTAL
PROJECT NAME:	Private Improvements	CREATED BY:	BJL	NO. OF LOTS:	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCTJMK	GROSS AC.	51
		REVISED BY:		PRIVATE AREA AC.	35.6

E. MISCELLANEOUS & OTHER

DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
TREE MITIGATION ALLOWANCE (PER CLIENT)	LS	\$180,000.00	0	\$0.00	0	\$0.00
FINAL GEOTECHNICAL REPORT ALLOWANCE	LS	\$50,000.00	1	\$50,000.00	1	\$50,000.00
ENGINEERING PLAN REVIEW FEE (\$250+\$10/AC)	AC	\$10.00	36	\$2,424.00	36	\$2,424.00
LANDSCAPE CONSULTING FEES	LS	\$49,360.00	1	\$49,360.00	1	\$49,360.00
ENGINEERING CONSTRUCTION DRAWING FEES	LS		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
ENGINEERING STAKING FEES	LS		\$89,500.00	\$89,500.00	\$89,500.00	\$89,500.00
TOTAL MISCELLANEOUS & OTHER			\$206,284.00		\$206,284.00	

SUMMARY - PRIVATE IMPROVEMENTS - CITY OF ANNA	1	TOTAL
A. CLEARING & EXCAVATION	\$469,959.04	\$469,959.04
B. RETAINING WALLS	\$227,811.00	\$227,811.00
C. EROSION CONTROL	\$23,440.00	\$23,440.00
D. AMENITIES, LANDSCAPE, & SCREENING	\$1,378,793.55	\$1,378,793.55
E. MISCELLANEOUS & OTHER	\$206,284.00	\$206,284.00
SUB-TOTAL	\$2,306,287.59	\$2,306,287.59
MISCELLANEOUS & CONTINGENCY (10%)	\$230,628.76	\$230,628.76
TOTAL COST	\$2,536,916.35	\$2,536,916.35



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
THE CITY OF ANNA - PROPOSED PUBLIC IMPROVEMENT DISTRICT
OVERSIZING SEWER LINE ADDITIONAL COSTS

MARCH 13, 2026

				1	TOTAL
PROJECT NAME:	Private Improvements	CREATED BY:	BJL	NO. OF LOTS:	184
CITY:	City of Anna, Collin County, Texas	CHECKED BY:	SCTJMK	GROSS AC.	51
		REVISED BY:		PRIVATE AREA AC.	35.6

A. MISCELLANEOUS & OTHER						
DESCRIPTION	UNIT	UNIT PRICE	1		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
OVERSIZING SEWER LINE ADDITIONAL COST	LS	\$16,317.00	1	\$16,317	1	\$16,317
TOTAL OVERSIZING SEWER LINE ADDITIONAL COST				\$16,317.00		\$16,317.00

SUMMARY - OVERSIZING COSTS - CITY OF ANNA		1	TOTAL
A. MISCELLANEOUS & OTHER		\$16,317	\$16,317
SUB-TOTAL		\$16,317	\$16,317
MISCELLANEOUS & CONTINGENCY (10%)		N/A	N/A
TOTAL COST		\$16,317.00	\$16,317.00

APPENDIX B – BUYER DISCLOSURES

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

Improvement Area #1

- Initial Parcel
- Lot Type 1
- Lot Type 2
- Lot Type 3

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THE LANDING PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1

INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT: \$9,729,000

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 INITIAL PARCEL

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2027	\$ 115,000.00	\$ 568,456.88	\$ 48,645.00	\$ 40,000.00	\$ 772,101.88
2028	\$ 147,000.00	\$ 535,925.00	\$ 48,070.00	\$ 40,800.00	\$ 771,795.00
2029	\$ 154,000.00	\$ 528,942.50	\$ 47,335.00	\$ 41,616.00	\$ 771,893.50
2030	\$ 161,000.00	\$ 521,627.50	\$ 46,565.00	\$ 42,448.32	\$ 771,640.82
2031	\$ 169,000.00	\$ 513,980.00	\$ 45,760.00	\$ 43,297.29	\$ 772,037.29
2032	\$ 177,000.00	\$ 505,952.50	\$ 44,915.00	\$ 44,163.24	\$ 772,030.74
2033	\$ 185,000.00	\$ 497,545.00	\$ 44,030.00	\$ 45,046.50	\$ 771,621.50
2034	\$ 194,000.00	\$ 488,757.50	\$ 43,105.00	\$ 45,947.43	\$ 771,809.93
2035	\$ 204,000.00	\$ 479,542.50	\$ 42,135.00	\$ 46,866.38	\$ 772,543.88
2036	\$ 213,000.00	\$ 469,852.50	\$ 41,115.00	\$ 47,803.71	\$ 771,771.21
2037	\$ 224,000.00	\$ 459,735.00	\$ 40,050.00	\$ 48,759.78	\$ 772,544.78
2038	\$ 236,000.00	\$ 447,415.00	\$ 38,930.00	\$ 49,734.98	\$ 772,079.98
2039	\$ 249,000.00	\$ 434,435.00	\$ 37,750.00	\$ 50,729.68	\$ 771,914.68
2040	\$ 263,000.00	\$ 420,740.00	\$ 36,505.00	\$ 51,744.27	\$ 771,989.27
2041	\$ 278,000.00	\$ 406,275.00	\$ 35,190.00	\$ 52,779.16	\$ 772,244.16
2042	\$ 294,000.00	\$ 390,985.00	\$ 33,800.00	\$ 53,834.74	\$ 772,619.74
2043	\$ 310,000.00	\$ 374,815.00	\$ 32,330.00	\$ 54,911.43	\$ 772,056.43
2044	\$ 328,000.00	\$ 357,765.00	\$ 30,780.00	\$ 56,009.66	\$ 772,554.66
2045	\$ 346,000.00	\$ 339,725.00	\$ 29,140.00	\$ 57,129.85	\$ 771,994.85
2046	\$ 366,000.00	\$ 320,695.00	\$ 27,410.00	\$ 58,272.45	\$ 772,377.45
2047	\$ 386,000.00	\$ 300,565.00	\$ 25,580.00	\$ 59,437.90	\$ 771,582.90
2048	\$ 410,000.00	\$ 277,887.50	\$ 23,650.00	\$ 60,626.66	\$ 772,164.16
2049	\$ 435,000.00	\$ 253,800.00	\$ 21,600.00	\$ 61,839.19	\$ 772,239.19
2050	\$ 461,000.00	\$ 228,243.76	\$ 19,425.00	\$ 63,075.97	\$ 771,744.73
2051	\$ 489,000.00	\$ 201,160.00	\$ 17,120.00	\$ 64,337.49	\$ 771,617.49
2052	\$ 519,000.00	\$ 172,431.26	\$ 14,675.00	\$ 65,624.24	\$ 771,730.50
2053	\$ 551,000.00	\$ 141,940.00	\$ 12,080.00	\$ 66,936.72	\$ 771,956.72
2054	\$ 585,000.00	\$ 109,568.76	\$ 9,325.00	\$ 68,275.45	\$ 772,169.21
2055	\$ 621,000.00	\$ 75,200.00	\$ 6,400.00	\$ 69,640.96	\$ 772,240.96
2056	\$ 659,000.00	\$ 38,716.26	\$ 3,295.00	\$ 71,033.78	\$ 772,045.04
Total	\$ 9,729,000.00	\$ 10,862,679.42	\$ 946,710.00	\$ 1,622,723.23	\$ 23,161,112.65

Footnotes:

[a] Interest is calculated at a 4.750%, 5.500%, and 5.875% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

THE LANDING PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$45,875.04

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2027	\$ 542.26	\$ 2,680.44	\$ 229.38	\$ 188.61	\$ 3,640.68
2028	\$ 693.15	\$ 2,527.04	\$ 226.66	\$ 192.38	\$ 3,639.24
2029	\$ 726.15	\$ 2,494.12	\$ 223.20	\$ 196.23	\$ 3,639.70
2030	\$ 759.16	\$ 2,459.62	\$ 219.57	\$ 200.16	\$ 3,638.51
2031	\$ 796.88	\$ 2,423.56	\$ 215.77	\$ 204.16	\$ 3,640.38
2032	\$ 834.61	\$ 2,385.71	\$ 211.79	\$ 208.24	\$ 3,640.35
2033	\$ 872.33	\$ 2,346.07	\$ 207.61	\$ 212.41	\$ 3,638.42
2034	\$ 914.77	\$ 2,304.63	\$ 203.25	\$ 216.66	\$ 3,639.31
2035	\$ 961.92	\$ 2,261.18	\$ 198.68	\$ 220.99	\$ 3,642.77
2036	\$ 1,004.36	\$ 2,215.49	\$ 193.87	\$ 225.41	\$ 3,639.12
2037	\$ 1,056.22	\$ 2,167.78	\$ 188.85	\$ 229.92	\$ 3,642.77
2038	\$ 1,112.81	\$ 2,109.69	\$ 183.57	\$ 234.51	\$ 3,640.58
2039	\$ 1,174.11	\$ 2,048.49	\$ 178.00	\$ 239.21	\$ 3,639.80
2040	\$ 1,240.12	\$ 1,983.91	\$ 172.13	\$ 243.99	\$ 3,640.15
2041	\$ 1,310.85	\$ 1,915.70	\$ 165.93	\$ 248.87	\$ 3,641.35
2042	\$ 1,386.29	\$ 1,843.61	\$ 159.38	\$ 253.85	\$ 3,643.13
2043	\$ 1,461.74	\$ 1,767.36	\$ 152.45	\$ 258.92	\$ 3,640.47
2044	\$ 1,546.61	\$ 1,686.97	\$ 145.14	\$ 264.10	\$ 3,642.82
2045	\$ 1,631.49	\$ 1,601.90	\$ 137.40	\$ 269.38	\$ 3,640.18
2046	\$ 1,725.80	\$ 1,512.17	\$ 129.25	\$ 274.77	\$ 3,641.98
2047	\$ 1,820.10	\$ 1,417.25	\$ 120.62	\$ 280.27	\$ 3,638.24
2048	\$ 1,933.27	\$ 1,310.32	\$ 111.52	\$ 285.87	\$ 3,640.98
2049	\$ 2,051.15	\$ 1,196.74	\$ 101.85	\$ 291.59	\$ 3,641.33
2050	\$ 2,173.75	\$ 1,076.24	\$ 91.59	\$ 297.42	\$ 3,639.00
2051	\$ 2,305.78	\$ 948.53	\$ 80.73	\$ 303.37	\$ 3,638.40
2052	\$ 2,447.23	\$ 813.06	\$ 69.20	\$ 309.44	\$ 3,638.93
2053	\$ 2,598.12	\$ 669.29	\$ 56.96	\$ 315.63	\$ 3,640.00
2054	\$ 2,758.44	\$ 516.65	\$ 43.97	\$ 321.94	\$ 3,641.00
2055	\$ 2,928.19	\$ 354.59	\$ 30.18	\$ 328.38	\$ 3,641.34
2056	\$ 3,107.38	\$ 182.56	\$ 15.54	\$ 334.94	\$ 3,640.42
Total	\$ 45,875.04	\$ 51,220.67	\$ 4,464.01	\$ 7,651.61	\$ 109,211.34

Footnotes:

[a] Interest is calculated at a 4.750%, 5.500%, and 5.875% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

THE LANDING PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$55,224.58

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2027	\$ 652.77	\$ 3,226.72	\$ 276.12	\$ 227.05	\$ 4,382.67
2028	\$ 834.41	\$ 3,042.06	\$ 272.86	\$ 231.59	\$ 4,380.93
2029	\$ 874.15	\$ 3,002.43	\$ 268.69	\$ 236.22	\$ 4,381.49
2030	\$ 913.88	\$ 2,960.91	\$ 264.32	\$ 240.95	\$ 4,380.05
2031	\$ 959.29	\$ 2,917.50	\$ 259.75	\$ 245.77	\$ 4,382.30
2032	\$ 1,004.70	\$ 2,871.93	\$ 254.95	\$ 250.68	\$ 4,382.27
2033	\$ 1,050.11	\$ 2,824.21	\$ 249.93	\$ 255.70	\$ 4,379.94
2034	\$ 1,101.20	\$ 2,774.33	\$ 244.68	\$ 260.81	\$ 4,381.01
2035	\$ 1,157.96	\$ 2,722.02	\$ 239.17	\$ 266.03	\$ 4,385.18
2036	\$ 1,209.05	\$ 2,667.02	\$ 233.38	\$ 271.35	\$ 4,380.79
2037	\$ 1,271.49	\$ 2,609.59	\$ 227.34	\$ 276.77	\$ 4,385.18
2038	\$ 1,339.60	\$ 2,539.66	\$ 220.98	\$ 282.31	\$ 4,382.55
2039	\$ 1,413.40	\$ 2,465.98	\$ 214.28	\$ 287.96	\$ 4,381.61
2040	\$ 1,492.86	\$ 2,388.24	\$ 207.21	\$ 293.72	\$ 4,382.03
2041	\$ 1,578.01	\$ 2,306.13	\$ 199.75	\$ 299.59	\$ 4,383.48
2042	\$ 1,668.83	\$ 2,219.34	\$ 191.86	\$ 305.58	\$ 4,385.61
2043	\$ 1,759.65	\$ 2,127.56	\$ 183.51	\$ 311.69	\$ 4,382.41
2044	\$ 1,861.82	\$ 2,030.78	\$ 174.72	\$ 317.93	\$ 4,385.24
2045	\$ 1,963.99	\$ 1,928.38	\$ 165.41	\$ 324.29	\$ 4,382.06
2046	\$ 2,077.52	\$ 1,820.36	\$ 155.59	\$ 330.77	\$ 4,384.23
2047	\$ 2,191.05	\$ 1,706.09	\$ 145.20	\$ 337.39	\$ 4,379.72
2048	\$ 2,327.28	\$ 1,577.37	\$ 134.24	\$ 344.13	\$ 4,383.02
2049	\$ 2,469.18	\$ 1,440.64	\$ 122.61	\$ 351.02	\$ 4,383.45
2050	\$ 2,616.77	\$ 1,295.58	\$ 110.26	\$ 358.04	\$ 4,380.64
2051	\$ 2,775.70	\$ 1,141.84	\$ 97.18	\$ 365.20	\$ 4,379.92
2052	\$ 2,945.99	\$ 978.77	\$ 83.30	\$ 372.50	\$ 4,380.56
2053	\$ 3,127.63	\$ 805.69	\$ 68.57	\$ 379.95	\$ 4,381.85
2054	\$ 3,320.63	\$ 621.94	\$ 52.93	\$ 387.55	\$ 4,383.05
2055	\$ 3,524.97	\$ 426.86	\$ 36.33	\$ 395.30	\$ 4,383.46
2056	\$ 3,740.67	\$ 219.76	\$ 18.70	\$ 403.21	\$ 4,382.35
Total	\$ 55,224.58	\$ 61,659.67	\$ 5,373.80	\$ 9,211.04	\$ 131,469.08

Footnotes:

[a] Interest is calculated at a 4.750%, 5.500%, and 5.875% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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

THE LANDING PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$68,189.27

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installment Due ^[b]
2027	\$ 806.02	\$ 3,984.24	\$ 340.95	\$ 280.35	\$ 5,411.56
2028	\$ 1,030.30	\$ 3,756.23	\$ 336.92	\$ 285.96	\$ 5,409.41
2029	\$ 1,079.37	\$ 3,707.29	\$ 331.76	\$ 291.68	\$ 5,410.10
2030	\$ 1,128.43	\$ 3,656.02	\$ 326.37	\$ 297.51	\$ 5,408.33
2031	\$ 1,184.50	\$ 3,602.42	\$ 320.73	\$ 303.46	\$ 5,411.11
2032	\$ 1,240.57	\$ 3,546.15	\$ 314.80	\$ 309.53	\$ 5,411.06
2033	\$ 1,296.64	\$ 3,487.23	\$ 308.60	\$ 315.72	\$ 5,408.19
2034	\$ 1,359.72	\$ 3,425.64	\$ 302.12	\$ 322.04	\$ 5,409.51
2035	\$ 1,429.81	\$ 3,361.05	\$ 295.32	\$ 328.48	\$ 5,414.66
2036	\$ 1,492.89	\$ 3,293.13	\$ 288.17	\$ 335.05	\$ 5,409.24
2037	\$ 1,569.99	\$ 3,222.22	\$ 280.71	\$ 341.75	\$ 5,414.66
2038	\$ 1,654.09	\$ 3,135.87	\$ 272.86	\$ 348.59	\$ 5,411.41
2039	\$ 1,745.21	\$ 3,044.90	\$ 264.58	\$ 355.56	\$ 5,410.25
2040	\$ 1,843.33	\$ 2,948.91	\$ 255.86	\$ 362.67	\$ 5,410.77
2041	\$ 1,948.46	\$ 2,847.53	\$ 246.64	\$ 369.92	\$ 5,412.56
2042	\$ 2,060.61	\$ 2,740.36	\$ 236.90	\$ 377.32	\$ 5,415.19
2043	\$ 2,172.75	\$ 2,627.03	\$ 226.60	\$ 384.87	\$ 5,411.24
2044	\$ 2,298.91	\$ 2,507.53	\$ 215.73	\$ 392.56	\$ 5,414.73
2045	\$ 2,425.07	\$ 2,381.09	\$ 204.24	\$ 400.42	\$ 5,410.81
2046	\$ 2,565.25	\$ 2,247.71	\$ 192.11	\$ 408.42	\$ 5,413.49
2047	\$ 2,705.42	\$ 2,106.62	\$ 179.29	\$ 416.59	\$ 5,407.92
2048	\$ 2,873.64	\$ 1,947.68	\$ 165.76	\$ 424.92	\$ 5,412.00
2049	\$ 3,048.86	\$ 1,778.85	\$ 151.39	\$ 433.42	\$ 5,412.52
2050	\$ 3,231.09	\$ 1,599.73	\$ 136.15	\$ 442.09	\$ 5,409.06
2051	\$ 3,427.34	\$ 1,409.90	\$ 119.99	\$ 450.93	\$ 5,408.16
2052	\$ 3,637.60	\$ 1,208.55	\$ 102.86	\$ 459.95	\$ 5,408.96
2053	\$ 3,861.89	\$ 994.84	\$ 84.67	\$ 469.15	\$ 5,410.54
2054	\$ 4,100.19	\$ 767.95	\$ 65.36	\$ 478.53	\$ 5,412.03
2055	\$ 4,352.51	\$ 527.07	\$ 44.86	\$ 488.10	\$ 5,412.53
2056	\$ 4,618.84	\$ 271.36	\$ 23.09	\$ 497.87	\$ 5,411.16
Total	\$ 68,189.27	\$ 76,135.07	\$ 6,635.36	\$ 11,373.45	\$ 162,333.15

Footnotes:

[a] Interest is calculated at a 4.750%, 5.500%, and 5.875% rate for term bonds maturing 2036, 2046, and 2056 respectively.

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